



**Proposed Rosillo Creek
Voluntary Annexation
and related Plan
Amendment/Zoning**

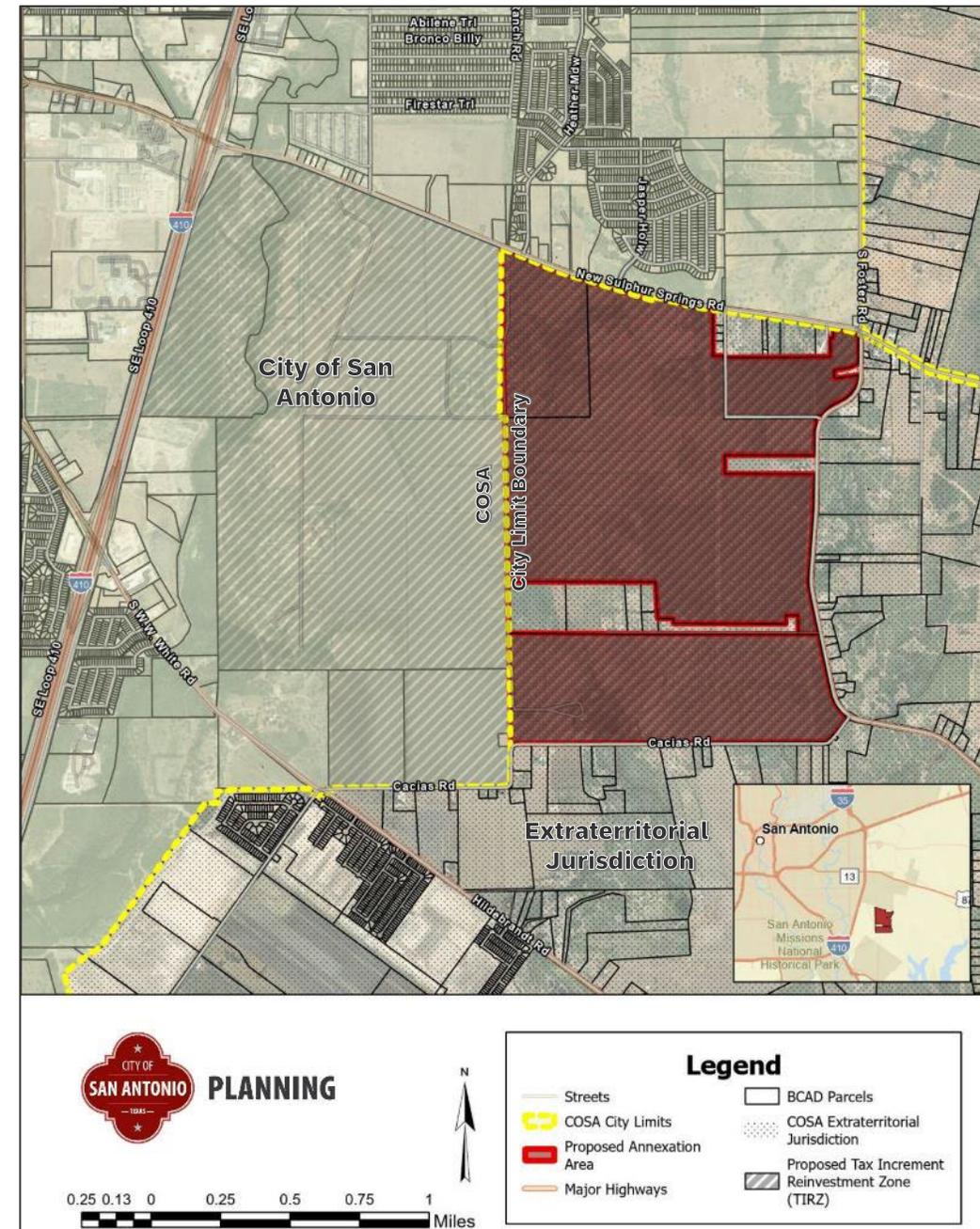
February 20, 2025
City Council "A" Items #25, #26, #27

