

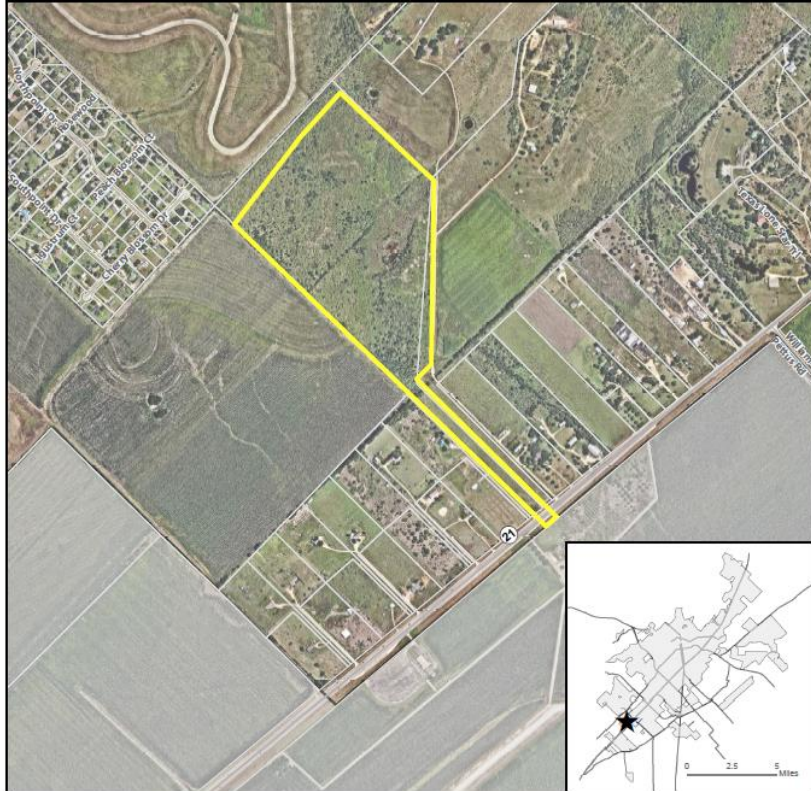
AN-20-05 (Palace Way Annexation)

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2020-XX, annexing into the City approximately 59.89 acres out of the Thomas G. McGehee Survey, Abstract No. 11, Hays County, located at 4087 State Highway 21; including procedural provisions; and providing an effective date; and consider approval of Ordinance 2020-XX on the first of two readings.

Context:

- 4087 Hwy 21
- 59.89 +/- acres
- Applicant proposes to develop the majority of the property as a manufactured home park and the remaining portion of the property with light industrial uses
- The applicant has request Manufactured Home (MH) and Light Industrial (LI) Zoning which is being considered concurrently with the annexation process.
- Service Plan (Attachment)

AN-20-05 (Palace Way) Aerial View Annexation — 4087 Hwy 21



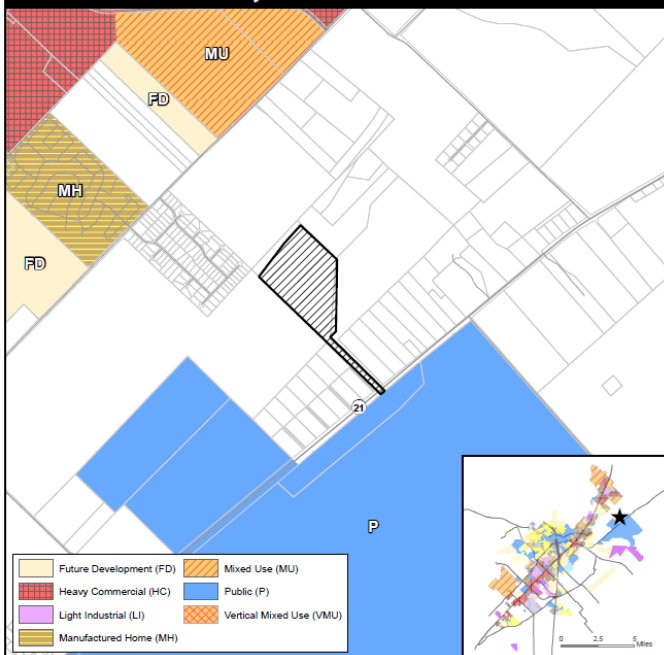
- ★ Site Location
- Subject Property
- Parcel
- City Limit



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Imagery from 2017.

