



FIFTH AMENDMENT TO THE CITY OF AUSTIN'S MUNICIPAL ANNEXATION PLAN

The following is an amendment to the City of Austin's Municipal Annexation Plan (MAP) and is adopted in accordance with Sec. 43.052 (c) Texas Local Government Code. This amendment is effective December 31, 2005.

The City's Municipal Annexation Plan is amended to include four areas:

- Anderson Mill Road Area
- North Acres
- The Peninsula
- Lost Creek

These areas are described below.

ANDERSON MILL ROAD AREA

Background

On November 11, 1998 the City of Austin entered into a strategic partnership agreement (SPA) with Anderson Mill Municipal Utility District (MUD). The SPA was amended on January 8, 2004 including an extension of the full purpose annexation date to 2008. It is anticipated that the City will annex the MUD with an effective date of December 31, 2008 in accordance with the terms of the SPA. Because Anderson Mill MUD has entered into an SPA with the City regarding annexation it can be annexed without being included in the City's Municipal Annexation Plan.

The Anderson Mill Road annexation area is adjacent to Anderson Mill MUD and should be annexed at the same time; otherwise, it would become an island of limited purpose jurisdiction within the City of Austin. Failure to annex this area will result in the inefficient use of City resources and has the potential to create confusion in the delivery of emergency services to the area.

Because the Anderson Mill Road annexation area has more than 100 developed single-family lots it must be included in the City's Municipal Annexation Plan if it is to be

annexed at the same time as the MUD. Amending the City's Municipal Annexation Plan to include the Anderson Mill Road annexation area with an effective date of December 31, 2005 positions the City to annex the area effective December 31, 2008.

General Description

The Anderson Mill Road annexation area covers approximately 183 acres and is located on Anderson Mill Road approximately two-thirds of a mile east of the intersection of FM 620 and Anderson Mill Road. Approximately 18 percent of the area is in Williamson County and 82 percent is in Travis County. The entire area was annexed for limited purposes in 1984 as part of the northwest area Upper Bull Creek limited purpose annexation. It is contiguous to the City's full purpose jurisdiction to the west, south and east and adjacent to Anderson Mill MUD to the north.

The annexation area includes land on both sides of Anderson Mill Road. On the south side of the road are the developed Anderson Mill Oaks Addition and Anderson Mill Estates neighborhoods. On the north side of Anderson Mill Road, the area includes the Parke at Anderson Oaks subdivision and the Retreat at Anderson Mill townhouse condominium project currently under development.

Residents of the area occupy 194 single-family detached homes and 58 townhouse units. At build-out, the area will have 51 additional townhouse units, for a total of 109 units. The single-family portions of the area are entirely built out.

Based on these residential units, the current estimated population is approximately 777 persons. The projected build-out population is 915 persons.

Existing Land Uses

The predominant land use in the annexation area is single-family residential. Also found here are a 13-acre townhouse complex, a neighborhood green, and stormwater detention facilities.

Table 1. Anderson Mill Road Annexation Area Existing Land Uses

Land Use	Acres	Percentage of Total Area
Single Family	141.76	77.5%
Streets and Roads	25.85	14.1%
Townhouse	12.83	7.0%
Parks/Greenbelts	1.92	1.0%
Undeveloped	0.59	0.3%
TOTAL	182.95	100.0%

Source: City of Austin, Land Use 2003

Existing Services

With the exception of approximately thirty-three homes with City of Austin water service and two homes with wastewater service, homes on the south side of Anderson Mill Road are served by private wells and septic tanks. The portion of the annexation area north of Anderson Mill Road receives water and wastewater service from Anderson Mill MUD through an interlocal agreement between the MUD and the City. Anderson Mill MUD is a wholesale water customer of the City.

The portion of the area within Travis County receives police service from the Travis County Sheriff's Department and fire protection service from Travis County Emergency Services District # 4. The City of Austin Fire Department, by contract, is the first responder for Travis County ESD #4. EMS service is provided by City of Austin EMS by contract to Travis County.

The portion of the area within Williamson County receives police service from the Williamson County Sheriff's Department. Fire protection services are provided by Williamson County ESD #1 (Jollyville Fire Department), and the nearest station is located at 12507 Mellow Meadow in the Anderson Mill MUD. EMS services are provided by Williamson County EMS located at 10502 Mellow Meadow.

