



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

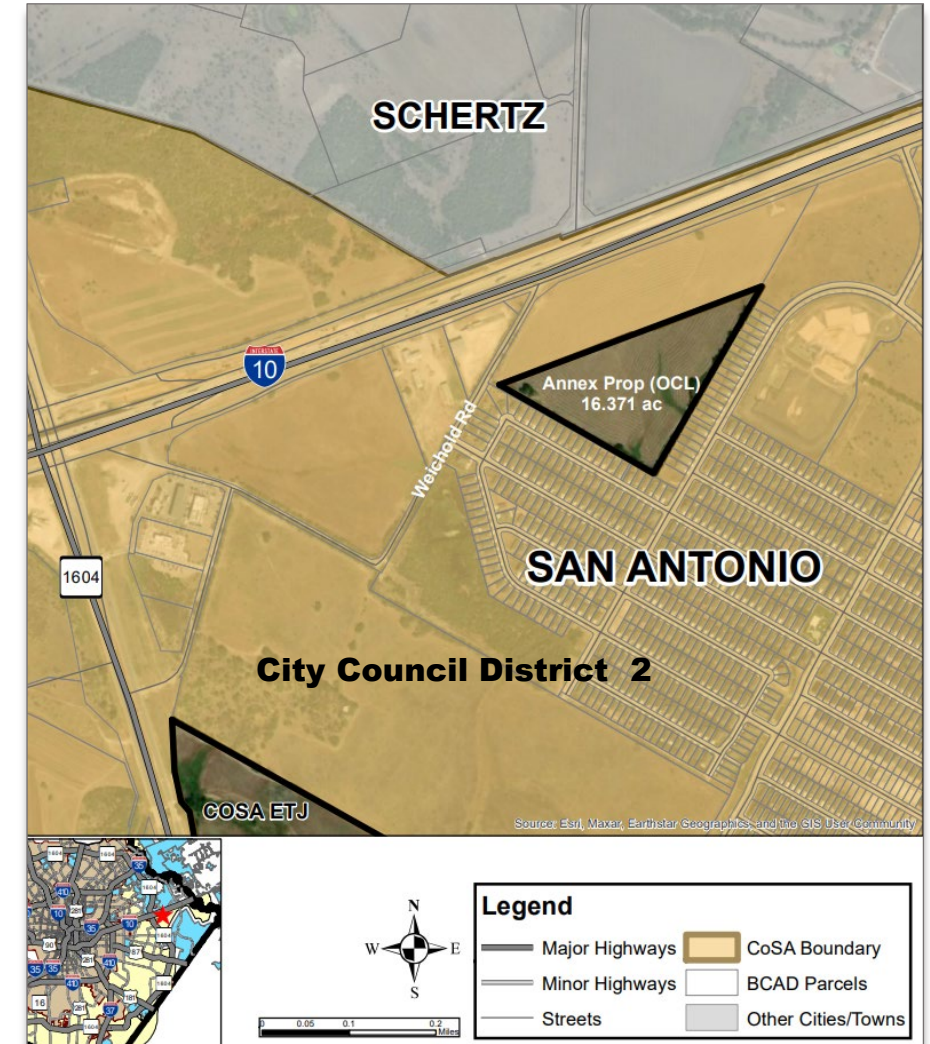
November 21, 2024  
City Council “A” Items 41, 42, and 43

