

CITY COUNCIL MEETING

Wednesday, November 8, 2017

Discussion

- Presentation, discussion, and possible direction to Staff regarding the annexation strategy.



Annexation Strategy – was adopted in 2014

Land Use Goal 1, Objective 2 of Vision San Marcos:
“Update Annexation/ETJ Management Plan.”

Established appropriate annexation procedures

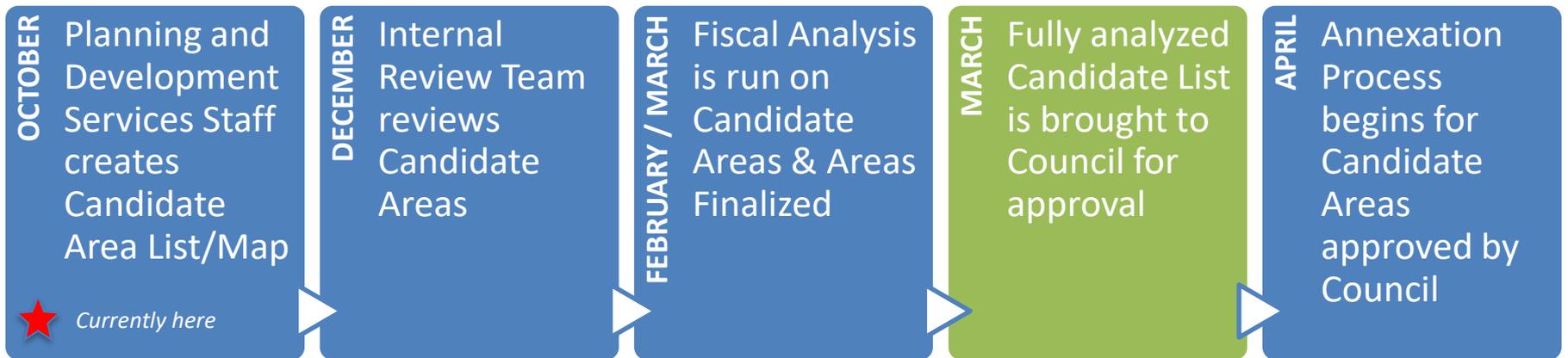
Ensured annexation decisions support Comprehensive Plan

Set up a recurring process calendar to allow Staff review of potential areas to be annexed

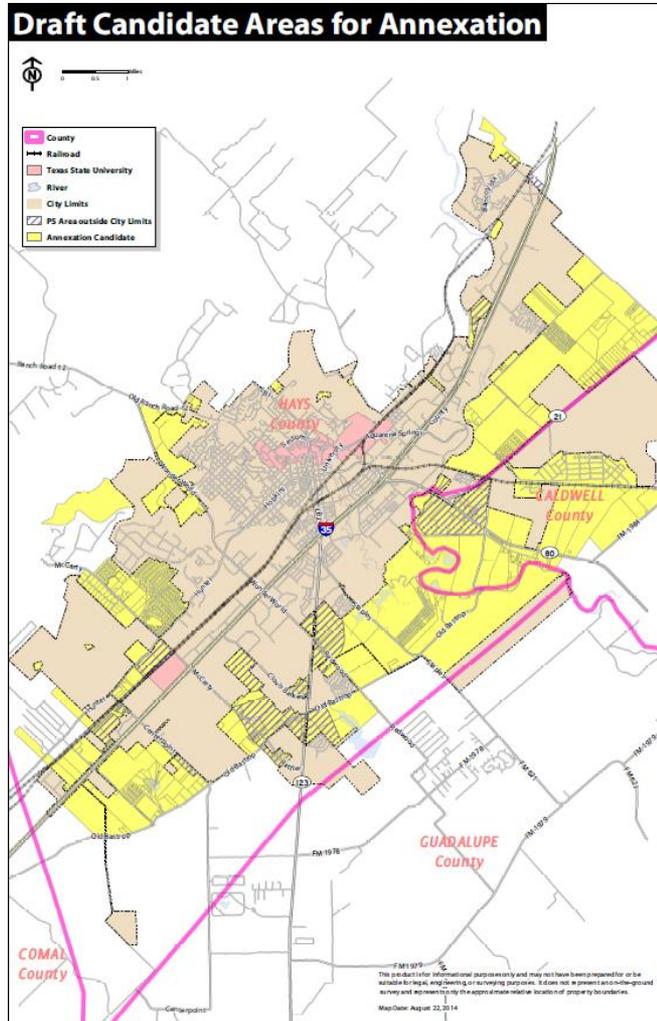
Criteria Identified in Strategy for Areas proposed for inclusion in Candidate List:

