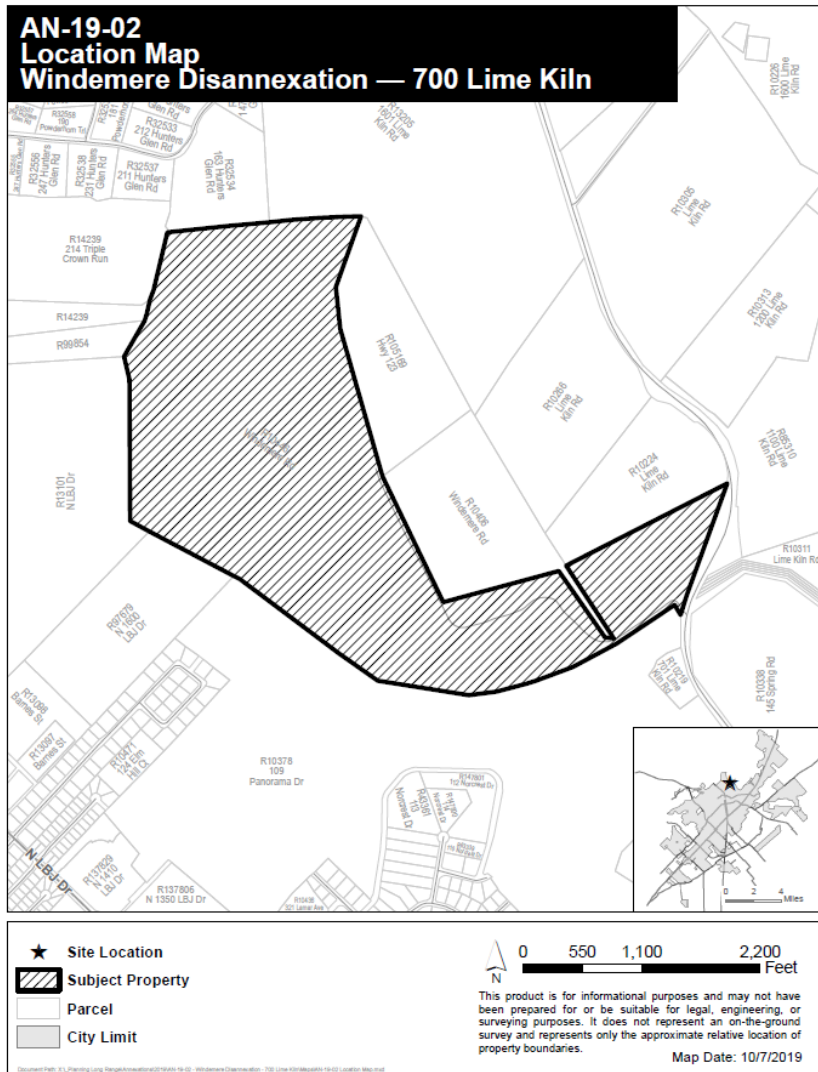


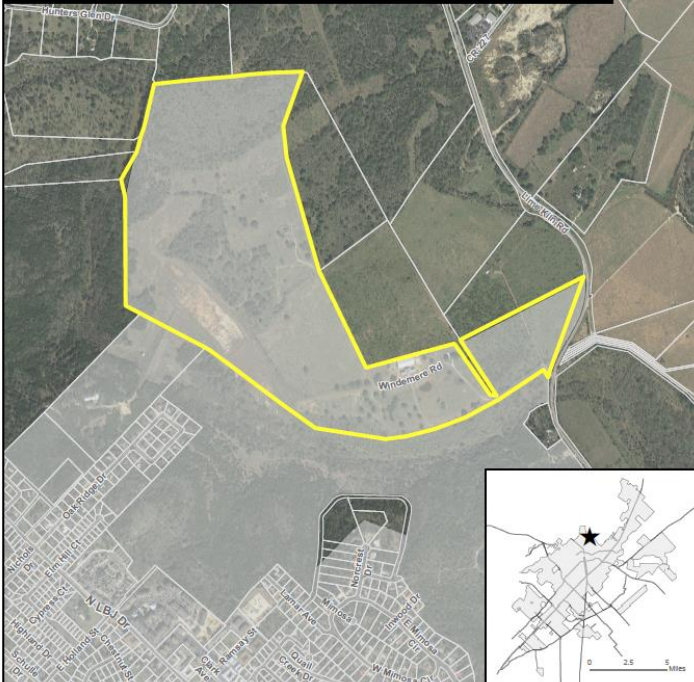
## **AN-19-02 (Windemere Disannexation)**

Receive a Staff presentation and hold a Public Hearing to receive comments for or against Ordinance 2019-XX, disannexing from the City approximately 235 acres of land generally located at 700 Lime Kiln Road; including procedural provisions; and providing an effective date; and consider Ordinance 2019-XX, on the first of two readings.

