

MEMORANDUM

To: City of Seguin Mayor and Council Members
Douglas Faseler, City Manager

From: Pamela Centeno, Director of Planning & Codes

Through: Rick Cortes, Assistant City Manager

Subject: **Request for Voluntary Annexation
Property ID 55496, Three Oaks Rd & State Hwy 46 N**

Date: May 1, 2019

The City of Seguin has received an application for voluntary annexation for approximately 79.427 acres of land located on the northwest corner of State Hwy 46 N and Three Oaks Rd. In accordance with Section 43.028 of the Texas Local Government Code, the front portion of Three Oaks Rd (771.77 feet) and the 2154.5 feet of State Hwy 46 N from the current City Limits of Seguin to TXDOT station 171+23.01 which make the property contiguous with the Seguin city limits is included in the annexation. The total area of the annexation, including the right-of-way areas, is 87.827 acres.

The property is currently within the ETJ as a result of the 2019 ETJ swap between the cities of Seguin and New Braunfels. The developers previously submitted a Master Plan of a proposed subdivision known as Water's Edge Subdivision with the City of New Braunfels prior to the ETJ swap. Following the swap, the City of Seguin is the platting authority for the subdivision, but certain development regulations are vested according to the rules in place in New Braunfels when the plat was submitted to them. This includes lot size, street layout, and parkland dedication requirements. The developer has not yet submitted a plat to the City of Seguin for review, but the Master Plan submitted to the City of New Braunfels included 355 residential lots and commercial development proposed along the SH 46 frontage.

Staff recommends approval of the petition for voluntary annexation as it is contiguous to the city limits and is proposed for new development that will be served by City of Seguin sewer. Attached please find a copy of the Ordinance with exhibits identifying the area to be annexed.