



AN-21-07 (SH 123 & WW Annexation)

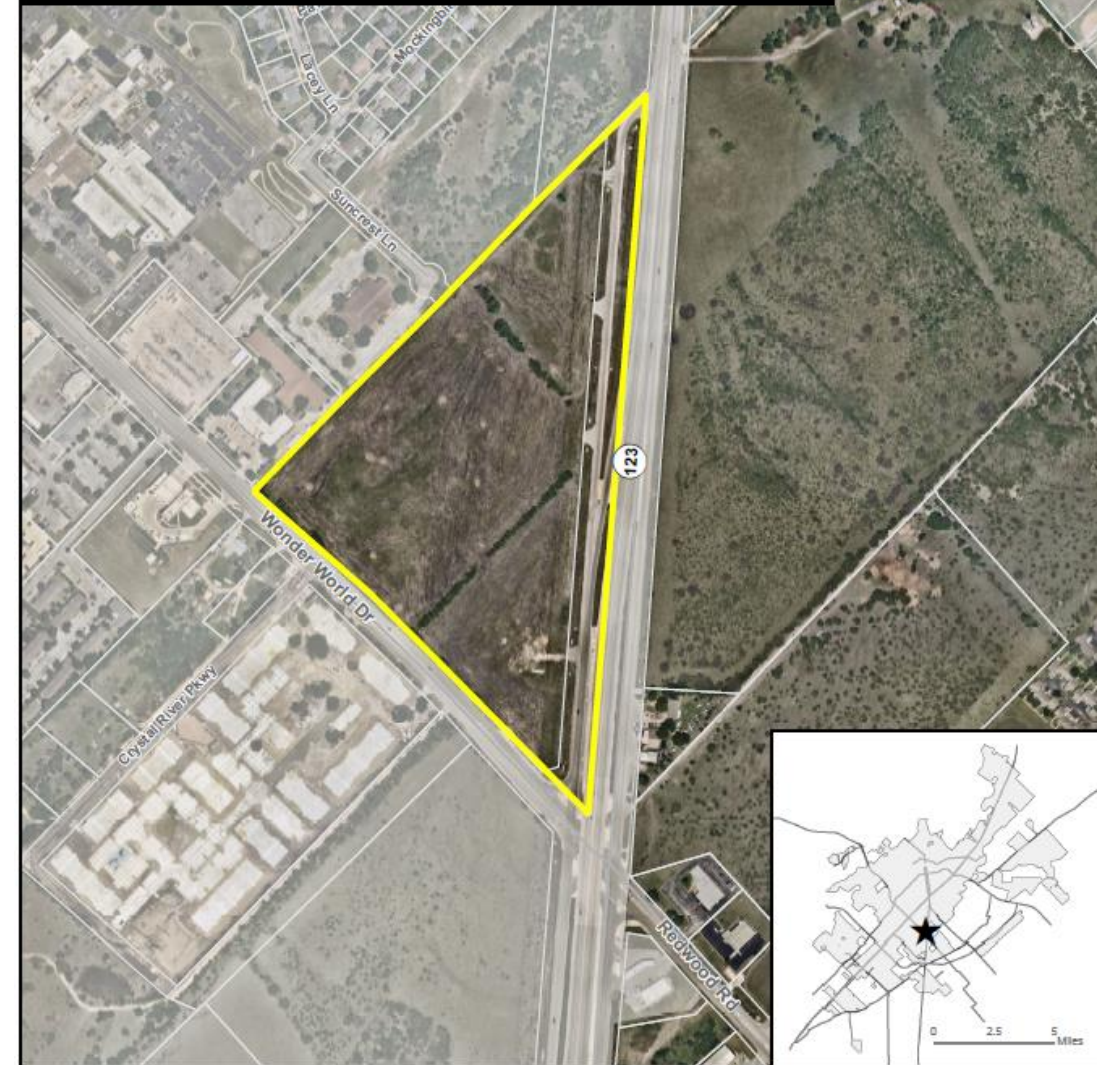
Hold a Public Hearing to receive comments for or against Ordinance 2021-76, annexing into the City approximately 22.58 acres of land, generally located at the northwest corner of the Wonder World Dr and Hwy 123 intersection (Case No. AN-21-07); including procedural provisions; and providing an effective date; and consider approval of Ordinance 2021-76, on the first of two readings.



