



## MEMORANDUM

TO: Mayor and City Council

FROM: Gregory I. Guernsey, AICP, Director  
Planning and Zoning Department

DATE: August 18, 2017

RE: August 31, 2017 City Council Agenda Items to Set Annexation Hearings

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Described below are four annexation cases appearing on the August 31, 2017 Council agenda to set public hearings. City Council agreed to delay annexation of the first three areas due to property owner or service provider requests in 2016.

### **HOLT CAT Subdivision (contiguous to District 5)**

This area includes the existing HOLT CAT commercial use as well as the approved HOLT CAT subdivision (C8J-2015-0141.0A) located along IH 35 South across from the Southpark Meadows commercial center. This area is entirely surrounded by Austin's full purpose jurisdiction on all four sides and a portion (32.3%) of the proposed development is located in the city's full purpose jurisdiction. Annexation brings future anticipated commercial growth and light industrial development into the city limits, resolves split jurisdictional issues, and ensures unified service delivery. This area was considered for annexation in 2016, however, City staff recommended a delay of annexation to 2017 at the request of Travis County ESD 11 and to provide additional time for ESD 11 to better align their service area with the revenues that support their operations. Voters in the area recently approved a new Travis County ESD 15 that will assess property taxes needed to support service to the balance of the ESD after the HOLT CAT property is annexed. See HOLT CAT Subdivision map.

### **Mooreland Addition (contiguous to District 5)**

This area is currently in the city's extraterritorial jurisdiction and is entirely surrounded by Austin's full purpose jurisdiction on all four sides. Annexation of the adjacent Smithfield/Frate Barker area in 2016 resulted in this area surrounded by Austin's full purpose jurisdiction. Existing land uses in the area include commercial/office/warehouse uses along Manchaca Road in addition to approximately 35 single family homes. This area was considered for annexation in 2016, however,

City Council agreed to delay annexation at the property owners' request. See Mooreland Addition map.

**Entrada (contiguous to District 1)**

This area is currently undeveloped and includes the Entrada subdivision (C8J-2008-0168 approved preliminary plan), a small lot single family home development adjacent to the Cantarra single family subdivision, annexed in 2015. Annexation brings developing residential growth into the city limits. This area was considered for annexation in 2016, however, City Council agreed to the property owner's request for additional time to work with Travis County on a proposal to create a Public Improvement District (PID) prior to annexation. To date, a PID has not been created. See Entrada map.