City of Austin facilities in the area include:

- Austin Fire Department Station 38 & Austin EMS Medic 19
10111 Anderson Mill Rd
- Austin Fire Department Station 34 & Austin EMS Medic 27
10041 Lake Creek Pkwy
- Austin Police Department North Substation
12425 Lamplight Village
- Spicewood Springs Branch Library
8637 Spicewood Springs Rd

- Balcones District Park
- Pickfair Neighborhood Park
- Bull Creek Greenbelt

NORTH ACRES

Background

The North Acres annexation area is located along IH-35 in north central Austin. Like many neighborhoods in the greater north central Austin area, North Acres was developed in the 1960s and '70s with on-site wastewater systems (septic tanks) prior to the availability of City wastewater service. In the early 1980s, major water and wastewater infrastructure was installed, and the land adjacent to these neighborhoods was annexed during the development process. This pattern of development left several neighborhoods outside, yet surrounded by, the city limits. As a result, they became isolated from Travis County services and the balance of unincorporated Travis County.

In response to neighborhood concerns regarding failing septic systems and inadequate drain fields, the City began annexing these neighborhoods for full purposes and installing wastewater infrastructure to correct the situation. With the completion of the Walnut Creek annexation this year, North Acres will be the last of the adjoining north central area septic-tank-served neighborhoods to be annexed. The phasing of these annexations was largely driven by actions of neighborhoods themselves as they requested annexation and recently, some of the residents of the North Acres subdivision submitted a petition requesting full-purpose annexation.

The entire North Acres annexation area was annexed for limited purposes in 1983. However, property owners representing approximately one-quarter of the land area requested disannexation in 1989 during the one year period when the City was required to disannex upon owner request under the provisions of Senate Bill 962.

The area is bounded on all sides by the existing City of Austin full purpose corporate limits and is being included in the MAP because it has more than 100 tracts on which one or more residential dwellings are located.

General Description

The North Acres annexation area covers approximately 381 acres and is located between North IH-35 and Dessau Road just south of East Braker Lane. The area is contiguous to the City's full purpose jurisdiction on all sides.

The annexation area includes the North Acres and Collinwood West residential subdivisions as well as several multifamily, civic, commercial, and industrial properties and undeveloped land. The undeveloped properties are within the Walnut Creek and Little Walnut Creek watersheds, both classified as suburban watersheds.

As of November 2005, electric utility records indicate that there are 499 single-family homes, one four-plex, 239 multifamily or condominium units, and 5 mobile homes in the area. The area has a current estimated population of 1,998 persons.

Existing Land Uses

The most common land use in this area is single-family residential, but there are still a number of vacant tracts. Also found here are retirement and apartment housing, three churches, one elementary school, one office building, a small shopping center, and industrial and warehousing uses.

Table 2. North Acres Annexation Area Existing Land Uses

Land Use	Acreage	Percentage of Total
Single-Family	157.73	41.4%
Right-of-Way	56.59	14.8%
Undeveloped	55.94	14.7%
Retirement Housing	24.55	6.4%
Warehousing	24.55	6.4%
Meeting and Assembly	13.73	3.6%
Commercial	13.01	3.4%
Educational	9.82	2.6%
Manufacturing	7.40	1.9%
Apartment/Condominium	7.02	1.8%
Park or Greenbelt	6.83	1.8%
Office	2.32	0.6%
Mobile Home	1.42	0.4%
Equipment Sales and Service	0.45	0.1%
TOTAL	381.36	100.0%

Source: City of Austin, Land Use 2003

Existing Services

The City of Austin provides water service to the entire area. Homes in the Collinwood West Subdivision and the Village at Collinwood Senior Apartments also receive City of Austin wastewater service. Wastewater service is also available to properties along Braker Lane and some parts of IH-35. The remaining commercial and residential properties, including the homes in the North Acres subdivision, utilize on-site wastewater systems.

The area receives police service from the Travis County Sheriff's Department and fire protection from Travis County Emergency Services District #4. EMS service is provided by the City of Austin EMS by contract to Travis County.

City of Austin facilities in the vicinity of the proposed annexation area include:

- Austin Fire Department Station 23 & EMS Medic 13
1330 East Rundberg Lane
- Austin Fire Department Station 30 & EMS Medic 18
1021 West Braker Lane
- Austin Police Department North Substation
12425 Lamplight Village
- Little Walnut Creek Branch Library
835 West Rundberg Lane
- Walnut Creek Metropolitan Park.
- Walnut Creek Greenbelt
- North Oaks Neighborhood Park

THE PENINSULA

Background

The Peninsula annexation area is located in Travis County along Lake Austin north of the City of West Lake Hills and west of the City of Austin. Slightly less than a quarter of the area is currently in the limited purpose jurisdiction.

