

**ORDINANCE NO. 20100225-036**

**AN ORDINANCE ADOPTING A REGULATORY PLAN FOR AN AREA ANNEXED FOR LIMITED PURPOSES, REFERRED TO AS THE “GREENSHORES GLA AND EC ANNEXATION AREA”; ESTABLISHING INTERIM ZONING; AND WAIVING CITY CODE SECTION 25-2-222.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Council finds that:

- (A) The area referred to as the Greenshores GLA and EC Area is being annexed by Ordinance No. 20100225-035, for the limited purposes of planning and zoning, and a Planning Study and Regulatory Plan for the area were prepared as required by state law.
- (B) The Regulatory Plan included in Exhibit A attached to this ordinance serves the public health, safety and welfare, and the interests of the current and future residents of the City of Austin.

**PART 2.** The Regulatory Plan included in Exhibit A attached to this ordinance is approved as the *Regulatory Plan for the Greenshores GLA and EC limited purpose annexation area.*

**PART 3.** Council waives the classification requirement of Section 25-2-222 of the City Code for the following described property as depicted in Exhibit B, and classifies it as Interim Single Family Residence Large Lot (“I-SF-1”), instead of Interim Single-Family Residence Standard Lot (“I-SF-2”) as specified in Section 25-2-222:

Smoky Ridge Annex Lot C Abs. 739 Sur. 2 Spillman J; Greenshores on Lake Austin Phase 1 Block 1 Lot 1, Lots 3-16, Lots 49-53, and Lots 55-76; Block 2 Lot 49; Block 3 Lots 1-10; and Block 4 Lot 13; Greenshores on Lake Austin Phase 2 Block 1 Lots 18-25, 28-31, 35, 37-38, 40-42, 77-83, and 86; and Block 2 Lots 43-44; Amended Plat of Greenshores on Lake Austin Phase 2 Lots 32, 33, 34 and 39 Lots 32-33, and 39; and Greenshores on Lake Austin Phase 3 Block 1 Lot 85; Block 4 Lots 1-4, Lots 6-12 and Lot 14; and Block 5 Lots 1-22.

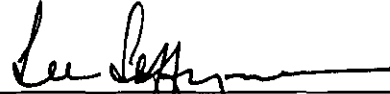
All other property within the Greenshores GLA and EC area shall receive interim zoning designations in accordance with Section 25-2-222 of the City Code.

**PART 4.** This ordinance takes effect on March 8, 2010.

**PASSED AND APPROVED**

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February 25, 2010

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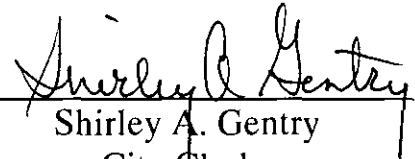
Lee Leffingwell  
Mayor

**APPROVED:**



David Alan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

## **EXHIBIT A**



### **Greenshores GLA and EC Area**

#### **Limited Purpose Annexation Planning Study and Regulatory Plan**

##### **Planning Study**

###### Background

On January 24, 2005 the owners of the Greenshores GLA and EC Area and the City of Austin entered into an agreement regarding annexation and development. The Greenshores Annexation and Development Agreement ("Agreement") provides for annexation of the Greenshores GLA and EC Area for the limited purposes of planning and zoning pursuant to Section 43.129 of the Texas Local Government Code.

In the Agreement, 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.

###### Area Description

The proposed annexation area covers approximately 161 acres in Travis County north and west of the intersection of Oak Shores and Pearce Road; west of Robbins Road; south of Smoky Ridge; and east of Ski Shores Terrace and is located in the City's Extraterritorial Jurisdiction (ETJ).

The proposed annexation area includes 126 single family lots in addition to undeveloped land.

###### Projected Ten Year Development With and Without Annexation

The Greenshores GLA and EC Area includes a single family residential subdivision and 91 of 126 platted lots are built or under construction. The

City will initiate a zoning case prior to third reading of the limited purpose annexation ordinance recommending zoning consistent with the uses designated on plats or preliminary plans for this area.

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 zoning case.

#### Public Benefit from the Annexation

Limited purpose annexation and the application of zoning and City development standards will result in higher quality development than would otherwise occur.

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

The proposed limited purpose annexation and future conversion to full purpose status will be of economic advantage to residents and landowners within the area through the establishment of land use controls and building standards not otherwise available. Currently, there are approximately 291 residents in the proposed annexation area. There is no business activity in the proposed annexation area.

The proposed annexation and the imposition of City zoning and development standards will benefit residents and property owners in the area surrounding the Greenshores GLA and EC Area 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.

### 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 interim zoning designations consistent with the uses designated on plats or preliminary plans for this area in accordance with the Greenshores Annexation and Development Agreement. Interim zoning designations are depicted in Exhibit B which is attached to this Plan and to the Ordinance of which this Plan is a part. Comments regarding the proposed zoning will be considered at the public hearings for the proposed limited purpose annexation.

