

**Proposed Weichold Road and  
IH 10 Voluntary Annexation  
(16.371 acres) and related  
Plan Amendment/Zoning**

November 7, 2024

City Council "A" Items 27, 28, and 29

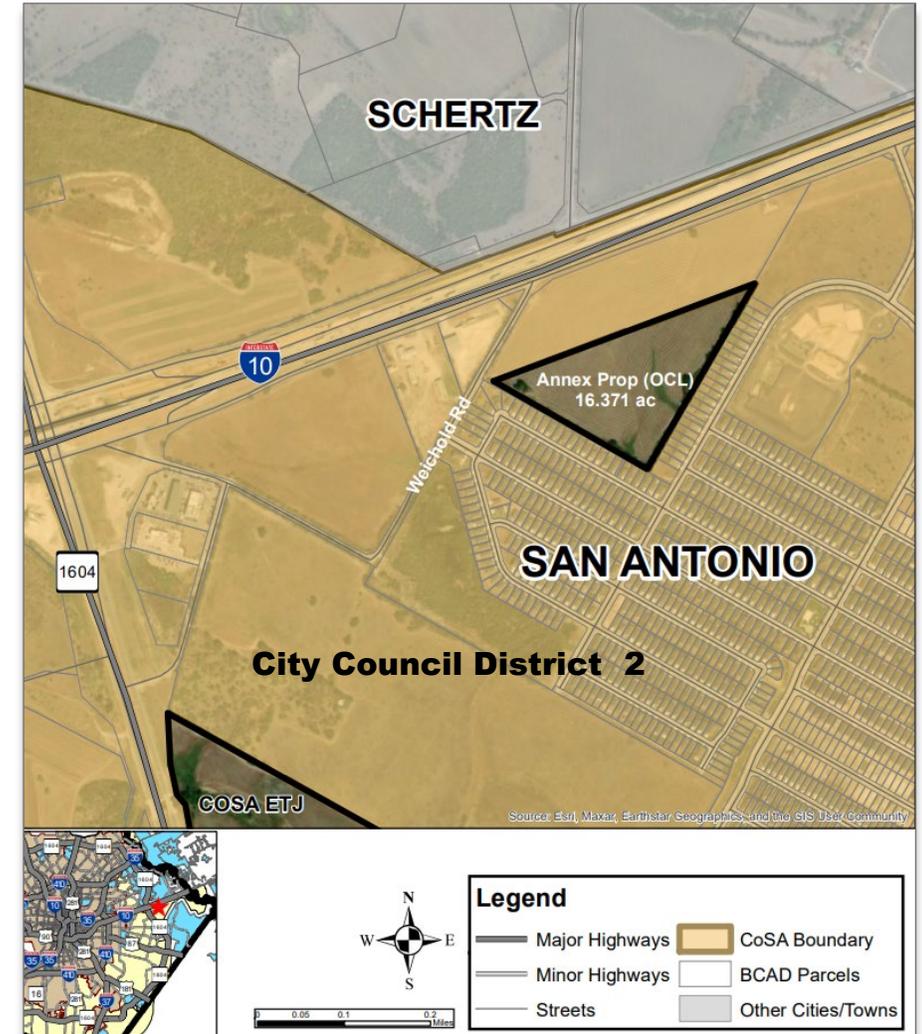
Rudy Niño, Jr., AICP

Assistant Director, Planning Department

# Item #27

## Request for Voluntary Annexation

- Proposed Annexation of 16.371 Acres
- Generally located at the SE corner of Weichold Rd and IH-10 E
- Original owner signed an 'Ag' development agreement (2017)
- Request for annexation by current landowner, Doggett Freightliner Properties III, LLC
  - Proposed Development of Freightliner Sales and Servicing
  - Conditional Use for Manufactured Home/Oversized Vehicle Sales, Service and Storage (C-2 CD)
    - *Associated Plan Amendment PA-2024-11600022*
    - *Associated Zoning Case Z-2024-10700059 CD*



# Service Agreement Analysis & Development

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- Required by State law for all annexations
- Addresses City services to be implemented
  - Service Agreement includes police, fire, solid waste, recycling, streets, sidewalks, parks, libraries, and capital improvements.



