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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.

feasible in the City's determination, the City will attempt to establish contiguity along public 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.