



Proposed Weichold Road I.H. 10 Voluntary Annexation (16.371 acres); and related Plan Amendment/Zoning

October 17, 2024

City Council “A” Session - Items 26, 27 and 28

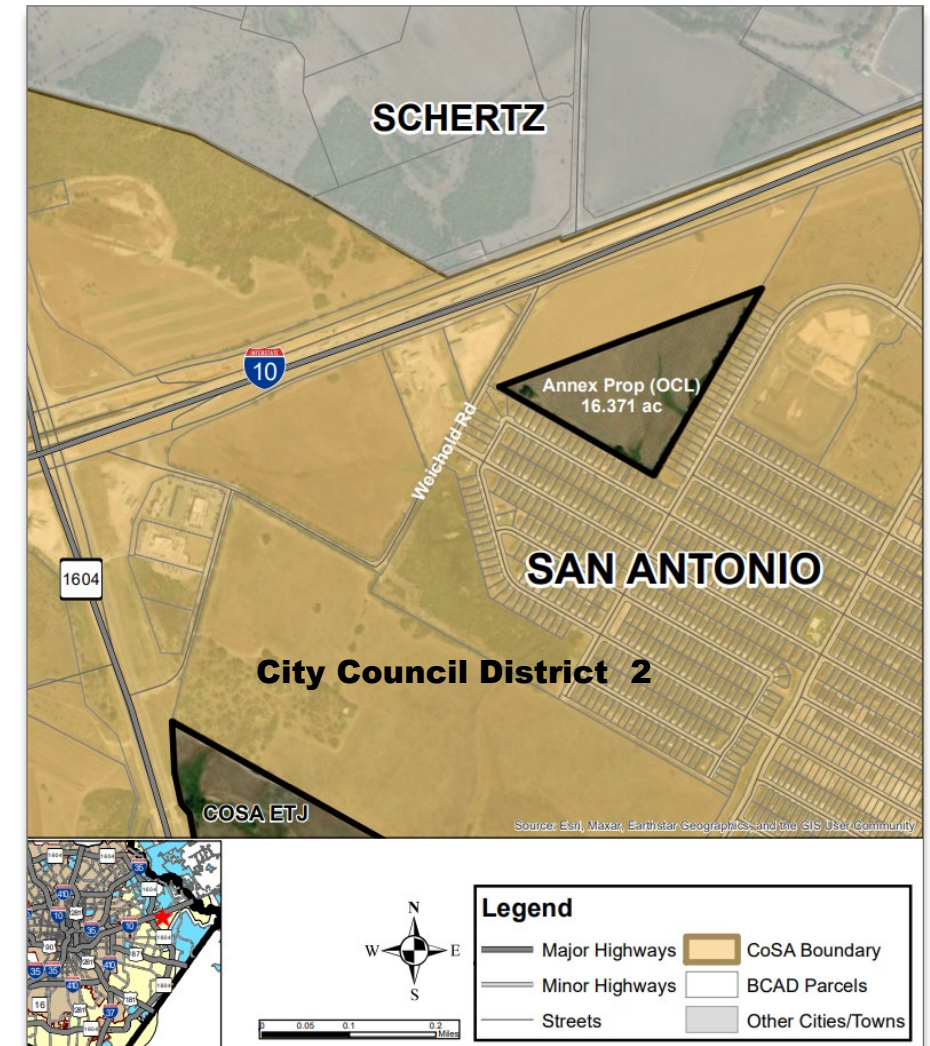
Rudy Nino, Jr, AICP

Assistant Director, Planning Department

Item #26

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' agreement (2017)
- Request for annexation by current landowner, Doggett Freightliner Properties III, LLC
 - Proposed Development of Freightliner Sales and Servicing