# Item #28

## PA-2024-11600022

### 76 Notices mailed within 200 feet

- 5 in Favor
- 5 in Opposition
- No Registered Neighborhood Association

### Comprehensive Plan Component

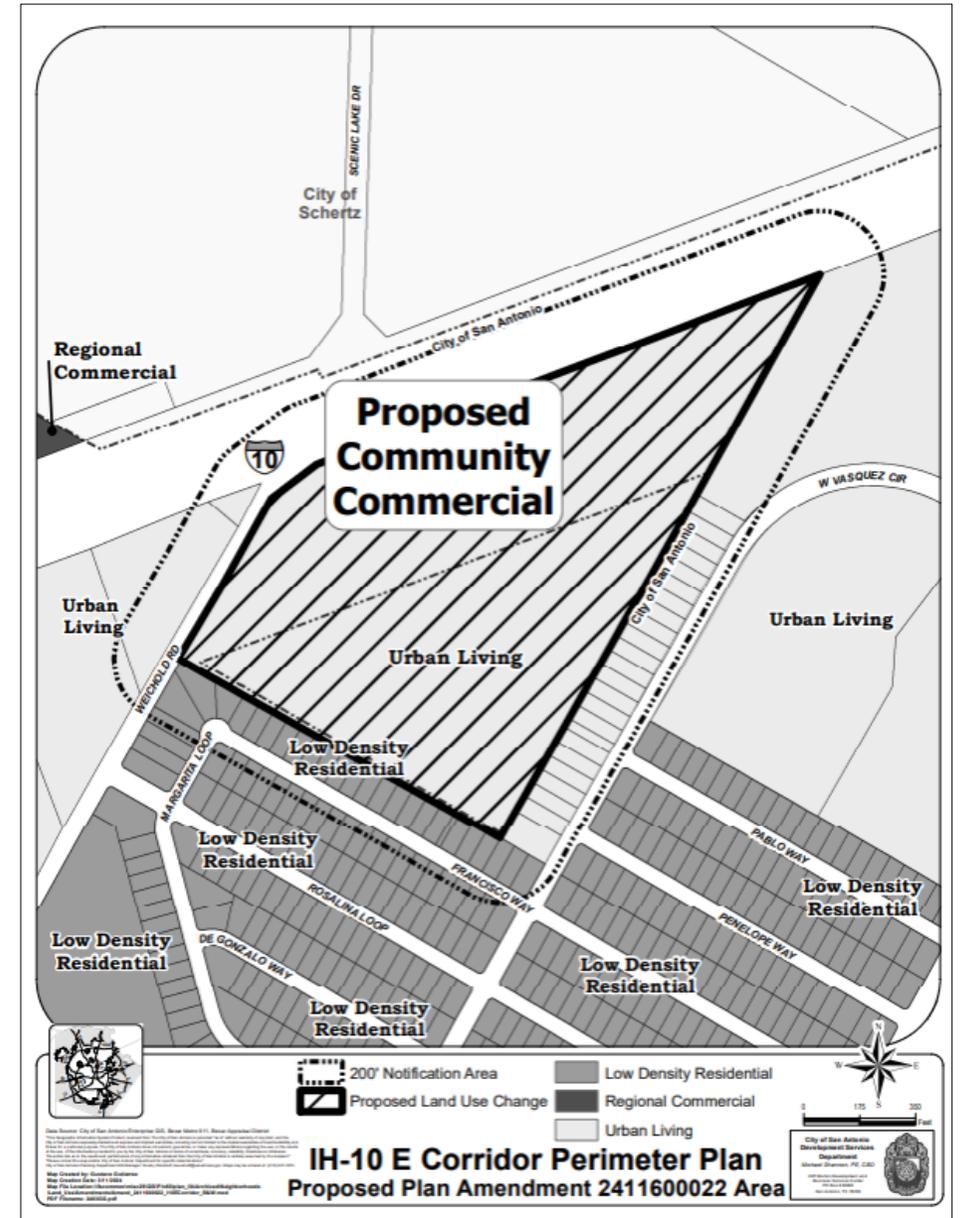
- IH-10 E Corridor Perimeter Plan

### Adopted Future Land Use

- “Urban Living”

