



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

The following is an amendment to the City of Austin's ("City") Municipal Annexation Plan ("MAP") and is adopted in accordance with Sec. 43.052 (c) Texas Local Government Code. This amendment is effective December 31, 2009.

The City's Municipal Annexation Plan is amended to include the municipal utility district ("MUD") known as the North Austin MUD annexation area which is described below and to remove the River Place area that was included December 31, 2008.

Background

The North Austin MUD area is being added to the MAP because it includes more than 100 developed single-family lots. The proposed annexation area is comprised of the North Austin MUD, which is currently in Austin's extraterritorial jurisdiction ("ETJ") and limited purpose jurisdiction. Approximately ten acres of land in the proposed annexation area along State Highway 45 West was annexed to the city for limited purposes in 1984.

The River Place area was added to the City's MAP in 2008. Annexation was planned to take place in 2011; however, in accordance with a Strategic Partnership Agreement ("SPA") between the City and the River Place MUD, full purpose annexation has been delayed. Because of the SPA and its effect on the timing of River Place MUD's annexation, the River Place area is being removed from the MAP.

General Description

The North Austin MUD MAP covers approximately 977 acres. It is located west of Parmer Lane south of the intersection of State Highway 45 West and Parmer Lane and north of the intersection of Parmer Lane and McNeil Drive. Approximately 91 percent of the area is in Williamson County and 9 percent is in Travis County. This area is contiguous to the City's full purpose jurisdiction along the north, east, and south sides and is bounded by the Springwoods MUD to the west, which is scheduled for full purpose annexation in December 2010 in accordance with the terms of a SPA.

North Austin MUD is comprised of mostly flat land. Rattan Creek and Lake Creek flow eastward across the area. Lake Creek has a wide floodplain.

The annexation area includes the Milwood and Bluffs at Milwood residential subdivisions, Parmer Village condominium community, Rattan Creek Apartments,

Camden Amber Oaks apartments, Artisan apartments and retail center, State Farm Insurance Company, Amber Oaks Corporate Center, the Parmer-McNeil Plaza retail center, Robinson Playground Park, Lake Creek Greenbelt, and part of Pond Springs Elementary School in the Round Rock Independent School District.

According to utility records and approved site plans, the area currently has 2,576 detached residential units and 690 apartment units. At build-out, the area will have 22 additional single-family homes and up to 578 additional apartment units for a total of 3,866 residential units. The current estimated population is approximately 9,350 persons. The projected build-out population is 10,345 persons.

Existing Land Uses

The predominant land uses in the annexation area are single-family residential and office. In addition, there are parks and greenbelts, undeveloped land, multifamily residential, and commercial.

Table 1.
North Austin MUD Annexation Area Existing Land Uses

Land Use	Acres	Percentage of Total Area
Single-Family Residential	401.6	41.1%
Roads	162.0	16.6%
Office	127.1	13.0%
Park or Greenbelt	83.8	8.6%
Undeveloped	80.2	8.2%
Apartment/Condo	51.7	5.3%
Agricultural - Pasture	15.6	1.6%
Dedicated Parking	15.5	1.6%
Commercial - Retail	14.5	1.5%
Commercial - Services	11.3	1.2%
Utilities & Stormwater Ponds	7.5	0.8%
Educational	5.7	0.6%
TOTAL	976.5	100.0%

Source: City of Austin

Existing Services

The North Austin MUD is a wholesale water and wastewater customer of the Austin Water Utility and 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 portion of the annexation area within Williamson County receives police service from the Williamson County Sheriff's Department and fire protection service is provided by Williamson County Emergency Services District #1 (Jollyville Fire Department). Williamson County Emergency Medical Services is the primary provider for emergency medical services ("EMS") in this portion of the annexation area. Williamson County Unified Road System maintains roads within the Williamson County portion of the area.

The portion of the area within Travis County receives police service from the Travis County Sheriff's Department and fire protection service is provided by Travis County Emergency Services District #4. The Austin/Travis County EMS Department provides emergency medical services in this portion of the annexation area. Travis County maintains roads within the Travis County portion of the area.

The Three-Year Annexation Plan Process

Amending the City's MAP 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 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.