Service Agreement Analysis & Development

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



Item #27

PA-2024-11600022

76 Notices mailed within 200 feet

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

Comprehensive Plan Component

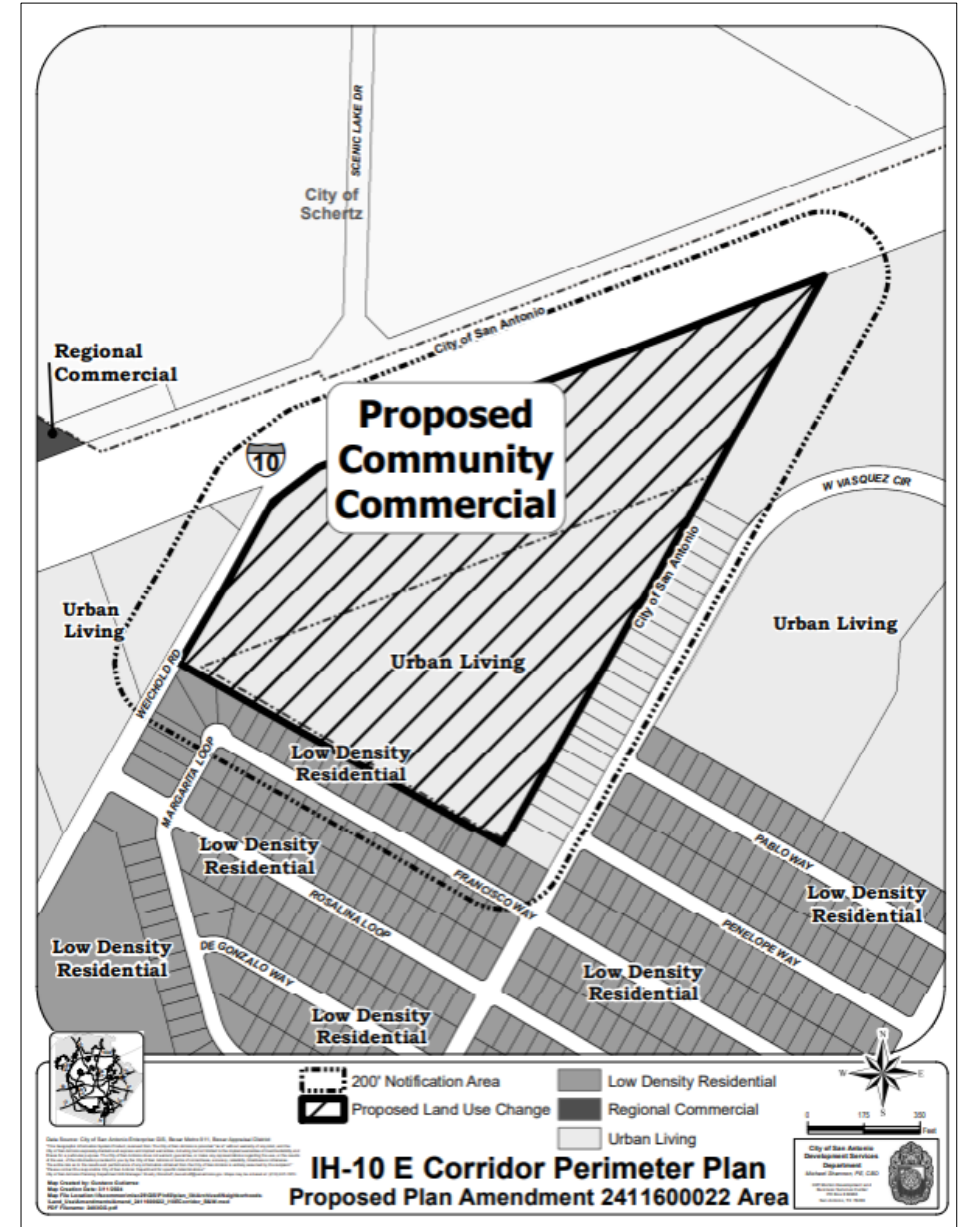
- IH-10 E Corridor Perimeter Plan

Current Future Land Use

- “Urban Living”

Requested Future Land Use

- “Community Commercial”