### Proposed Future Land Use

- “Community Commercial”



# Item #29

## Z-2024-10700059 CD

### 76 Notices mailed within 200 feet

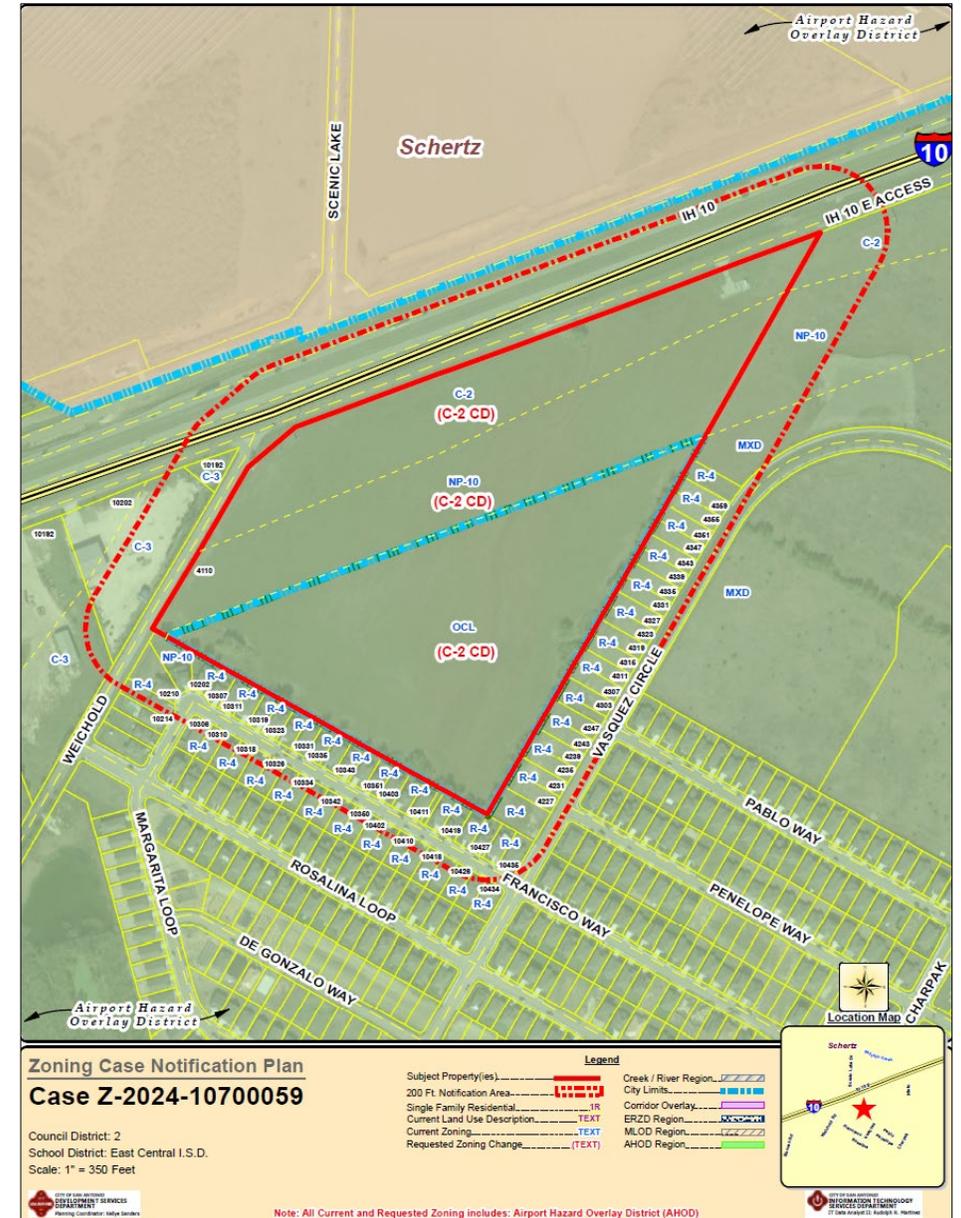
- 20 opposed
- 5 in favor
- No Registered Neighborhood Association
- Outside of 200 feet, 77 opposed

