



## AGENDA ITEM SUMMARY

**District Impacted**

- 1 = Wolosin
- 2 = Wright
- 3 = Scott
- 4 = Boddie
- 5 = Macaluso
- All

<b>Agenda Date</b>	August 8, 2023																		
<b>Requested Action</b>	<p>CONSIDER RESOLUTION NO. 2023-R59; 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 A PORTION OF RIGHT-OF-WAY ON INTERSTATE HIGHWAY 10, 12 SPENCER ROAD (KAD. NO. 37948), 2B SPENCER ROAD (KAD. NO. 37947), 2 SPENCER ROAD (KAD NO. 14354), 8 SPENCER ROAD (KAD. NO. 36891), A PORTION OF RIGHT-OF-WAY ALSO KNOWN AS SPENCER ROAD, A PORTION OF 10 SPENCER ROAD (KAD NO. 14916) AND A PORTION OF WEST STATE HIGHWAY 46 (KAD. NO. 14918) BY THE CITY OF BOERNE, TEXAS; AUTHORIZING AND DIRECTING THE PUBLICATION OF NOTICE OF SUCH PUBLIC HEARING; AND CONSIDER APPROVAL OF A MUNICIPAL SERVICE PLAN AGREEMENTS. <i>(Set Public Hearing for September 12, 2023, at 6:00 p.m. for the proposed annexation of a portion of Spencer Ranch)</i></p>																		
<b>Contact Person</b>	Nathan Crane, Interim Planning Director																		
<b>Background Information</b>	<p>This request is to accept the voluntary annexation of 34.199 acres and set a time and place for a public hearing which if approved would be held on September 12, 2023.</p> <p>The Spencer Ranch Development Agreement was approved by the Council on June 8, 2021. The agreement includes approximately 180 acres. As part of this agreement the property is to be annexed into the City.</p> <p>The request is divided into four separate areas totaling 34.199 acres and includes a combination of road right of way and private property. The remaining acreage will be considered at a future date.</p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="text-align: left;">Area</th> <th style="text-align: left;">Owner</th> <th style="text-align: left;">Acres</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>TxDOT (I-10)</td> <td>1.633</td> </tr> <tr> <td>2</td> <td>Matkin Properties and DBT Investments</td> <td>22.653</td> </tr> <tr> <td>3</td> <td>Kendall County (Spencer Road)</td> <td>1.122</td> </tr> <tr> <td>4</td> <td>Balous and Julie Miller</td> <td>5.984</td> </tr> <tr> <td>ROW</td> <td>TxDOT (State Hwy 46)</td> <td>2.807</td> </tr> </tbody> </table>	Area	Owner	Acres	1	TxDOT (I-10)	1.633	2	Matkin Properties and DBT Investments	22.653	3	Kendall County (Spencer Road)	1.122	4	Balous and Julie Miller	5.984	ROW	TxDOT (State Hwy 46)	2.807
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<b>Item Justification</b>	<input checked="" type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Infrastructure Investment <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Customer Pull <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Mitigate Risk <input type="checkbox"/> Process Efficiency <input checked="" type="checkbox"/> Master Plan Recommendation <input type="checkbox"/> Other:			
<b>Strategic Alignment</b> <i>(Example: C2 – Customer Feedback, B1 – Data Driven Decision)</i>	C1 – Offering Quality Customer Experiences B2 – Advancing Master Plan Recommendations			
<b>Financial Considerations</b>				
<b>Citizen Input/Board Review</b>	<p>The private property owners provided consent of the annexation with approval of the Development Agreement. They have also approved the Municipal Service Plans in May and June 2023.</p> <p>Kendall County was notified of the annexation in October 2022 and TxDot was notified in May 2023. No comments have been received. Municipal Service Plans are not required for roadways.</p> <p>The property is part of the City’s Extra-Territorial Jurisdiction (ETJ) and has been designated as Auto Oriented Commercial and Neighborhood Residential on the Future Land Use Map.</p> <p>The 2023 Mobility Master Plan identifies Spencer Ranch as Collector Road. It also identifies Fredrick’s Creek as a location for a future trail.</p>			
<b>Legal Review</b>	This action is a statutory requirement for annexation.			

<b>Alternative Options</b>	
<b>Supporting Documents</b>	Attachment 1 – Resolution Attachment 2 – Spencer Ranch Agreement Executed Jun1621 Attachment 3 - Annexation Area Map