



AGENDA ITEM SUMMARY

Agenda Date	January 28, 2025
Requested Action	APPROVE RESOLUTION NO. 2025-R07; A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BOERNE, TEXAS, ACCEPTING THE REQUEST AND SETTING THE DATE, TIME AND PLACE FOR A PUBLIC HEARING ON THE PROPOSED ANNEXATION OF APPROXIMATELY 6.46 +/- ACRES OF LAND LOCATED AT 727A JOHNS ROAD, BY THE CITY OF BOERNE, TEXAS; AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARING. <i>(Set Public Hearing for February 25, 2025)</i>
Contact Person	Nathan Crane, AICP Planning Director ncrane@boerne-tx.gov (830) 248-1521
Background Information	<p>REQUEST:</p> <ol style="list-style-type: none">1. This request is to accept the voluntary annexation of approximately 6.462 acres and set a time and place for a public hearing, which if approved would be held on February 25, 2025.2. The request includes one KAD parcel under one ownership (Dennis Spinelli). The subject property is contiguous to Boerne City Limits on all four sides.3. In accordance with Section 2.5 of the Unified Development Code, the property will be designated as a Holding (HOL) district until such time as the property is permanently zoned by the Council. However, the property owner has applied to zone the property to R3-D Duplex Residential. This zoning request is being processed concurrently and will be heard by City Council after the Planning and Zoning Commission holds a public hearing and makes a recommendation. <p>The annexation process includes the following steps:</p> <ol style="list-style-type: none">1. <u>January 28, 2025</u> – Council adopts a Resolution accepting the request for annexation and setting a time and place for a public hearing.2. <u>February 25, 2025</u> – Council holds a public hearing and considers the first reading of the proposed annexation.3. <u>March 11, 2025</u> – Council considers the second reading and approval of the proposed annexation ordinance.

	<p>BACKGROUND:</p> <p>The property is part of the City’s Extra-Territorial Jurisdiction (ETJ) and has been designated as Transitional Residential on the Future Land Use Map.</p> <p>RECOMMENDATION:</p> <p>Based on alignment with the Comprehensive Master Plan, staff recommends that the City Council accept the request for voluntary annexation and set February 25, 2025, as the date and time for a public hearing.</p> <p>MOTIONS FOR CONSIDERATION:</p> <p>The following motions are provided to assist the Council’s decision.</p> <ul style="list-style-type: none"> - I move that the City County APPROVE on Resolution #2025-R07 approving the voluntary annexation of approximately 6.462 acres. - I move that the City Council DENY the request for annexation based on the following findings: (The Council will need to state the reasons for the denial).
<p>Item Justification</p>	<p><input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment</p> <p><input type="checkbox"/> Reduce Costs <input type="checkbox"/> Customer Pull</p> <p><input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement</p> <p><input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency</p> <p><input checked="" type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other:</p>
<p>Strategic Alignment</p>	<p>C1 – Offering Quality Customer Experiences B2 – Advancing Master Plan Recommendations</p>
<p>Financial Considerations</p>	<p>N/A</p>
<p>Citizen Input/Board Review</p>	<p>The private property owner provided consent to the annexation.</p>

Legal Review	This action is a statutory requirement for annexation.
Alternative Options	N/A
Supporting Documents	Resolution No. 2025-R07 Annexation Petition & Legal Description Annexation Area Map