Bridgett White, AICP
Director, Planning Department

Item #25

Voluntary Annexation

- Proposed Annexation of 794.5 Acres
- Generally located southeast of the intersection of SE Loop 410 and New Sulphur Springs Rd
 - Will be incorporated into City Council District 3
- Request for annexation by current landowner, R City Developments, Inc.
 - Proposed mixed use development to include residential, commercial, and business park land uses
 - Will be incorporated into the Southeast Community Area Plan
 - *Associated Plan Amendment PA-2024-11600040*
 - *Associated Zoning Case Z-2024-10700067*



Service Agreement Analysis & Development

- 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 #26

PA-2024-11600040

Comprehensive Plan Component

- SA Tomorrow Southeast Community Area Plan

Adopted Future Land Use

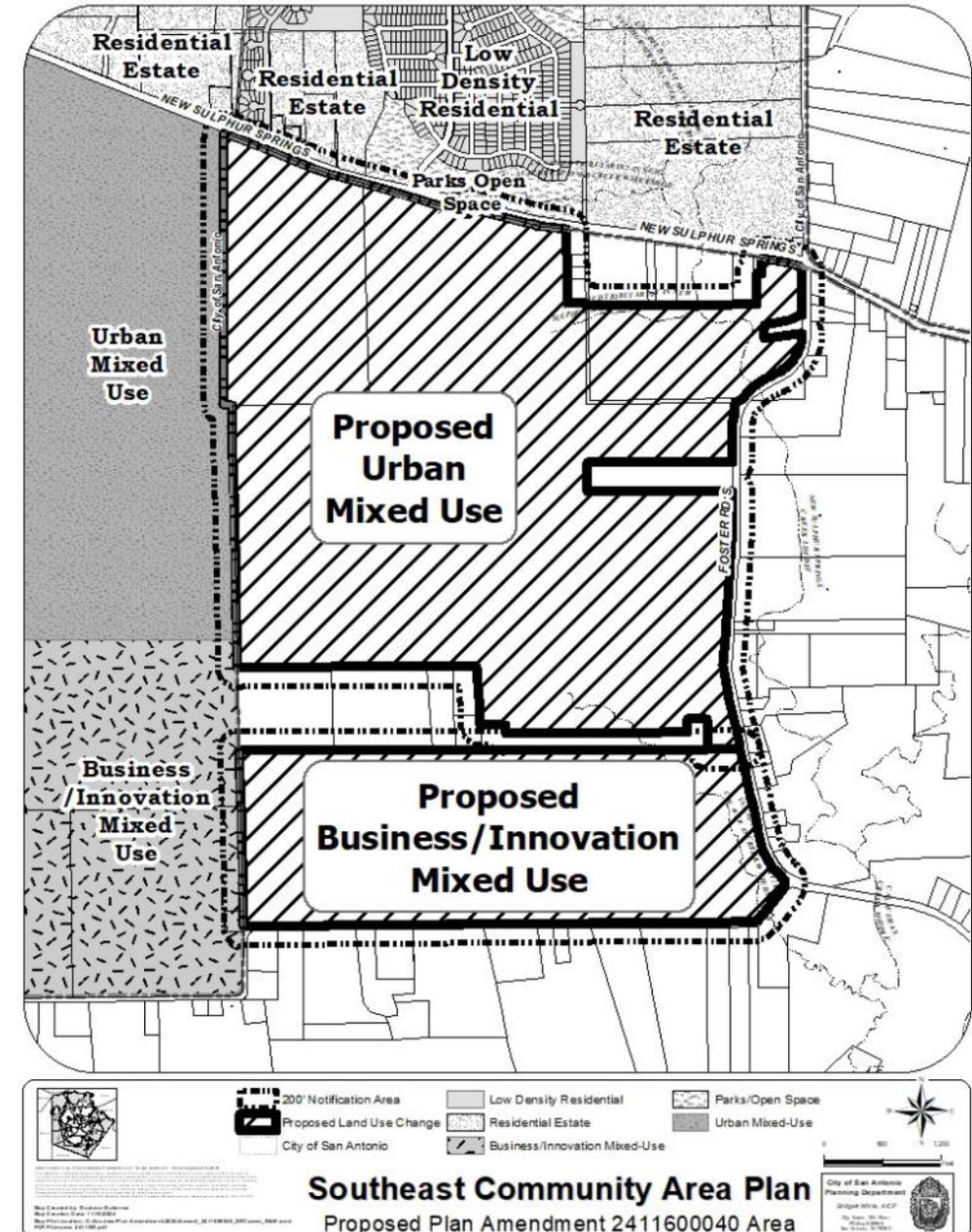
- NA

Proposed Future Land Use

- “Urban Mixed Use” (576.2 ac) and
- “Business/Innovation Mixed Use” (218.3 ac)

125 Notices mailed within 200 feet

- 2 in Favor
- 14 in Opposition
- No Registered Neighborhood Association



Item #27

Z-2024-10700067

Current Zoning

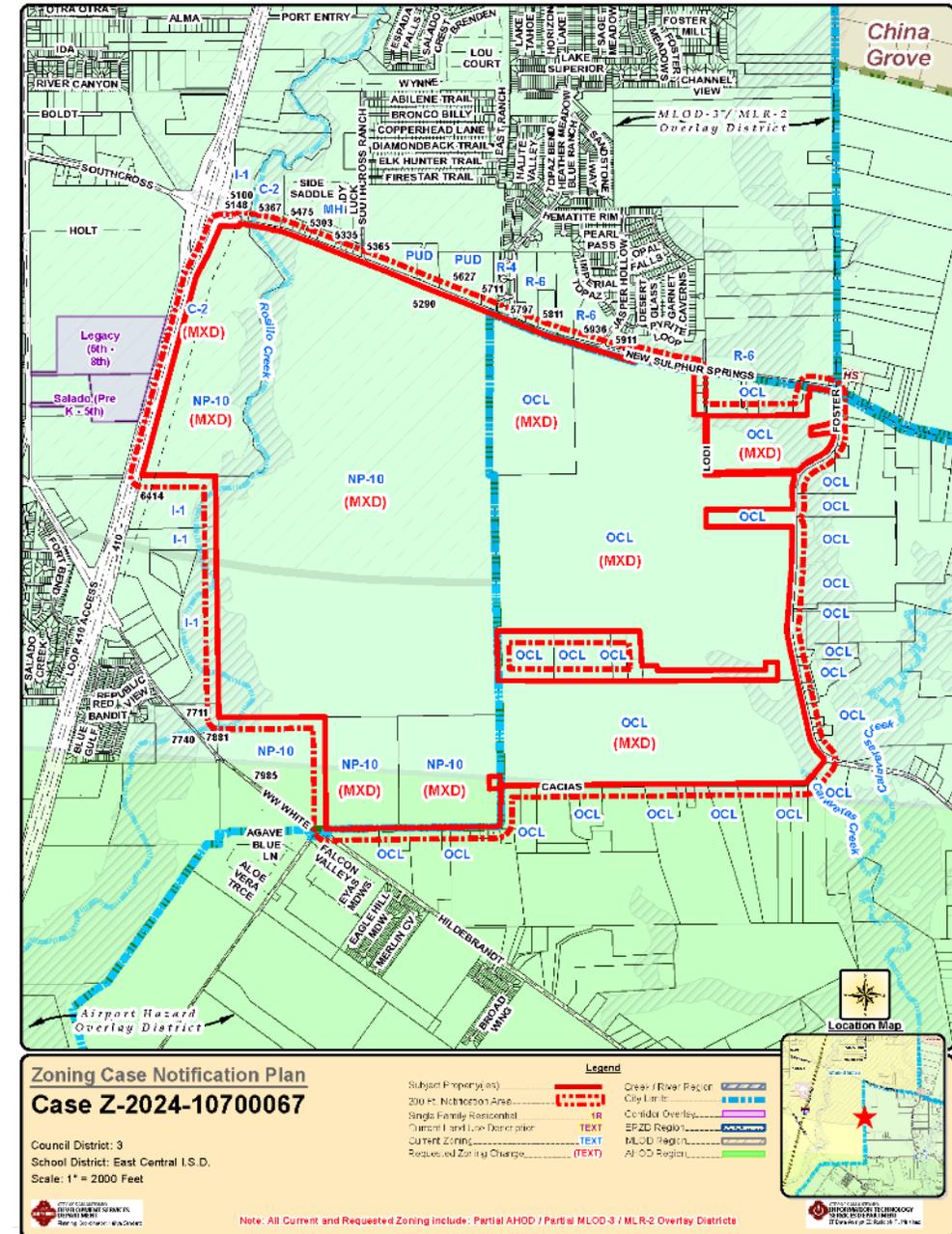
- “C-2” Commercial District
- “NP-10” Neighborhood Preservation District
- “OCL” 794.5 acres

