



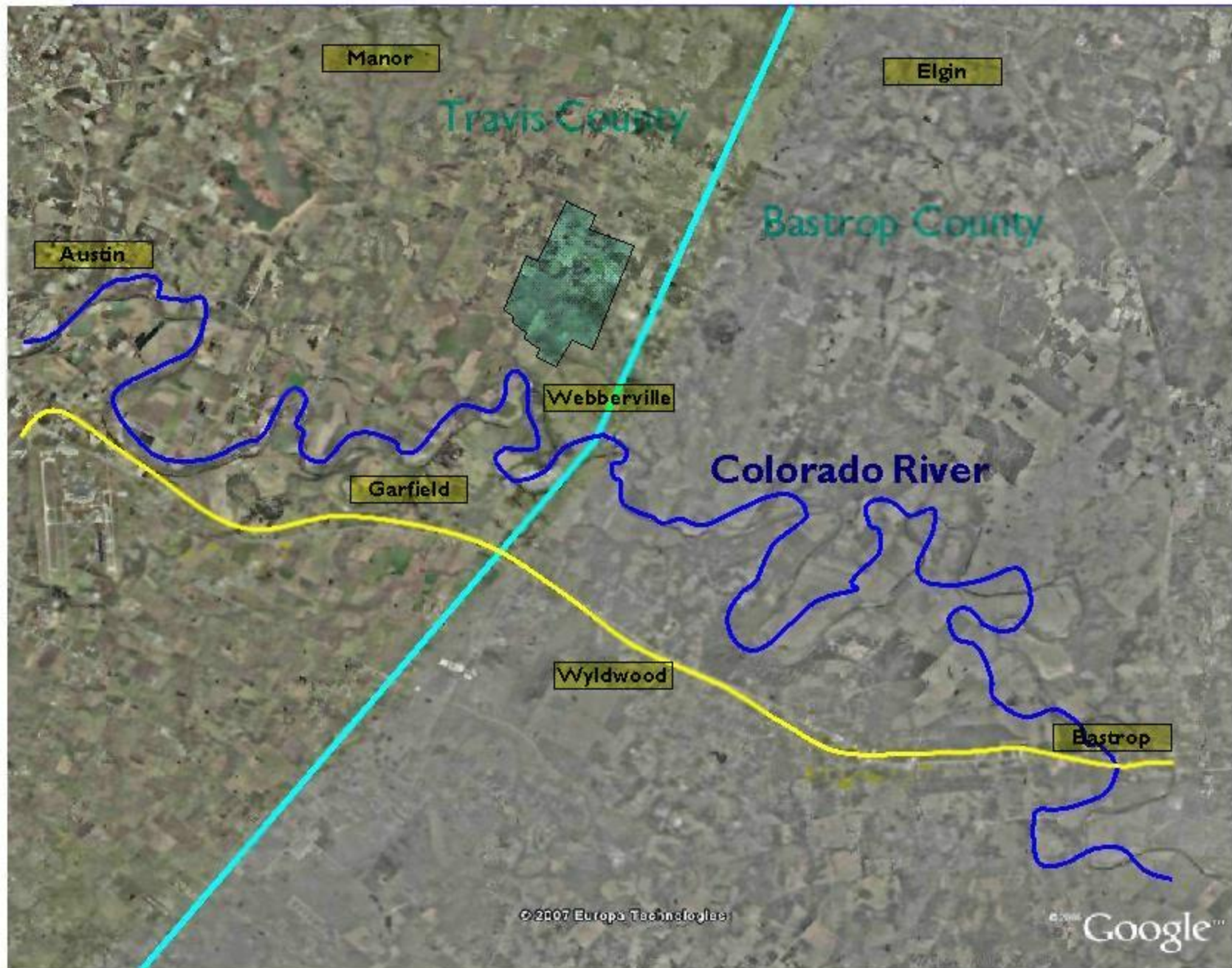
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# Presentation and Update on the City's Webberville Property

City Council Meeting  
June 21, 2007



# City of Austin Webberville Property





# Council Direction

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- Council approved a resolution declaring the Council's intent to maintain ownership of the Webberville tract
- Prepare and present a preliminary site assessment on the property.
- Continue with the next of property assessment for general public service needs





# Preliminary Study

- A preliminary study has been done on the 2,853 acres of land to determine:
  - Potential to meet municipal needs
  - Infrastructure capacity and
  - Long-term needs for the area



# Infrastructure Needs

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- Ideal tract of land
- These needs become necessities as population grows
- Some services include:
  - A waste water treatment plant
  - An Austin Energy power plant of the substation
  - Services in the area of Solid Waste



# Needs Assessment

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- Austin Energy power plant
- The Villa Muse development & floodplain issues
- The site could be considered for Solid Waste Services



# Development

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- Desired Development Zone
- Increasing growth
- Large developments planned for the area:
  - Wild Horse (1,900 acres)
  - Interport (652 acres)
  - Whisper Valley ( 2,066 acres)

