

Annexation of Properties Addressed at 5706 Coleman Way and 13592 Campground Road

- PA-2022-11600081
- Z-2022-10700215

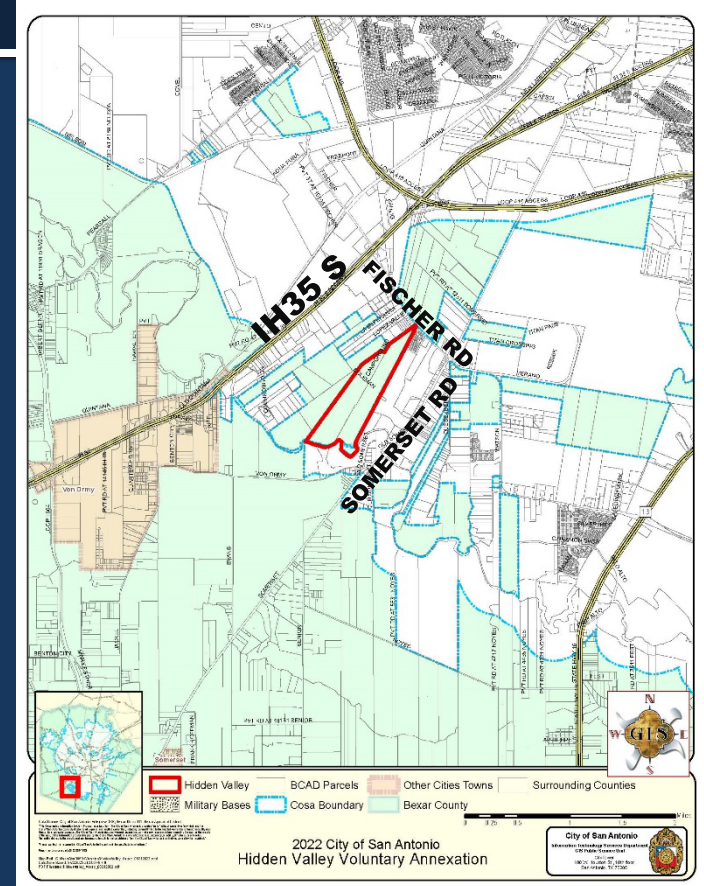
City Council 'A' Session
Agenda Items #32, 33, & 34
December 1, 2022

Bridgett White, AICP
Director
Planning Department



Hidden Valley Properties Annexation

- 246.94 acres (two tracts) of land currently has an RV/MH Park
- Landowners (Hidden Valley MH Community, LLC and Jack Woods Coleman Shelter Trust & Hidden Valley RV Park, LLC) signed development agreements in 2017 and are now requesting:
 - Annexation for facility expansion
 - Land Use change from Suburban Tier to Neighborhood Mixed-Use
 - Mixed Use District (MXD) Zoning
- City Council District 4



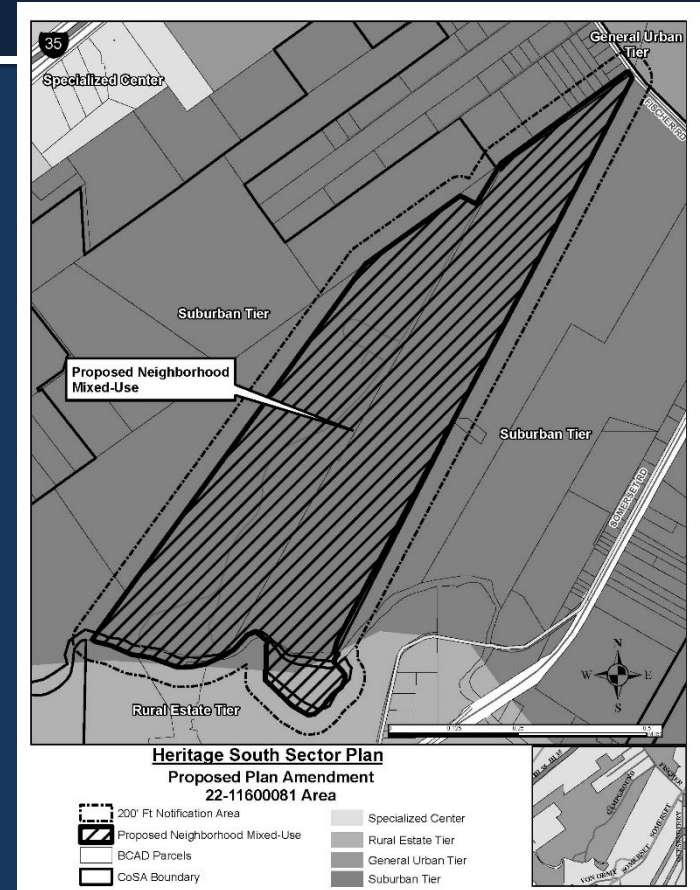
Service Agreement Analysis & Development

- Required by state law for all annexations. Addresses city services to be implemented.
- Service Agreement includes police, fire, solid waste, recycling, streets, sidewalks, parks and library services as well as capital improvements.