Proposed Zoning (entire parcel)

- “MXD” Mixed-Use District with a maximum residential density of 40 units per acre

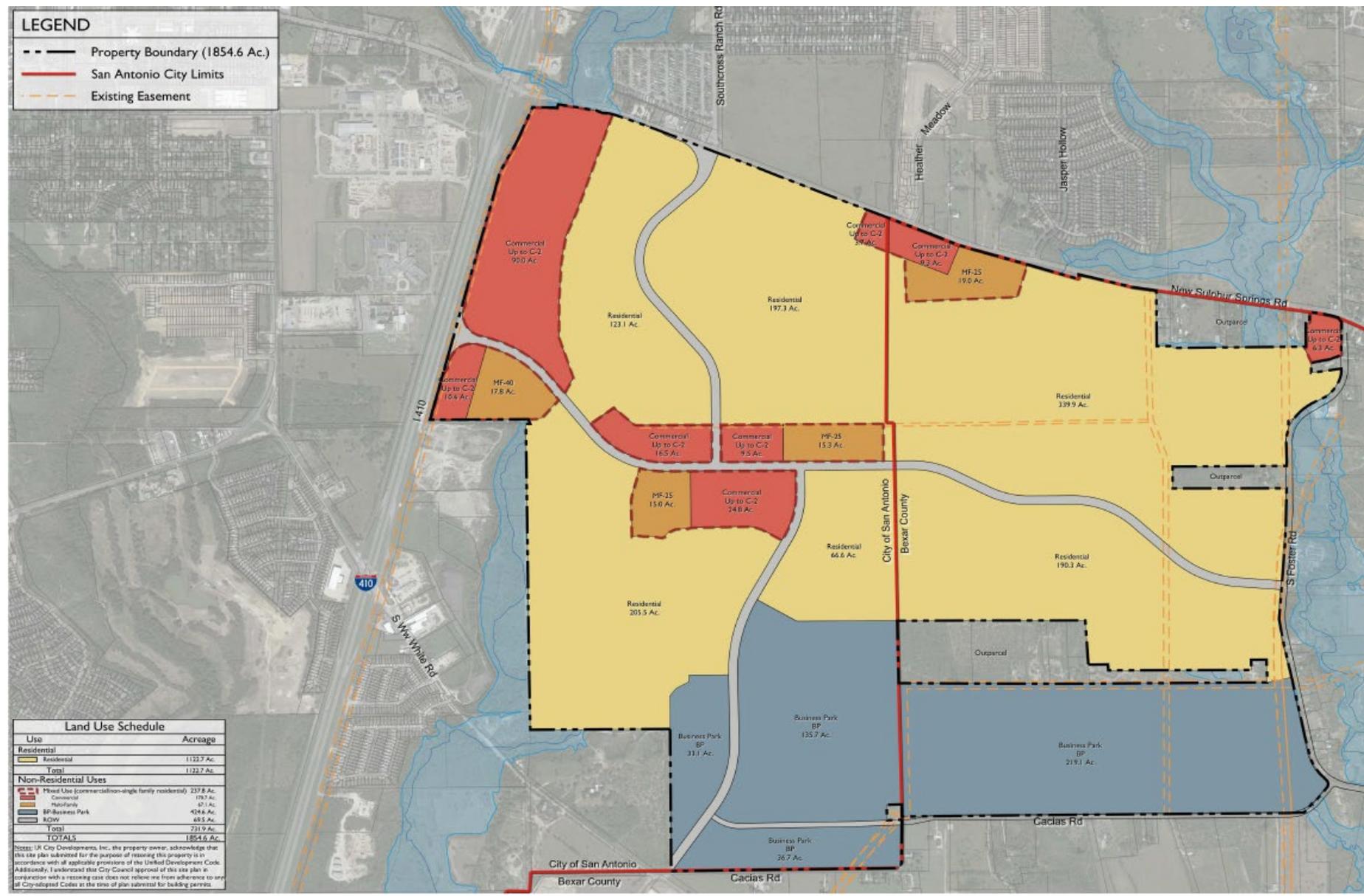
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Land Use Schedule

