



## **AN-21-06 (5900 Block of S IH-35)**

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2021-XX, annexing into the City approximately 2.1 acres of land generally located in the 5900 Block of S IH-35 (Case No. AN-21-06), including procedural provisions; and providing an effective date; and consider approval of Ordinance 2021-XX, on the first of two readings.



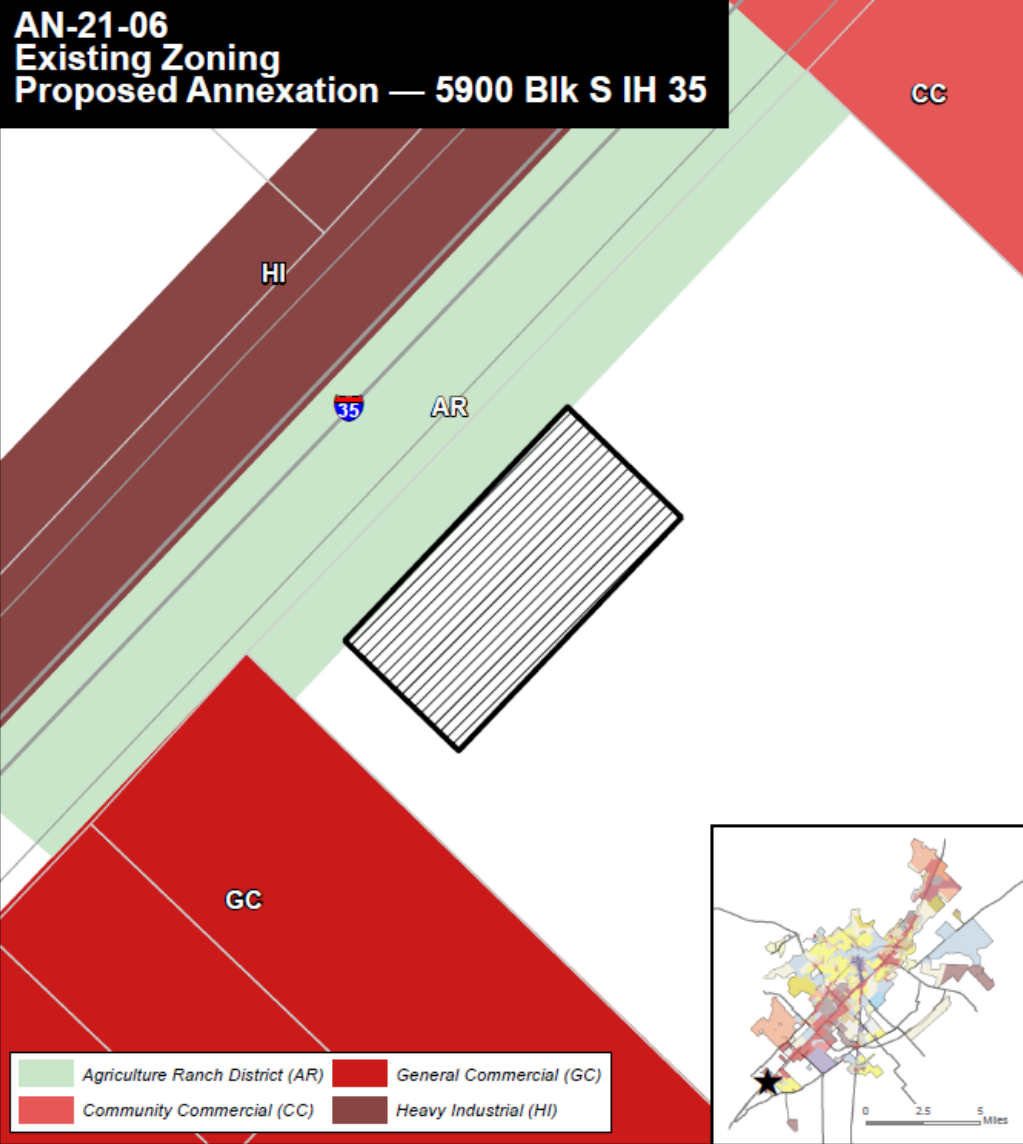
## Context:

- Applicant proposing development of a gas station / convenience store
- Approximately 80' of the subject property along the IH-35 frontage road is currently annexed and zoned Agricultural Ranch (AR).
  - Applicant is proposing to annex the remaining portion of the property (2.1 acres)
- Applicant requesting to rezone the entirety of the property (2.780 acres) as Heavy Commercial (HC)
- Service Plan (attachment)