**River Place Outparcels (contiguous to District 6)**

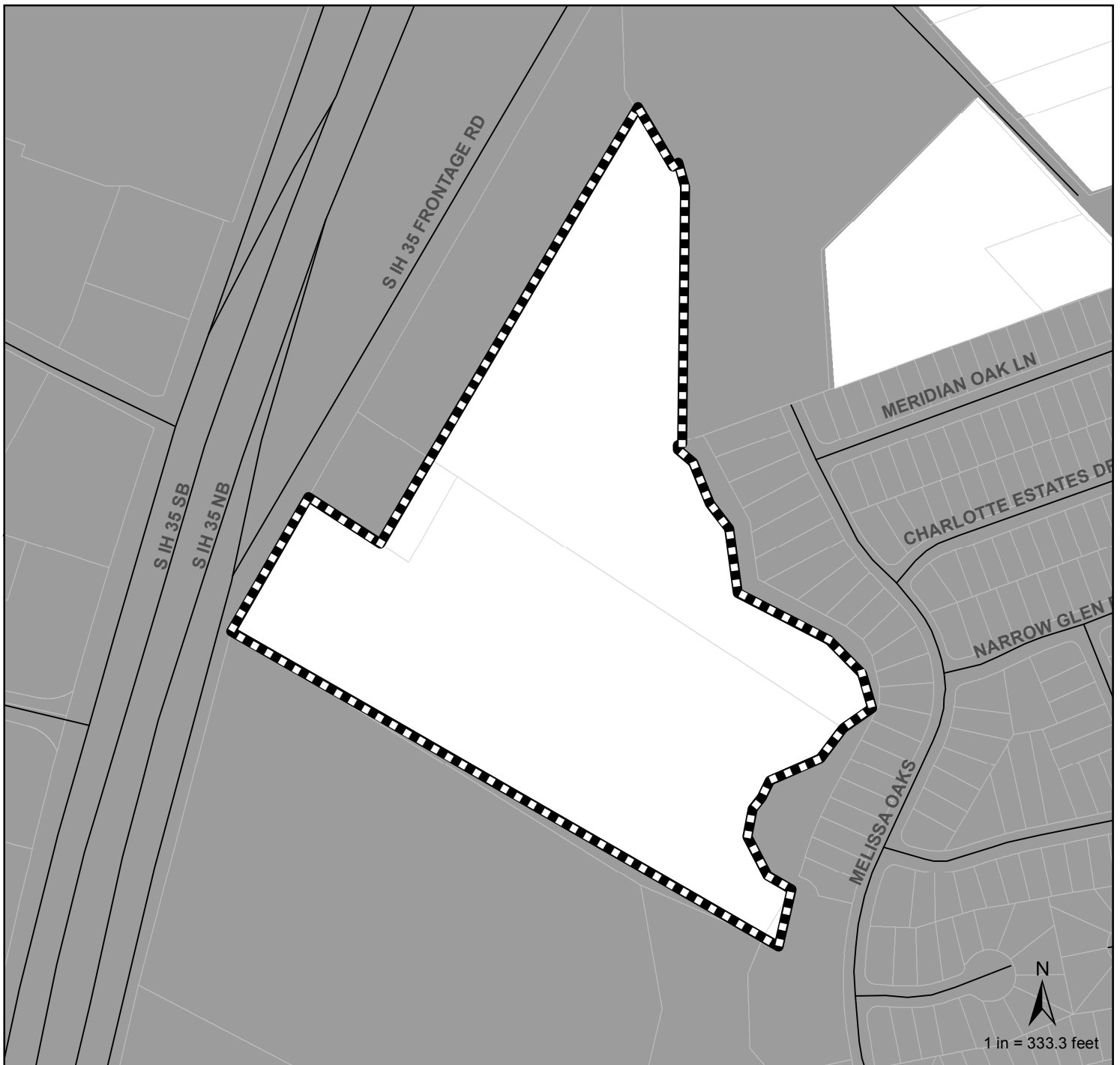
This area contains four tracts located adjacent to the boundary of the River Place Municipal Utility District (MUD) and the City's full purpose jurisdiction. Full purpose annexation of the MUD is scheduled to occur automatically on December 15, 2017 under the terms of the Strategic Partnership Agreement (SPA) between the City and the MUD and these tracts will be entirely surrounded by the City's full purpose jurisdiction at that time. The majority of the tracts in this area are owned by the MUD with the exception of one single family home. Annexing this area at the same time as the MUD precludes these tracts becoming small islands isolated from the remainder of the County and will reduce potential for confusion in the provision of public safety services to these tracts. See River Place Outparcels map.

Additional information will be provided in the Council agenda back up and at the public hearings. Following Council authorization to set hearings, staff will notify property owners regarding the scheduled hearings. Council will not be taking action at the hearings; ordinance readings are tentatively scheduled for November 9, 2016. The proposed Council schedule for full purpose annexation of these four areas is as follows:

08/31/17 Set Public Hearings  
10/12/17 Public Hearing #1  
10/19/17 Public Hearing #2  
11/09/17 Ordinance Readings

Please feel free to contact me at (512) 974-2387 or Virginia Collier at (512) 974-2022 if we can provide any additional information at this time.

Cc: Elaine Hart, Interim City Manager  
Joe Pantalione, Interim Assistant City Manager  
Virginia Collier, Principal Planner, Planning and Zoning Department



