

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 55083 & the adjacent ROW along State Hwy 46 N**

Date: May 1, 2019

The City of Seguin has received an application for voluntary annexation for approximately 104.09 acres of land located on the northeast corner of State Hwy 46 N and Cordova Rd. In accordance with Section 43.028 of the Texas Local Government Code, the portion of State Hwy 46 N which makes 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 110.27 acres.

The property is currently within the ETJ as a result of the 2019 ETJ swap between the cities of Seguin and New Braunfels. A preliminary plat for the property has been submitted to the City of Seguin for a proposed subdivision known as Lily Springs Subdivision. The plat was previously submitted to the City of New Braunfels when the property was still in their ETJ. 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 proposed development includes approximately 500 single-family residential lots with approximately 20 acres reserved near the intersection of SH 46 and Cordova Rd for commercial and multi-family developments. The typical residential lot is 40' wide, which is allowed in the New Braunfels ETJ and is therefore vested.

Staff recommends approval of the petition for voluntary annexation as it is contiguous to the city limits and is proposed for a 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.