



MEMORANDUM

TO: Chair and Members of the Planning Commission

FROM: Virginia Collier
Planning and Zoning Department

DATE: September 25, 2019

RE: Proposed annexation of approximately 4.42 acres into Travis County Water Control and Improvement District No. 10 (District) C12M-2019-0002

On July 17, 2019, the City received an application requesting the City's consent to the annexation of approximately 4.42 acres located south of Trail of Madrones approximately 1,200 feet west of the intersection of Toro Canyon Road and Trail of Madrones into the Travis County Water Control and Improvement District No. 10 (District). The District includes properties in western Travis County and located either in the City of Austin's ETJ or the City of West Lake Hills. The property to be annexed into the District is located in the Lake Austin Watershed. A map identifying the tract to be annexed into the District and its location relative to existing District boundaries and City jurisdictions is attached.

Applicant's Proposal

The subject tract is currently undeveloped. It was conveyed to the present owner several years ago by a family member who had lived in a house on the adjacent property for more than forty years. The current owner has expressed an interest in selling the property in its entirety for future residential use and is looking to secure a source of water in order to proceed with a sale.

The property owner appeared before the District's Board of Directors at their meeting on June 12, 2019 and the District Board approved the annexation request contingent upon receiving the City's approval of the District's annexation of the property.

City Review Process

The District is a wholesale water customer of the City. Annexation will allow the District to provide water to the subject tract. Requests for annexation into a water district are typically evaluated in terms of:

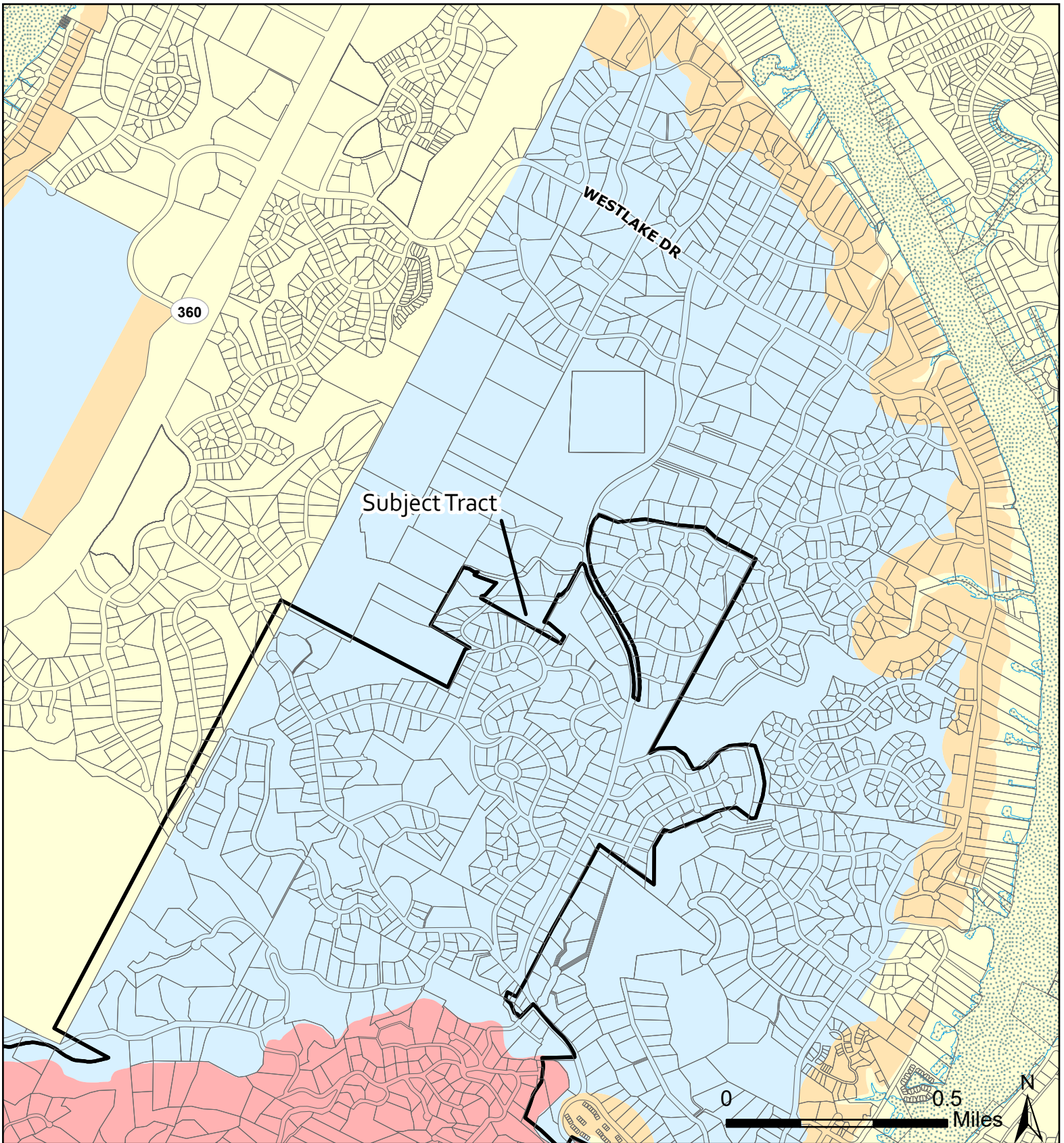
- Impact on the City's annexation program

- Land Use impacts
- The City's ability to provide direct water and/or wastewater service
- The terms of the City's consent agreement/contract(s) with the water district
- Environmental impacts
- Whether the proposed annexation would induce development within the DWPZ beyond what would occur otherwise

Recommendation

Staff recommends consent to the proposed annexation into Travis County Water Control and Improvement District No. 10. Annexation into the District will not affect the City of Austin's annexation plans and staff does not anticipate any negative land use impacts on adjacent property. Staff finds that direct water and wastewater service is not feasible given the location of the property in relation to Austin Water's system. City water and wastewater services are approximately 1.25 miles away from the site. Finally, regulations for development will follow the same rules and processes currently in effect if the District annexes the tract.






If you have any questions or need any additional information, please contact me at (512) 974-2022.



C12M-2019-0002 Annexation into WCID 10

City of Austin
Planning and Zoning Department
July 2019



-  Water Control and Improvement District No. 10
-  Austin Full Purpose
-  Austin Limited Purpose
-  Austin ETJ
-  West Lake Hills

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