

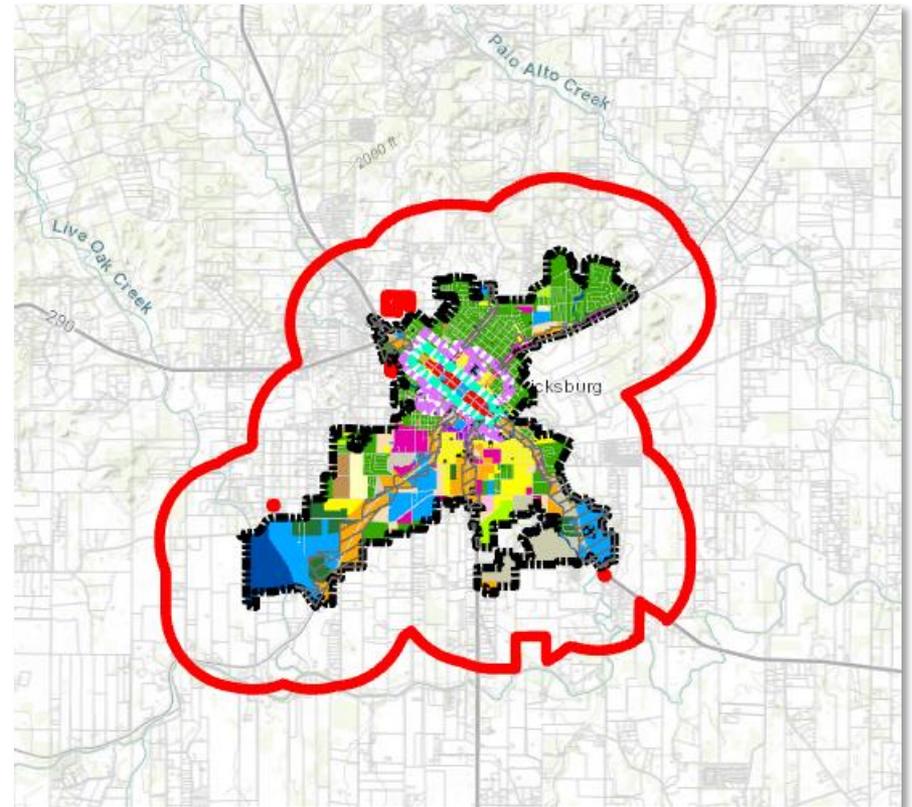


Special City Council Meeting

February 4, 2025

Annexation Discussion Agenda

- 1. Current State of Texas Annexation Laws**
- 2. City Annexation Procedures**
- 3. Development Trends**
- 4. Annexation Considerations**



State of Texas Annexation Law

Qualifying Properties

- **Contiguous to City Limits**
- **Legal Frontage on Public ROW (within ETJ)**
- **ETJ Petition (contiguous with current ETJ)**

Voluntary Annexation Process

- **1 Public Hearing and Development Agreement**
- **2 Public Hearings Required for Public ROW**
- **Zoning/Land Use Designations (Timing)**

Current City Annexation Procedures

Submittal Requirements

- **Development Review Committee (DRC) Pre-Application Meeting**
- **Completed Application Form**
 - **Draft Development/Annexation Agreement**
 - **Petition (Notarized)**
 - **Survey**

Annexation Schedule

- **Coordination with City Attorney**
- **Legal Notices**

Public Hearings

- **Planning and Zoning Commission (Zoning)**
- **City Council (Annexation & Zoning)**

Development Trends (Housing)