## AN-21-06 Aerial View Proposed Annexation — 5900 Blk S IH-35



# AN-21-06 Existing Zoning Proposed Annexation — 5900 Blk S IH 35



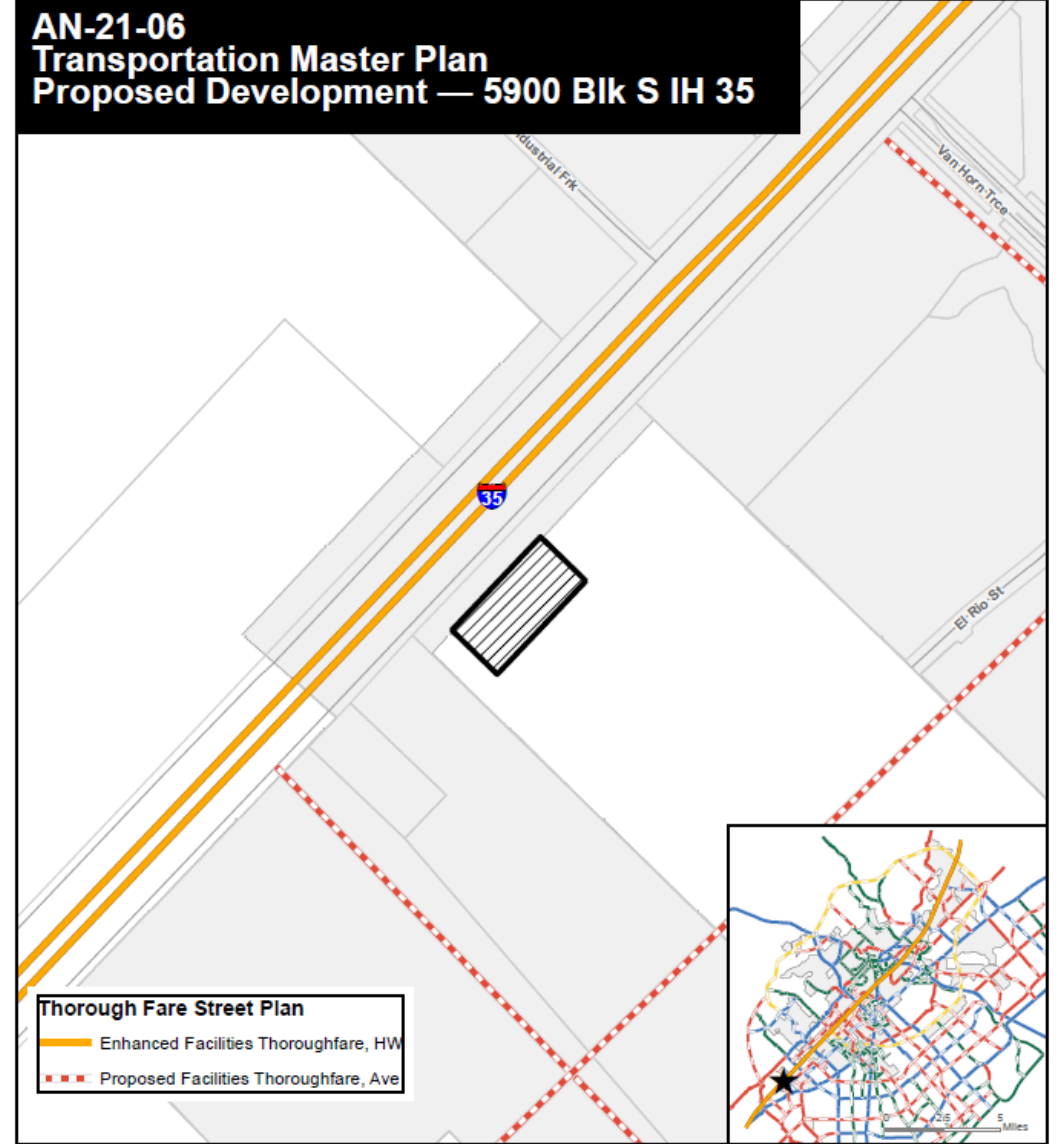
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit

0 100 200 400 Feet

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.