Rudy Niño, Jr, AICP  
Assistant Director, Planning Department

# Item #41

## 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 #42**  
**PA-2024-11600022**

## 76 Notices mailed within 200 feet

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

## Comprehensive Plan Component

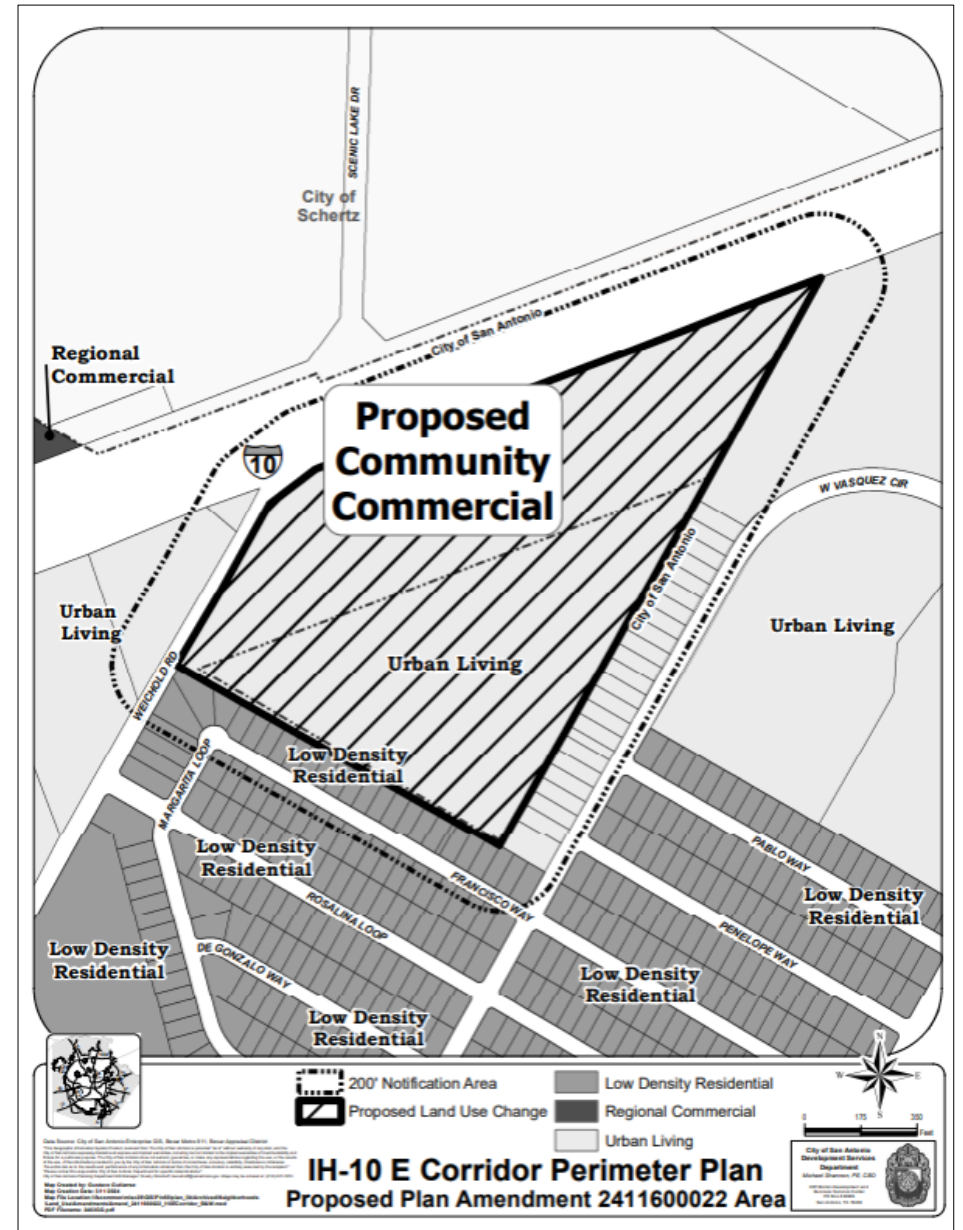
- IH-10 E Corridor Perimeter Plan

## Adopted Future Land Use

- “Urban Living”

## Proposed Future Land Use

- “Community Commercial”



