



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

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

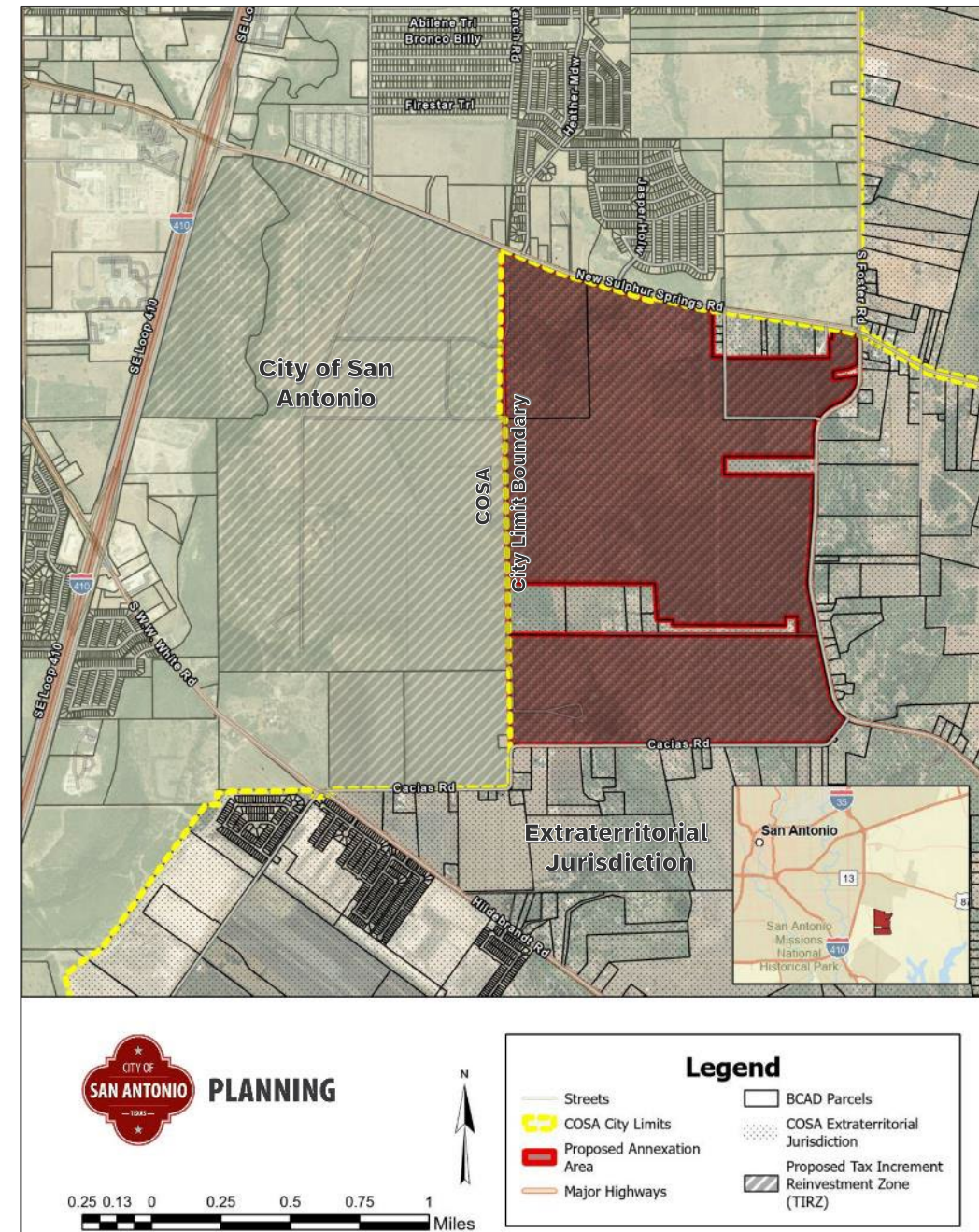
Bridgett White, AICP  
Director, Planning Department