- **Infill Areas** (areas bounded on 2 sides by City Limit)
- **Out of City Utility Request Areas** (areas served with City water & wastewater)
- **Potential §43.035 Agreement Areas** (ag land that can be provided with City services; allows for contiguity)
- **Development Agreement Areas** (land covered by existing development agreements)

Annexation Strategy – Process Calendar

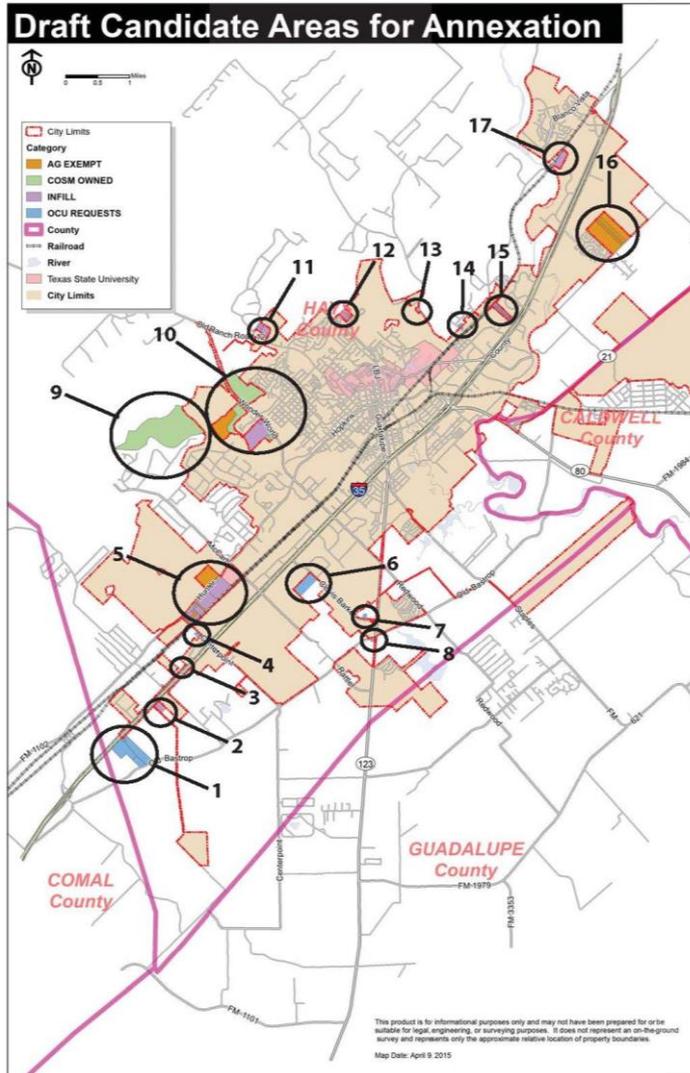


Candidate Areas – Before Staff Review (2014)

