



**DRAFT**

**Watersedge**

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

**Planning Study**

**Background**

The owners of Watersedge have petitioned the City to annex the property for limited purposes pursuant to Sec. 43.129 of the Texas Local Government Code.

As part of their request for limited purpose annexation, 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.

Watersedge is proposed for annexation for the limited purposes of planning and zoning.

**Area Description**

The proposed annexation area covers approximately 418 acres in Travis County east of the Austin Bergstrom International Airport at the northwest corner of the intersection of State Highway 71 East and Doctor Scott Drive.

The proposed annexation area is currently undeveloped.

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

Watersedge is proposed as a mixed-use development with single-family, multi-family residential, commercial uses. A Planned Unit Development (PUD) zoning case (C814-05-0069) has been submitted for this site. If annexed, the property will be developed in accordance with the PUD as finally approved.

The proposed Watersedge PUD includes approximately 1,356 single-family units, 400 multi-family units, 300 townhomes, and 469,142 square feet of retail use.

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 PUD zoning case.

**Public Benefit from the Annexation**

Limited purpose annexation and PUD zoning will result in higher quality development than would otherwise occur.

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

Limited purpose annexation with a future conversion to full purpose status will be of economic benefit to the owners of the property. Currently, there are no 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 Watersedge project 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 Land Development Code 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 Section 25-2-222 (Designation of Annexed Land) of the Code.

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 owners of Watersedge 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 as individual tracts within Watersedge receive subdivision plat approval and are recorded or, in case of tracts not requiring plat approval, site plan approval. If necessary to establish contiguity or to provide services, the City will annex any additional Watersedge land between the tract being converted to full purpose status and the then-existing full purposes City limits. To the extent feasible in the City's determination, the City will attempt to establish contiguity along public

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rights of way.

As part of their request for limited purpose annexation, the owners have requested that limited purpose territory which has not been annexed for full purposes may be annexed for full purposes after December 31, 2013. The property owner's letter requesting annexation is attached to this Regulatory Plan as Exhibit 1.