# 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

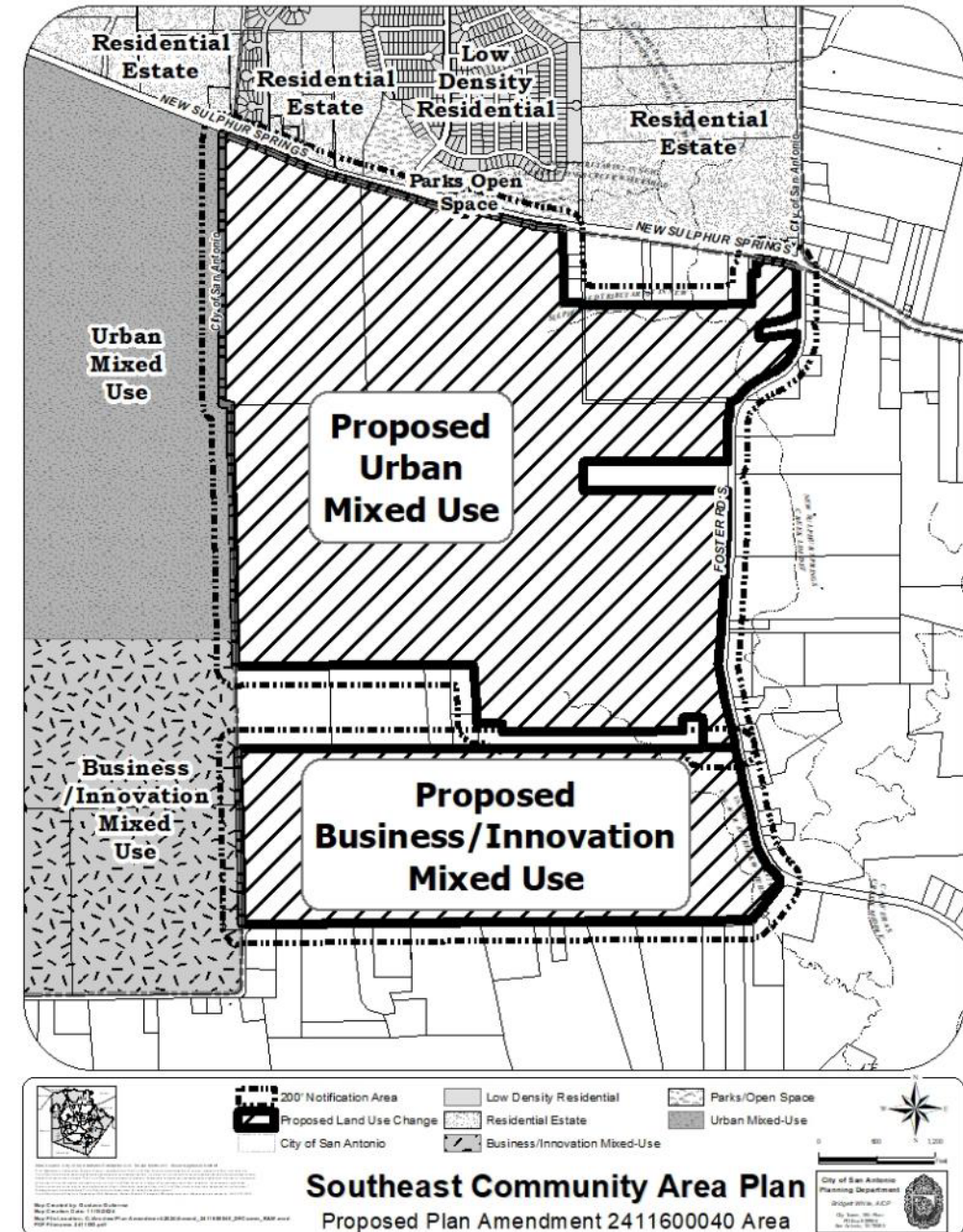
- NA

### 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

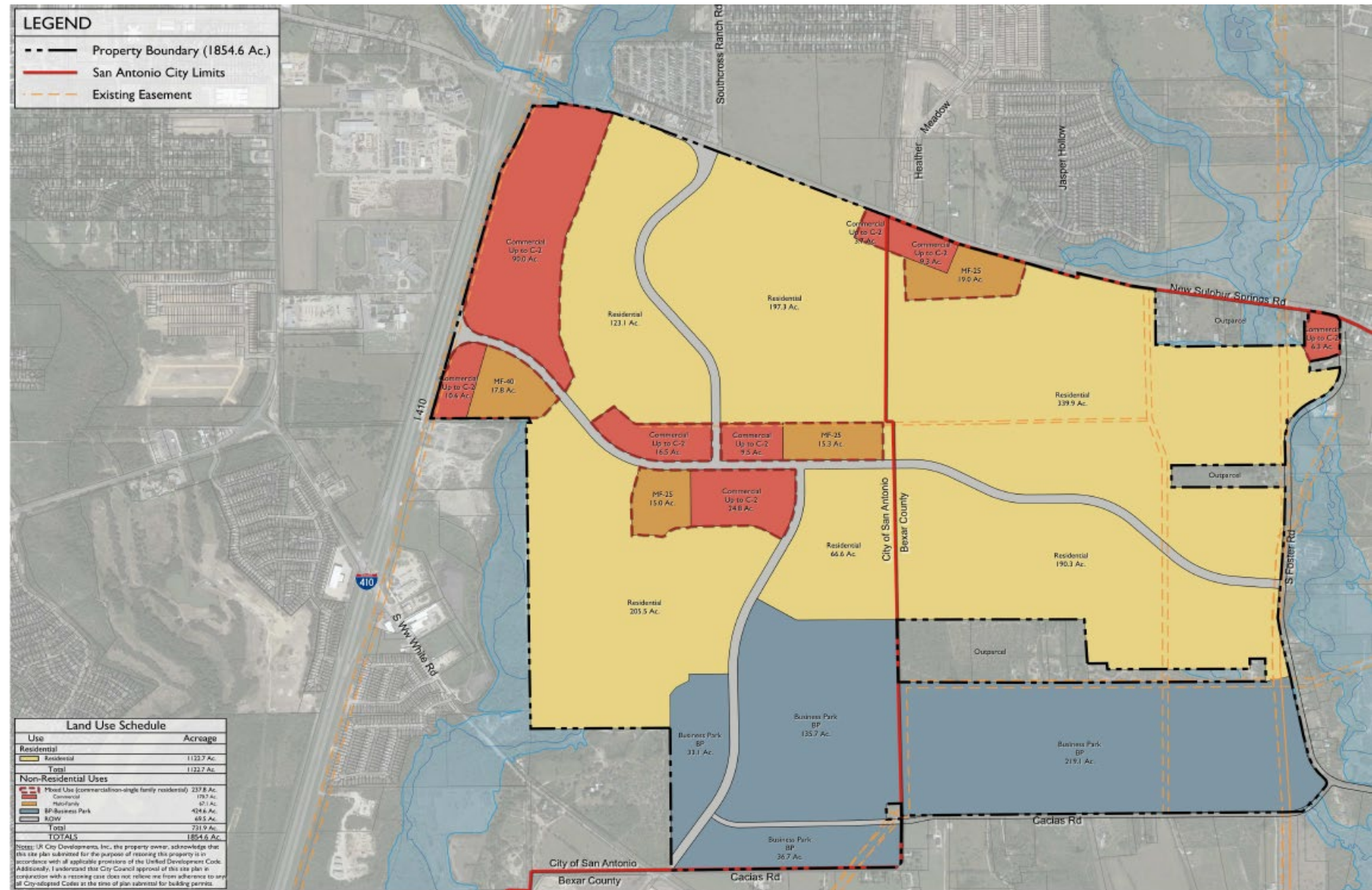