- Residential - 1,122.7 ac
- Mixed-Use - 237.8 ac
 - Commercial: 170.7 ac
 - Multi-Family: 67.1 ac
- Business Park - 424.6 ac
- ROW - 69.5 ac
- Total acreage: 1,854.6 ac



Subject Property (facing North)



Subject Property (facing East)



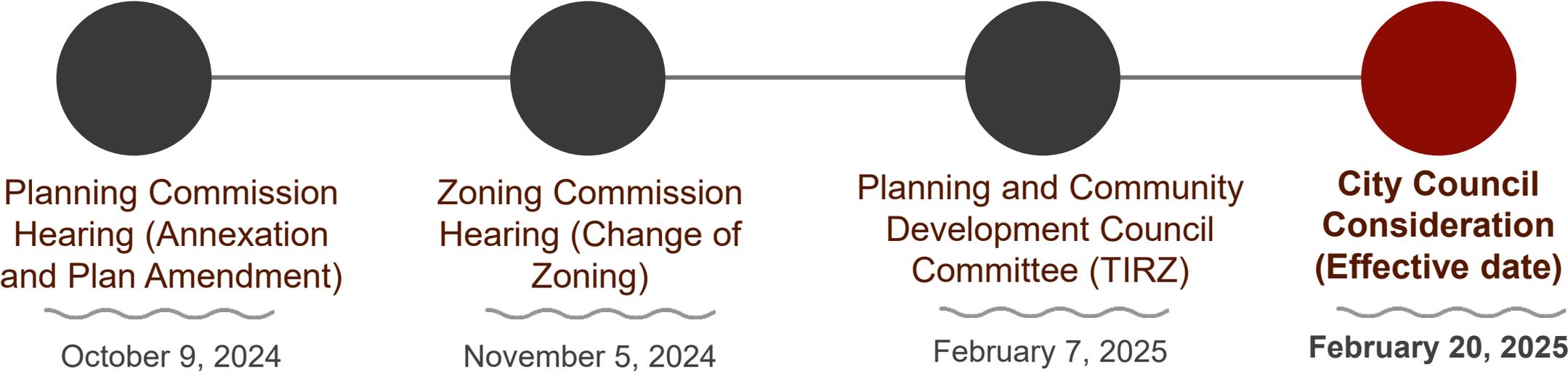
Subject Property (facing West)



Subject Property (facing South)



Project Schedule



Staff Recommendations



Staff recommends Approval of the three Ordinances for:

- Annexation of 794.5 acres and associated Service Agreement as requested by R City Developments, Inc.
- Plan Amendment *PA-2024-11600040*
- Zoning *Z-2024-10700067*



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