- Approximately 235 acres located at 700 Lime Kiln Road
- **Original annexation:**
  - **2007:** 212.56 acres
  - **2009:** 22.5 acres
- **Zoning:** zoned “Future Development” (FD) at time of annexation
- **PDD:** 149 acres were zoned “Planned Development District” (PDD) in 2011
  - Base zoning of “Single-Family Rural Residential” (SF-R)
  - 74 residential lots, roadways, open space, parkland, and drainage



## AN-19-02 Aerial View Windemere Disannexation — 700 Lime Kiln Road



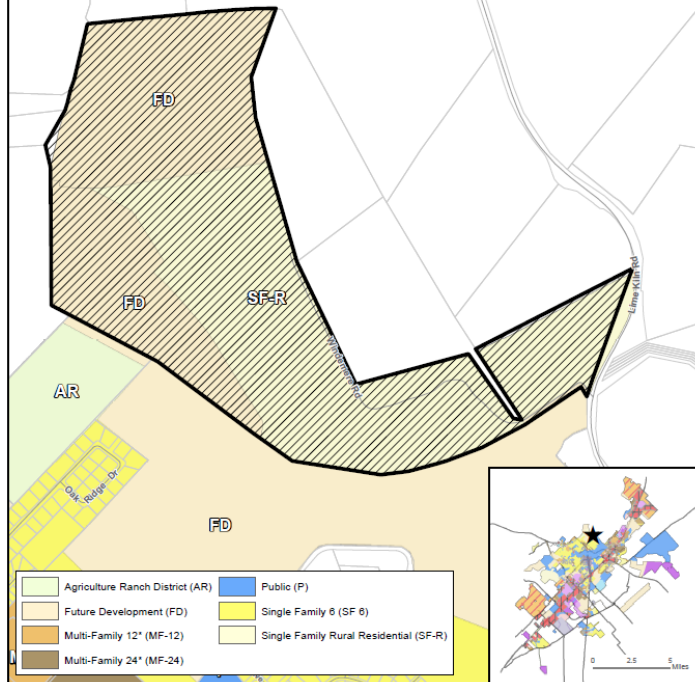
- ★ Site Location
- Subject Property
- Parcel
- City Limit

0 625 1,250 2,500 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. Imagery from 2017.

Map Date: 10/7/2019

## AN-19-02 Existing Zoning Windemere Disannexation - 700 Lime Kiln Rd



- |                                 |  |
|---------------------------------|--|
| Agriculture Ranch District (AR) | Public (P)                             |
| Future Development (FD)         | Single Family 6 (SF 6)                 |
| Multi-Family 12* (MF-12)        | Single Family Rural Residential (SF-R) |
| Multi-Family 24* (MF-24)        |  |

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

0 495 990 1,980 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.

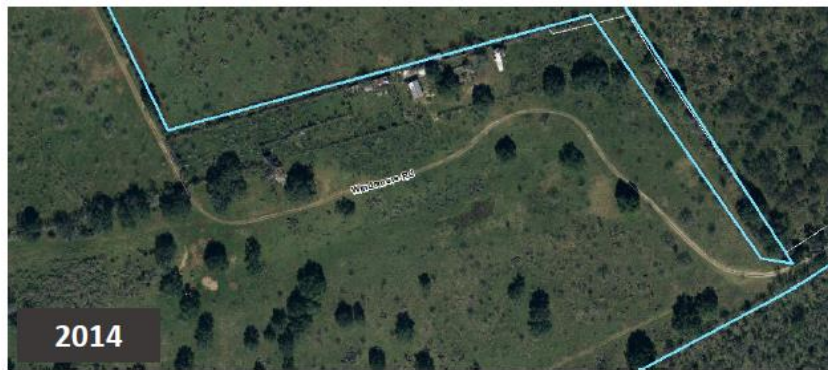
Map Date: 10/8/2019

## Current use:

- Windemere Farms
- Horse boarding and training facility
- Developed in 2014 – 2015

## Future development proposal:

- Indoor / outdoor wedding venue with cabin-style lodging on the property.