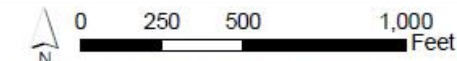
Context:

- Applicant proposing uses including restaurant, convenience store with fuel sales, car wash, and other related commercial uses
- Applicant requesting Employment Center zoning
- Adjacent right-of-way also to be annexed with request
- Service plan (attachment)

AN-21-07 Aerial View SH 123 & WW Annexation — 1716 Hwy 123



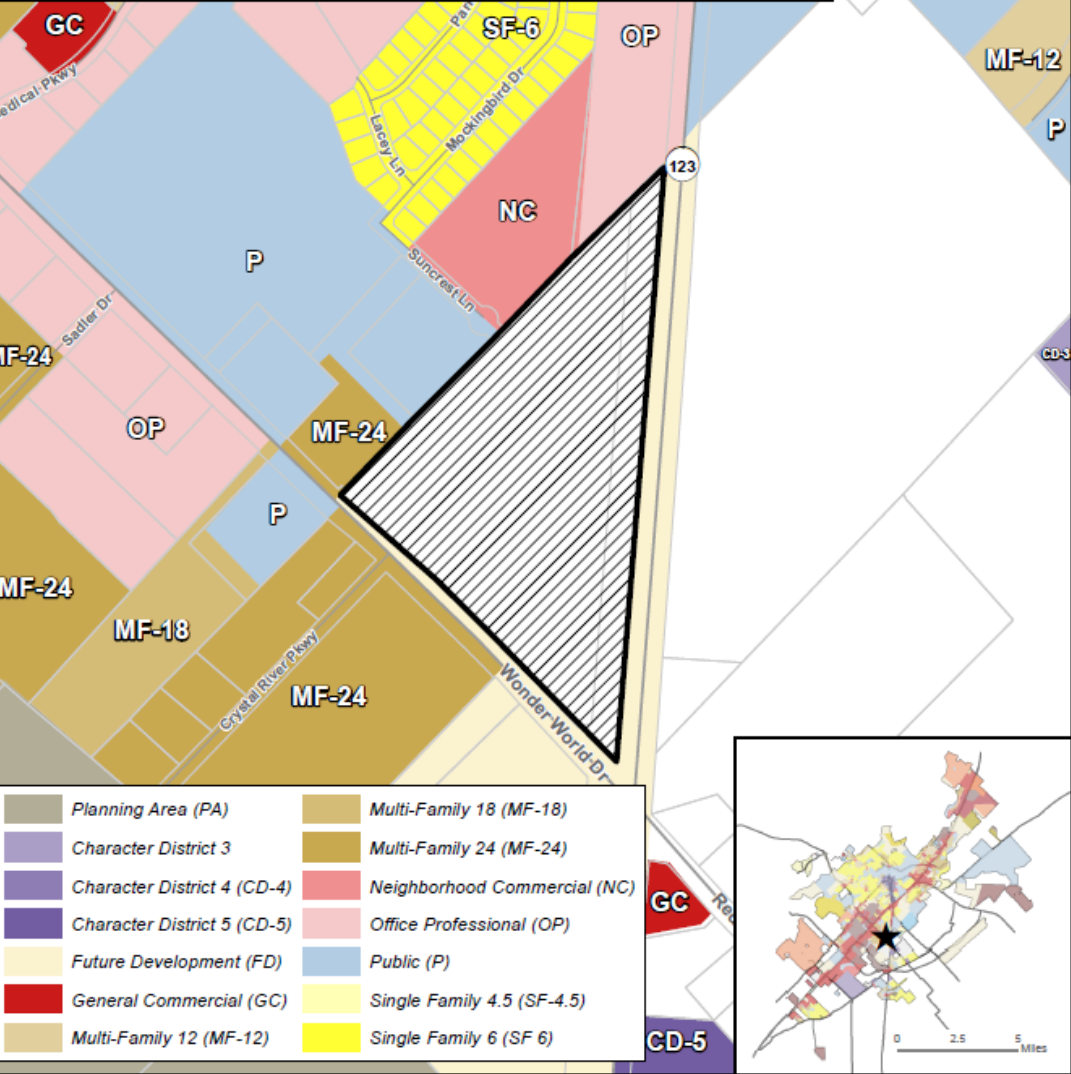
- ★ Site Location
- Subject Property
- Parcel
- City Limit



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: 9/3/2021

AN-21-07
Existing Zoning
SH 123 & Wonder World — 1716 Hwy 123



- | | |
|-----------------------------|------------------------------|
| Planning Area (PA) | Multi-Family 18 (MF-18) |
| Character District 3 | Multi-Family 24 (MF-24) |
| Character District 4 (CD-4) | Neighborhood Commercial (NC) |
| Character District 5 (CD-5) | Office Professional (OP) |
| Future Development (FD) | Public (P) |
| General Commercial (GC) | Single Family 4.5 (SF-4.5) |
| Multi-Family 12 (MF-12) | Single Family 6 (SF 6) |

