

AGENDA



Thursday, December 13, 2007

**Neighborhood Planning & Zoning
RECOMMENDATION FOR COUNCIL ACTION****Item No. 28**

Subject: Approve an ordinance adopting the Coshena III and IV Annexation and Development Agreement, concerning annexation and development of the Coshena Tracts (approximately 10 acres in Travis County west of the intersection of IH 35 North and Grand Avenue Parkway), providing for a 10 year delay of annexation.

Amount and Source of Funding: Funding necessary to provide general governmental services to this tract is available in the budgets of the departments which will be providing the services.

For More Information: Virginia Collier 974-2022; Jackie Chuter, 974-2613; Sylvia Arzola 974-6448

Prior Council Action: Public hearings were held on 11/01/07 and 11/08/07; First Reading of annexation ordinance approved 12/06/07.

The Coshena Tracts (approximately 10 acres) is located in northern Travis County and includes land west of IH 35 at the intersection of IH 35 and Grand Avenue Parkway. This area is currently in the City's limited purpose jurisdiction (annexed September 13, 1984) and includes Travis Central Appraisal District parcels 0276261001 and 0276261101.

In lieu of completing the full purpose annexation initiated on December 6, City staff and the owner of the Coshena Tracts have negotiated an agreement providing for a 10 year delay of full purpose annexation of the Coshena Tracts, and establishing development regulations and conditions for the area.

Key provisions of the Development Agreement include:

- a. Land use and development are subject to all of the City's laws, ordinances, regulations and administrative rules (including the Land Development Code) regarding development.
- b. No special districts will be created in the Coshena Tracts, nor shall they be included within the area of any such districts, without prior written approval of City Council.
- c. The owner of the Coshena Tracts will execute a restrictive covenant that includes a restriction that its successors in interest including end-buyers of developed lots consent to full purpose annexation.
- d. Full purpose annexation effective 12/31/17.

These parcels were previously included within the Grand Avenue Parkway annexation area.