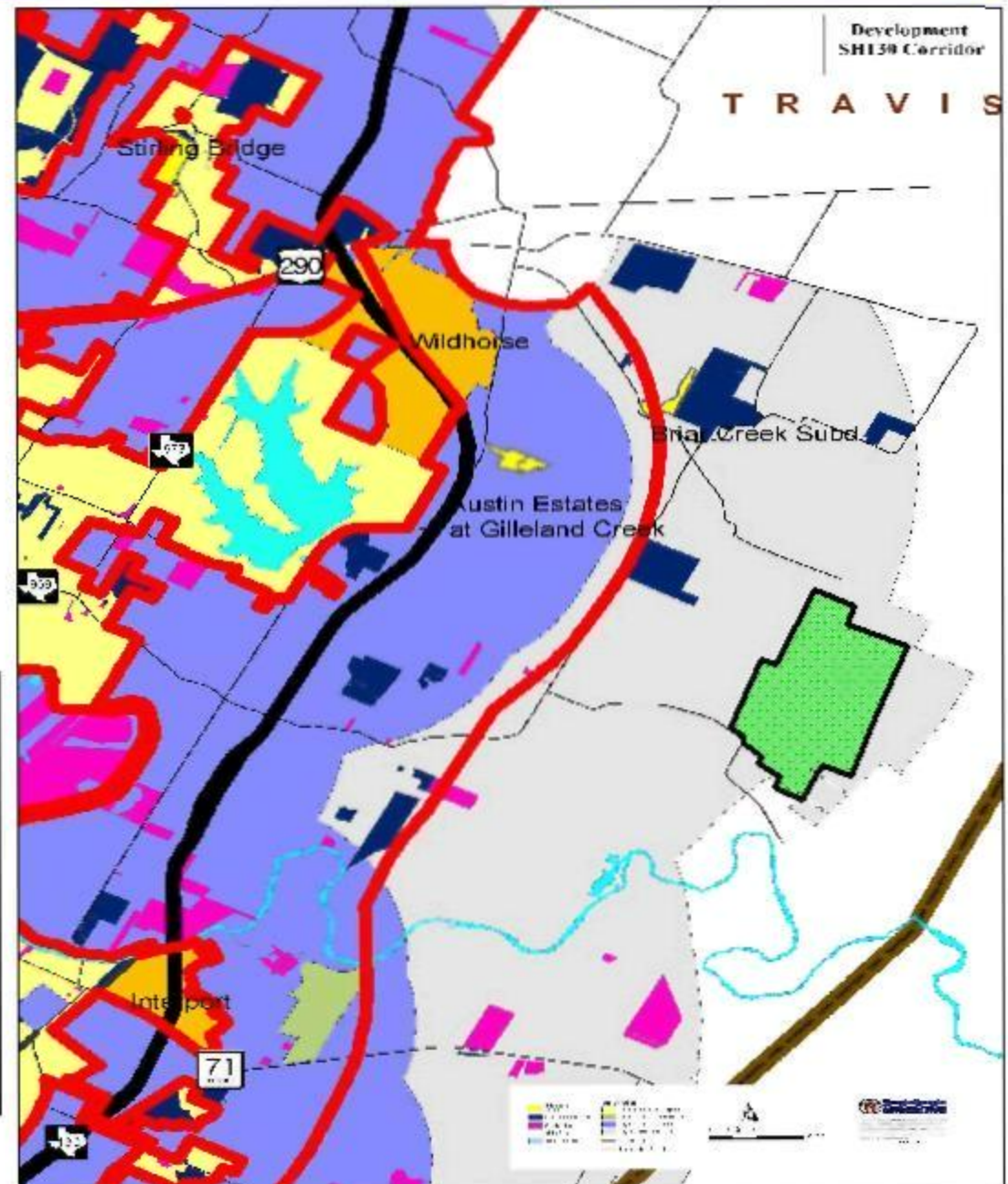
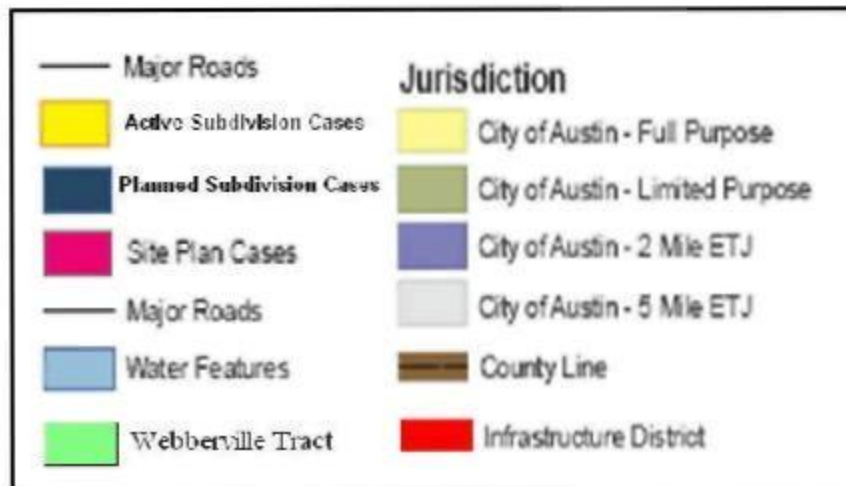




# Development

## SH 130 Development Area Present Situation

- Area currently lacks infrastructure
- SH -130 will increase development in this area







## Public Use of Site Technical Considerations

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- Geology & Groundwater
- 100-Year Floodplain & Surface Water
- Property Size
- Neighboring Land Use
- Proximity to Service Areas
- Road Access
- Endangered Species

