City of Boerne	AGENDA ITEM SUMMARY	erstroh ard eros
ITEM NO:		
AGENDA DATE: DESCRIPTION:	October 13, 2015 Consider on Second Reading Ordinance No. 2015-32; an ordinance	
	annexing the hereinafter described territory into the City of Boerne, Kendall County, Texas and extending the boundary limits of said city so as to include said hereinafter described property within the city limits, and granting to said territory and to all future inhabitants of said property all of the rights and privileges of other citizens and binding said future inhabitants by all of the Acts and Ordinances of said city (11.65 acres located at 125, 127, 129 and 131 Old San Antonio Road – Cloud Business Park, Texas Ten Oaks Storage, LLC & SDG 129 – at the request of the City of Boerne)	
RECOMMENDED ACTION (be specific)	Pass on Second Reading Ordinance No. 2015-32	
SUMMARY	The annexation under consideration by this ordinance is described in the attachment as an 11.65 acre tract of land. The 11.65 acres as described by the metes and bounds description and reflected in the corresponding plat is contiguous to the existing city limits on three sides (attachments $1 - 3$ ). We are not annexing individual properties as suggested by the property owners. Their properties are included in the overall acreage. As I mentioned in the last summary the confusion appears to have been caused by the letter that we sent out to the property owners notifying them of our intent to annex the 11.65 acres. We have attached the letter for your review – Kirsten has reviewed it and while it is not as clear as it could have been she believes it explains the intent of the annexation. The situation that we find ourselves is caused by our overall annexation policy. The policy has been to wait until property owner's petition for annexation. Over time we have found ourselves with areas that are bounded on two or three sides by the city limits and it has been in those instances that the City Council has typically initiated annexation. That is the case with the two annexations under consideration at this time and with those that will be coming in the next couple of months.	

Council is aware that all the property owners would prefer not to be annexed. They have expressed that they are self-sufficient and that being in the city will be of no benefit to them. Deborah Willson, our Staff Planner, has put together a short document that poses some typical questions and answers pertaining
to annexations. This will provide some additional background information for Council regarding why cities annex property (attachment 5).
We anticipate that once the properties are annexed they will be zoned in accordance with their existing uses and for the purpose for which they were developed. We anticipate that would be an Industrial zone however we would be more than willing to talk to t property owners and discuss all of their options. Shortly thereafted the Entrance Corridor overlay district would be established and the lots that have not been developed and any future additions would have to follow those guidelines.
Upon annexation, the zoning and Entrance Corridor design parameters come into play as well as our tree preservations rules. Our building codes will apply and having inspections on construction is, in our opinion, a benefit to whomever owns the building.
As you have read in the attachment above, cities create value for individual property owners not only within the city limits but for th properties adjacent to the city and the region as well. If these properties were located on FM 473 between Sisterdale and Kendal it would be highly unlikely that they would have the same fair mark value they do at this location. It is largely due to the proximity to t city. The property owners will be asked to pay their fair share.
COST
SOURCE OF FUNDS
ADDITIONAL
INFORMATION

This summary is not meant to be all inclusive. Supporting documentation is attached.