

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	24136	Agenda Number	72.
---------------------	---------	-------	---------------	-----

Meeting Date:	5/9/2013	Department:	Budget Office
---------------	----------	-------------	---------------

Subject

Conduct a public hearing relating to authorization of a public improvement district for the Estancia Hill Country project (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. April 11, 2013 - Council set a public hearing for the Estancia PID
For More Information:	Elaine Hart, Financial Services Department, 974-2283
Boards and Commission Action:	
MBE / WBE:	
Related Items:	

Additional Backup Information

Texas Local Government Code, Chapter 372, requires that the governing body of the municipality hold a public hearing on the advisability of a Public Improvement District. Upon conclusion of this hearing, the governing body is to make certain findings by resolution as to:

- (1) the advisability of the improvement;
- (2) the nature of the improvement;
- (3) the estimated cost of the improvement;
- (4) the boundaries of the public improvement district;
- (5) the method of assessment; and
- (6) the apportionment of costs between the district and the municipality or county as a whole.

Prior to the public hearing, City staff provided notification to property owners as required by Chapter 372. The signed petitions submitted by consenting owners represent over 50% of the appraised value of all taxable real property liable for assessment under the proposed PID authorization and constituted over 50% of the area of all taxable real property liable for assessment under the proposal. As certified by the City Clerk, the number of signatures is greater than the number required by Chapter 372 of the Texas Local Government Code and meets the requirements of state law for a petition requesting reauthorization of the PID.

The Estancia Hill Country project (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 being considered for limited purpose annexation in accordance with the owner's request which is conditioned on approval of a Public Improvement District (PID). This area is currently undeveloped, and the developer's plans for this site include a mixed-use project with residential and commercial land uses.

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 along with creation of the proposed PID.