



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Wolosin
- ☐ 2 = Woolard
- ☐ 3 = Vacant
- ☐ 4 = Cisneros
- ☐ 5 = Handren
- ☒ All

AGENDA DATE	<i>March 12, 2019</i>
DESCRIPTION	RECEIVE AND CONSIDER ANNEXATION STRATEGY.
STAFF'S RECOMMENDED ACTION (be specific)	Receive and approve the Annexation Strategy.
CONTACT PERSON	Laura Talley, Director Planning and Community Development
SUMMARY	<p>Staff has provided a map identifying potential areas to consider for future annexation. We have labeled on the attached map the areas for consideration. The map has been labeled 1 thru 14 ranking each area. Staff is recommending annexation of properties one area at a time considering 1 as highest priority. There is no urgency for annexation of any of these areas, but Staff recommends we move forward with the process beginning with those properties in number 1 first and work through the rest in sequential order.</p> <p>The criteria used for ranking consisted of a fairly detailed analysis of each property consisting of a breakdown of existing land ad valorem plus the potential improvements (buildings) value coupled with estimated sales tax generated from the potential land use based on Future Land Use Plan in combination with costs of infrastructure and potential utility revenues. In addition to the detailed analysis staff considered estimated costs of utility extensions to each proposed annexation area and knowledge of current activity/progression of development in the area and finally if there are specific issues in an area that are more pressing that should be taken into consideration. Thus, the ranking of 1 thru 14 is not necessarily simply revenue driven, 1 thru 14 are the most cost effective overall, but there is value in the annexation other than revenue. It could be simply of guarantying control of uses that will adhere to the Land Use Plan or being able to have more control over drainage issues, etc.</p> <p>At our Council meeting in November we began the discussion of an annexation strategy where we outlined external pressures (MUD's, WCID's, CCN's) surrounding the city, discussed the history of annexation in Boerne and discussed Council's thoughts regarding priorities. In December staff provided a broader view of annexation in general and again we discussed Council's priorities and concerns. Then in January, Molly briefed Council on the legal aspects of</p>

	<p>annexation and I provided Council with another overview of the history of annexations and another look at what we were considering.</p> <p>The general and most compelling reasons that cities annex are as follows:</p> <ul style="list-style-type: none"> • To provide a balanced, solid tax base that will allow us to maintain our high standard of services and quality of life that is expected by our citizens. • To gain more control over land use and development. • To ensure that residents and businesses outside the City's corporate limits who benefit from access to the City's facilities or services share in the tax burden associated with constructing and maintain those facilities and services. • To grow our boundaries to regulate orderly development in our ETJ. <p>Staff is now providing Council with recommendations for annexations to consider based on the criteria described. We can talk during Council in more detail about any of these recommendations that Council would like to explore. Staff recommends approval of this strategy as submitted, but any of the priorities may be reprioritized, removed or others may be added based on Council's direction. It would likely take 3 years to get through all annexations as presented. The strategy will be revisited as often as necessary. All of the annexations together do not exceed the 10% threshold of the area of the city limits.</p>
COST	
SOURCE OF FUNDS	
ADDITIONAL INFORMATION	

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