## Utilities

### • Water

- Not available on the property.
- A portion of the property is located in the City's water CCN

### • Wastewater

- 21" wastewater line is located along Lime Kiln Road and stops at the southeast corner of property
- Not located in the City's wastewater CCN

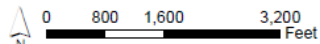
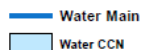
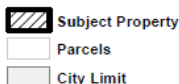
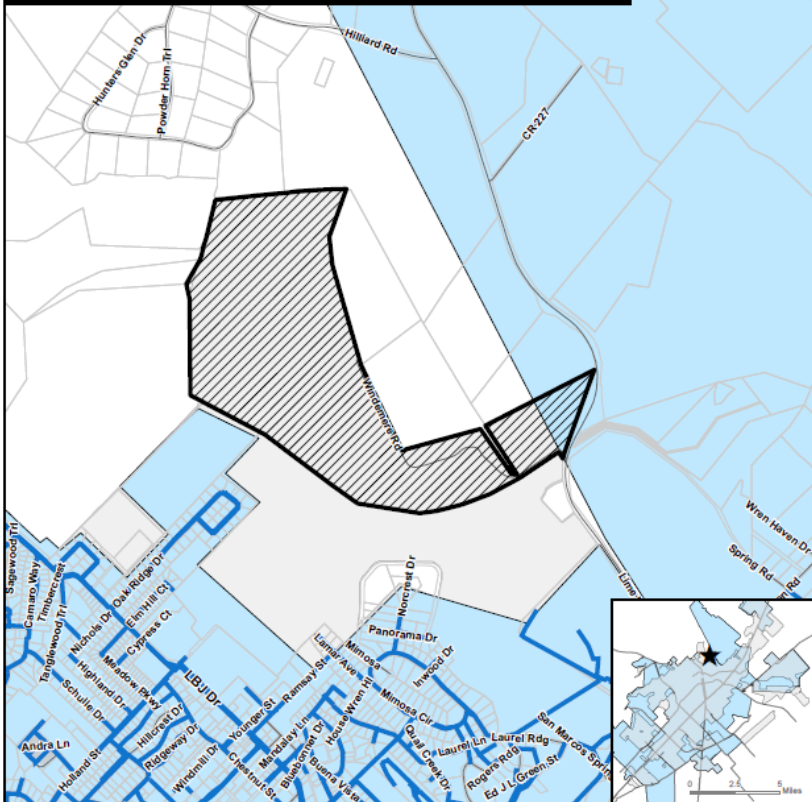
### • Electric

- Serviced by Pedernales Electric Corporation

### • Fire / Police

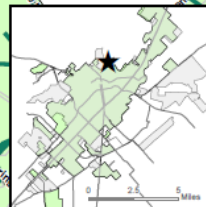
- No reported 911 calls on the property

## AN-19-02 Water Service Windemere Disannexation - 700 Lime Kiln Rd



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Map Date: 10/10/2019



Map Date: 10/10/2019

# Disannexation Considerations

## **Applicable Development Standards**

- Use and Zoning development standards will no longer be required.
- Transportation Master Plan roadways, internal streets, and environmental requirements are still required.

## **Applicable Development Process**

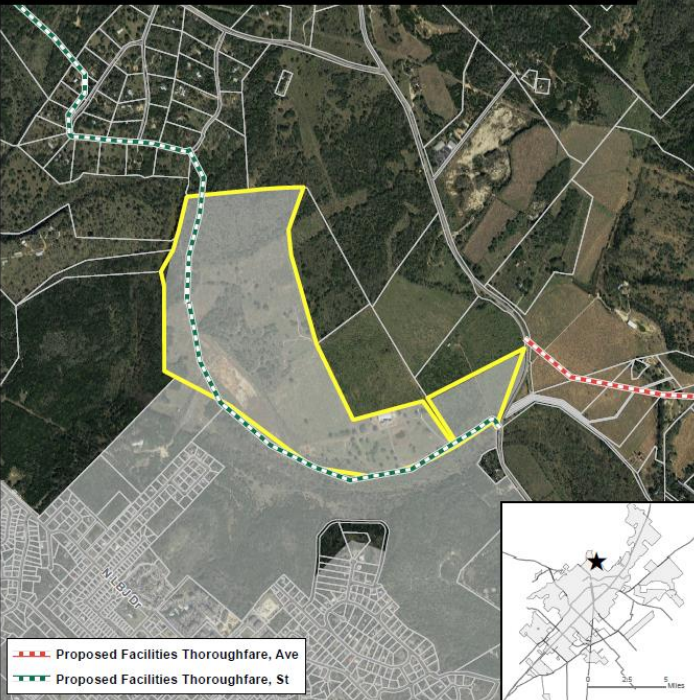
- Building Permits are not required outside city limits.
- Subdivision Plat Application, Public Improvement Construction Plan Application, and Watershed Protection Plan Application are still required.

