

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, December 07, 2006

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Neighborhood Planning & Zoning RECOMMENDATION FOR COUNCIL ACTION

ITEM No 9

Subject Approve a resolution amending the City's Municipal Annexation Plan (MAP) to include the Springwoods Non-Municipal Utility District (MUD) annexation area (approximately 348 acres located in Williamson County between Pond Springs Road and Parmer Lane on the north and south sides of Anderson Mill Road)

Amount and Source of Funding (Including an area in the Municipal Annexation Plan does not create an obligation to annex an area and does not have a fiscal impact. It begins a three-year process that may lead to annexation.)(Related to item # 31)

Additional Backup Material

(click to open)

- ☐ [Map](#)
- ☐ [Agreement](#)
- ☐ [Resolution](#)

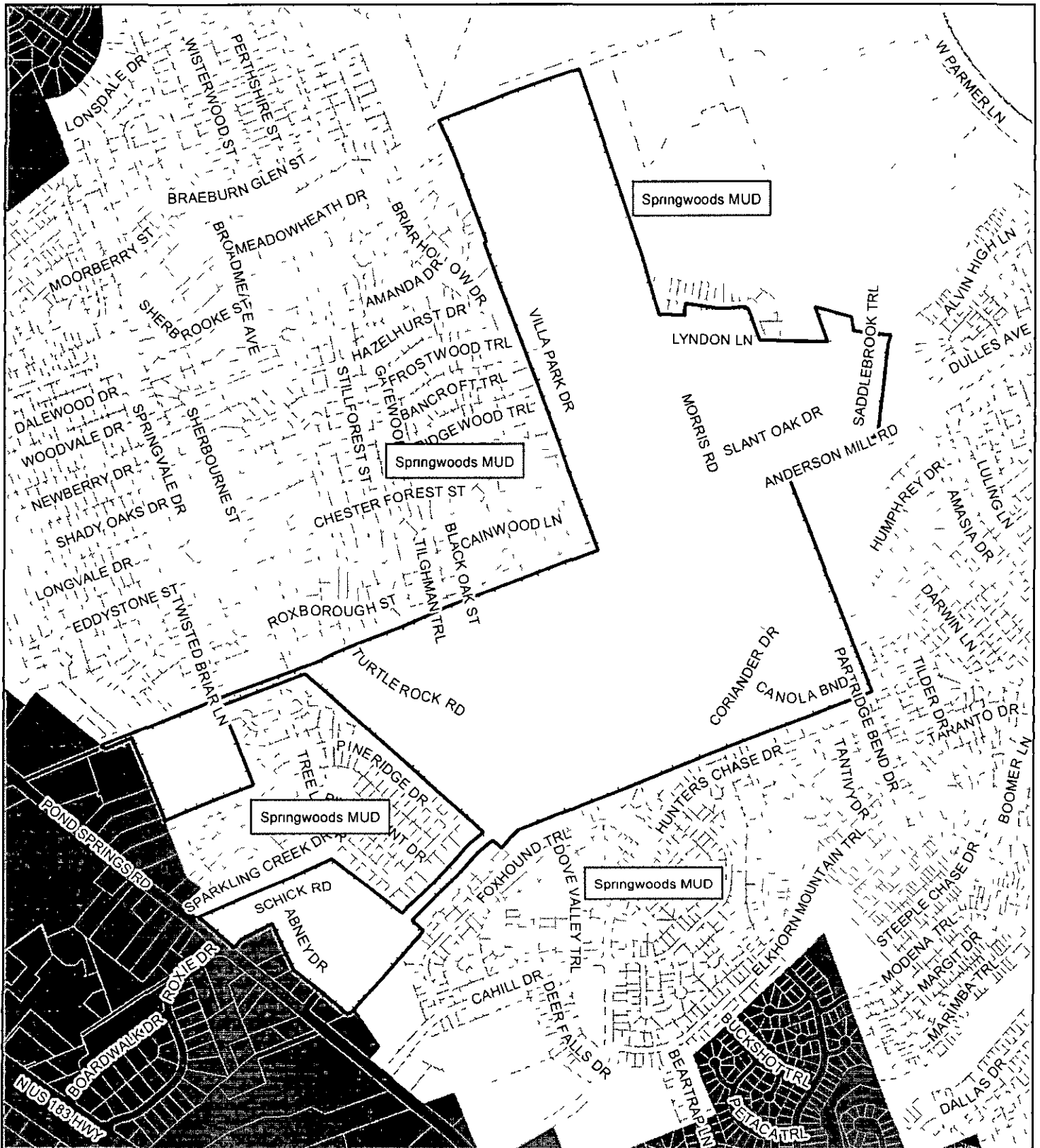
For More Information Virginia Collier 974-2022 or Jackie Chuter 974-2613, Sylvia Arzola, 974-6448

The amendment to the City of Austin's Municipal Annexation Plan is proposed for adoption in accordance with the requirements of Sec. 43.052 Texas Local Government Code regarding Municipal Annexation Plans.