Single Family Residential

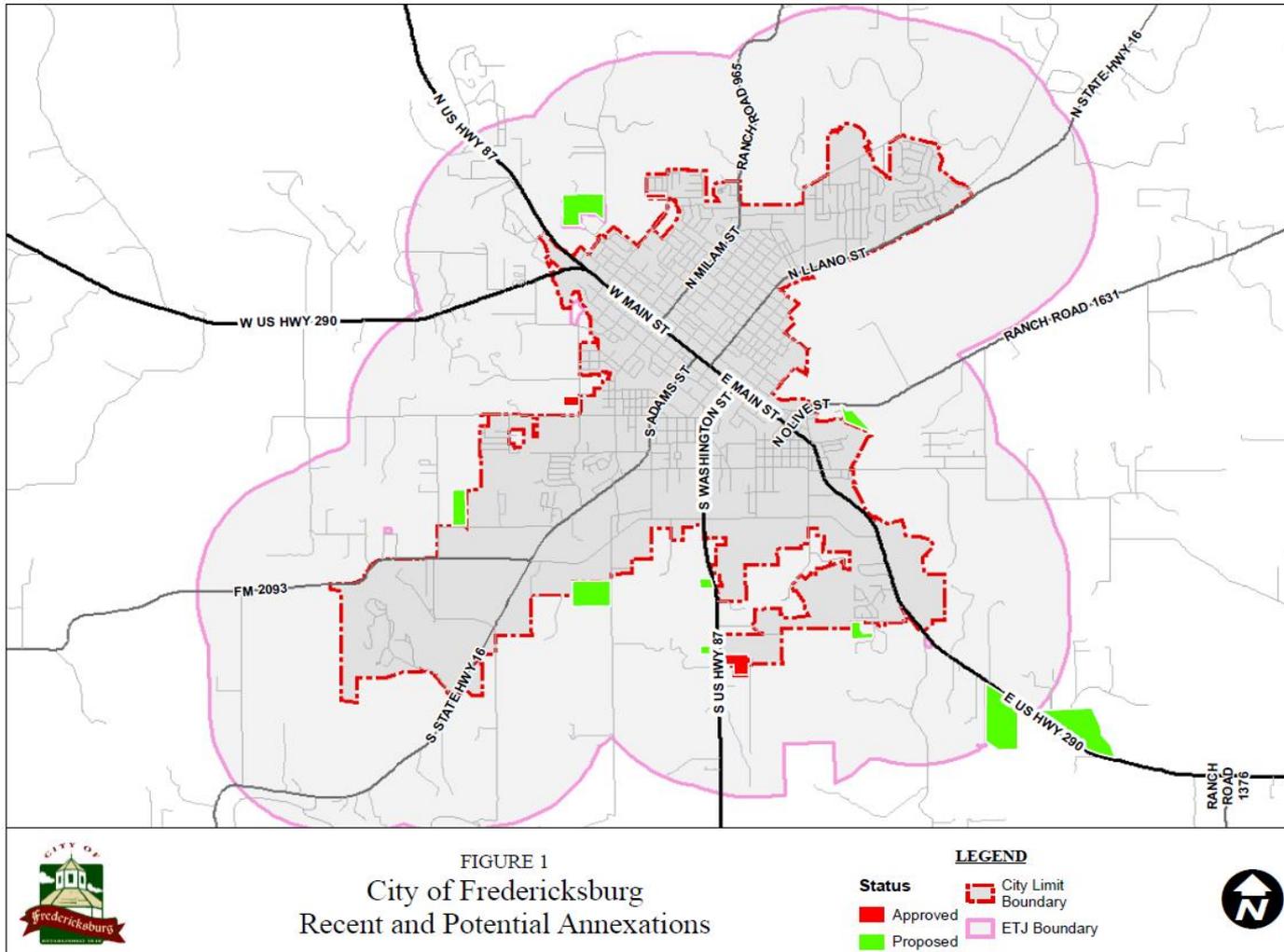
- **Complete or Under Construction**
 - Total Lots – 532 (233 available)
- **Pending or Proposed**
 - Total Lots – 955

Multi-Family Residential

- **Newly Released**
 - Total Units – 580
- **Pending:**
 - Total Units – 473
- **Proposed:**
 - Total Units – 506
- **Current Occupancy:**
 - All Available Units (1,409) – 81.1%