## HOLT CAT Subdivision Annexation Area



HOLT CAT Subdivision Area



Parcels



Streets



Railroad



Major Creeks

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### Austin Jurisdiction



Austin Full Purpose

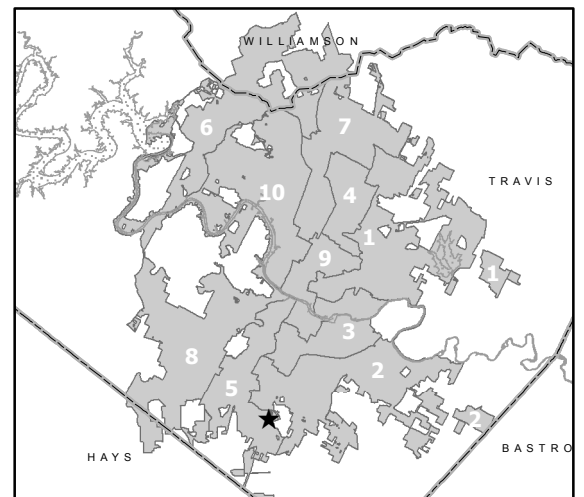


Austin Limited Purpose



Austin ETJ

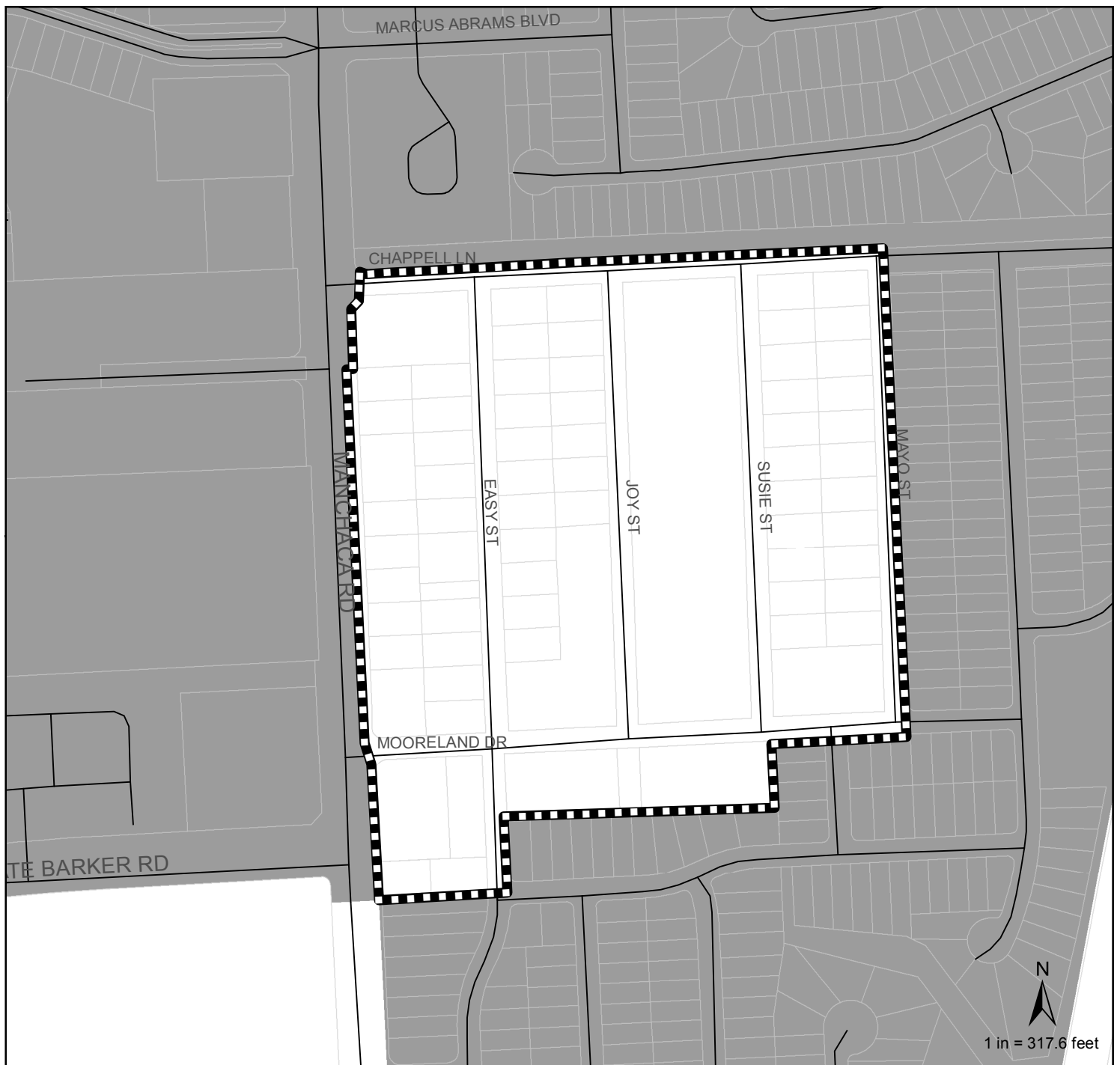
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**HOLT CAT Subdivision Area in Relation to Austin City Council Districts**