The proposed amendment adds the Springwoods Non-MUD annexation area to City's Municipal Annexation Plan. If adopted, the amendment would be effective December 31, 2006. Adding areas to the Municipal Annexation Plan begins a three-year process leading to annexation. In this case, annexation would take place in December 2009.

The proposed Springwoods Non-MUD annexation area includes approximately 348 acres in Williamson County and is located between Pond Springs Road and Parmer Lane on the north and south sides of Anderson Mill Road. On the north side of Anderson Mill Road, the area includes the developed, Town and Country Park, Clear Creek Addition, Ganzert Park, Bailey Oaks, Jolly Oaks, Wayne Smith Estates, and a portion of Jefferson Center. On the south side of the road are the developed, Estates at Hunters Chase, Deer Park/Live Oak, Springwoods Park, and Turtle Rock Estates neighborhoods and the Round Rock Independent School District Deerpark Middle School and Live Oak Elementary School.

The Springwoods Non-MUD annexation area is the area between and adjacent to the non-contiguous pieces of Springwoods MUD and is being added to the City of Austin's Municipal Annexation Plan so that its annexation will coincide with the annexation of the adjacent Springwoods MUD. Springwoods MUD is the subject of a Strategic Partnership Agreement and is exempt from the requirement to be included in the MAP. Annexation of the MUD is planned to take place in 2009 in accordance with a strategic partnership agreement (SPA).



Springwoods Municipal Annexation Plan Area **C7a-09-001**

0 500 1,000
 Feet

Legend

- | | |
|------------------------|------------------|
| Annexation Area | Austin ETJ |
| Lot Line | Other City |
| Austin Full Purpose | Other City's ETJ |
| Austin Limited Purpose | |



City of Austin NPZD
 November 17 2006
 J Chuter





SIXTH AMENDMENT TO THE CITY OF AUSTIN'S MUNICIPAL ANNEXATION PLAN

The following is an amendment to the City of Austin's Municipal Annexation Plan and is adopted in accordance with Sec 43 052 (c) Texas Local Government Code. The City's Municipal Annexation Plan is amended to include the Springwoods Non-MUD annexation area which is described below. This amendment is effective December 31, 2006.

Background

On December 16, 2002 the City of Austin entered into a strategic partnership agreement (SPA) with Springwoods Municipal Utility District (MUD). At this point, it is anticipated that the City will annex the MUD effective December 31, 2009 in accordance with the terms of the SPA. Because Springwoods MUD has entered into an SPA with the City regarding annexation prior to December 31, 2002, it can be annexed without being included in the City's Municipal Annexation Plan.

The Springwoods Non-MUD annexation area is between and adjacent to the non-contiguous pieces of Springwoods MUD. Annexation of the MUD in 2009 will result in the Springwoods annexation area becoming an island of unannexed land within the City of Austin. Leaving this area unannexed will result in the inefficient use of City resources and has the potential to create confusion in the delivery of emergency services to the area. If, as planned, the MUD is annexed in 2009, the Springwoods Non-MUD annexation area should be annexed at the same time.

Because the Springwoods Non-MUD annexation area has more than 100 developed single family lots it must be included in the City's Municipal Annexation Plan if it is to be annexed at the same time as the MUD. Amending the City's Municipal Annexation Plan to include the Springwoods Non-MUD annexation area with an effective date of December 31, 2006 positions the City to annex the area effective December 31, 2009.

General Description

The Springwoods Non-MUD annexation area covers approximately 348 acres and is located between Pond Springs Road and Parmer Lane on the north and south sides of Anderson Mill Road in Williamson County. The area is contiguous to the City of

Austin's full purpose jurisdiction to the west along Pond Springs Road. The area is adjacent to Springwoods MUD to the north, south, east, and west.

The annexation area includes land on both sides of Anderson Mill Road. On the north side of Anderson Mill Road, the area includes the developed, Town and Country Park, Clear Creek Addition, Ganzert Park, Bailey Oaks, Jolly Oaks, Wayne Smith Estates, and a portion of Jefferson Center. On the south side of the road are the developed, Estates at Hunters Chase, Deer Park/Live Oak, Springwoods Park, and Turtle Rock Estates neighborhoods and Round Rock Independent School District Deerpark Middle School and Live Oak Elementary School.

