



AGENDA MEMORANDUM

First Public Hearing for the City Council Meeting of April 16, 2019
Second Public Hearing for the City Council Meeting of April 23, 2019

DATE: April 4, 2019

TO: Keith Selman, Interim City Manager

FROM: Daniel McGinn, AICP, Director of Planning & Environmental
DanielMc@cctexas.com
(361) 826-7011

Public Hearing for the Annexation of 161.56 acres in the London Area

CAPTION:

Public hearing on a proposed annexation of land generally located on both sides of County Road 33 and to the north of FM 43.

PURPOSE:

The purpose of this item is to hold a public hearing as part of the annexation process for the proposed London Towne Subdivision. The proposed annexation in the City's Extraterritorial Jurisdiction will provide for compatible future land use and development south of Oso Creek along the TxDOT Farm to Market 43 and County Road 33.

BACKGROUND AND FINDINGS:

On February 26, 2019, City Council adopted a resolution granting a petition requesting annexation by the land owners of the proposed annexation area. In addition to two public hearings, the annexation process will include two readings of the annexation ordinance.

There are no known dwellings or residents on the 161.56-acre parcel currently. The proposed London Towne Subdivision includes approximately 660 single family homes built on the 161.56 acres. The developer has already submitted a final plat for the first development phase, London Towne Subdivision Unit 1, consisting of a 23.02-acre tract with 94 single-family housing units and a 1.9-acre park. A Wastewater Trunk Main Line Extension Construction and Reimbursement Agreement was approved by City Council

on May 8, 2018 to extend municipal wastewater service to this area. Construction of the lift station and related service lines is currently underway.

ALTERNATIVES:

None.

OTHER CONSIDERATIONS:

Not applicable.

CONFORMITY TO CITY POLICY:

The proposed annexation is consistent with the adopted Future Land Use Plan (Ordinance 029958). The subject parcel is designated as a Planned Development Area in Plan CC, the City’s Comprehensive Plan. Planned Development Areas are areas which may be annexed and for which area plans are developed.

EMERGENCY / NON-EMERGENCY:

Non-emergency reading.

DEPARTMENTAL CLEARANCES:

Legal
City Manager’s Office

FINANCIAL IMPACT:

Operating Revenue Capital Not Applicable

Fiscal Year: 2018-2019	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s): Not applicable

Comments:

None.

RECOMMENDATION:

Staff recommends that City Council hold the required public hearings.

LIST OF SUPPORTING DOCUMENTS:

Municipal Service Plan
Annexation Petition
Presentation with Annexation Schedule
Fiscal Impact Analysis