### Current Zoning

- “OCL AHOD” Outside City Limits Airport Hazard Overlay District
- “C-2 AHOD” Commercial Airport Hazard Overlay District
- “NP-10 AHOD” Neighborhood Preservation Airport Hazard Overlay District

### Proposed Zoning (entire parcel)

- “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage





**Subject Property (facing North)**



**Subject Property (facing East)**



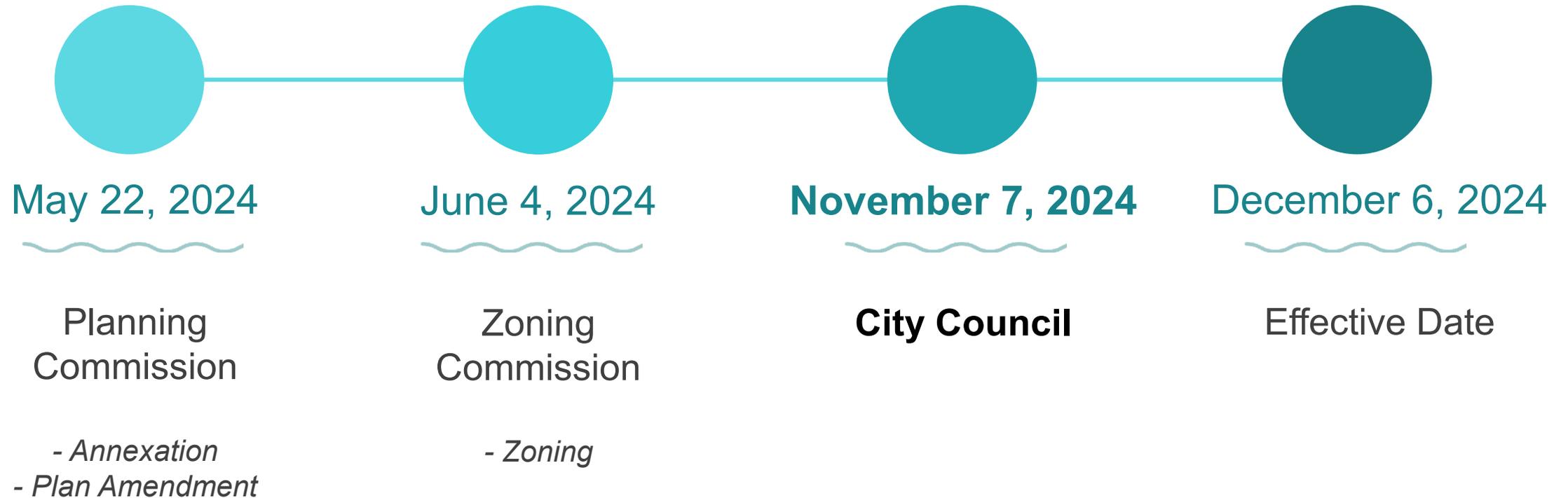