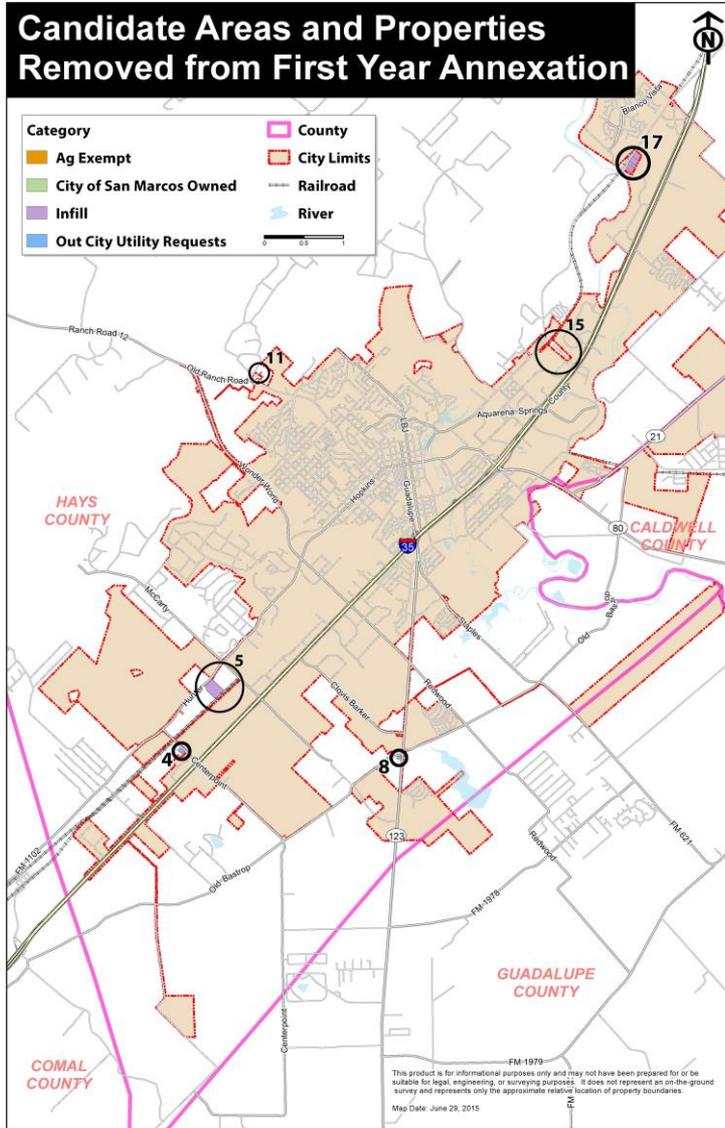


- 1,320 Properties
- ~ 13,786 Acres

Candidate Areas – After Staff Review



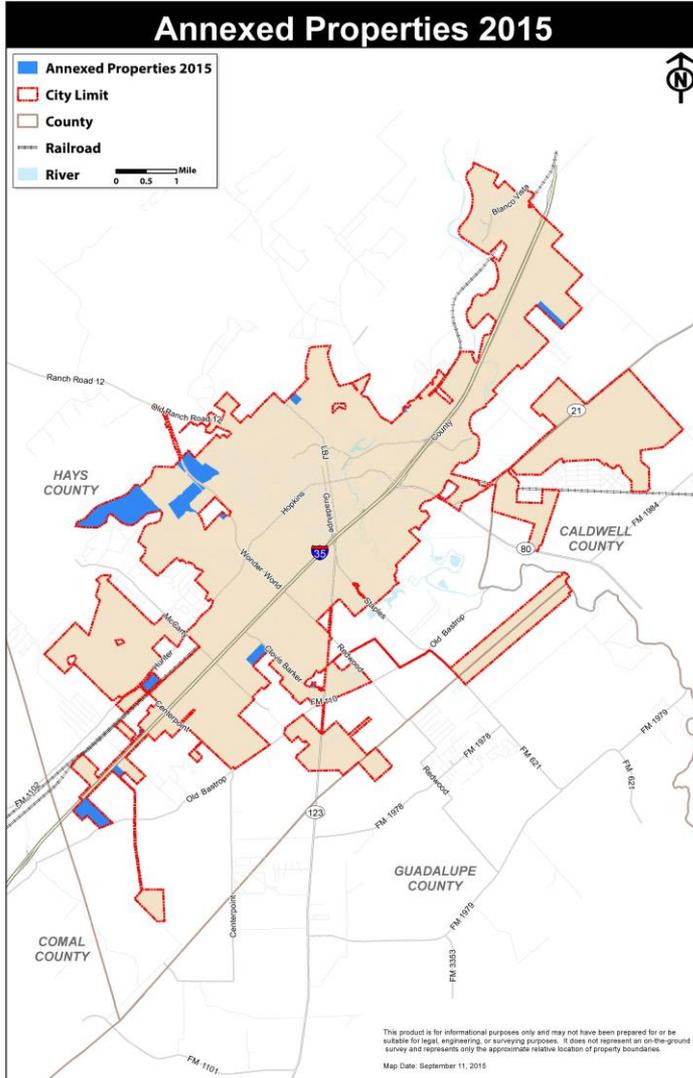
- 17 Areas were identified as Candidates
- Brought before Council after series of public meetings