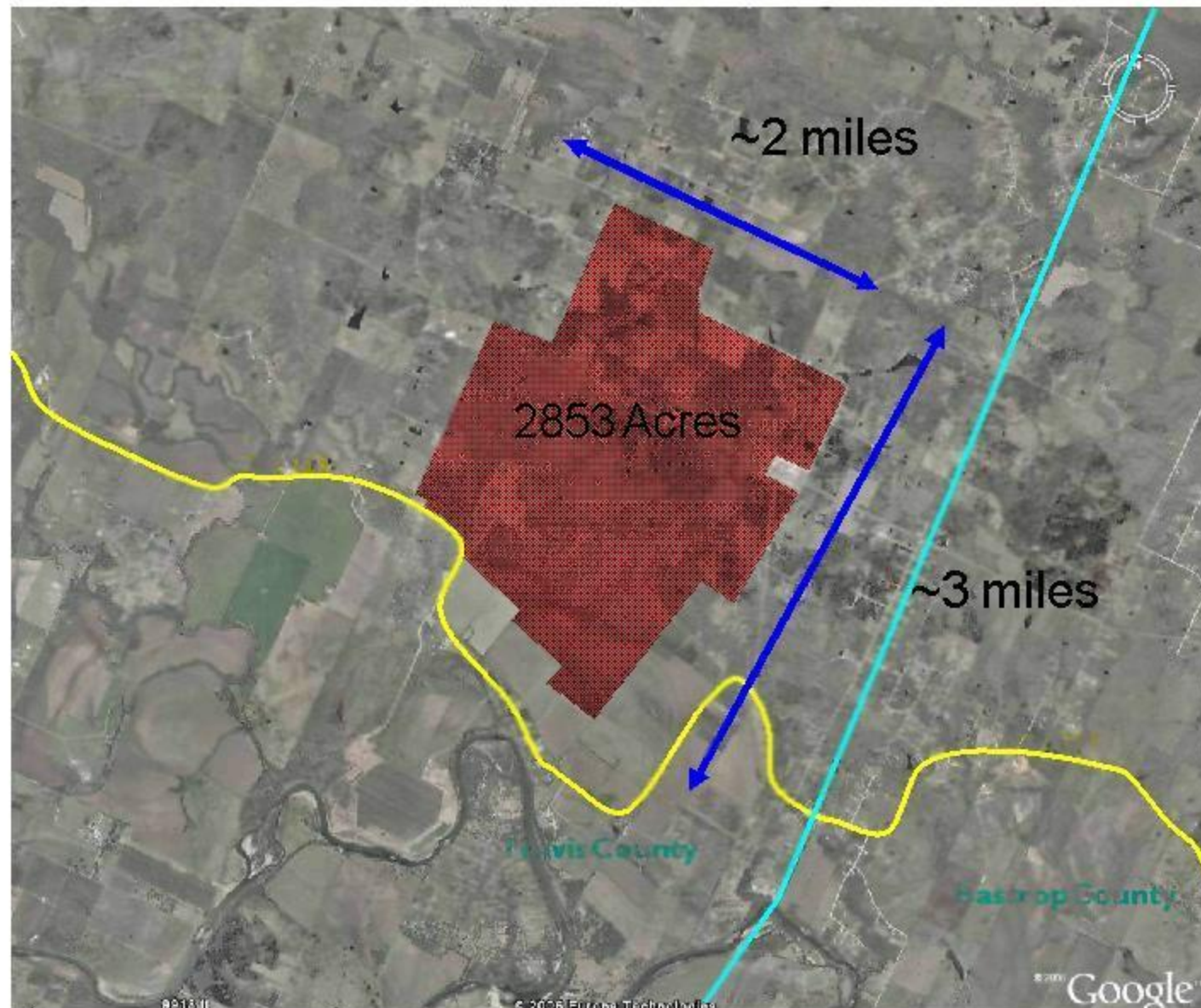


## **Large Areas of the Site are Suitable for a Variety of Public Uses**

- Site Size is a Great Advantage
- Site Usability Would Be Enhanced by Changes to 100-Year Floodplain
- Additional Study Needed on Archeology
- Access Roads and Bridges would Require Upgrades for Heavy Hauling or High Traffic



