

RESOLUTION NO. 20081218-034

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

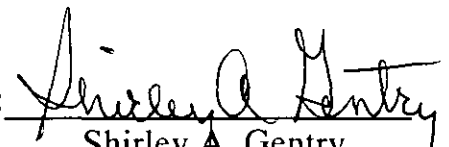
The City Council amends the City's Municipal Annexation Plan to include the River Place Municipal Annexation Plan area, consisting of approximately 1,227 acres located approximately one mile south of the intersection of FM 2222 and River Place Boulevard, effective December 31, 2008, as further described in Exhibit A.

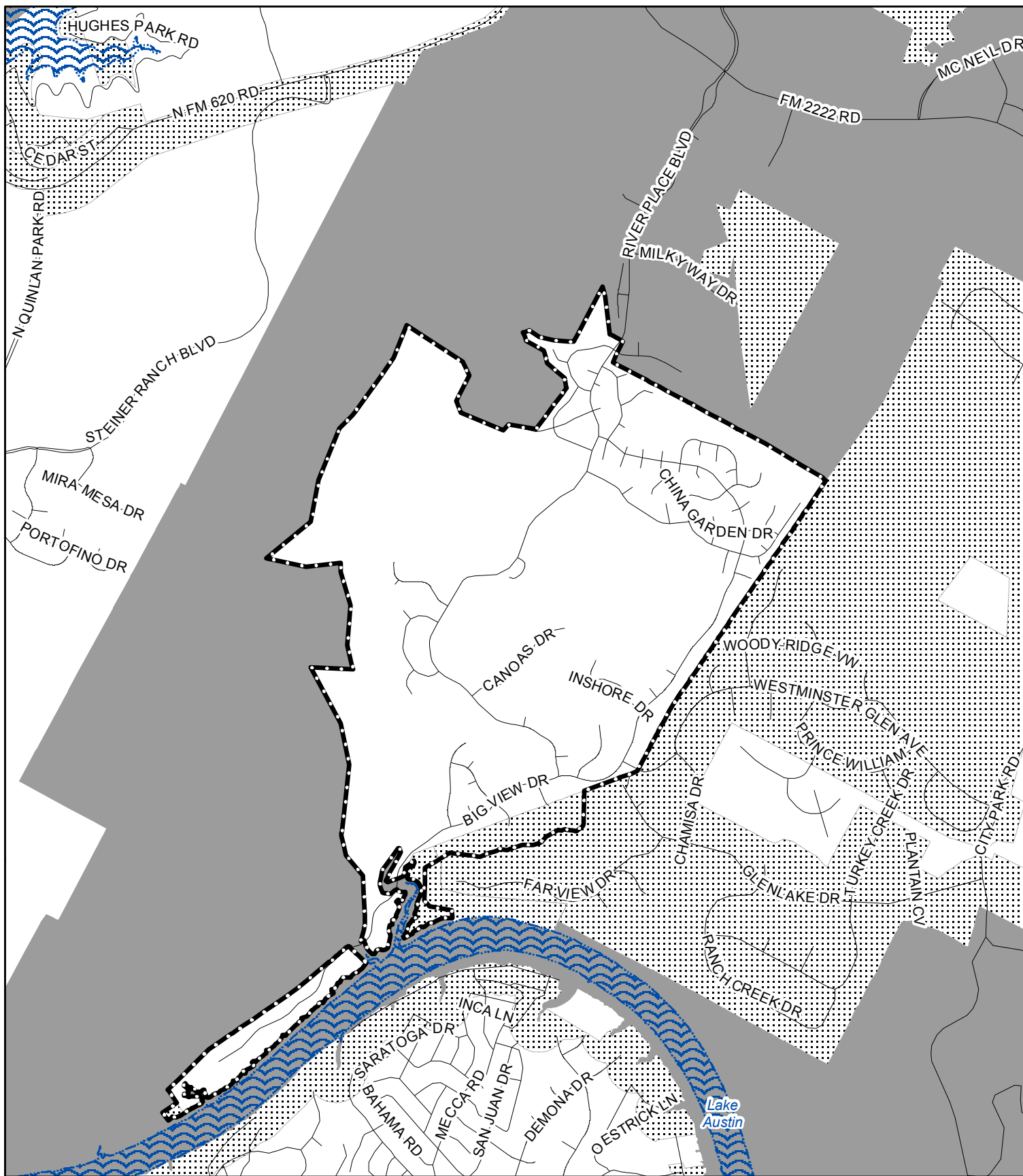
BE IT FURTHER RESOLVED:

The City Council further amends the City's Municipal Annexation Plan to remove the Lost Creek annexation area, which was added on December 31, 2005, and which shall be annexed in accordance with the terms of the Strategic Partnership Agreement between the Lost Creek Municipal Utility District and the City.

ADOPTED: December 18, 2008

ATTEST:


Shirley A. Gentry
City Clerk



River Place Municipal Annexation Plan Area

C7a-11-001



City of Austin NPZD
J. Chuter
November 26, 2008



Legend



Annexation Area

Current Jurisdiction


 Austin Full Purpose

 Austin Limited Purpose

 Austin ETJ



Lake

 Street



SEVENTH AMENDMENT TO THE CITY OF AUSTIN'S MUNICIPAL ANNEXATION PLAN

The following is an amendment to the City of Austin's Municipal Annexation Plan (MAP) and is adopted in accordance with Sec. 43.052 (c) Texas Local Government Code. This amendment is effective December 31, 2008.

The City's Municipal Annexation Plan is amended to include the River Place Area which is described below and to remove the Lost Creek area that was included December 31, 2005.

Background

The River Place area is being added to the Municipal Annexation Plan because it includes more than 100 developed single-family lots. Amending the City's Municipal Annexation Plan to include River Place with an effective date of December 31, 2008 positions the City to annex the area effective December 31, 2011.

River Place Municipal Utility District (MUD) comprises the largest portion of the annexation area. A narrow strip of MUD territory that lies below the 504.9 foot mean sea level elevation above Lake Austin is already included in the City's full purpose jurisdiction. As a result, several properties along the Lake Austin shoreline are split by the city limit line. These split properties do not receive full municipal services and have not been assessed city property taxes. The City of Austin intends to begin providing full municipal services to these split properties and normalize their full-purpose status in accordance with Ordinance 860130-A concurrent with the annexation of the remainder of the MUD, which is currently in Austin's extraterritorial jurisdiction and limited purpose jurisdiction.

The municipal annexation plan area includes approximately thirty-seven acres of land that was annexed to the city for limited purposes in the 1980s. The Watersedge at River Place subdivision and Panther Hollow Creek Phases I and II subdivisions are located in the limited purpose jurisdiction.

The municipal annexation plan area also includes land outside of the MUD boundaries. The majority of this land is owned by River Place MUD and is used for utility facilities and habitat preserve. Two additional parcels outside the MUD boundaries are included in the annexation area because they would become surrounded by the full purpose city limits if not annexed at the same time as the MUD.

General Description

River Place Municipal Annexation Plan Area covers approximately 1,227 acres. It is located on River Place Boulevard and Big View Drive approximately one mile south of Farm-to-Market Road 2222 in Travis County. It is contiguous to the City's full purpose jurisdiction along the north, west, and south sides and along portions of the eastern side.

River Place is characterized by steep slopes, rugged terrain, and views of the surrounding Hill Country. There is a drop of over 500 feet of elevation from the northern extent of the annexation area to the southern extent at Lake Austin. Portions of the area are included in the Balcones Canyonlands Preserve because of their suitability as habitat for endangered species.

The annexation area includes unplatted land and the following subdivisions: River Place Sections 1-26 (except for Sections 20, 23, and 25), Villas at River Place, River Place Center, River Place Treatment Plant, River Place Golf Course, River Place at Panther Hollow Creek, Overlook at River Place, Panther Hollow Creek Phases I and II, and Watersedge at River Place.