# Item #43

## Z-2024-10700059 CD

### 76 Notices mailed within 200 feet

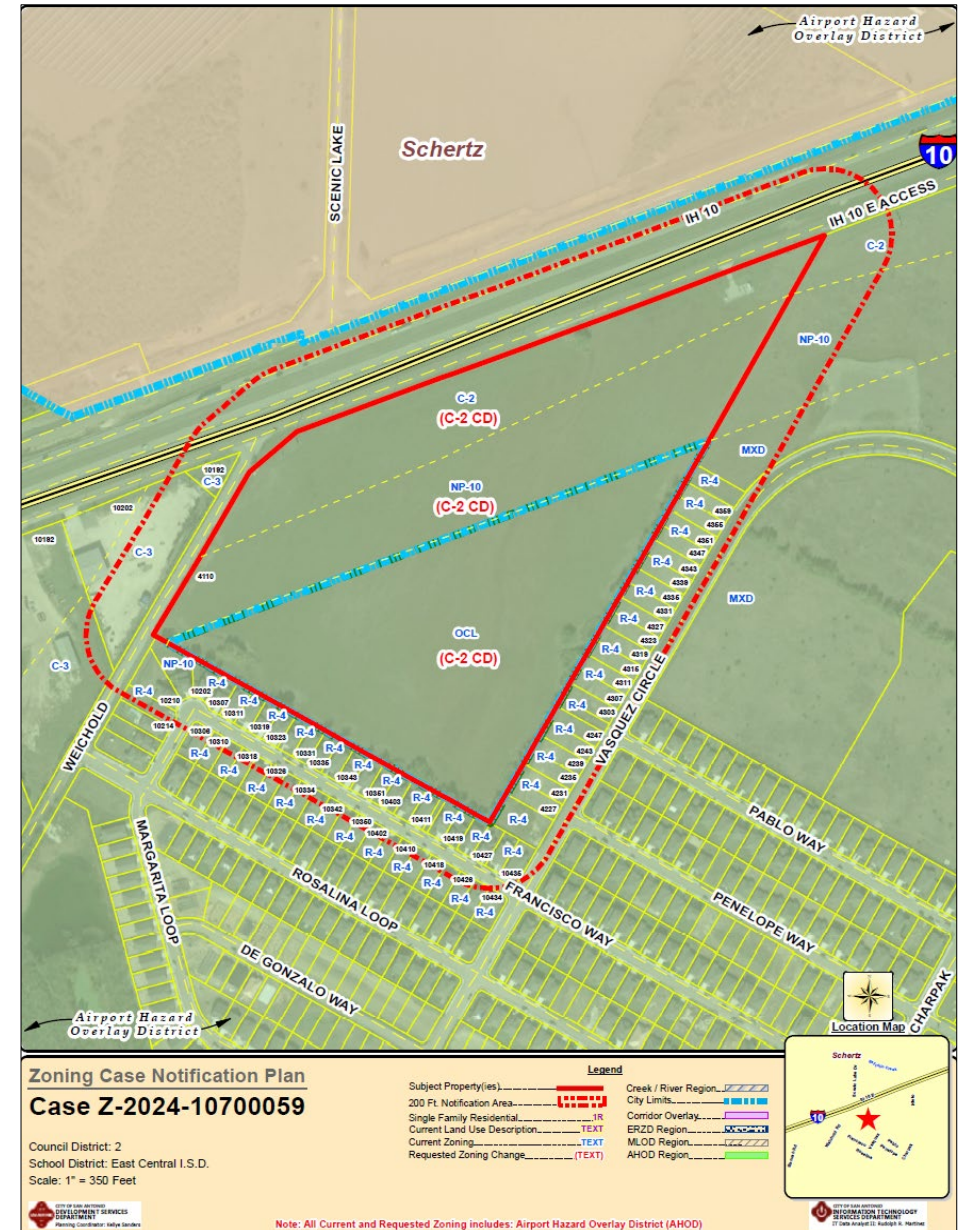
- 20 opposed
- 5 in favor
- No Registered Neighborhood Association
- Outside of 200 feet, 77 opposed

### 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)

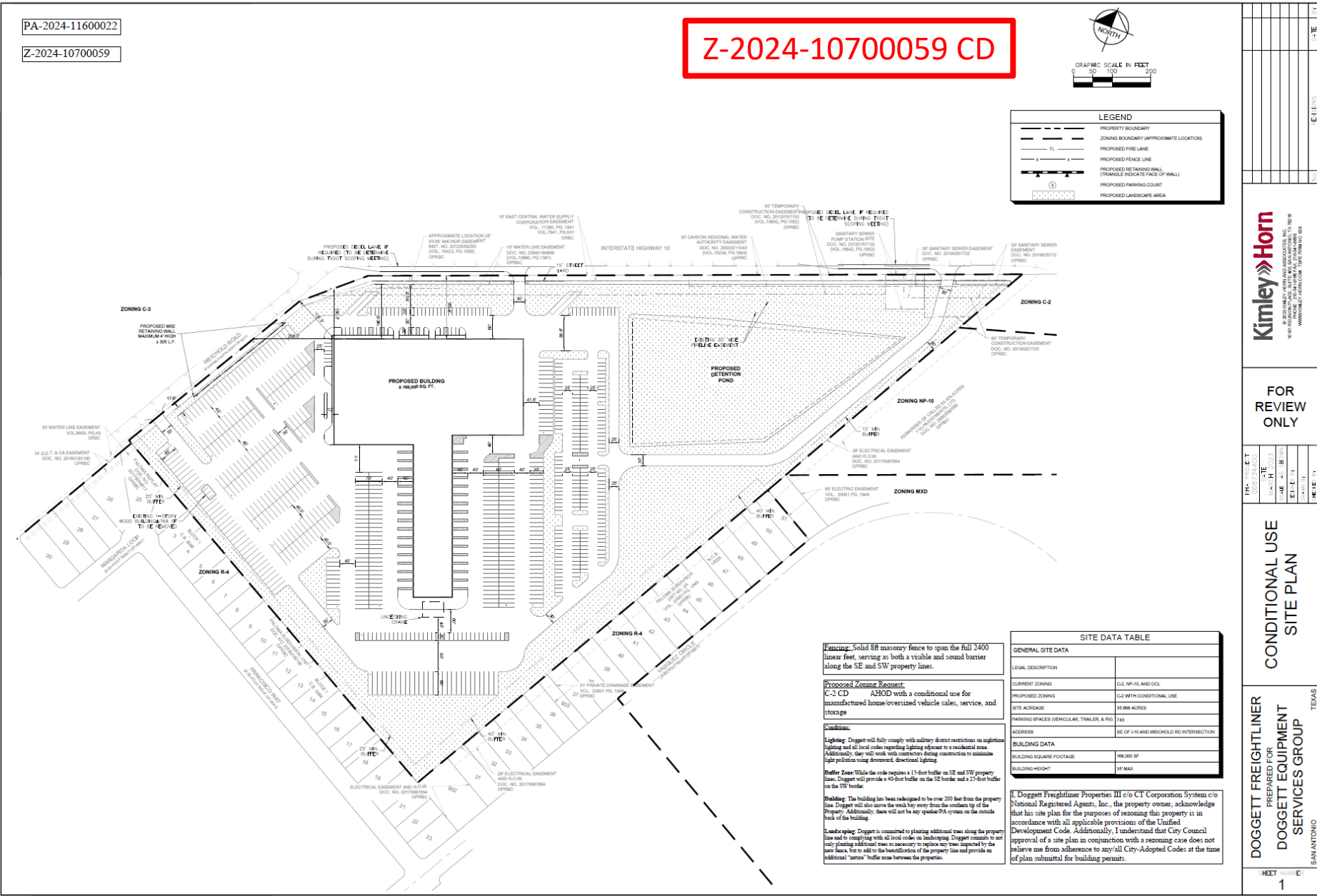
- “C-2 CD AHOD” Commercial Airport Hazard Overlay District with a Conditional Use for Manufactured Home/Oversize Vehicle Sales, Service, and Storage