City of Austin  
Planning and Zoning Department  
August 2017



## Mooreland Addition Annexation Area

-  Mooreland Addition Area
-  Parcels
-  Streets
-  Railroad
-  Major Creeks

### Austin Jurisdiction

-  Austin Full Purpose
-  Austin Limited Purpose
-  Austin ETJ

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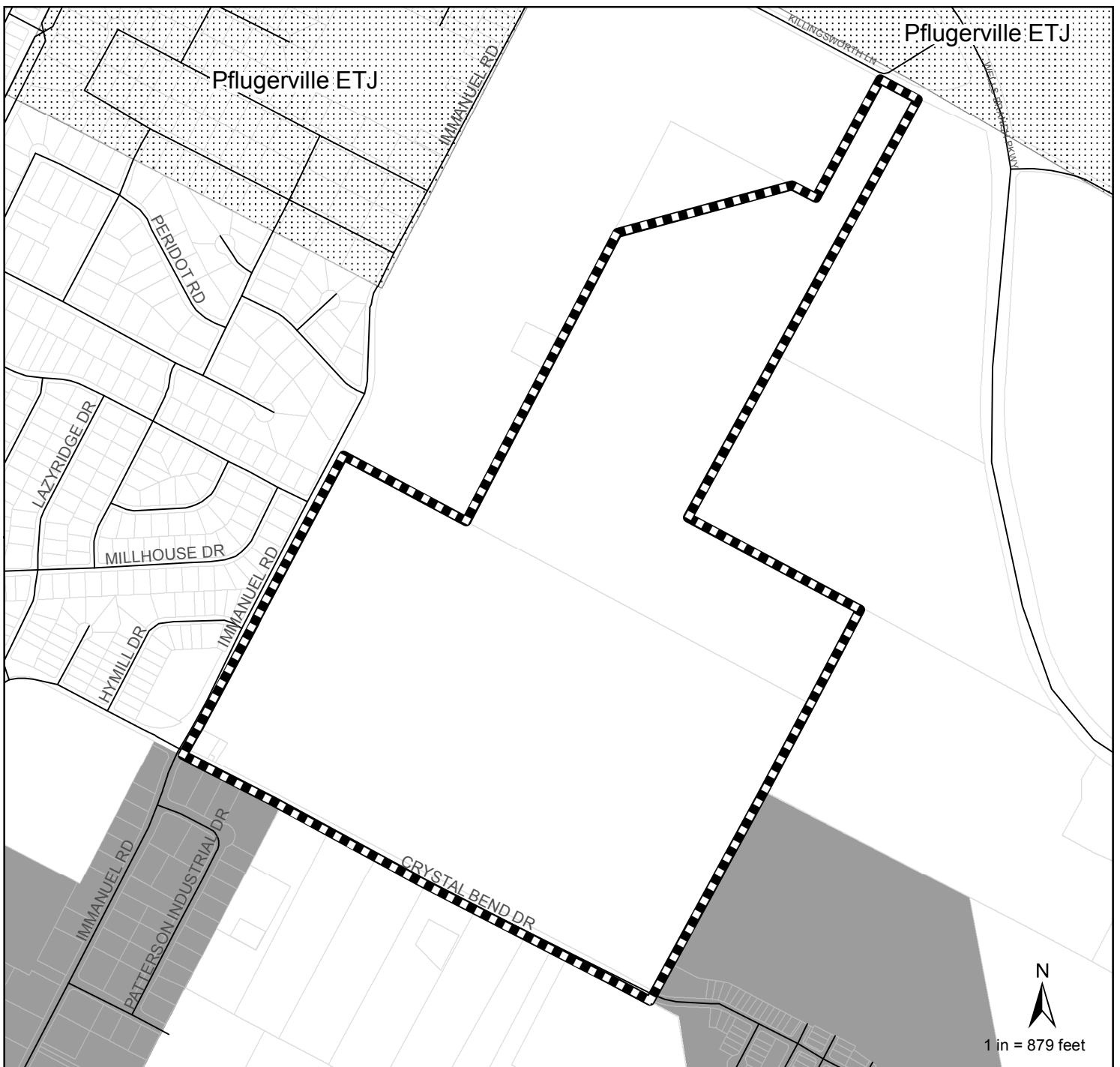
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**Mooreland Addition Area in Relation to Austin City Council Districts**