**Subject Property (facing West)**



**Subject Property (facing South)**



# Annexation/Plan Amendment/Zoning Schedule

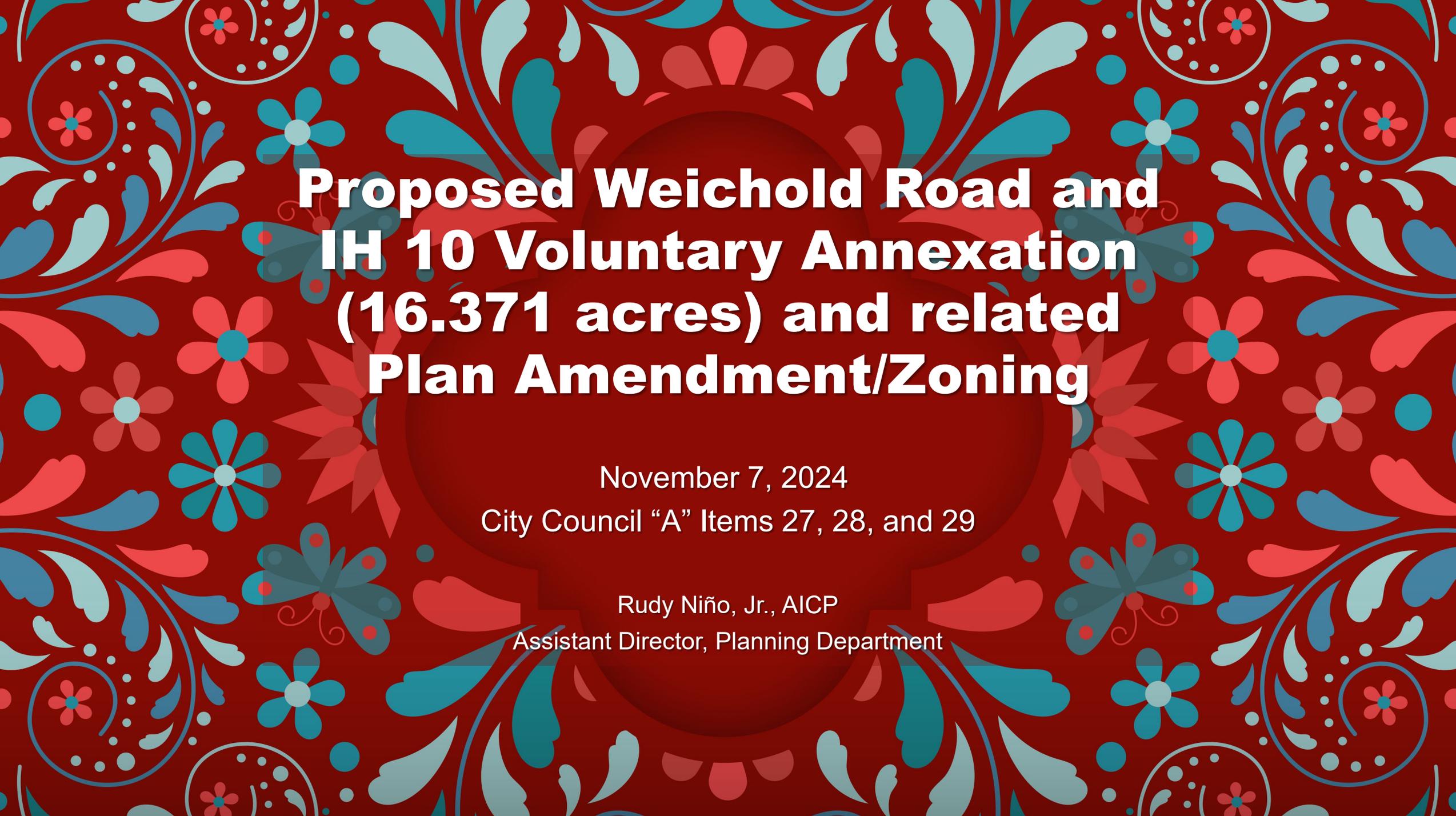


# Recommendations

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Staff recommends Approval of the three Ordinances for:

- Annexation of 16.371 acres and associated Service Agreement as requested by Doggett Freightliner Properties III, LLC
- Plan Amendment *PA-2024-11600022*
- Zoning *Z-2024-10700059 CD*



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