Map Date: 9/24/2021

# AN-21-06 Transportation Master Plan Proposed Development — 5900 Blk S IH 35



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

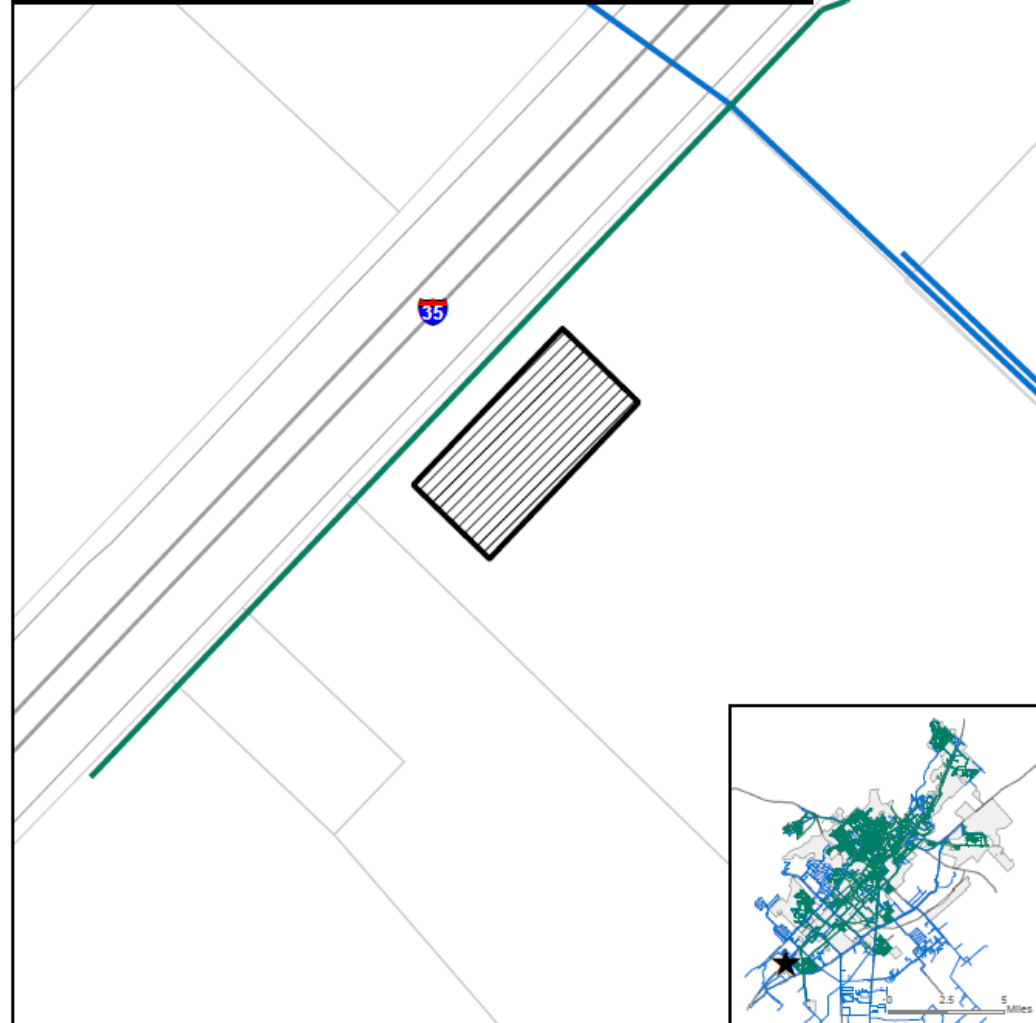
0 250 500 1,000 Feet

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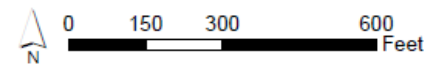
Map Date: 10/1/2021



# AN-21-06 Water/Wastewater Lines Proposed Annexation — 5900 Blk S IH 35



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



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Map Date: 9/24/2021



# Annexation and Zoning Schedule

## Annexation Schedule

- **City Council Resolution (Approval of Service Agreement and set a public hearing date):** November 3, 2021 (*Approved*)
  - **City Council Ordinance 1<sup>st</sup> Reading (Public Hearing):** December 7, 2021 (*Today*)
  - **City Council Ordinance 2<sup>nd</sup> Reading:** December 15, 2021
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## Zoning Schedule

- **Planning and Zoning Commission (Public Hearing):** November 9, 2021
- **City Council Ordinance 1<sup>st</sup> Reading (Public Hearing):** December 7, 2021
- **City Council Ordinance 2<sup>nd</sup> Reading:** December 15, 2021