



Agenda Item Report

Legislative Board: City Council
Date: December 3, 2024
Contact: Will Parrish
Agenda Item ID / Number: 2024-996- / G.4

ITEM TITLE: Adoption of a Resolution acknowledging the written petitions for full-purpose annexation for approximately 762.244 +/- acres of land located north of RM 967 and east of Dove Drive in Hays County and Travis County, more commonly known as Persimmon, directing the City Manager or his designee to set a date, time and place for the public hearing on the proposed annexation of such land and to provide notice of such hearing, and directing the City Manager or his designee to prepare a written agreement for the provisions of service, locally planned to be known as Persimmon (Persimmon) (Development Services Director / City Engineer Angela Kennedy)

1. EXECUTIVE SUMMARY

This is a resolution that acknowledges the written petitions of annexation for the Persimmon development for approximately 762.244 +/- acres of land located north of RM 967 and east of Dove Drive in Hays County and Travis County. Property owners Bailey Land Investments, L.P. and Armbruster Land Investments, L.P. are requesting voluntary annexation of this site into Buda's full-purpose City limits in conjunction with a Development Agreement. This is a voluntary petition for annexation and resolution and acceptance of the petition.

2. BACKGROUND/HISTORY

Annexation is governed by Chapter 43 of Texas Local Government Code and sets forth a carefully defined process for voluntary annexation. It is highly prescriptive regarding notifications, publication, timing of public hearings and action. This Annexation application is being processed in conjunction with a Planned Development.

3. ANALYSIS

The City Council previously approved a Development Agreement to guide the development of the full 774 acre property.

4. FINANCIAL IMPACT

The proposed tract will fall within the City of Buda water and wastewater service areas. While the service plan will provide additional analysis, the City of Buda has anticipated development of this property as part of its water and wastewater models. Necessary utilities are present adjacent to the site, with the developer being responsible for any extensions. The property will be subject to property tax and sales tax upon annexation. Further analysis will be provided as part of the service plan preparation.

5. STRATEGIC PLAN/GOALS

BALANCED AND INTENTIONAL GROWTH

6. STRATEGIC PLAN OBJECTIVES

7. PROS AND CONS

Pros: processes obligations identified in the Development Agreement; invites public participation in the public hearing.

Cons: there are no cons for setting the public hearing.

8. ALTERNATIVES

The City Council may delay this action; however, this step is needed to continue under the terms of the development agreement.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends adoption of the Resolution setting the public hearing and consideration of the ordinance for January 21, 2025. This item is one step in the annexation process and is non-binding.

Attachments:

[Petition for Annexation \(A 24-02\) - Persimmon](#)

[Resolution - Annexation Public Hearing Consent for Persimmon.pdf](#)

[Persimmon Annexation.pdf](#)