



DRAFT

River Hills Road

Limited Purpose Annexation Planning Study and Regulatory Plan

Planning Study

Background

The owners of the River Hills Road tract have petitioned the City to annex the property for limited purposes pursuant to Sec. 43.129 of the Texas Local Government Code.

As part of their request for limited purpose annexation, the owners have waived the requirement of Sec. 43.123 (d) (2) of the Texas Local Government Code that the property be annexed for full purposes within three years of the effective date of its limited purpose annexation.

River Hills Road tract is proposed for annexation for the limited purposes of planning and zoning.

Area Description

The proposed annexation area covers approximately 2 acres in Travis County east of River Hills Road approximately 400 feet north of the intersection of River Hills Road and Taylor Road. The area is part of a larger tract that is partially in the City's limited purpose jurisdiction (annexed 05/06/82) and partially in the City's ETJ.

The proposed annexation area is currently undeveloped.

Projected Ten Year Development With and Without Annexation

The annexation area includes portions of a proposed site plan, Embarcadero (SP-06-0665d). In addition, a PUD zoning case (C814-06-0202) has been submitted for this site and includes the following proposed uses: commercial, retail, and dry-stacked marina.

Given market forces, it is reasonable to assume that development of approximately same density and intensity of use as the development proposal provided to the City will be built on the tract irrespective of whether or not it is annexed.

If annexed, the property will be developed in accordance with the City's zoning and site development standards.

Issues Supporting Annexation

The area must be annexed for limited purposes prior to final approval of the proposed PUD zoning case.

Public Benefit from the Annexation

Limited purpose annexation and zoning will result in higher quality development than would otherwise occur.

The Economic, Environmental and other Impacts of the Proposed Annexation on Residents, Landowners Businesses and in the Proposed Annexation Area

Limited purpose annexation with a future conversion to full purpose status will be of economic benefit to the owners of the property. Currently, there are no residents in the proposed annexation area and the existing restaurant facility is not in operation.

The proposed annexation and the application of City zoning and development standards will benefit residents and property owners in the area surrounding the River Hills Road tract by requiring higher quality development than would otherwise occur.

The proposed limited purpose annexation will protect the local environment by ensuring that future development will be in compliance with the City's zoning and Title 30 development standards. The annexation area is located within 1,000 feet of Lake Austin, a local source of drinking water.

Proposed Zoning for the Area

The area will be zoned in accordance with the procedures required by state law and Title 25 of the Code of the City of Austin (the Land Development Code).

From the effective date of the limited purpose annexation until the property is zoned, the area will be treated for development purposes in accordance with Section 25-2-222 (Designation of Annexed Land) of the Code.

Comments regarding the proposed zoning will be considered at the public hearings for the proposed limited purpose annexation.

Regulatory Plan

Development Regulations

Annexation of the area for the limited purposes of planning and zoning will extend the full range of City regulatory authority regarding development, construction, land use, and environmental quality to the area. This authority includes the application of all regulations pertaining to planning and zoning including but not limited to, regulations within the City's Land Development Code including Title 30 Austin/Travis County Subdivision Regulations and related technical manuals, and all rules adopted pursuant thereto.

Future Full Purpose Annexation

The owners of River Hills Road tract have waived the requirements of Sec. 43.123 (d) (2) of the Texas Local Government Code that the property be annexed for full purposes within three years of the effective date of its limited purpose annexation.

Full purpose annexation of the area proposed for limited purpose annexation may take place at any time after December 31, 2007. The property owner's letter requesting annexation is attached to this Regulatory Plan as Exhibit 1.