Removed from 1st Year Annexation proceedings at direction of Council prior to 2nd Reading:

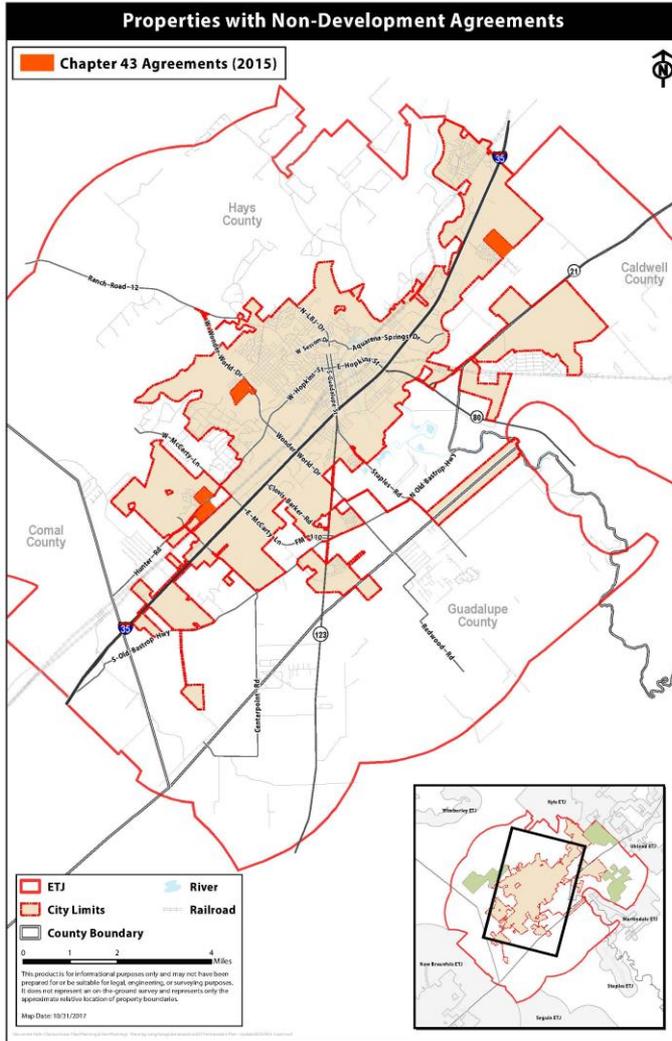
- **AREAS**
 - Area 4 – Centerpoint Rd. (Lowman Ranch)
 - Area 8 - 2195 Old Bastrop Hwy
 - Area 15 – Briarwood
 - Area 17 – Post Rd.
- **Individual Properties**
 - Area 5 – Hunter Rd. Property (Pitts Cemetery)
 - Area 5 – Hunter Rd. Property (Undeveloped)
 - Area 11 – 218 Country Estate Dr. (Residential)
 - Area 11 – 218 Country Estate Dr. (Church)
 - Area 11 – 302 Country Estate Dr. (Pre-School)