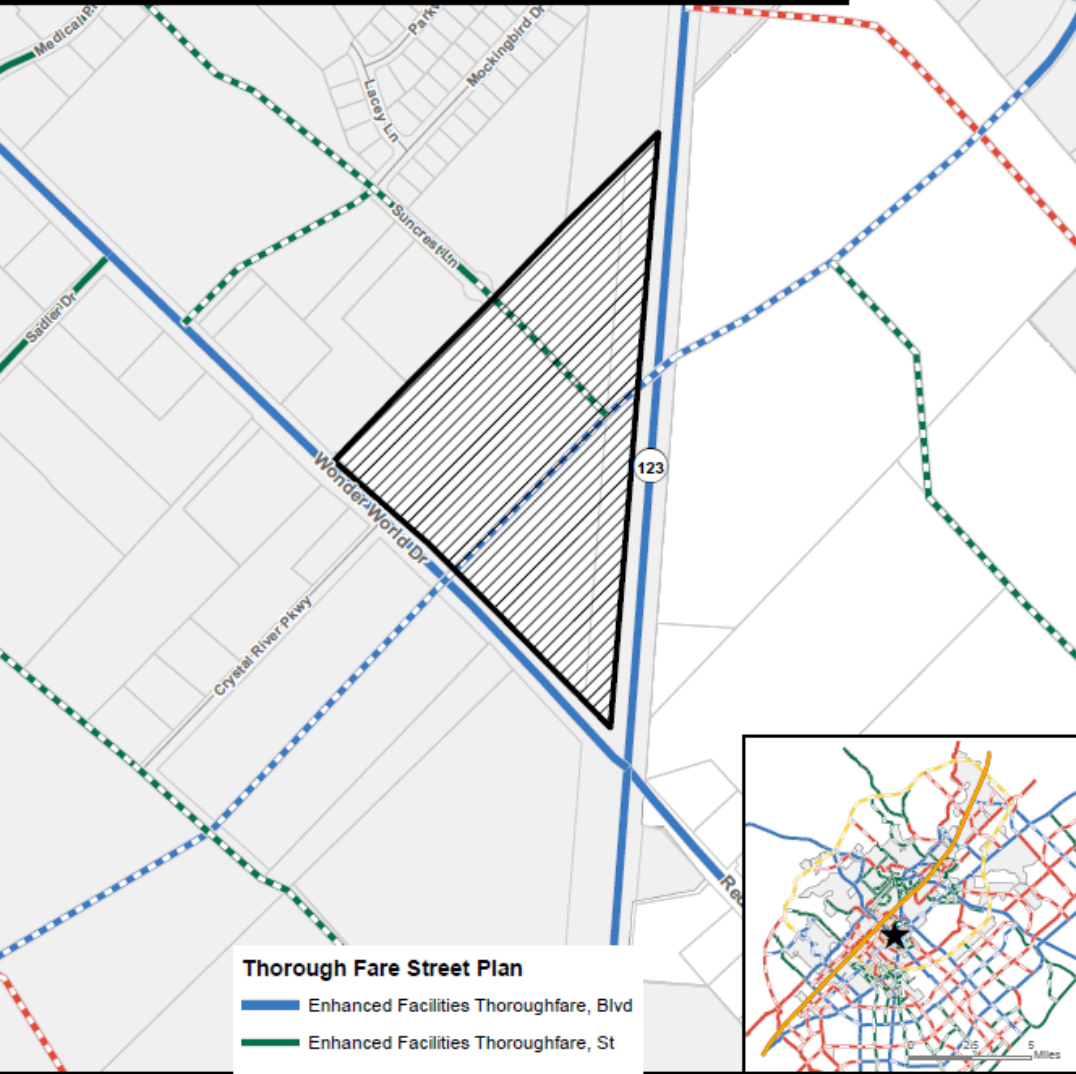
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit

0 300 600 1,200 Feet

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Map Date: 9/3/2021

AN-21-07
Transportation Master Plan
SH 123 & Wonder World — 1716 Hwy 123



- Thorough Fare Street Plan**
- Enhanced Facilities Thoroughfare, Blvd
 - Enhanced Facilities Thoroughfare, St
 - Proposed Facilities Thoroughfare, Ave
 - Proposed Facilities Thoroughfare, Blvd
 - Proposed Facilities Thoroughfare, St
- ★ Site Location
 - ▨ Subject Property
 - Parcels
 - City Limit

