



## **DRAFT**

### **Greenshores GLA and EC Area**

#### **Limited Purpose Annexation Planning Study and Regulatory Plan**

##### **Planning Study**

###### **Background**

On January 24, 2005 the owners of the Greenshores GLA and EC Area and the City of Austin entered into an agreement regarding annexation and development. The Greenshores Annexation and Development Agreement (“Agreement”) provides for annexation of the Greenshores GLA and EC Area for the limited purposes of planning and zoning pursuant to Section 43.129 of the Texas Local Government Code.

In the Agreement, the owners have waived the requirement of Sec. 43.123 (d) (2) of the Texas Local Government Code that the property be annexed for full purposes within three years of the effective date of its limited purpose annexation.

###### **Area Description**

The proposed annexation area covers approximately 161 acres in Travis County north and west of the intersection of Oak Shores and Pearce Road; west of Robbins Road; south of Smoky Ridge; and east of Ski Shores Terrace and is located in the City’s Extraterritorial Jurisdiction (ETJ).

The proposed annexation area includes 126 single family lots in addition to undeveloped land.

###### **Projected Ten Year Development With and Without Annexation**

The Greenshores GLA and EC Area includes a single family residential subdivision and 91 of 126 platted lots are built or under construction. The City will initiate a zoning case prior to third reading of the limited purpose annexation ordinance recommending zoning consistent with the uses designated on plats or preliminary plans for this area.

Given market forces, it is reasonable to assume that development of approximately same density and intensity of use as the development proposal provided to the City will be built on the tract irrespective of whether or not it is annexed.

If annexed, the property will be developed in accordance with the City's zoning and site development standards.

#### Issues Supporting Annexation

The area must be annexed for limited purposes prior to final approval of the proposed zoning case.

#### Public Benefit from the Annexation

Limited purpose annexation and the application of zoning and City development standards will result in higher quality development than would otherwise occur.

#### The Economic, Environmental and other Impacts of the Proposed Annexation on Residents, Landowners, and Businesses in the Proposed Annexation Area

The proposed limited purpose annexation and future conversion to full purpose status will be of economic advantage to residents and landowners within the area through the establishment of land use controls and building standards not otherwise available. Currently, there are approximately 291 residents in the proposed annexation area. There is no business activity in the proposed annexation area.

The proposed annexation and the imposition of City zoning and development standards will benefit residents and property owners in the area surrounding the Greenshores GLA and EC Area by requiring higher quality development than would otherwise occur.

The proposed limited purpose annexation will protect the local environment by ensuring that future development will be in compliance with the City's zoning and Title 30 development standards.

### Proposed Zoning for the Area

The area will be zoned in accordance with the procedures required by state law and Title 25 of the Code of the City of Austin (the Land Development Code).

From the effective date of the limited purpose annexation until the property is zoned, the area will be treated for development purposes in accordance with interim zoning designations consistent with the uses designated on plats or preliminary plans for this area in accordance with the Greenshores Annexation and Development Agreement. Interim zoning designations are depicted in Exhibit B which is attached to this Plan and to the Ordinance of which this Plan is a part. Comments regarding the proposed zoning will be considered at the public hearings for the proposed limited purpose annexation.

## **Regulatory Plan**

### Development Regulations

Annexation of the area for the limited purposes of planning and zoning will extend the full range of City regulatory authority regarding development, construction, land use, and environmental quality to the area. This authority includes the application of all regulations pertaining to planning and zoning including but not limited to, regulations within the City's Land Development Code including Title 30 Austin/Travis County Subdivision Regulations and related technical manuals, and all rules adopted pursuant thereto.

### Future Full Purpose Annexation

The Greenshores Annexation and Development Agreement between the owners of the Greenshores GLA and EC Area and the City sets out the process under which the limited purpose annexation area will be annexed for full purposes. In the Agreement, the owners have waived the requirements of Sec. 43.123 (d) (2) of the Texas Local Government Code that the property be annexed for full purposes within three years of the effective date of its limited purpose annexation.

Full purpose annexation of the area proposed for limited purpose annexation will take place after January 24, 2015 in accordance with the Greenshores Annexation and Development Agreement approved by the Austin City Council 01/13/05.