



**Springwoods MUD Area
Subject to the Strategic Partnership Agreement**

Limited Purpose Annexation Planning Study and Regulatory Plan

Planning Study

Background

On December 16, 2002 the Springwoods Municipal Utility District ("MUD") and the City of Austin entered into a Strategic Partnership Agreement ("SPA") establishing a timeline and procedure for annexation and conversion of the MUD to a Limited District. The SPA provides for annexation of the Springwoods MUD for the limited purposes of planning, zoning, health and safety pursuant to Section 43.0751 of the Texas Local Government Code. This Planning Study and Regulatory Plan has been prepared in accordance with the terms of the SPA and Section 43.123 of the Texas Local Government Code.

In the SPA, the MUD 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 and agreed that the City may take any and all steps to assure that full purpose annexation may be completed no sooner than December 31, 2010.

Area Description

The proposed Springwoods MUD annexation area includes approximately 468 acres in Williamson County generally located between Pond Springs Road and Parmer Lane on the north and south sides of Anderson Mill Road. The area is currently located in the City's Extraterritorial Jurisdiction ("ETJ").

The primary land uses in the Springwoods MUD are single and multi-family residential housing. The current estimated population of Springwoods MUD is approximately 6,210 persons.

Projected Ten Year Development With and Without Annexation

The Springwoods MUD area is almost fully developed and it is anticipated that the existing uses in the area will continue irrespective of the annexation status.

Issues Supporting Annexation

The proposed limited purpose annexation facilitates implementation of the SPA between the MUD and the City.

Public Benefit from the Annexation

The proposed limited purpose annexation facilitates implementation of the SPA between the MUD and the City. The SPA provides for full purpose annexation of the MUD which will benefit residents, landowners, and businesses within the MUD and the City.

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. The application of City codes will protect property values by ensuring that all new development/redevelopment meets higher standards than might otherwise be adhered to in the absence of City codes. Limited purpose annexation will also prevent the intrusion of incompatible land uses and protect landowners, businesses, and residents from the expansion of incompatible land uses.

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 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 Section 25-2-222 (Designation of Annexed Land) of the Code.

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

Regulatory Plan

Development Regulations

Annexation of the area for the limited purposes of planning, zoning, health, and safety 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 related technical manuals, and all rules adopted pursuant thereto.

Future Full Purpose Annexation

The proposed limited purpose annexation area will be included within the City's full purpose jurisdiction in accordance with the terms of the SPA.

In the SPA, the District and the City agree that the limited purpose annexation status of the MUD may be converted to full purpose annexation no sooner than December 31, 2010.