City of Austin  
Planning and Zoning Department  
August 2017




## Entrada Annexation Area

 Entrada Annexation Area

 Parcels

 Streets


 Railroad

 Major Creeks

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### Jurisdictions

 Austin Full Purpose

 Austin Limited Purpose

 Austin ETJ

 Pflugerville ETJ

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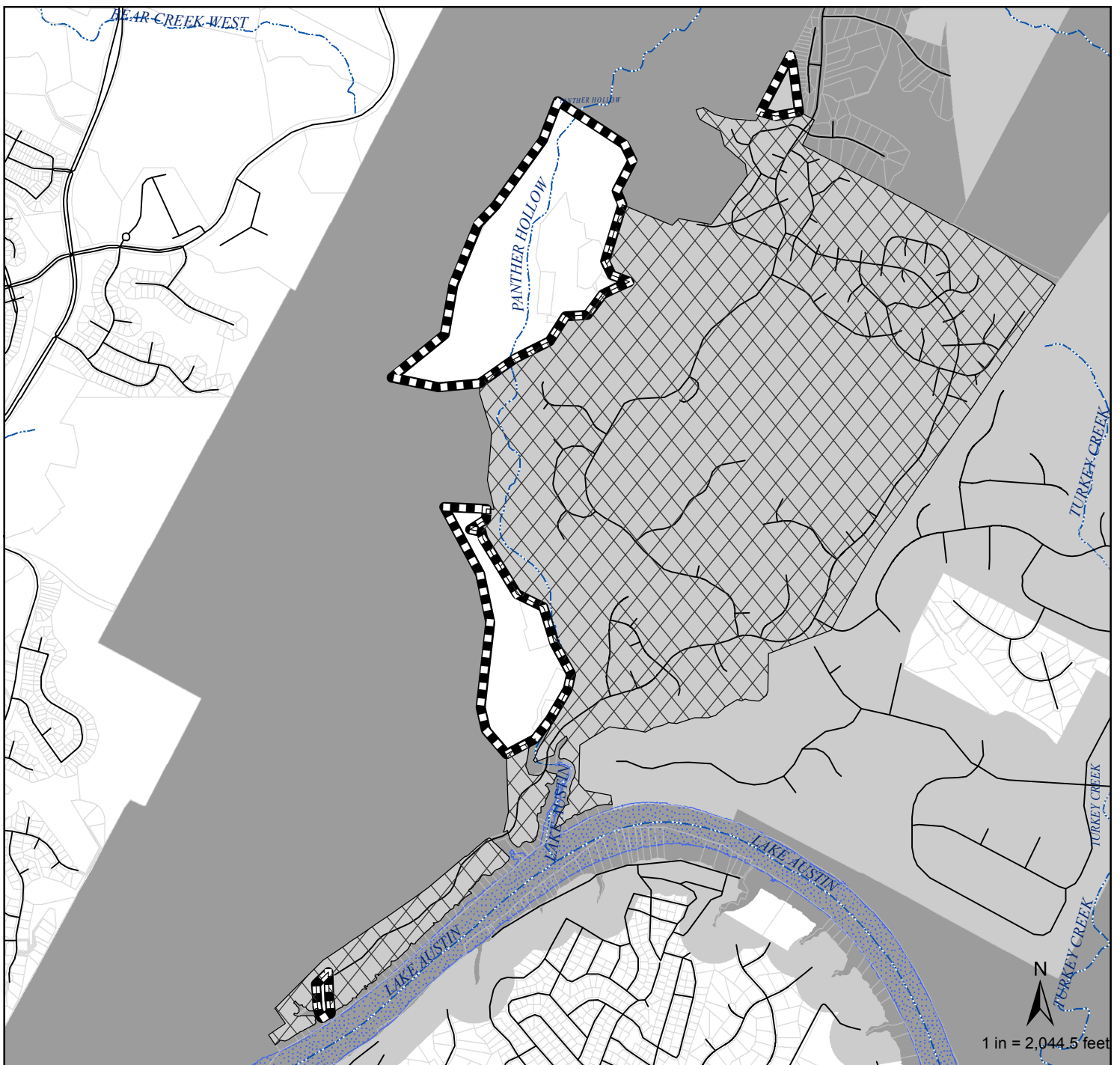


**Entrada Area in Relation to Austin City Council Districts**









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August 2017








## River Place Outparcels Annexation Area

-  River Place Outparcels Area
-  River Place Strategic Partnership Agreement (SPA) Annexation Area
-  Parcels
-  Streets
-  Railroad
-  Major Creeks

### Austin Jurisdiction

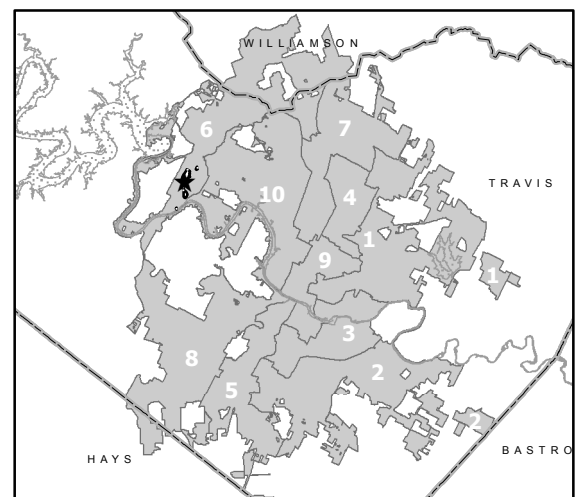
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**River Place Outparcels Area in Relation to Austin City Council Districts**