Recent and Potential Annexations



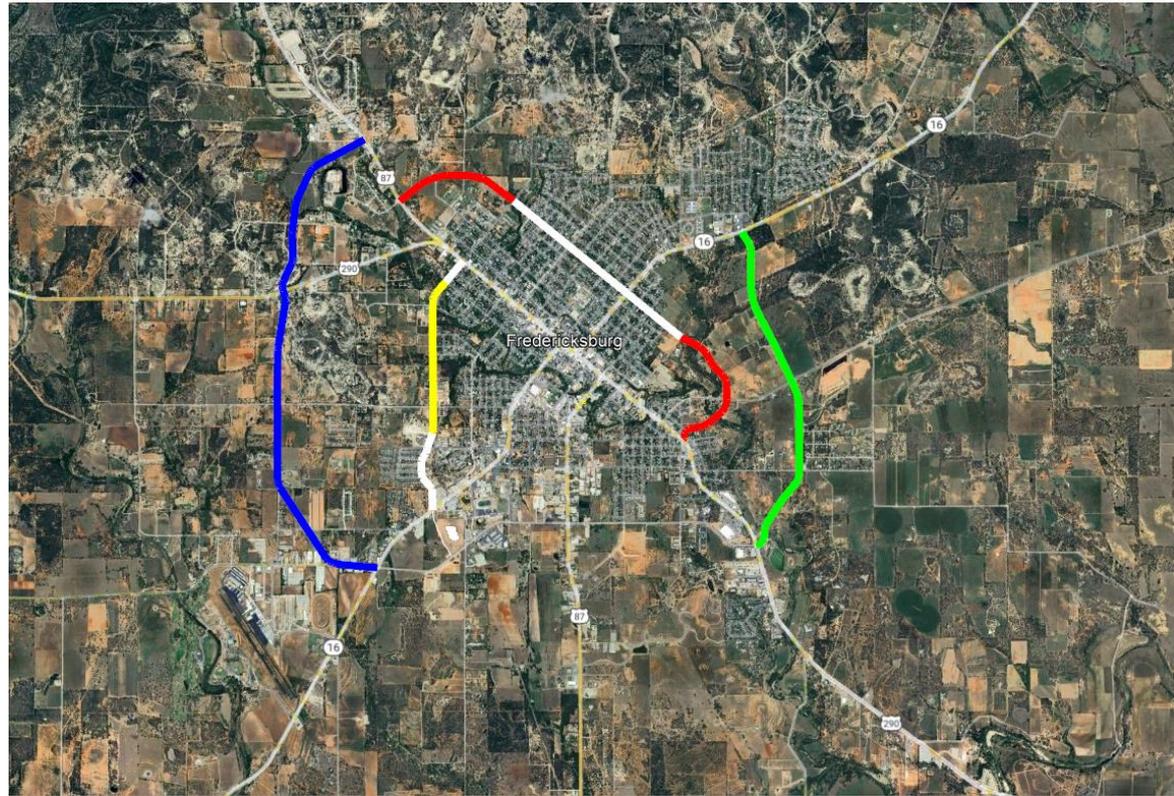
Annexation Options

Topics to Consider:

- **Application Process – Council Input**
- **Type(s) of Development/Industry**
- **Infill/Redevelopment vs. Expansion of City Limits**
- **Entry Corridor Preservation – County vs. City Development Regulations**
- **Impacts to City Services**
 - **Emergency Services**
 - **Utilities**
 - **Transportation/Streets**
 - **Parks**

Transportation & Roadway Extension Projects Agenda

1. Traffic Impact Study
2. Project Details
3. Timeline/Next Steps



TIS – Medium Term Projects

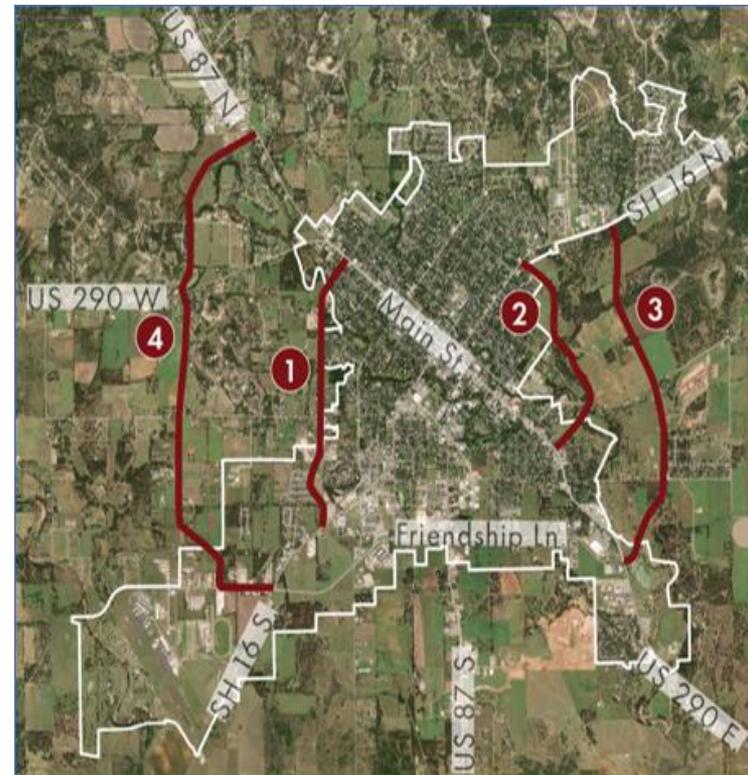
2017 TMP Noted Congestion Issues Primarily Due to Lack of Access Between Major Roads – NE & SW Quadrants