Directly to the east of the annexation area are properties lying below the 504.9' mean sea level contour line that are within the city's full purpose jurisdiction but do not receive full municipal services and are therefore exempt from property taxes in accordance with a 1986 ordinance. The City of Austin intends to begin providing services to these properties and normalize their full-purpose status concurrent with the annexation of adjacent properties currently in Austin's limited purpose and extraterritorial jurisdiction.

Approximately 2,135 acres of the Lake Austin shoreline within 500 feet of the 504.9' mean sea level contour line was annexed for limited purposes in 1982, including approximately 103.9 acres within this annexation area. Under the provisions of Senate Bill 962, approximately 5.6 acres of the limited purpose jurisdiction were disannexed in 1989 at the request of the property owners during the one year period when the City was required to disannex upon owner request.

As a result of these previous annexations, the jurisdictional boundaries split approximately 121 lots, complicating service delivery and revenue collection.

The Peninsula area is being included in the MAP because it has more than 100 tracts on which one or more residential dwellings are located.

General Description

The Peninsula annexation area covers approximately 432 acres located west of Lake Austin, north of Bee Creek, and south of the intersection of Westlake Drive and Trailview Mesa. Approximately 98 acres are within the limited purpose jurisdiction while the remaining acreage is in the extraterritorial jurisdiction.

The area is characterized by steep slopes, rugged terrain, and views of Lake Austin and downtown Austin. The dominant topographic feature is Mount Larson in the west-central portion of the area. Habitat for the endangered black-capped vireo and golden-cheeked warbler may be found here.

The area includes portions of the Mount Larson South, Lakeshore Addition, West Rim, Island on Westlake, Lago Villa, Laguna Loma, St. Tropez, and Summit at West Rim on Mount Larson subdivisions. A few apartment and condominium complexes are also located in the area. As of November 2005, electric utility records indicate that there are 274 single-family homes, 1 garage apartment, 31 townhouses, 10 duplexes, 4 triplexes, 1 fourplex, and 56 apartment/condominium units in the area.

The area has a current estimated population of 1,086 persons.

Existing Land Uses

Most of the area is subdivided into large single-family lots, with a few cottage-sized lots. A number of lots remain vacant. Some of these are under construction at this time.

However, others may be infeasible for development due to the slope or other site-specific issues. In total, almost 30% of the land area is undeveloped. Telecommunications towers, a private greenbelt, and a City of Austin water utility facility are located in the area. These facilities comprise the only non-residential uses in the annexation area. However, a few of the properties provide parking for or access to commercial uses located in the full purpose jurisdiction along the waterfront.

Table 3. Peninsula Annexation Area Existing Land Uses

Land Use	Acres	Percentage of Total
Single-Family	214.62	49.7%
Undeveloped	125.28	29.0%
Road	45.21	10.5%
Utility	26.39	6.1%
Apartment/Condo	16.20	3.8%
Park or Greenbelt	2.16	0.5%
Mobile Home	1.25	0.3%
Duplex	0.34	0.1%
Commercial	0.29	0.1%
TOTAL	431.76	100.0%

Source: City of Austin, Land Use 2003

Existing Services

The area receives police service from the Travis County Sheriff's Department and fire protection from Travis County Emergency Services District #9. EMS service is provided by the City of Austin EMS by contract to Travis County.

Austin Water Utility provides water and wastewater service to most of the developed lots in the area. However, there are a few small undeveloped areas without access to centralized wastewater service.

City of Austin facilities in the vicinity of the area include:

- Austin Fire Department Station 10
3009 Windsor Road
- Austin EMS Medic 17
2307 Foster Avenue

- Howson Branch Library
2500 Exposition Blvd.
- Red Bud Isle Park
- Lions Municipal Golf Course
- Barton Creek Greenbelt

LOST CREEK

Background

The Lost Creek annexation area is comprised of the Lost Creek Municipal Utility District (MUD), created in 1972 and expanded in 1977. This area is adjacent to the City's full-purpose jurisdiction on the south and the City of West Lake Hills on the east.

Several properties along Capital of Texas Highway (Loop 360), totaling approximately 1,303 acres, were annexed for limited purposes in 1983. As a result, approximately 44 acres of land in this annexation area are currently within the limited purpose jurisdiction. The remainder is in the City's extraterritorial jurisdiction.