Map Date: 3/25/2020

AN-20-05 (Palace Way) Existing Zoning Map Annexation — 4087 Hwy 21



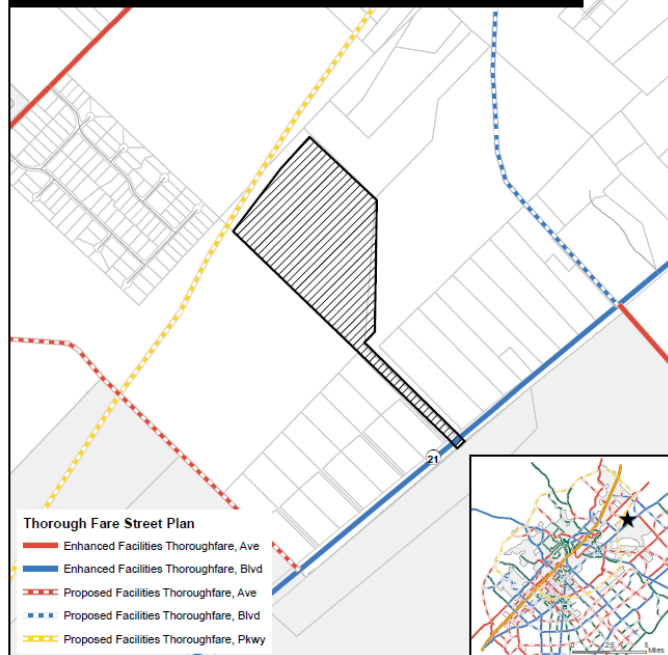
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 1,050 2,100 4,200 Feet

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Map Date: 3/25/2020

AN-20-05 (Palace Way) Transportation Master Plan Annexation - 4087 Hwy 21



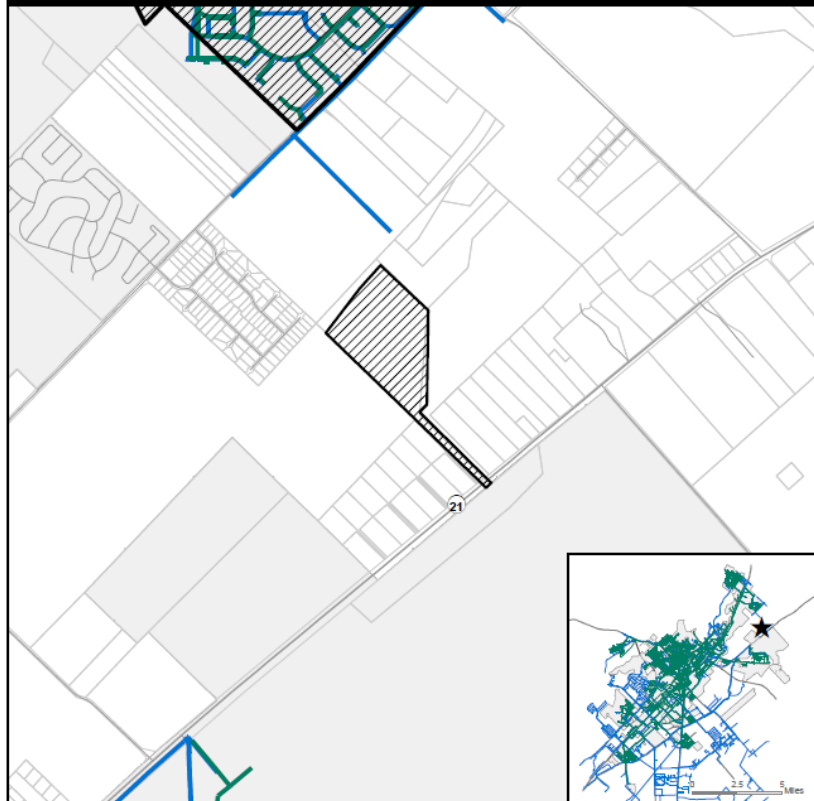
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

0 550 1,100 2,200 Feet

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Map Date: 3/25/2020

AN-20-05 (Palace Way) Water/Wastewater Lines Annexation — 4087 Hwy 21



- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit
- Sanitary Main
- Water Main



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Map Date: 3/25/2020

Annexation & Zoning Schedules:

**This schedule reflects the new annexation schedule per Texas House Bill 347*

Annexation Schedule

- **City Council Resolution (Approval of Service Agreement and set a public hearing date):** April 21, 2020 (*Approved*)
 - **City Council Ordinance 1st Reading (Public Hearing):** May 19, 2020 (Today)
 - **City Council Ordinance 2nd Reading:** June 2, 2020
-

Zoning Schedule

- **Planning and Zoning Commission (Public Hearing):** April 28, 2020
- **City Council Ordinance 1st Reading (Public Hearing):** May 19, 2020
- **City Council Ordinance 2nd Reading:** June 2, 2020