Four High-Priority Projects Identified by Council Included in 2019 TIS (BCR)

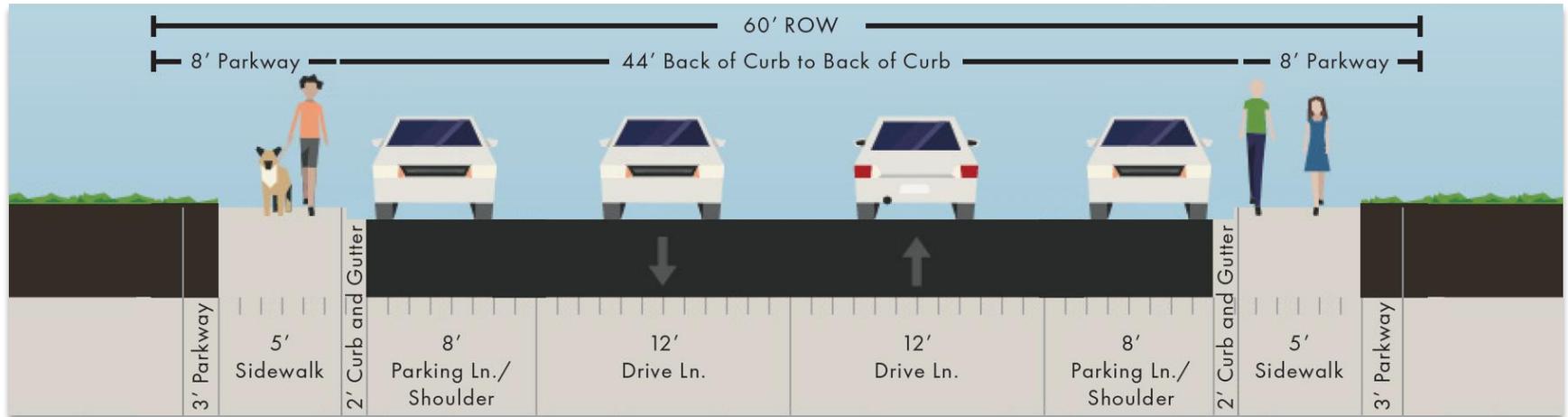
- 1. Post Oak/Cherry Extension (3.9)**
- 2. Mulberry/Morse Extension (3.8)**
- 3. Frederick Extension (1.8)**
- 4. Inner Loop (1.6)**

BCR – Comparative Analysis of Project Benefits vs. Cost Over 20 Year Period

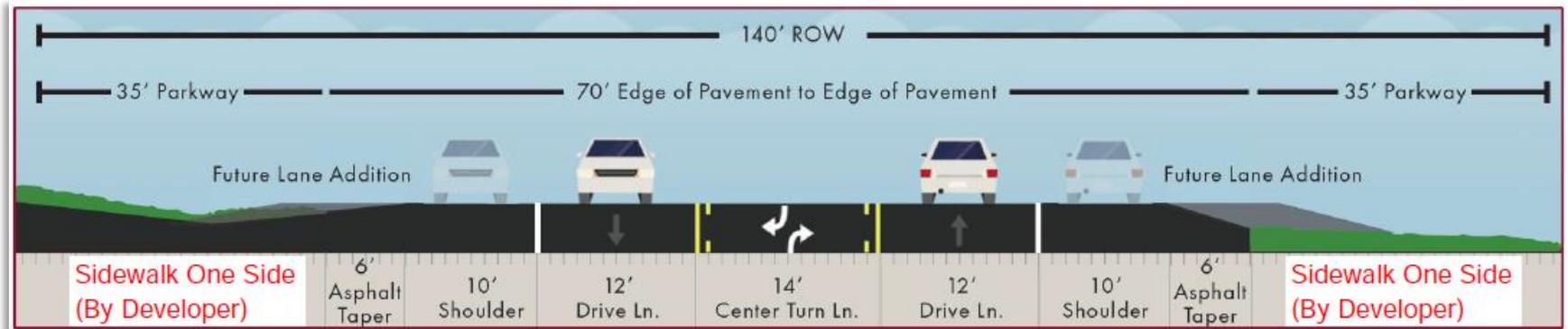
**Anticipated Growth to 2040
w/ Potential for Future Expansion**