According to utility records, residents of the annexation area and adjacent full purpose shoreline area inhabit 974 single-family detached homes and 5 apartment units. At build-out, the area will have 57 additional single-family homes for a total of 1,037 residential units. The current estimated population is approximately 3,125 persons. The projected build-out population is 3,307 persons.

Existing Land Uses

The predominant land uses in the annexation area are greenbelt, single-family residential, and golf course. Also found here are a clubhouse, a park, water and wastewater treatment facilities, and undeveloped land.

Table 1.
Combined River Place Annexation Area and Full Purpose Shoreline
Existing Land Uses

Land Use	Acres	Percentage of Total Area
Protected Area (Drainage, Habitat, Landscaping, or Greenbelt)	528.4	42.0%
Single-Family Residential	301.5	24.0%
Golf Course	175.6	14.0%
Streets & ROW	91.7	7.3%
Undeveloped	69.0	5.5%
Utilities	42.5	3.4%
Large Lot Single-Family	24.6	2.0%
Meeting & Assembly	15.3	1.2%
Park	8.1	0.6%
TOTAL	1,256.6	100.0%

Source: City of Austin

Existing Services

The River Place MUD provides retail water and wastewater service to the entire annexation area. The MUD also maintains parks and recreational areas and provides for solid waste disposal. The River Place Homeowners' Association maintains common areas and enforces Covenants, Conditions, and Restrictions on property within its boundaries.

The Travis County Sheriff's Department provides police service to the annexation area. Fire protection is provided by Travis County Emergency Services District #6 (Lake Travis Fire and Rescue), whose nearest unit is located at Station 604 at 6500 Comanche Trail. Austin Fire Department and ESD #6 recently entered into an automatic aid agreement to augment fire protection and emergency service response resources and capabilities. The Austin Fire Department's nearest unit is located at Station 39 at 7701 River Place Boulevard. Austin-Travis County EMS also has a unit at this location and is the primary provider for medical rescue in the annexation area.

City of Austin facilities in the area include:

- Austin Fire Department Station 39 & Austin EMS Medic 16, 7701 River Place Boulevard
- Old Quarry Branch Library, 7051 Village Center Drive
- Emma Long Metropolitan Park, 1600 City Park Road

The Three-Year Annexation Plan Process

Amending the City's Municipal Annexation Plan to include a new area begins a three-year annexation process.

The three-year annexation process begins on the effective date of the adoption of the plan amendment. Prior to the ninetieth day following the effective date of adoption, the City must notify each property owner in the affected area and each of the public or private entities that provides municipal services. In addition, the plan must be posted in the City's internet website.

Notification to area service providers must include a formal request for information regarding the types and levels of services currently being provided. A comprehensive inventory of services and facilities is then derived from the information provided from each of the public or private entities. If a service provider fails to submit the required information within 90 days of receiving notification, the City is not obligated to include that information in its inventory. The following types of information would be required:

For infrastructure facilities and maintenance,

- An engineering report that describes the physical condition of all infrastructure elements in the area.
- A summary of expenditures for that infrastructure.

For critical services (fire, police and emergency medical services),

- Average dispatch and delivery times.
- Equipment schedules.
- Staffing schedules including certification and/or training levels.
- A summary of operating and capital expenditures.

The City may monitor the services provided in an area proposed for annexation and verify the inventory information provided by the service provider. Only those services provided in the year preceding the date of plan adoption are to be included in the inventory. Once the inventory is complete, it must be made available for public inspection.

The City must conduct two annexation public hearings within ninety days of making the inventory available for public review. A preliminary service plan must be presented and explained at each of the hearings. After completing those hearings, the City of Austin must then negotiate for those services to be included in the final service plan with five appointed representatives from each annexation area. The final service plan must be completed prior to the first day of the tenth month following completion of the inventory of services.

The annexation must then be completed before the 31st day following the third anniversary of inclusion in the plan. If the process is not completed within that time frame, the City may not annex that area for five years.