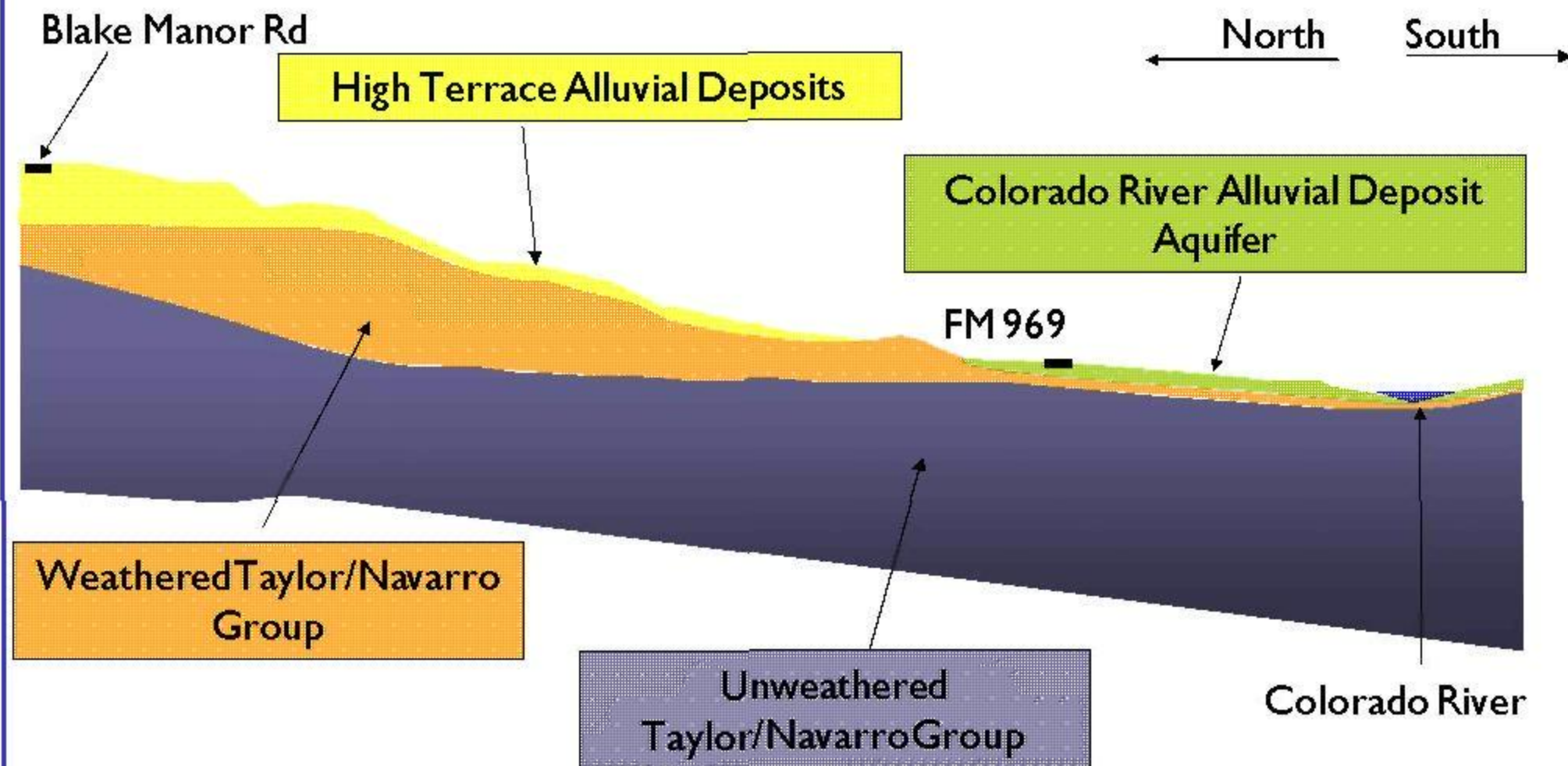
# Large Property Size







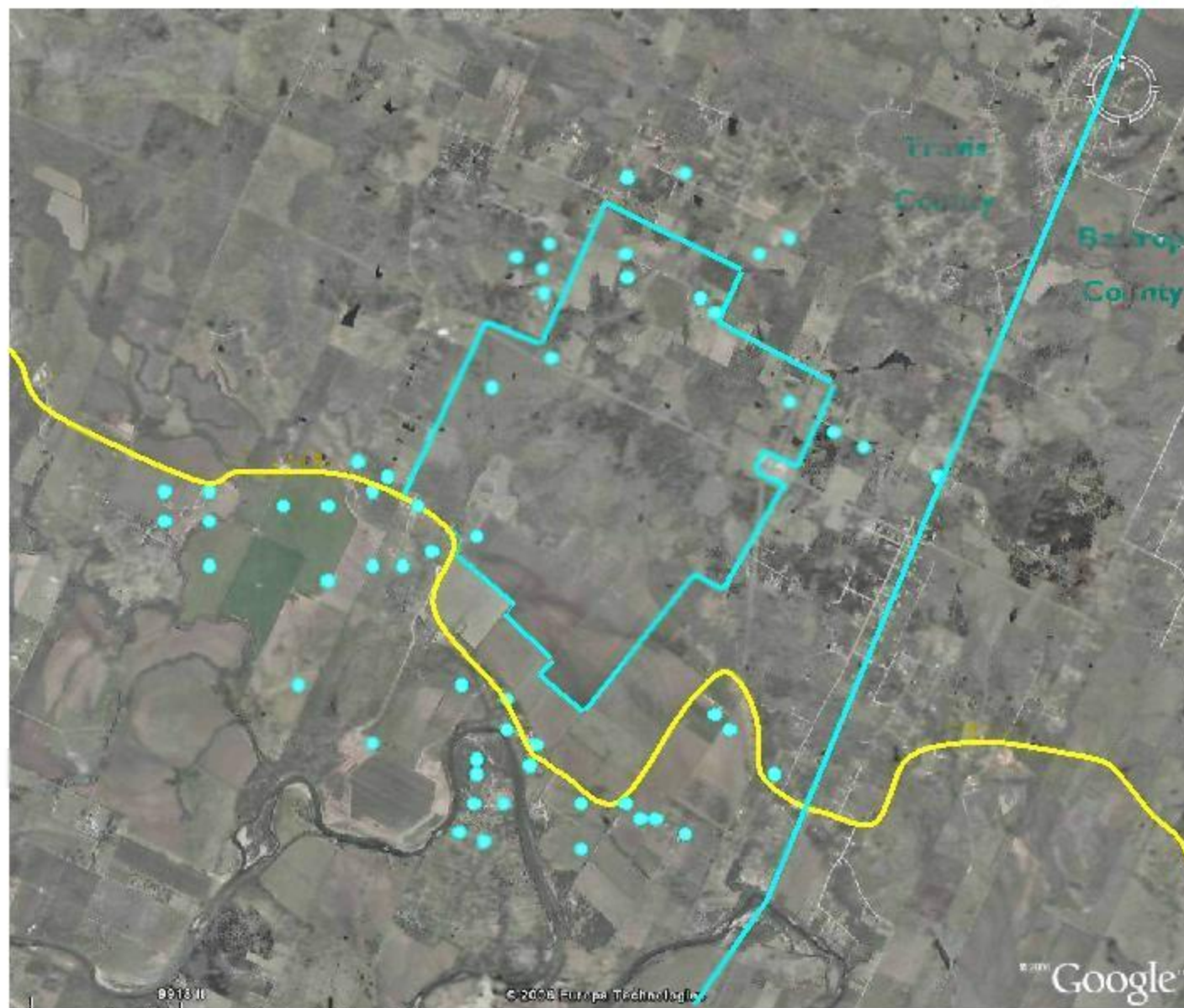
# Site Geology





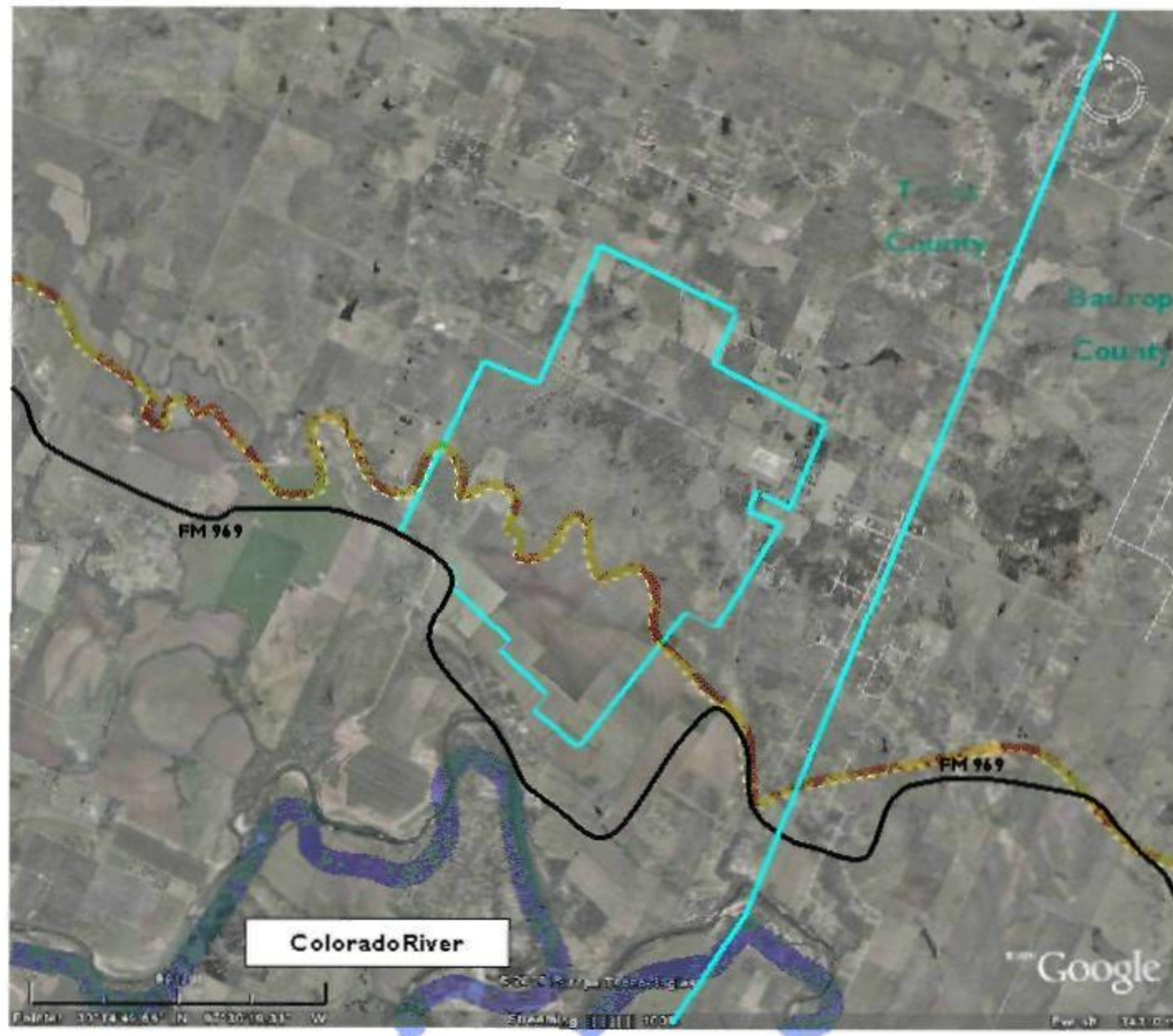


# Protection of Shallow Groundwater





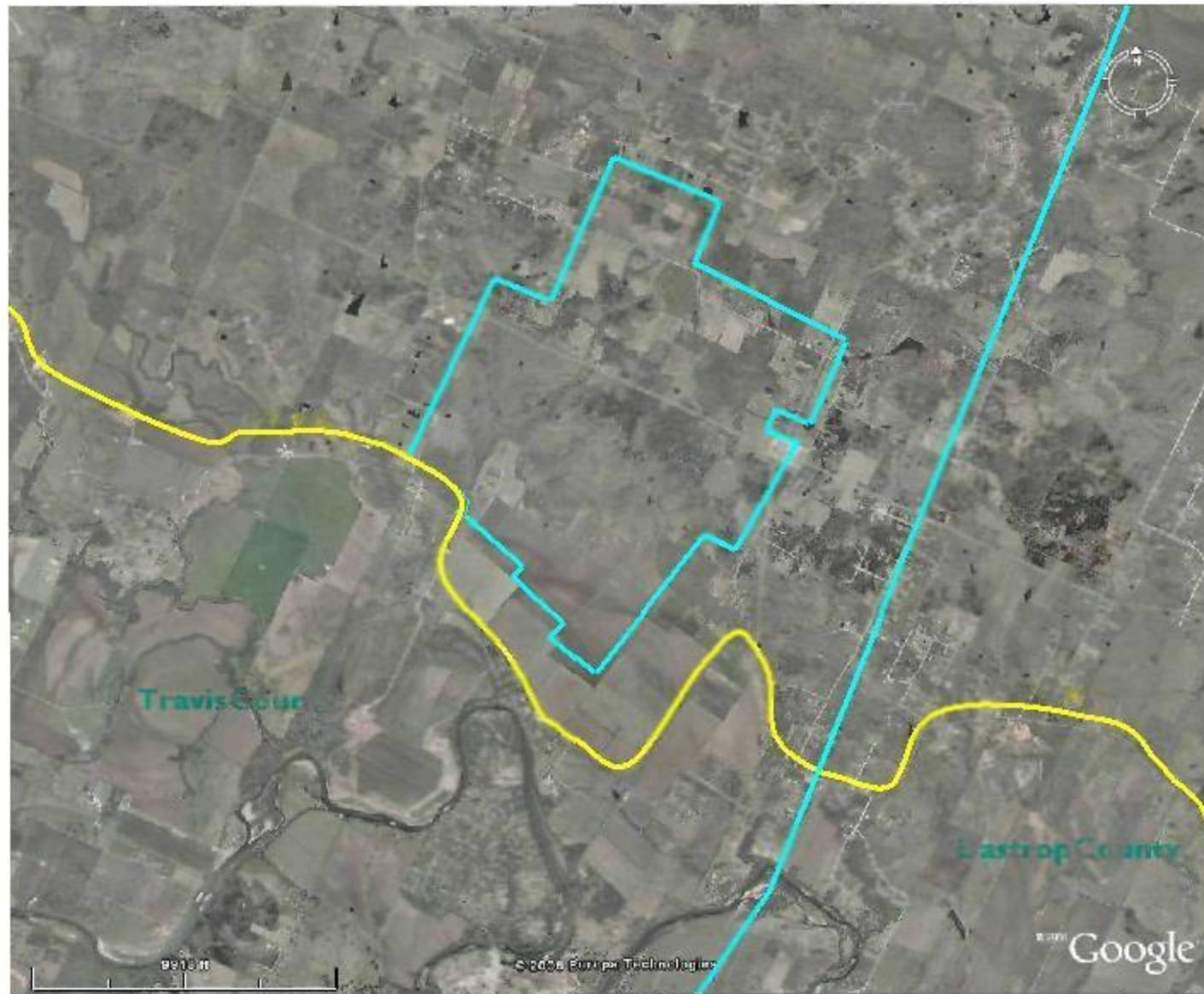