TIS – Medium Term Projects



Collector Rd. Cross Section (Morse & Post Oak)



Minor Arterial Cross Section (Frederick & Inner Loop)

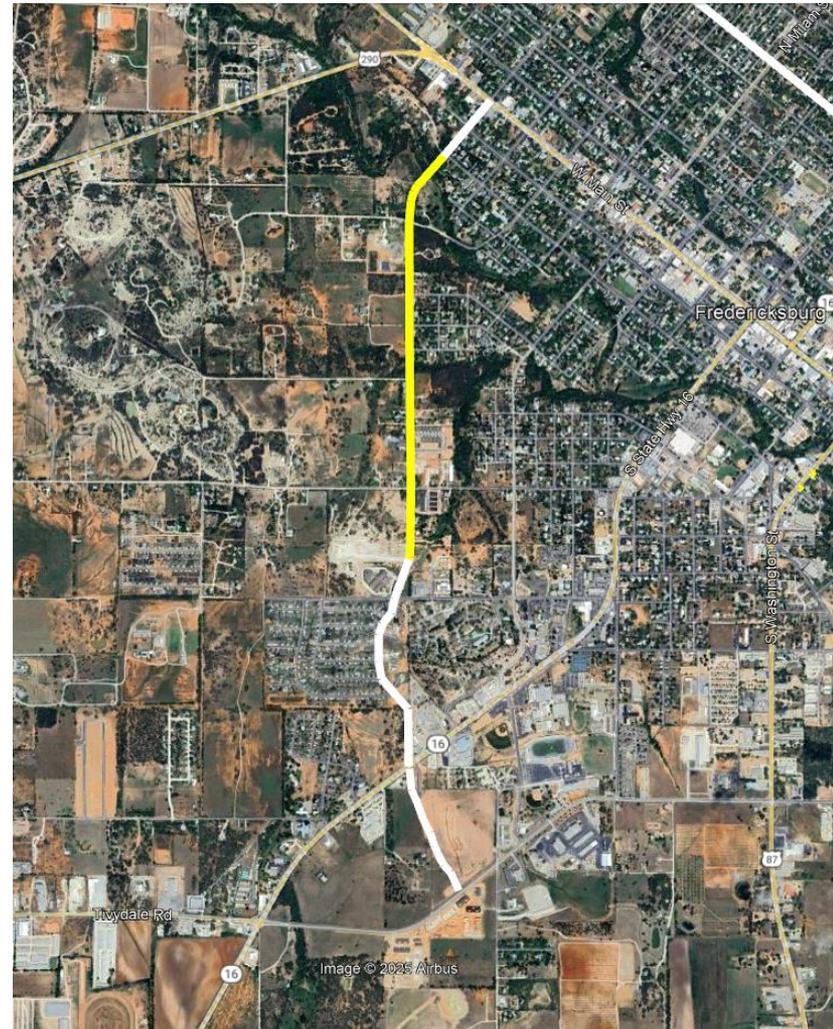
Post Oak Extension

Project Details

- **Connection Between W. Main and SH 16S/Friendship Ln.**
- **1.13 Miles**
- **+/- \$11.15M**
- **Anticipated Daily Traffic (2040) – 6,700-8,800 Vehicles**
- **30 MPH**

Benefits

- **Relieves W. Main St., S. Adams, W. Creek St. and S. Milam**
- **Improves Narrow Culvert Crossings Near Winfred and LWC at Barons Creek**
- **Benefit-Cost Ratio (BCR) – 3.9**



Morse Street Extension

Project Details

- **Connection Between N. Llano and E. Main**
- **1.9 Miles**
- **+/- \$18.57M**
- **Anticipated Daily Traffic (2040) – 6,700 Vehicles**
- **30 MPH**

Benefits

- **Relieves E. Main St, N. Llano, 1631, N. Milam, and E. Travis**
- **Provides Alternate Route Across Barons Creek**
- **BCR – 3.8 **Does not account for western extension***