## **House Bill 347: Annexation**

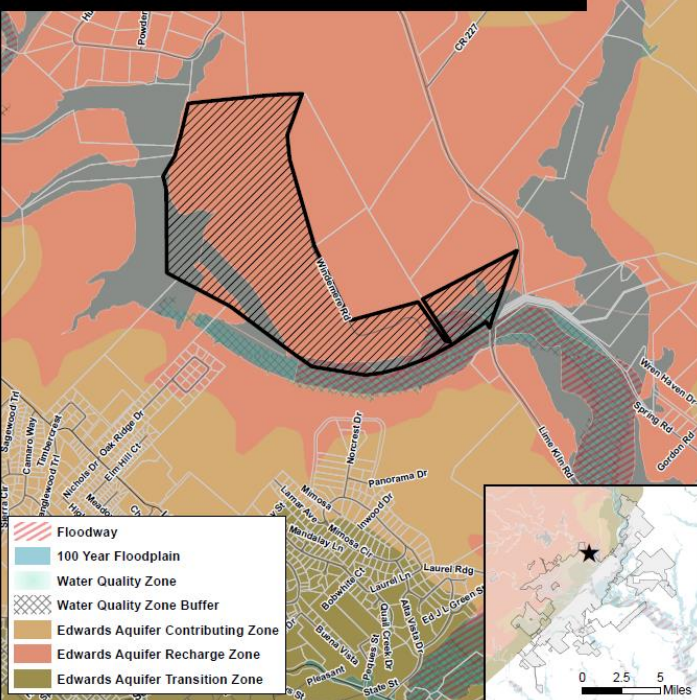
- Effective September 1, 2019, changed annexation authority for Texas cities. The House Bill requires landowner or voter approval of most annexations by any city in Texas.



## AN-19-02 Proposed Transportation Master Plan Roadways Windemere Disannexation - 700 Lime Kiln Rd



## AN-19-02 Environmental Features Windemere Disannexation - 700 Lime Kiln Rd



## Staff Recommendation

Staff recommends **denial** of the request for disannexation.

## Comparison Table – City Limits vs. Outside City Limits

Development Standard	City Limits	Outside City Limits
Allowable Uses	Uses are regulated based on the zoning of the property. (ex: an industrial use would not be allowed in a residential zoned property)	Uses cannot be regulated
Transportation Master Plan Roadways	Required	Required
Internal Streets	Based on block perimeter requirements. (3,000' block perimeter max for properties zoned SF-R)	Based on block perimeter requirements. (3,000' block perimeter max for properties in ETJ)
Zoning Development Standards	Required, including: <ul style="list-style-type: none"> <li>• Property setbacks</li> <li>• Unit maximums</li> <li>• Landscaping</li> <li>• Screening</li> <li>• Tree mitigation</li> <li>• Parking</li> <li>• Lighting</li> <li>• Trash/recycling</li> <li>• Building height / articulation</li> </ul>	Not required
Environmental	Required per Chapter 6 of the Development Code, including: <ul style="list-style-type: none"> <li>• Stormwater / Detention</li> <li>• Water Quality</li> <li>• Floodplain</li> </ul>	Required per Chapter 6 of the Development Code, including: <ul style="list-style-type: none"> <li>• Stormwater / Detention</li> <li>• Water Quality</li> <li>• Floodplain</li> </ul>

Application	City Limits	Outside City Limits
Subdivision Plat – formal division / creation of developable property.	Required	Required
Public Improvement Construction Plan – the construction documents submitted to the city for public infrastructure including utilities and streets.	Required	Required
Watershed Protection Plan – the environmental reports and plans for environmental engineering on the property.	Required	Required
Site Preparation Permit – the site design plans for the proposed improvements on the property.	Required	Required
Building Permit – the construction documents for structures proposed on property.	Required	Not required