



**Annexation - Conduct and Approve  
CITY OF AUSTIN  
RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: 55  
AGENDA DATE: Thu 06/23/2005  
PAGE: 1 of 1**

**SUBJECT:** Approve first reading of an ordinance to annex the Watersedge Area for the limited purposes of planning and zoning (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).

**AMOUNT & SOURCE OF FUNDING:** Limited purpose annexation does not have a significant impact on the general fund.

**FISCAL NOTE:** There is no unanticipated fiscal impact. A fiscal note is not required.

**REQUESTING** Neighborhood Planning **DIRECTOR'S**  
**DEPARTMENT:**and Zoning **AUTHORIZATION:** Alice Glasco

**FOR MORE INFORMATION CONTACT:** Virginia Collier, 974-2022; Sylvia Arzola, 974-6448

**PRIOR COUNCIL ACTION:** Public hearings held on May 29 and May 26, 2005.

**BOARD AND COMMISSION ACTION:** N/A

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The Watersedge Area (approximately 418 acres) is located 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. This property is currently undeveloped and is the site of a proposed mixed-use Planned Unit Development (PUD). The proposed Watersedge PUD includes approximately 1,356 single-family units, 400 multi-family residential units, 300 townhomes, and 469,142 square feet of retail uses.

The Watersedge Area is being proposed for consensual limited purpose annexation and phased conversion to full purpose status in accordance with the developer's request for annexation.

**ORDINANCE NO.**

**AN ORDINANCE ANNEXING FOR THE LIMITED PURPOSES OF PLANNING AND ZONING ADDITIONAL TERRITORY ADJACENT TO THE CITY LIMITS OF THE CITY OF AUSTIN, CONSISTING OF APPROXIMATELY 417.93 ACRES OF LAND OUT OF THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT 18, LOCATED IN TRAVIS COUNTY, TEXAS, AND REFERRED TO AS THE "WATERSEDGE" AREA.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The Council makes the following findings.

- (A) Notice of two public hearings concerning the limited purpose annexation of the territory described in Exhibit A, referred to as the Watersedge Area, was published in a newspaper of general circulation in the City of Austin; in the area to be annexed; and on the City of Austin internet website.
- (B) A report containing a planning study and regulatory plan for the territory to be annexed was prepared more than 10 days before the first public hearing.
- (C) Notice of the availability of the report was published twice in a newspaper of general circulation in the area to be annexed.
- (D) The public hearings were held during City Council meetings, and concluded after providing an opportunity for all persons present to be heard with respect to the proposed annexation.
- (E) The Regulatory Plan, as amended by City Council, shall be approved by separate ordinance.
- (F) The limited purpose annexation of this territory serves the interests of the current and future residents of the City of Austin.
- (G) All procedural requirements imposed by state law for the limited purpose annexation of the territory described in Exhibit A have been met.

**PART 2.** The present boundary limits of the City are amended to include the territory described in Exhibit A for limited purposes. The territory is within the extraterritorial jurisdiction and adjacent to the city limits of the City of Austin in Travis County, Texas. The territory is annexed into the City for the limited purposes of planning and zoning.

**PART 3.** The City Council declares that its purpose is to annex to the City of Austin each part of the area described in Exhibit A as provided in this ordinance, whether any other part of the described area is effectively annexed to the City. If this ordinance is held invalid as to any part of the area annexed to the City of Austin, that invalidity does not affect the effectiveness of this ordinance as to the remainder of the area.

If any area or lands included within the description of the area set out in Exhibit A are: (1) presently part of and included within the general limits of the City of Austin; (2) presently part of and included within the limits of any other city, town, or village; or (3) are not within the jurisdiction or power of the City of Austin to annex, then that area is excluded and excepted from the area annexed.