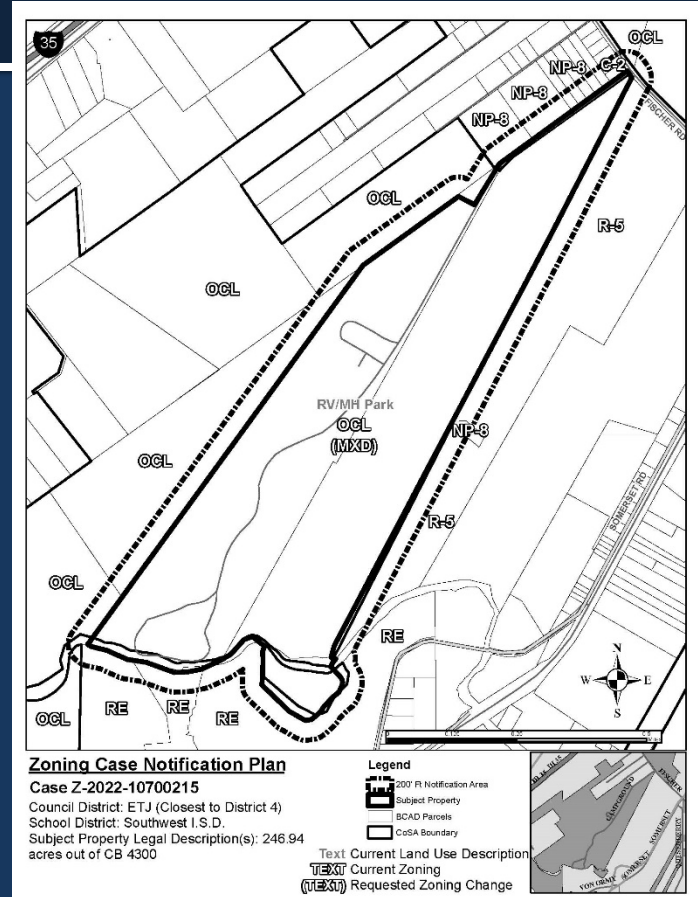
PA 2022 – 11600081

- 15 Notices Mailed
 - 0 in Favor
 - 0 in Opposition
 - No Neighborhood Association
- Currently Adopted “Suburban Tier”
- Proposed “Neighborhood Mixed-Use” in the Heritage South Sector Plan



Z2022 – 10700215

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 - 0 in Favor
 - 0 in Opposition
 - No Neighborhood Association



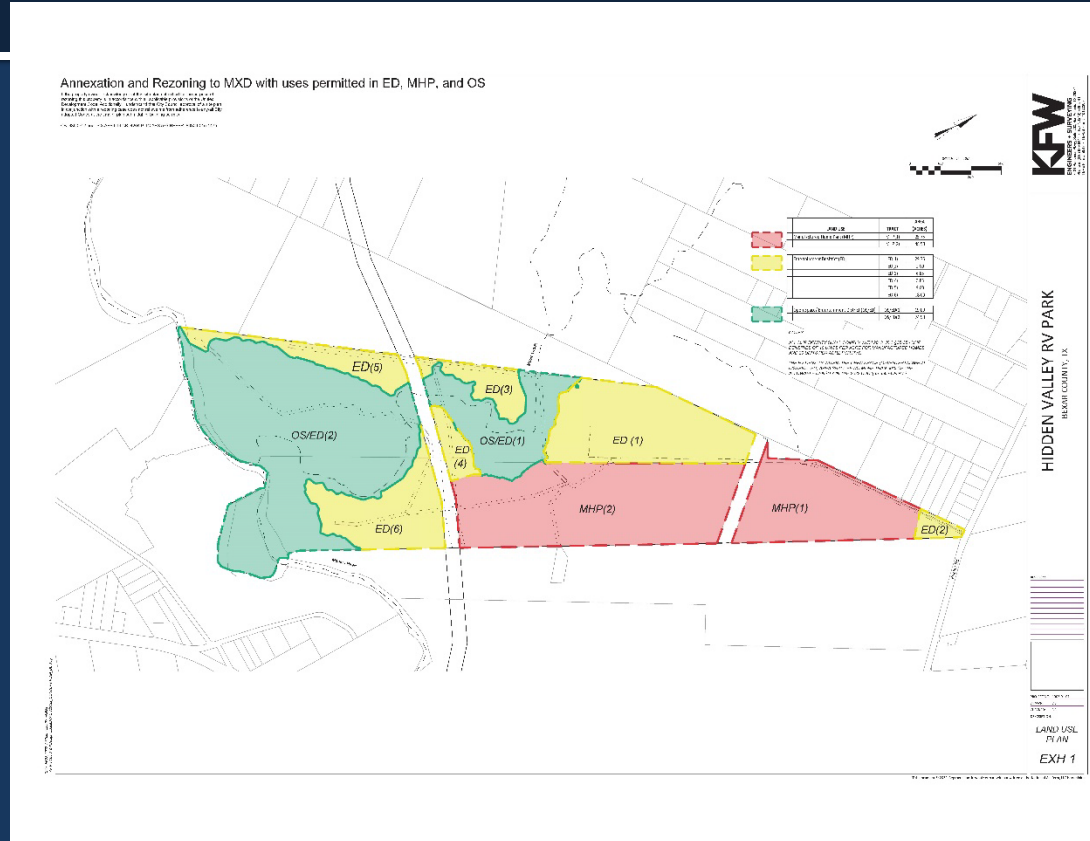
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■ Current:

- “OCL” Outside City Limits

■ Proposed:

- “MXD MLOD-2 MLR-2 AHOD” Mixed Use Lackland AFB Annex Military Lighting Overlay District 2 Military Lighting Region 2 Airport Hazard Overlay



Subject Property and Aerial



Annexation/PA/Zoning Schedule (2022)

Planning Commission Hearing	Zoning Commission Hearing	City Council Public Hearing & Consideration	Effective Date
October 26 (Annexation and Plan Amendment)	November 1	December 1	December 30

Recommendation

Staff recommends approval of the Ordinance for the annexation of 246.94 acres, as requested by the landowners (Hidden Valley MH Community, LLC and Jack Woods Coleman Shelter Trust & Hidden Valley RV Park, LLC), and the related Service Agreement. Staff also recommends approval of the Ordinances for the Plan Amendment and Zoning of the properties.

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