The Lost Creek MUD wholesale water agreement with the City of Austin will expire in 2007. This deadline may be extended for one year to align with the proposed annexation date in 2008. This area is being included in the MAP because it has more than 100 tracts on which one or more residential dwellings are located.

General Description

The Lost Creek annexation area encompasses approximately 789 acres. It is located west of Capital of Texas Highway west of the intersection of Lost Creek Boulevard and Capital of Texas Highway. It includes the adjacent segment of the highway and is bounded by Barton Creek on the south and west.

The area includes the Lost Creek, Hills of Lost Creek, and Bluffs of Lost Creek subdivisions; three townhouse/condominium complexes; and several office complexes along Capital of Texas Highway. Part of the Barton Creek Greenbelt, owned by the City of Austin, extends into the annexation area, which is located in the Barton Creek and Eanes Creek watersheds.

As of November 2005, electric utility records indicate that there are 1,152 single-family homes, 34 townhouses, 30 triplexes or fourplexes, and 21 apartment units in the area. The estimated population of Lost Creek is 3,884 persons.

Existing Land Uses

The predominant land use in the annexation area is single-family residential. There are also a couple of large greenbelt areas, including a portion of Austin's Barton Creek Greenbelt and a common green area owned by the Municipal Utility District. Other uses in Lost Creek include townhouses, condominiums, and offices.

Table 4. Lost Creek Annexation Area Existing Land Uses

Land Use	Acres	Percentage of Total Area
Single Family	473.25	60.0%
Streets and Roads	136.19	17.3%
Parks/Greenbelts	110.53	14.0%
Office	43.76	5.5%
Apartment/Condo	19.03	2.4%
Utilities	4.17	0.5%
Undeveloped	2.03	0.3%
TOTAL	788.95	100.0%

Source: City of Austin. Land Use 2003

Existing Services

The Lost Creek MUD, a wholesale water customer of the City of Austin, supplies water and wastewater service to the annexation area. The Travis County Sheriff's Department provides police service, and fire protection is provided by Travis County Emergency Services District #9. EMS service is provided by the City of Austin EMS by contract to Travis County.

City of Austin facilities in the vicinity of the area include:

- Austin Fire Department Station 32
2804 Montebello Road
- Austin EMS Medic 21
1295 South Capital of Texas Highway (operated by COA but located at a Westlake Fire Department Station owned by ESD #9)
- Hampton at Oak Hill Branch Library
5125 Convict Hill Road

- Barton Creek Greenbelt
- Barton Creek Wilderness Park

The Three-Year Annexation Plan Process

Amending the City's Municipal Annexation Plan to include a new area begins a three-year annexation process.

The three-year annexation process begins on the effective date of the adoption of the plan amendment. Prior to the ninetieth day following the effective date of adoption, the City must notify each property owner in the affected area and each of the public or private entities that provides municipal services. In addition, the plan must be posted in the City's internet website.

Notification to area service providers must include a formal request for information regarding the types and levels of services currently being provided. A comprehensive inventory of services and facilities is then derived from the information provided from each of the public or private entities. If a service provider fails to submit the required information within 90 days of receiving notification, the City is not obligated to include that information in its inventory. The following types of information would be required:

For infrastructure facilities and maintenance,

- An engineering report that describes the physical condition of all infrastructure elements in the area.
- A summary of expenditures for that infrastructure.

For critical services (fire, police and emergency medical services),

- Average dispatch and delivery times.
- Equipment schedules.
- Staffing schedules including certification and/or training levels.
- A summary of operating and capital expenditures.

The inventory then becomes a basis for determining levels of service to be provided under an annexation area service plan. The City may monitor the services provided in an area proposed for annexation and verify the inventory information provided by the service provider. Only those services provided in the year proceeding the date of plan adoption are to be included in the inventory. Once the inventory is complete, it must be made available for public inspection.

The City must conduct two annexation public hearings within 90 days of making the inventory available for public review. A preliminary service plan must be presented and explained at each of the hearings. After completing those hearings, the City of Austin must then negotiate for those services to be included in the final service plan with five appointed representatives from each annexation area. The final service plan must be

completed prior to the first day of the tenth month following completion of the inventory of services.

The annexation must then be completed before the 31st day following the third anniversary of inclusion in the plan. If the process is not completed within that time frame, the City may not annex that area for five years.