Properties Annexed in 2015



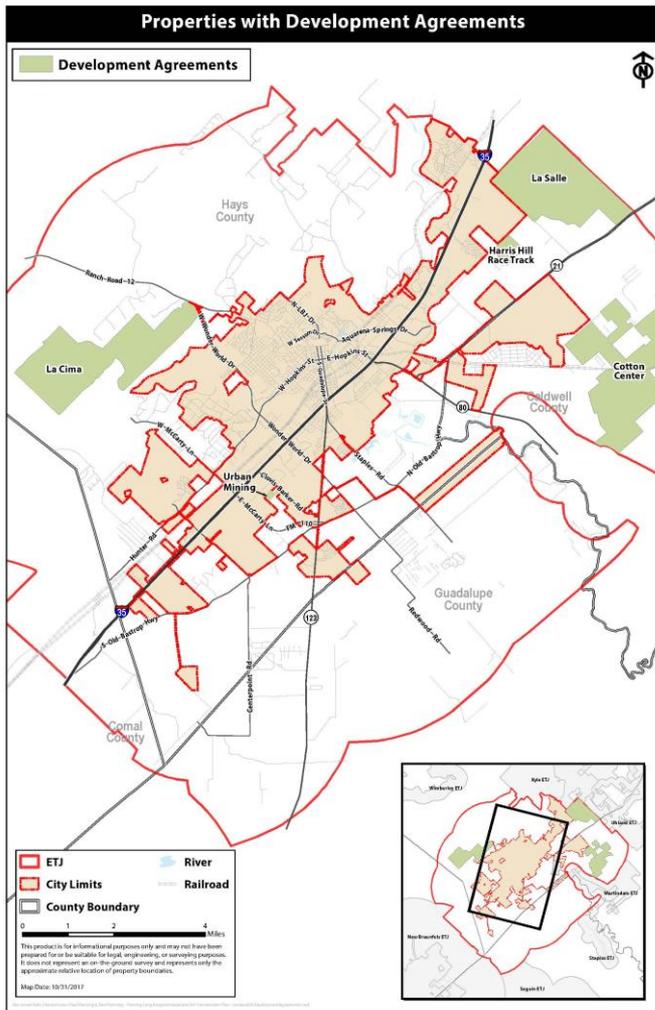
- 33 properties
- ~862 acres

Areas with Non-Development Agreements (2015)



- City entered into 7 Non-Development Agreements (Chapter 43 Agreements)
- As long as property remains undeveloped, City will not annex
- Establishes contiguity with City Limits
- 15-Year Terms
- If property is platted, agreement will be voided and annexation can proceed