# Colorado Alluvial Deposit Aquifer





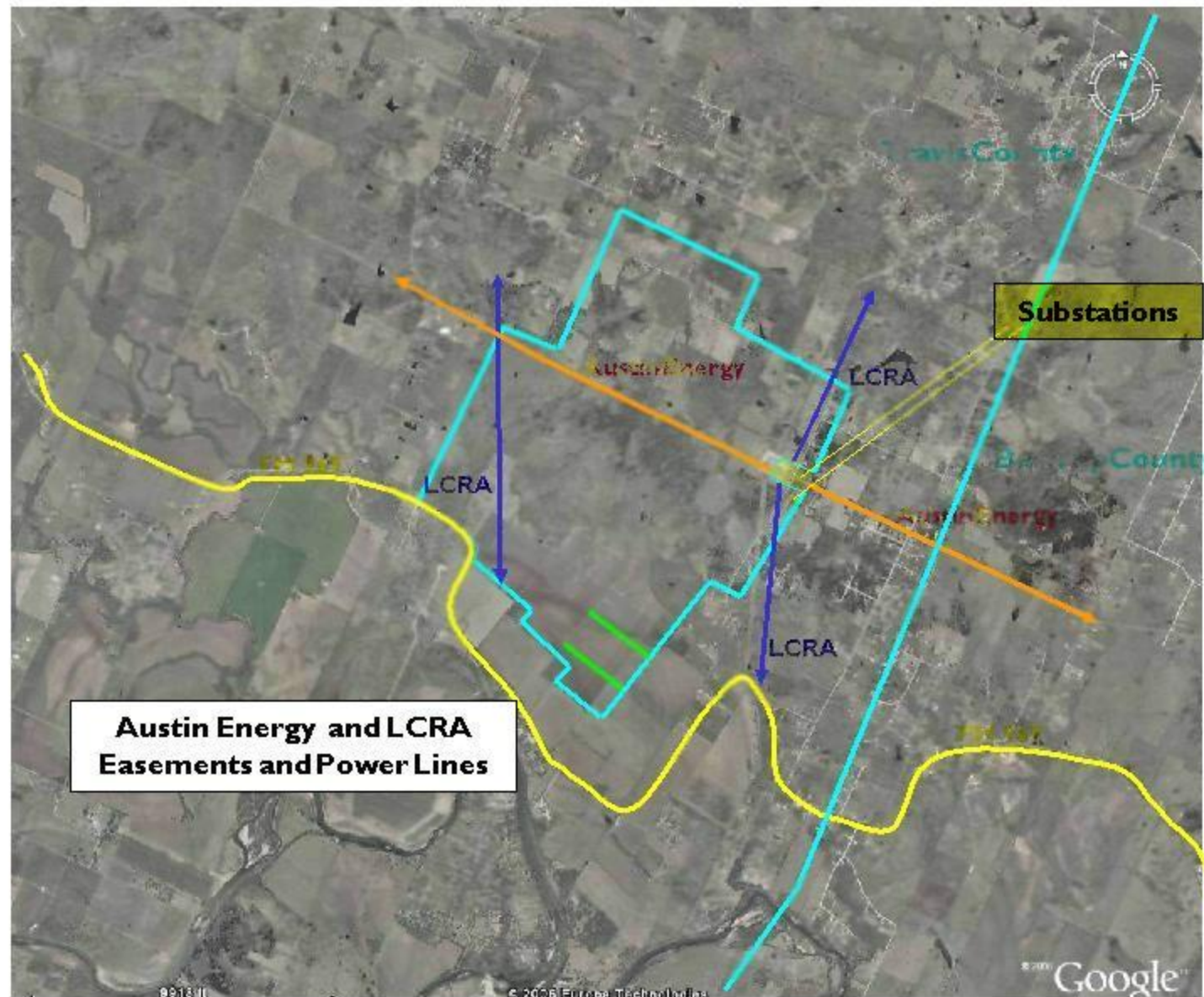


# Land Use & Relatively Low Population Density





# Existing Energy Utilities





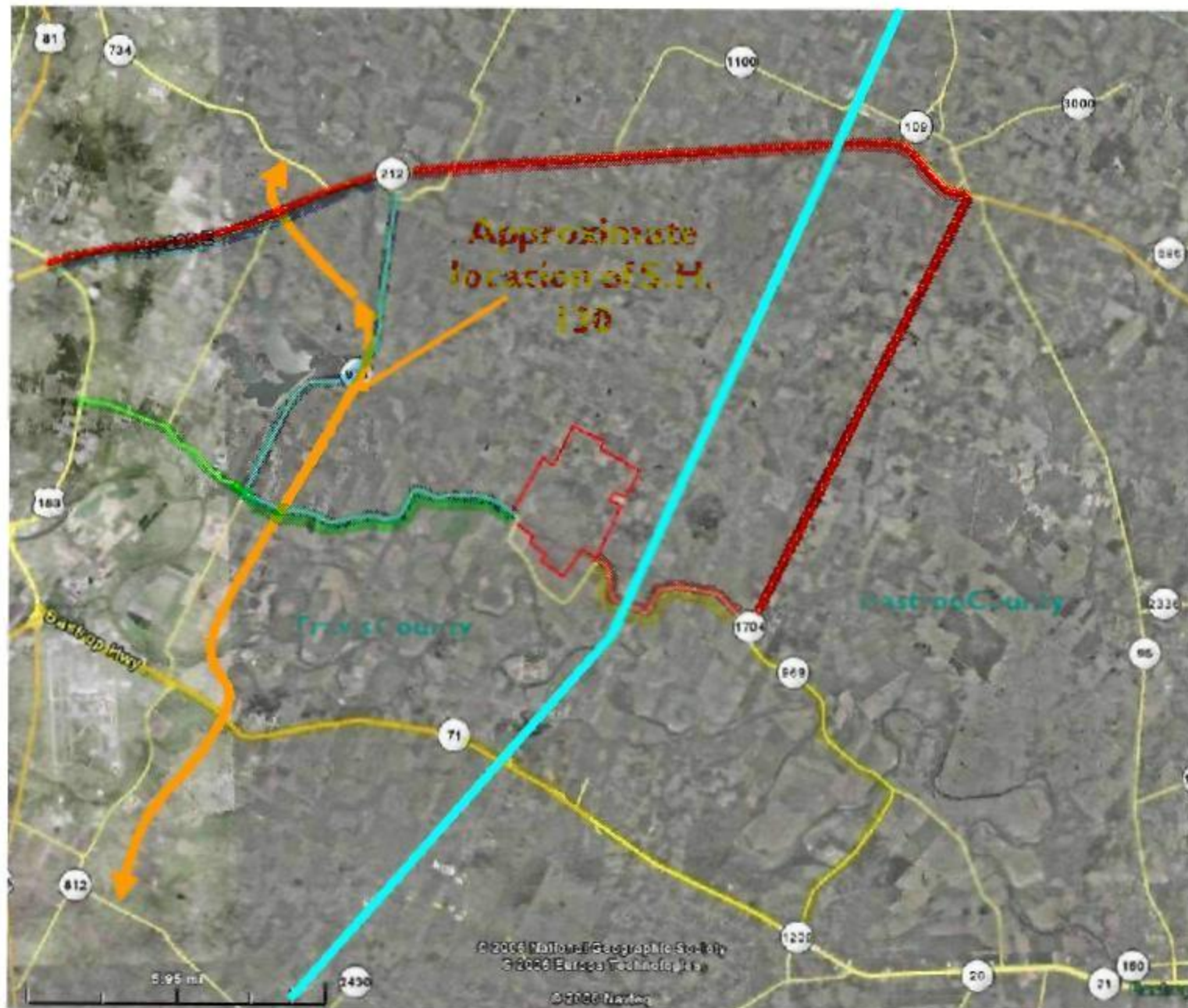


# 100-Year Floodplain





# Access Routes





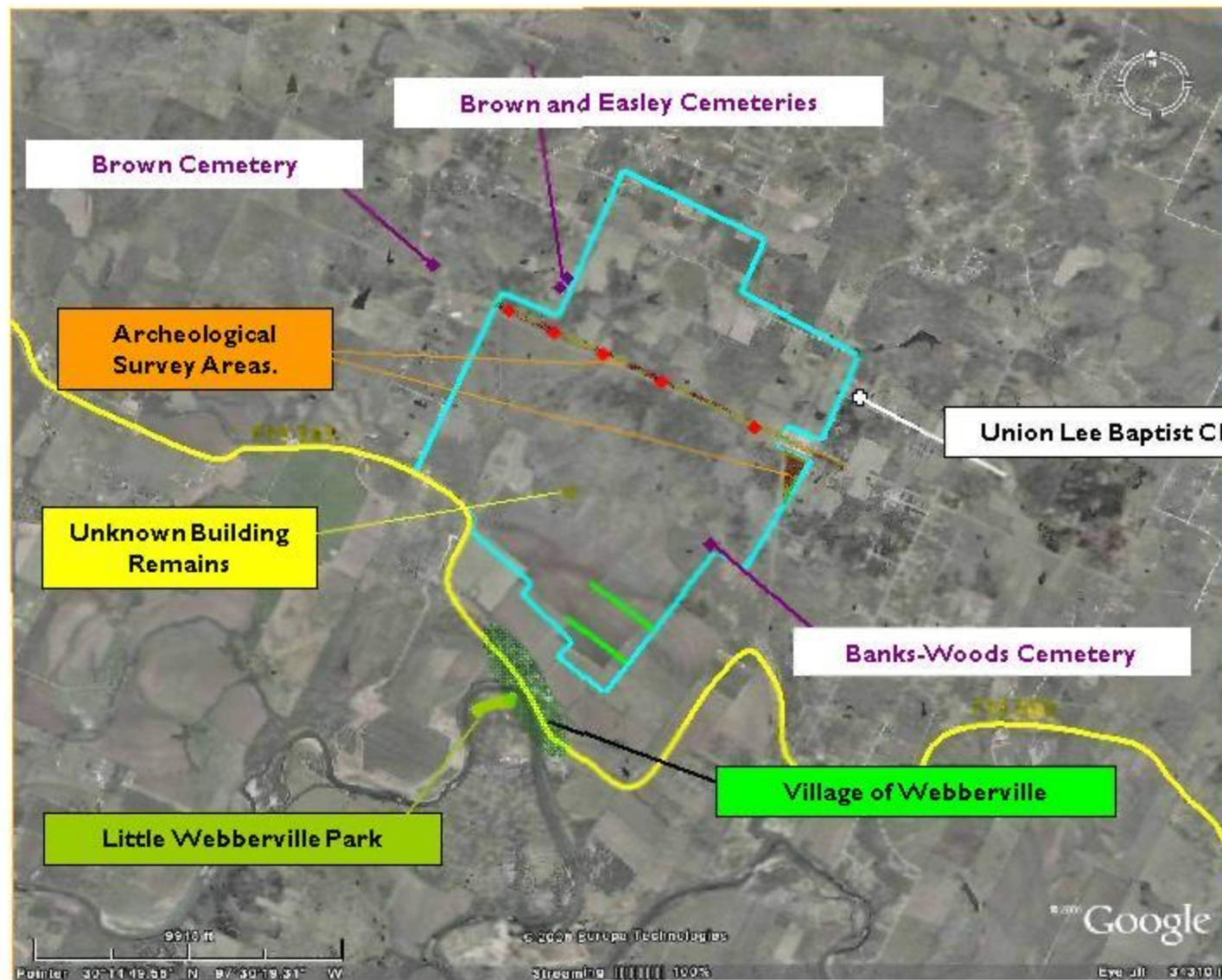


# Character of FM 969





# Cultural, Historical, & Archeological Sites







# Additional Assessment Needs

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More Detailed Look at:

- Surface Water
  - Modeling 100-Year Floodplain
  - Wetlands & Springs
- Groundwater Occurrence in North
- Archeological Sites



## Next Steps

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- Finalize the preliminary report
- Identify potential uses for the site
- Progress report back to Council in December 2007



# Conclusion

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- The tract of land is valuable because:
  - Potential viable uses
  - In preferred growth corridor
  - Helps keep our options open
  - Integral to meeting future service needs