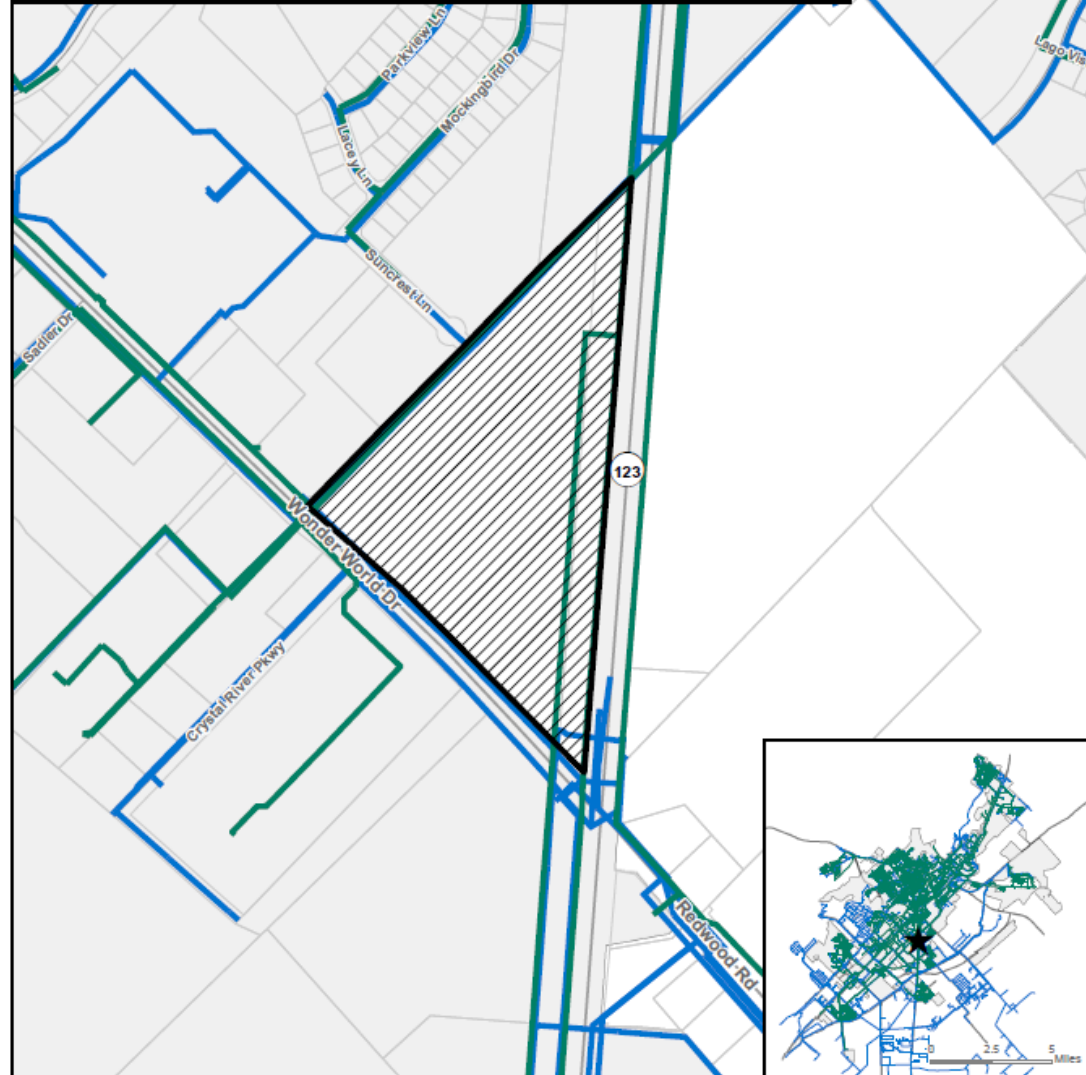
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Map Date: 9/3/2021



AN-21-07 Water/Wastewater Lines SH 123 & Wonder World — 1716 Hwy 123



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



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Map Date: 9/3/2021



Annexation and Zoning Schedule

Annexation Schedule

- **City Council Resolution (Approval of Service Agreement and set a public hearing date):** August 17, 2021
 - **City Council Ordinance 1st Reading (Public Hearing):** September 21, 2021
 - **City Council Ordinance 2nd Reading:** October 19, 2021 (*Today*)
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Zoning Schedule

- **Planning and Zoning Commission (Public Hearing):** August 24, 2021
- **City Council Ordinance 1st Reading (Public Hearing):** September 21, 2021
- **City Council Ordinance 2nd Reading:** October 16, 2021