

Agenda Item Details

Meeting	May 11, 2021 - Bryan City Council Second Regular Meeting
Category	6. Statutory (Automatic Approval) Agenda - This agenda consists of items previously approved by Council action such as adoption of items that are part of an approved budget or capital improvement projects, first and only readings of ordinances, interlocal agreements, or action that is required by law or delegated to the City Manager. Items may be removed from the statutory agenda for separate consideration at the request of two Councilmembers.
Subject	D. ANNEX21-02 (owner requested) - Adoption of a resolution granting the petition of an area landowner requesting annexation of 243.82 acres of vacant land out of the Stephen F. Austin League No. 9, Abstract No. 62, J. McMillan Survey, Abstract No. 176, T.F. McKinney Survey, Abstract No. 33, and the J. Williams Survey, Abstract No. 237, located approximately 3,500 feet southwest of the intersection of Pleasant Hill and Sandy Point Roads in Bryan's extraterritorial jurisdiction (ETJ) in Brazos County, Texas, lying adjacent and contiguous to the present corporate limits of the City of Bryan, and adopting a timetable for completing annexation
Type	Action (Statutory)
Preferred Date	May 11, 2021
Absolute Date	May 11, 2021
Fiscal Impact	Yes
Dollar Amount	1,100.00
Budgeted	No
Budget Source	General Fund (Development Services Department budget)
Goals	Economic Development Quality of Life

RESOLUCIÓN - ANEXO SOLICITADO POR EL PROPIETARIO

Consideración de una resolución concediendo la petición de un terrateniente del área que solicita la anexión de 243.82 acres de terreno baldío de Stephen F. Austin League No. 9, Resumen No. 62, Encuesta J. McMillan, Resumen No. 176, T.F. McKinney Survey, Resumen No. 33, y J. Williams Survey, Resumen No. 237, ubicado aproximadamente a 3,500 pies al suroeste de la intersección de Pleasant Hill y Sandy Point Roads en la jurisdicción extraterritorial de Bryan (ETJ) en el condado de

Brazos, adyacente y contiguo a los límites corporativos actuales de la ciudad de Bryan, y adoptando un cronograma para completar la anexión.

Summary:

On April 7, 2021, the City of Bryan received an annexation petition from David Peter, Vice President of Development of WB Development, for an owner-requested annexation of 243.82 acres of vacant land out of Stephen F. Austin League No. 9, Abstract No. 62, J. McMillan Survey, Abstract No. 176, T.F. McKinney Survey, Abstract No. 33, and the J. Williams Survey, Abstract No. 237, located approximately 3,500 feet southwest of the intersection of Pleasant Hill and Sandy Point Roads. The petition requests the subject property be assigned Planned Development – Mixed-Use District (PD-M) zoning upon annexation. Pursuant to Local Government Code subsection 43.028(a)(3), the petition confirms the property is currently vacant.

The subject 243.82 acres are planned to become the third section of the Pleasant Hill Subdivision. Section 1 was annexed into the City in March 2008 and consists of 121.8 acres. That phase was subdivided into 256 detached residential lots with about 54 acres being reserved for retail and commercial development opportunities. Pleasant Hill Subdivision Section 2 is 153.2 acres in size and was annexed into the City in July 2019. Section 2 consists of 583 detached residential lots that are either planned or under construction at this time. Section 3 is proposed to create 856 new detached residential lots on the 243+ acres requested to be annexed with this petition.

Texas state law stipulates a procedure for municipal annexation of areas where owners of real property (in such areas) have specifically petitioned for annexation. Annexation of these 243.82 acres will require adoption of an ordinance approved by City Council. Before any such ordinance can be introduced, Texas state law requires a public hearing to consider arguments for and against the proposed annexation. Even before that public hearing may begin, State law requires the City Council to decide whether to grant or reject a petition for annexation. Accepting such petition does not commit the City Council to someday approving all or any requested annexation. Accepting such petition simply initiates a series of proceedings, which might eventually lead to annexation of these 243.82 acres of land.

The City of Bryan Code of Ordinances requires the Planning and Zoning Commission to review and make recommendations to the City Council concerning annexations. The Planning and Zoning Commission will consider this request following the City Council's decision regarding this petition for annexation.

Staff Analysis and Recommendation:

Staff recommends the City Council grant this petition and adopt the proposed timetable for completing annexation, which is included as Exhibit "B" to the draft resolution attached to this Council Action Form. Approving the petition simply initiates a series of proceedings, which might eventually lead to the City's annexation of these 243.82 acres of land.

Options:

1. grant the petition for annexation; or
2. refuse the petition for annexation.

Attachments:

1. annexation petition;

2. location maps; and
3. draft resolution with exhibits.

[RES_ANNEX21-02 Attachments.pdf \(1,245 KB\)](#)