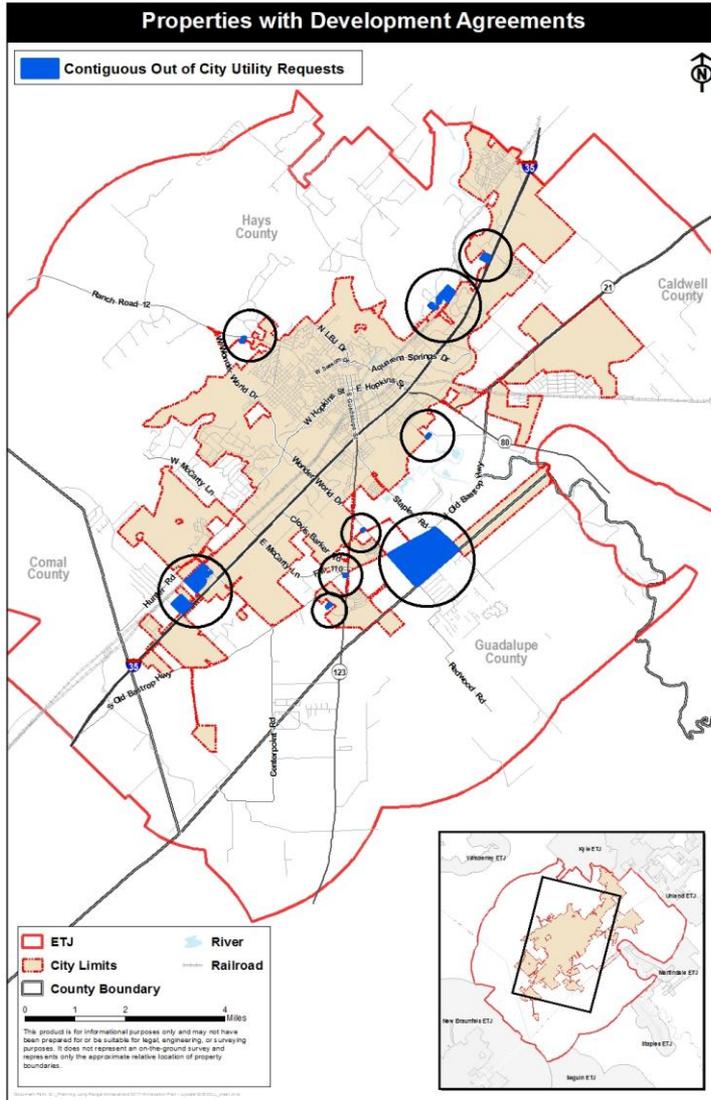
Areas with Development Agreements



Annexation Triggers Built Into Agreements

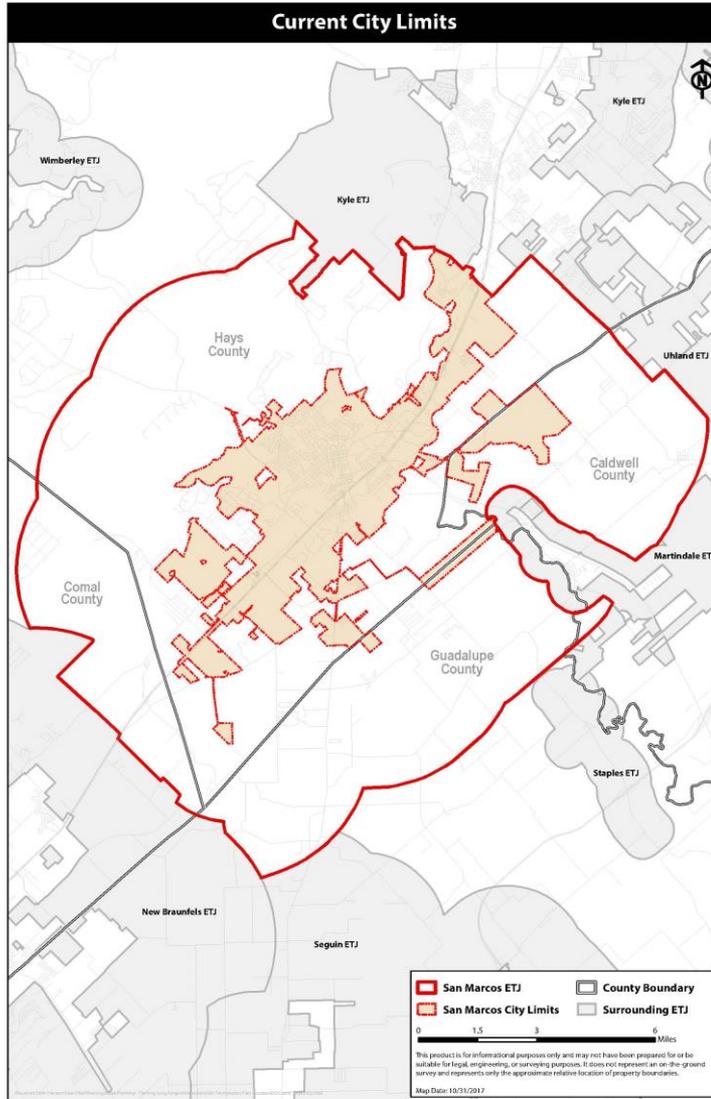
- La Cima: City may annex that which has a Final Plat recorded
- La Salle: After 25 years, City shall have right to annex any of the MUDs if all supporting infrastructure has been completed and
 - Owner is reimbursed and City assumes all obligations
- Harris Hill: City may annex if term of agreement expires or property is developed as something other than what is authorized through agreement
 - Agreement expired **September 19, 2016**
- Cotton Center: City may annex land within the MUD during the Term (45 years) if:
 - 90% infrastructure is completed and Owner is reimbursed;
 - or
 - Dissolution of MUD
- Urban Mining: Manufacturing facility (10 acres) will be annexed upon issuance of Certificate of Occupancy

Out of City Utility Requests



- Properties consent to annex in order to connect or extend City water or wastewater to development
- 11 properties with OCU are contiguous

Extraterritorial Jurisdiction (ETJ)



- 7,589 parcels
- ~110,285 acres

Next Steps

- **Establish a complete Candidate List for City Council consideration in March**
 - Fully analyzed by Staff, including fiscal analysis
- **Annexation proceedings begin after Candidate Areas approved**

Direction Requested

- **Does the strategy need to be updated?**
 - If not, should the City continue to follow the strategy for 2018?
 - If yes, should anything be added to it?

Discussion / Questions?