# Land Use Schedule

- 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)**



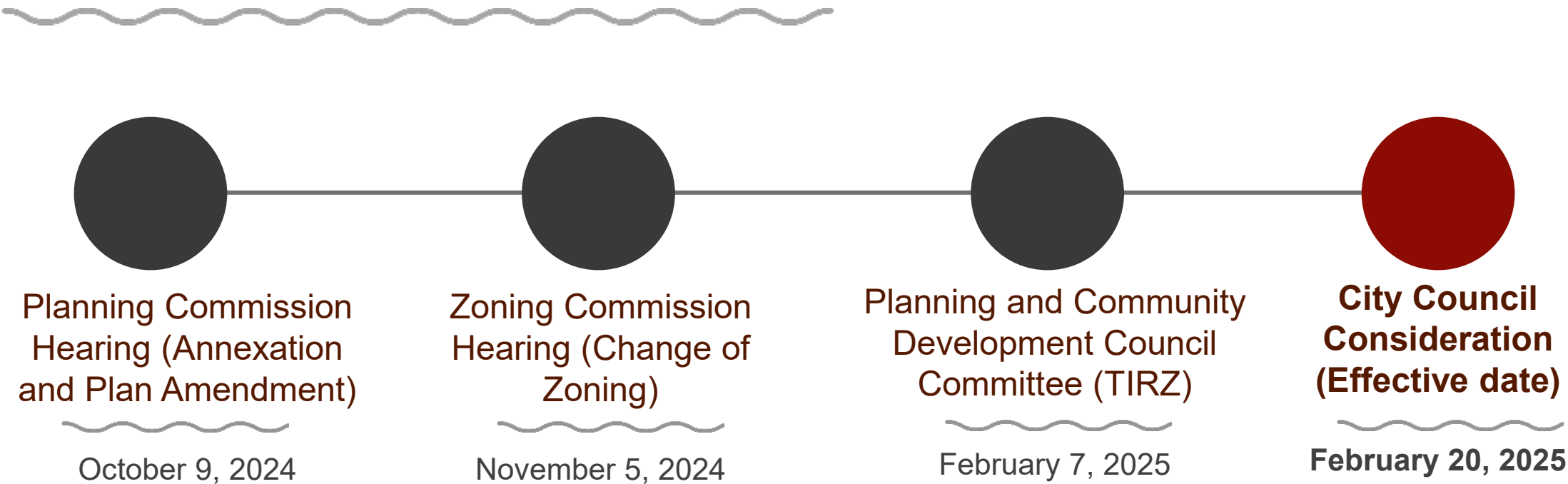
**Subject Property (facing West)**



**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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