# 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)**



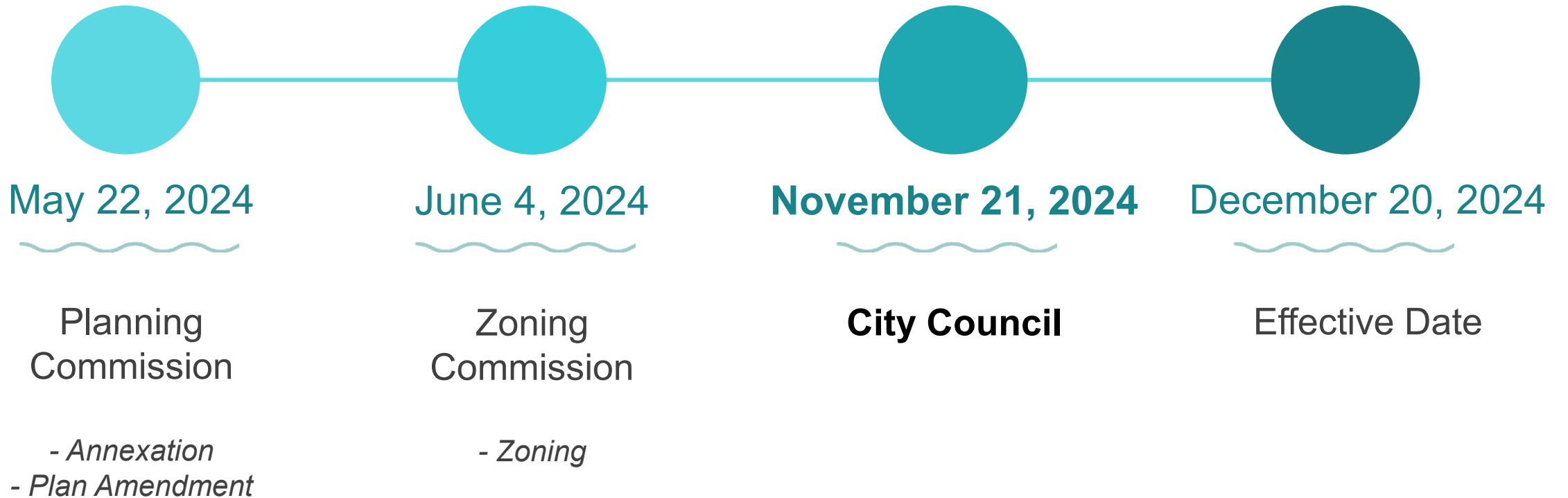
**Subject Property (facing West)**



**Subject Property (facing South)**



# Annexation/Plan Amendment/Zoning Schedule





# Recommendations

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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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