Item #28

Z-2024-10700059 CD

76 Notices mailed within 200 feet

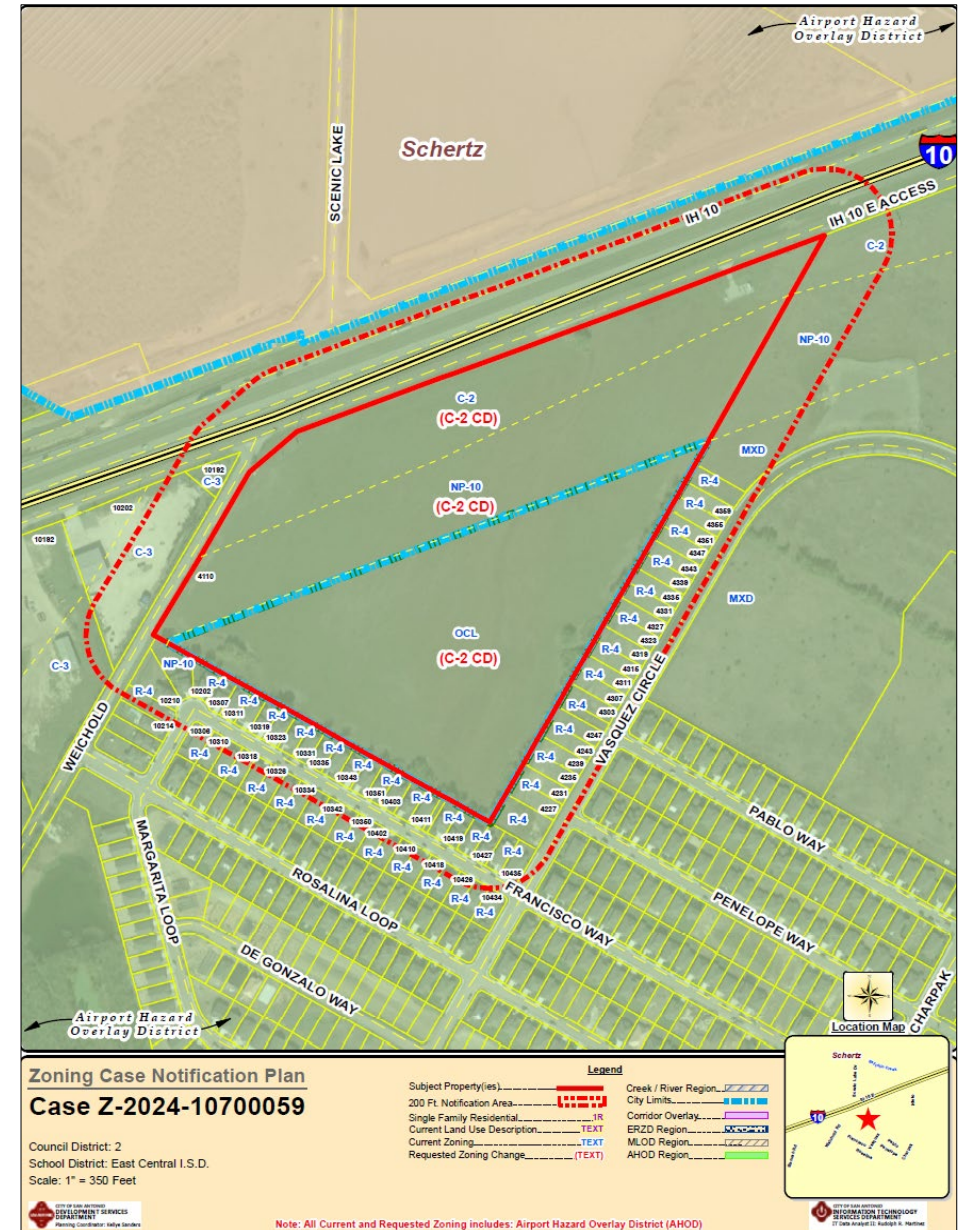
- 20 opposed
- 5 in favor
- No Registered Neighborhood Association

Current Zoning

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

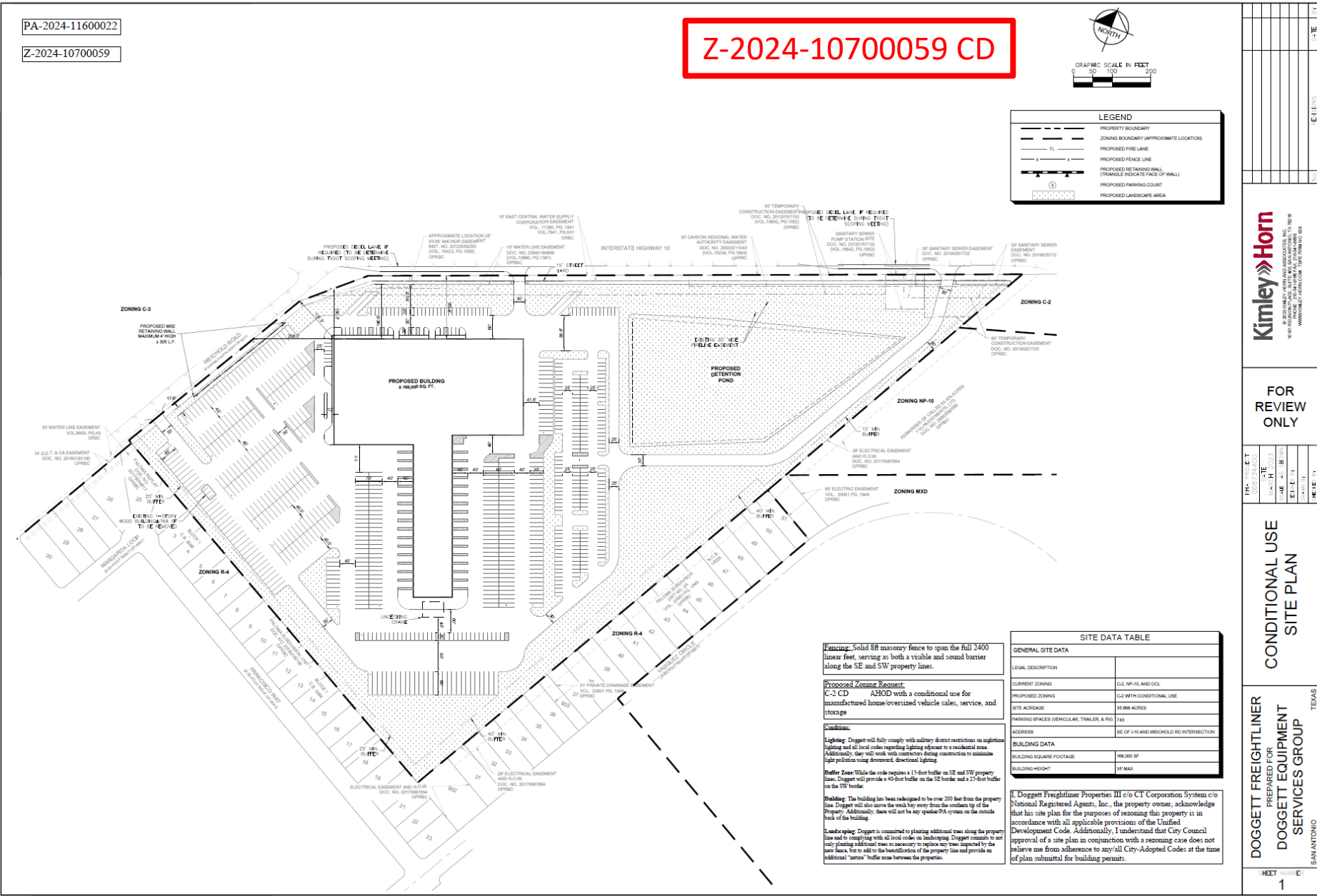
Proposed Zoning (entire parcel)