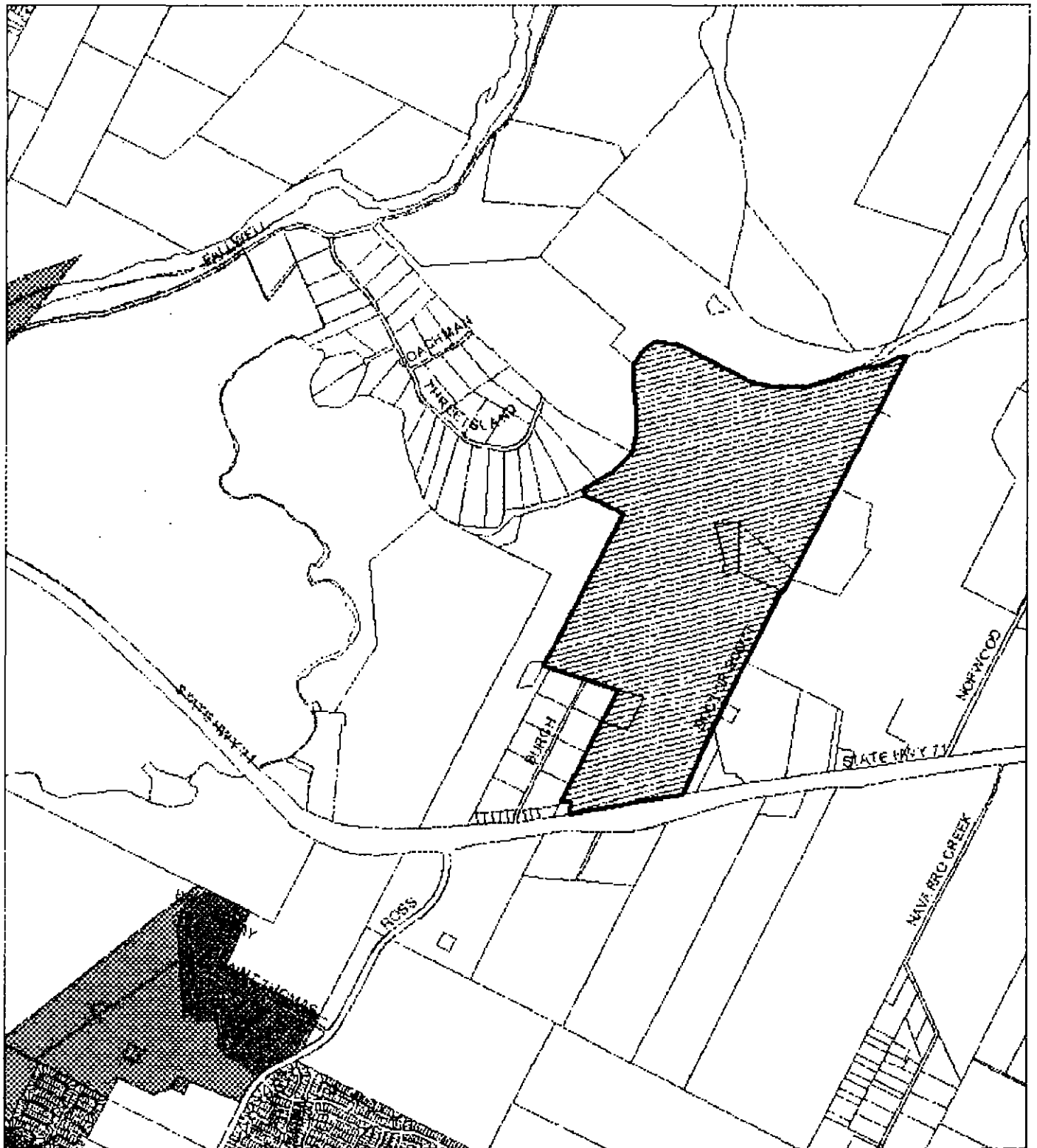
**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2005.

**PASSED AND APPROVED**

\_\_\_\_\_, 2005      §  
                                 §  
                                 § \_\_\_\_\_  
                                 Will Wynn  
                                 Mayor





**APPROVED:** \_\_\_\_\_  
                         David Allan Smith  
                         City Attorney

**ATTEST:** \_\_\_\_\_  
                         Shirley A. Brown  
                         City Clerk



## **Watersedge** **C7L-05-003**

City of Austin  
 Neighborhood Planning & Zoning Department  
 March 30, 2005

-  Proposed Limited Purpose Annexation Area
-  Austin Full Purpose City Limit
-  Austin Limited Purpose City Limit
-  Austin ETJ

0.25 0.125 0 0.25 Miles



C71-05-003

Area to be Annexed for Limited Purposes.

Approximately 417.93 acres of land out of the Jose Antonio Navarro Grant, Abstract 18 in Travis County, Texas.

(Unplatted land)

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION FOR APPROXIMATELY 417.93 ACRES OF LAND OUT OF THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT 18 IN TRAVIS COUNTY, TEXAS, OF WHICH APPROXIMATELY 417.93 ACRES OF LAND ARE TO BE TAKEN INTO AND MADE A PART OF THE CITY OF AUSTIN, FOR LIMITED PURPOSES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

BEING approximately 417.93 acres of land out of the Antonio Navarro Grant, Abstract 18 in Travis County, Texas, being all of that certain called 417.93 acre tract of land conveyed to MAK Marshall Ranch, LP in Document No. 2005006637 of the Official Public Records of Travis County, Texas.

"This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared".

LEGAL DESCRIPTION: John E. Moore  
05-20-2005

*John E. Moore* 5-20-2005

APPROVED: John E. Moore, RPLS NO. 4520  
Engineering Services Division  
Department of Public Works  
City of Austin

REFERENCES

TCAD Maps 03-1541 & 03-1550, 03-2341 & 03-2350  
Austin Grid Q-16, R-15, R-16 & R-17