According to utility records, the area currently has 253 detached residential units, 354 attached residential units including town homes, duplex and fourplex units, and condo units.

The area has a current estimated population of approximately 1,620 persons.

The entire area is in the City of Austin ETJ.

Existing Land Uses

This area is comprised of a variety of land uses including both single-family and multi-family residential, commercial, open space, and civic including both Round Rock Independent School District Deerpark Middle School and Live Oak Elementary School.

Land Use	Acres	Percent of Total Area
Large Lot Single-Family	10.8	3.1%
Single-Family	69.3	19.9%
Mobile Home	0.3	0.1%
Duplex	20.8	6.0%
Tri-plex or Four-plex	11.8	3.4%
Apartment/Condo	4.3	1.2%
Commercial	2.6	0.8%
Educational	50.1	14.4%
Park or Greenbelt	57.2	16.5%
Roads	45.3	13.0%
Undeveloped	75.1	21.6%
TOTAL	347.5	100.0%

Table 1. Springwoods Non-MUD Annexation Area Existing Land Uses

Existing Services

The proposed annexation area receives water and wastewater service from the City of Austin. There are a few lots in the Jolly Oaks Phase 2 subdivision that are not currently connected to the City's wastewater system utilize on-site septic systems.

The area receives police service from the Williamson County Sheriff's Department. Fire protection services are provided by Williamson County ESD #1 (Jollyville Fire Department) and EMS services are provided by Williamson County EMS.

City of Austin facilities in the area include:

Austin Fire Department Station 38 -- 10111 Anderson Mill Rd
Austin EMS Medic 19 -- 10111 Anderson Mill Rd

Austin Fire Department Station 34 -- 10041 Lake Creek Pkwy
Austin EMS Medic 27 -- 10041 Lake Creek Pkwy

Austin Police Department North Substation -- 12425 Lamplight Village

Spicewood Springs Branch Library -- 8637 Spicewood Springs Rd

Balcones District Park
Bull Creek District Park
Bull Creek Greenbelt

The Three-Year Annexation Plan Process

Amending the City's Municipal Annexation Plan to include a new area begins a three-year annexation process.

The three-year annexation process begins on the effective date of the adoption of the plan amendment. Prior to the ninetieth day following the effective date of adoption, the City must notify each property owner in the affected area and each of the public or private entities that provide municipal services. In addition, the plan must be posted in the City's internet website.

Notification to area service providers must include a formal request for information regarding the types and levels of services currently being provided. A comprehensive inventory of services and facilities is then derived from the information provided from each of the public or private entities. If a service provider fails to submit the required information within 90 days of receiving notification, the City is not obligated to include that information in its inventory. The following types of information would be required:

For infrastructure facilities and maintenance,

- An engineering report that describes the physical condition of all infrastructure elements in the area
- A summary of expenditures for that infrastructure

For critical services (fire, police and emergency medical services),

- Average dispatch and delivery times
- Equipment schedules
- Staffing schedules including certification and/or training levels
- A summary of operating and capital expenditures

The inventory then becomes a basis for determining levels of service to be provided under an annexation area service plan. The City may monitor the services provided in an area proposed for annexation and verify the inventory information provided by the service provider. Only those services provided in the year proceeding the date of plan adoption are to be included in the inventory. Once the inventory is complete, it must be made available for public inspection.

The City must conduct two annexation public hearings within 90 days of making the inventory available for public review. A preliminary service plan must be presented and explained at each of the hearings. After completing those hearings, the City of Austin must then negotiate for those services to be included in the final service plan with five appointed representatives from each annexation area. The final service plan must be completed prior to the first day of the tenth month following completion of the inventory of services.

The annexation must then be completed before the 31st day following the third anniversary of inclusion in the plan. If the process is not completed within that time frame, the City may not annex that area for five years.

RESOLUTION NO.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

That the City approves the Sixth Amendment to the City of Austin's Municipal Annexation Plan to include the Springwoods Non-MUD annexation area, consisting of approximately 348 acres located in Williamson County between Pond Springs Road and Parmer Lane on the north and south sides of Anderson Mill Road, described in Exhibit "A" attached hereto, effective December 31, 2006

ADOPTED: _____, 2006 **ATTEST:** _____

Shirley A. Gentry
City Clerk