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



Zoning Site Plan Notes

- 25 ft buffer on SW side
- 40 ft buffer on the SE side
- Solid 8 ft fencing, 2,400 linear ft, visual and sound barrier
- Greenery along fence
- Building 200 ft from property line
- No speaker/PA system rear of building



Subject Property (facing North)



Subject Property (facing East)



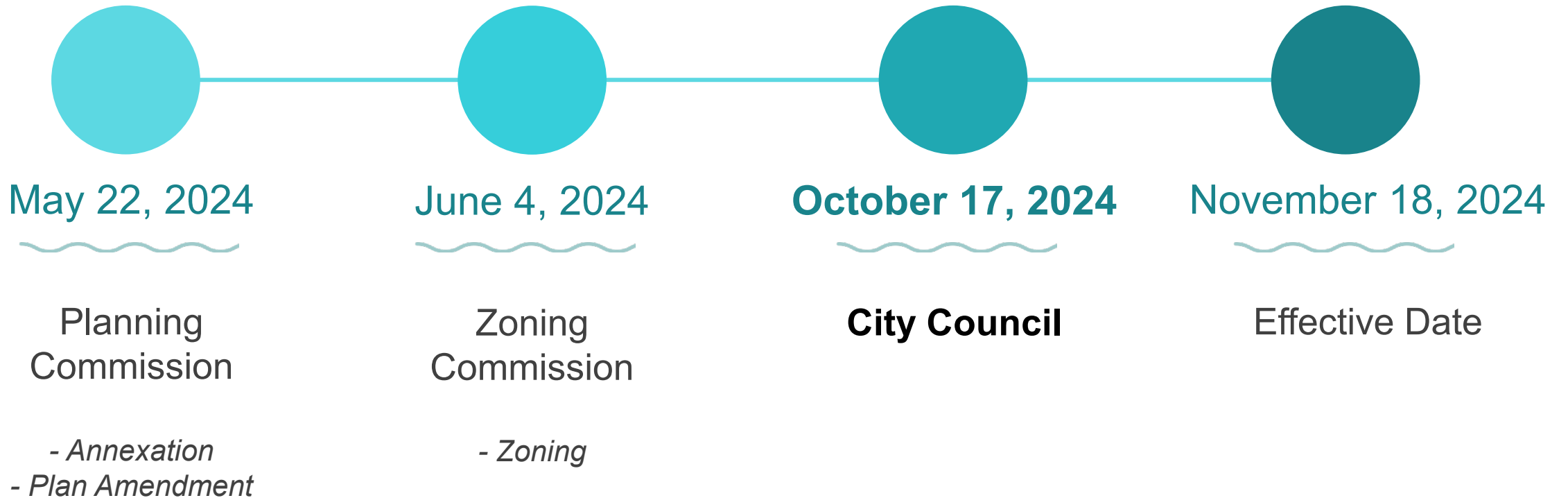
Subject Property (facing West)



Subject Property (facing South)



Annexation/Plan Amendment/Zoning Schedule



Recommendations

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*



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

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Assistant Director, Planning Department