

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	22935	Agenda Number	56.
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Meeting Date:	3/28/2013	Department:	Planning and Development Review
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Subject

Conduct a public hearing for the limited purpose annexation of the Estancia annexation area (approximately 600 acres in southern Travis County west of IH 35 South approximately eight tenths of a mile south of the intersection of IH 35 South and Onion Creek Parkway).

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	January 17, 2013: Estancia Hill Country Interim Annexation and Development Agreement was approved. February 14, 2013: Council set public hearings.
For More Information:	Virginia Collier, 974-2022.
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

The Estancia annexation area (approximately 600 acres) is located in southern Travis County west of IH 35 South approximately eight tenths of a mile south of the intersection IH 35 South and Onion Creek Parkway. This area is currently in the city's extraterritorial jurisdiction ("ETJ") and is adjacent to the city's full purpose jurisdiction on the north side. This area is currently undeveloped, and the developer's plans for this site include a mixed-use project with residential and commercial land uses.

The developer has requested limited purpose annexation conditioned on approval of a Public Improvement District (PID), which will levy assessments to finance infrastructure improvements and amenities. Limited purpose annexation will facilitate zoning of this area but will not allow the City to collect property taxes in the area. For the limited purpose annexation to be considered by Council on the same day as the PID creation, the preliminary annexation steps must take place in advance, including setting and conducting public hearings.

Staff and the developer will continue to negotiate the terms of the Final Development Agreement in accordance with the PID policy. The Agreement will establish terms for development of the property and future full purpose annexation. If negotiations are successful, staff will bring it forward to Council for consideration in the next several months along with creation of the proposed PID.