



**Annexation - Conduct and Approve
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**

AGENDA ITEM NO.: 12
AGENDA DATE: Thu 01/13/2005
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SUBJECT: Approve an ordinance adopting the Greenshores Annexation and Development Agreement, concerning annexation and development of Greenshores area (Approximately 176.8 acres in Travis County approximately one mile east of the intersection of City Park Road and Pearce Road.

AMOUNT & SOURCE OF FUNDING: Funding necessary to provide general governmental services to this tract is available in the budgets of the department which will providing the services.

FISCAL NOTE: There is no unanticipated fiscal impact. A fiscal note is not required.

REQUESTING Neighborhood Planning **DIRECTOR'S**
DEPARTMENT:and Zoning **AUTHORIZATION:** Alice Glasco

FOR MORE INFORMATION CONTACT: Ben Luckens, 974-2695; Virginia Collier, 974-2022;
Sylvia Arzola, 974-6448

PRIOR COUNCIL ACTION: First reading of annexation ordinance approved on 10/28/04.

BOARD AND COMMISSION ACTION: N/A

The Greenshores area (approximately 176.8 acres) is located in Travis County approximately one mile east of the intersection of City Park Road and Pearce Road and includes 211 proposed single family lots in the Greenshores on Lake Austin and the Woods of Greenshores subdivisions. This area is adjacent to the city's Emma Long Park and the full purpose city limit on the west side and Lake Austin to the east.

In lieu of completing the full purpose annexation initiated on October 28, City staff and the owners of the land within the Greenshores development have negotiated an agreement providing for the phased annexation of the Greenshores area and establishing development regulations and conditions for the area.

Key provisions of the Development Agreement include:

- No special districts of any kind or municipalities without the prior consent of the City Council
- Limited purpose annexation of the Woods of Greenshores subdivisions in 2005 with conversion to full purpose annexation status in 2017
- Limited purpose annexation of the Greenshores on Lake Austin subdivision and an additional area within the owner's Certificate of Convenience and Necessity (CCN) known as the excess capacity area in 2010 with conversion to full purpose annexation status in 2015
- Water and wastewater service will be provided by the holders of the CCNs and the CCNs will be extended to include the entire Greenshores development
- The CCN holders give the City a right of first offer to purchase the CCNs
- Water service including fire flow will be provided in accordance with City design criteria



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- Wastewater service to the Woods of Greenshores will be through a gravity system designed in accordance with City design criteria (the Greenshores on Lake Austin system, already under construction, will utilize a pressurized system approved by the City as an alternative system)
- The owners of Greenshores will execute a restrictive covenant that restricts Greenshores to the terms of the Development Agreement including a restriction that end-buyers of lots consent to full purpose annexation