

## A G E N D A



## Recommendation for Council Action

Austin City Council	Item ID	74186	Agenda Number	68.
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Meeting Date:	8/31/2017	Department:	Planning and Zoning
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## Subject

Set public hearings for the full purpose annexation of the following annexation areas: Entrada (Approximately 246 acres in northeastern Travis County south of Wells Branch Parkway at the intersection of Immanuel Road and Crystal Bend Drive; contiguous to District 1) HOLT CAT Subdivision (Approximately 27 acres in southern Travis County along IH-35 approximately three-tenths of a mile south of Slaughter Lane; contiguous to District 5) Mooreland Addition (Approximately 34 acres in southwestern Travis County east of the intersection of Manchaca Road and Mooreland Drive; contiguous to District 5) River Place Outparcels (Approximately 212 acres in northwestern Travis County adjacent to the boundary of the River Place Municipal Utility District (MUD) and the city's full purpose jurisdiction; contiguous to District 6). Suggested dates and times: October 12, 2017 at 4:00 pm and October 19, 2017 at 4:00 pm, Council Chambers of City Hall, 301 West 2nd Street, Austin, Texas.

## Amount and Source of Funding

## Fiscal Note

A fiscal note is not required.

Purchasing Language:	
Prior Council Action:	
For More Information:	Virginia Collier, Planning and Zoning Department, (512) 974-2022
Council Committee, Boards and Commission Action:	
MBE / WBE:	
Related Items:	

## Additional Backup Information

The Entrada annexation area (approximately 246 acres) is located in northeastern Travis County, south of Wells Branch Parkway at the intersection of Immanuel Road and Crystal Bend Drive. This area is currently in the city's extraterritorial jurisdiction and is adjacent to Austin's full purpose jurisdiction on the southeast and south/southwest boundaries. This area is undeveloped and includes the Entrada subdivision (C8J-2008-0168 approved preliminary plan), an 842 small lot single family home development. Entrada is adjacent to the Cantarra single family subdivision, annexed in 2015. This area was considered for annexation in 2016, however, City Council agreed to the property owner's request for additional time to work with Travis County on a proposal to create a Public Improvement District (PID) prior to annexation. To date, a PID has not been created. No Capital Improvement expenditures are required to provide city services in compliance with state law.

The HOLT CAT Subdivision annexation area (approximately 27 acres) is located in southern Travis County in the Southpark Meadows commercial center at IH-35. It is approximately three-tenths of a mile south of Slaughter Lane. This area is currently in the city's extraterritorial jurisdiction and is surrounded by Austin's full purpose jurisdiction on all sides. The tracts include the existing HOLT CAT commercial use as well as the proposed HOLT CAT subdivision (C8J-2015-0141.0A). A portion (32.3%) of the proposed development is located in the city's full purpose jurisdiction. Future land uses include anticipated commercial and light industrial development. This area was considered for annexation in 2016, however, City staff recommended that a delay of annexation to 2017 at the request of Travis County ESD 11 and to provide additional time for ESD 11 to better align their service area with the revenues that support their operations. Voters in the area recently approved a new Travis County ESD 15 that will assess property taxes needed to support service to the balance of the ESD after the HOLT CAT property is annexed. No Capital Improvement expenditures are required to provide city services in compliance with state law.

The Mooreland Addition annexation area (approximately 34 acres) is located in southwestern Travis County at the intersection of Manchaca Road and Mooreland Drive. This area is currently in the city's extraterritorial jurisdiction. Annexation of the Smithfield/Frate Barker area in 2016 resulted in this area surrounded by Austin's full purpose jurisdiction on all sides. Existing land uses in the area include commercial/office/warehouse uses along Manchaca Road in addition to approximately 35 single family homes. This area was considered for annexation in 2016, however, City Council agreed to delay annexation at the property owners' request. No Capital Improvement expenditures are required to provide city services in compliance with state law.

The River Place Outparcels annexation area (approximately 212 acres) is located in northwestern Travis County adjacent to the boundary of the River Place Municipal Utility District (MUD) and the city's full purpose jurisdiction. This area contains four tracts and is currently in the city's extraterritorial jurisdiction. Full purpose annexation of the MUD is scheduled to occur automatically on December 15, 2017 under the terms of the Strategic Partnership Agreement (SPA) between the City and the MUD and these tracts will be entirely surrounded by the City's full purpose jurisdiction at that time. The majority of the tracts in this area are owned by MUD with the exception of one single family home. Annexing this area at the same time as the MUD precludes these tracts becoming small islands isolated from the remainder of the County and will reduce potential for confusion in the provision of public safety services to these tracts. No Capital Improvement expenditures are required to provide city services in compliance with state law.