## **Regulatory Plan**

### Development Regulations

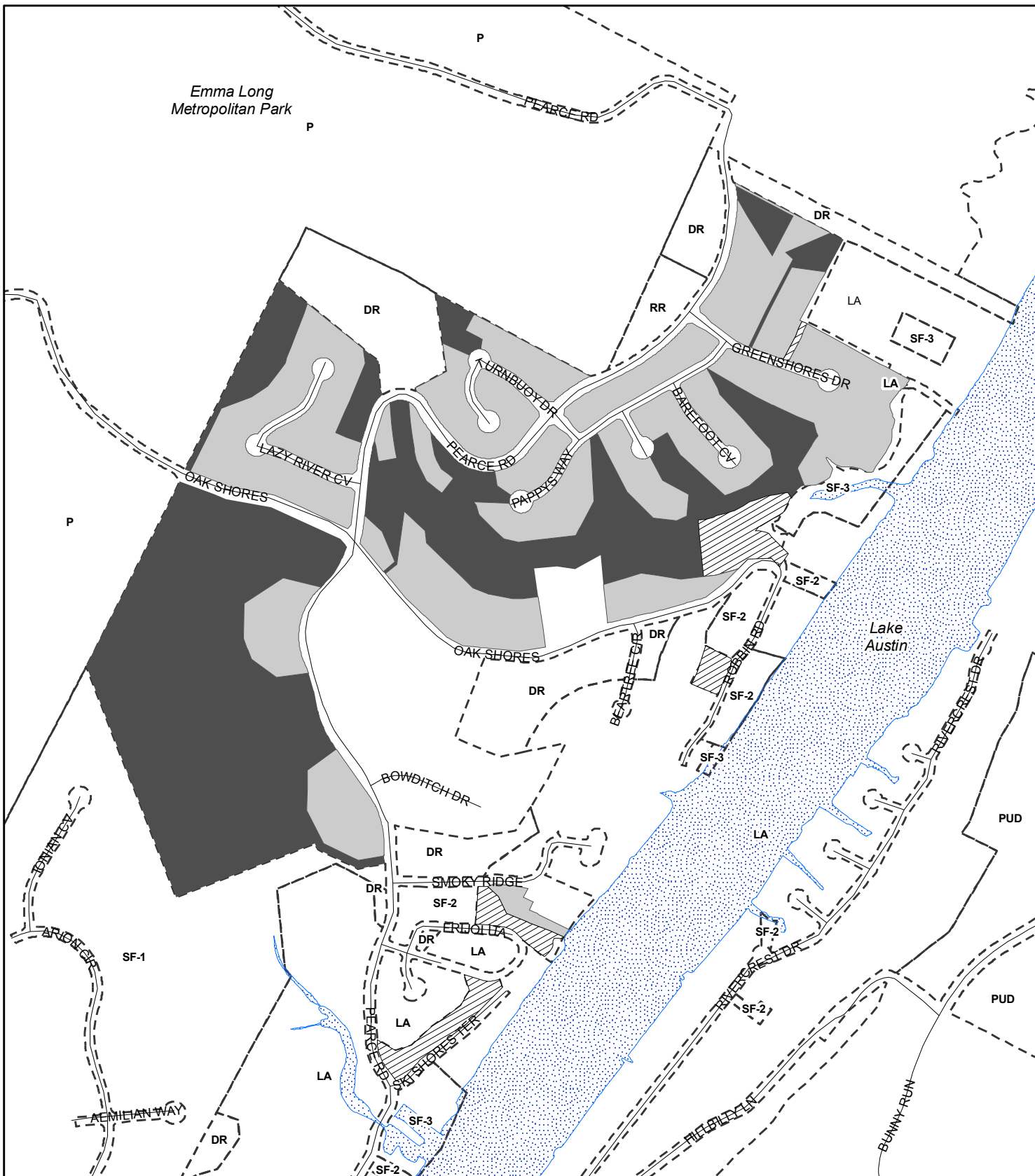
Annexation of the area for the limited purposes of planning and zoning will extend the full range of City regulatory authority regarding development, construction, land use, and environmental quality to the area. This authority includes the application of all regulations pertaining to planning and zoning 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 Greenshores Annexation and Development Agreement between the owners of the Greenshores GLA and EC Area and the City sets out the process under which the limited purpose annexation area will be annexed for full purposes. In the Agreement, the owners 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 will take place after January 24, 2015 in accordance with the Greenshores

Annexation and Development Agreement approved by the Austin City Council 01/13/05.



## Interim Zoning Designation

In Accordance with the Greenshores  
Annexation and Development Agreement  
Adopted by Ordinance 050113-12



City of Austin NPZD  
J. Chuter  
January 12, 2010



### Legend

#### Interim Zoning Designation

- I-LA
- I-RR
- I-SF-1

#### Base Map Features

- Current Zoning District
- Street
- Lake Austin

0 500 1,000  
Feet

No warranty is made by the City  
regarding the accuracy or completeness  
of this map. Sources: All data by COA.