



## Legislation Details (With Text)

|                       |   |                      |   |                      |                                      |
|-----------------------|---|----------------------|---|----------------------|--------------------------------------|
| <b>File #:</b>        | ANEX-23-0032R   | <b>Version:</b>      | 1 | <b>Name:</b>         | Amara Addition No. 3 Finding of Fact |
| <b>Type:</b>          | Resolution  | <b>Status:</b>       |   | <b>Status:</b>       | Agenda Ready                         |
| <b>File created:</b>  | 5/16/2024   | <b>In control:</b>   |   | <b>In control:</b>   | City Council                         |
| <b>On agenda:</b>     | 7/23/2024   | <b>Final action:</b> |   | <b>Final action:</b> |                                      |
| <b>Title:</b>         | A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 3 Annexation |                      |   |                      |                                      |
|                       | Presenter:<br>Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services<br>Peter Wysocki, Director of Planning + Neighborhood Services                        |                      |   |                      |                                      |
| <b>Sponsors:</b>      | Planning Department   |                      |   |                      |                                      |
| <b>Indexes:</b>       |   |                      |   |                      |                                      |
| <b>Code sections:</b> |   |                      |   |                      |                                      |
| <b>Attachments:</b>   | 1. Annexation Resolution Findings of Fact - Amara Addition No.pdf, 2. Exhibit A - Amara Annexation Addition No. 3 - Legal   |                      |   |                      |                                      |

| Date      | Ver. | Action By    | Action    | Result |
|-----------|------|--------------|-----------|--------|
| 5/28/2024 | 1    | City Council | withdrawn | Pass   |

A Resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 3 Annexation

### Presenter:

Katie Carleo, Acting Assistant Director of Planning + Neighborhood Services  
Peter Wysocki, Director of Planning + Neighborhood Services

### Summary:

Owner: Tee Cross Ranches LLC  
Developer: La Plata Cruz Holdings LLC  
Representative: La Plata Communities  
Location: Northeast of Squirrel Creek Road and Link Road, and south of Bradley Road.

The proposed project includes concurrent applications for the Amara Annexation of approximately 3,200 acres (Annexation Addition No. 1-23), establishment of the A (Agricultural) zoning district, and establishment of the Amara Master Plan.

### Background:

Please see the attached City Planning Commission Staff Report for a complete analysis of the proposed application(s).

Staff finds that the proposed annexations meet statutory requirements, and the applications meet the review criteria where applicable.

### Previous Council Action:

On November 23, 2021, the City Council accepted the original petition for the Amara Annexation. As part of the new City Council Annexation Checkpoint policy the annexation and the fiscal impact analysis were presented to the City Council at the March 11, 2024, Work Session. On April 23, 2024, City Council took action to pass a resolution for the Amara Annexations 1-23 to set a hearing date for May 28, 2024.

**Financial Implications:**

A fiscal impact analysis has been prepared and will be provided to the City Council with the annexation hearing. Financial implications of the Annexation are assessed in the fiscal impact analysis prepared for the City by EPS, Inc.

**City Council Appointed Board/Commission/Committee Recommendation:**

At the April 16, 2024, City Planning Commission Hearing the Amara Annexation Additions 1-23 and the Amara Master Plan were voted on with a 7-2-0 vote to recommend approval (with Commissioners McMurray and Hente opposed). The zone change application was recommended for approval with a vote of 8-1-0 (with Commissioner Hente opposed).

**Optional Motions:**

The proposed annexation meets statutory requirements. No formal recommendation is being provided. Motions for approval and denial are provided below.

1. Motion to Approve

Approve a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 3 and approving the annexation agreement.

2. Motion to Deny

Deny a resolution adopting findings of fact and conclusions of law based thereon and determining the eligibility for annexation of property known as Amara Addition No. 3 and denying the annexation agreement.