

Staff Report - 11819 IH 35 Annexation

CASE: C7a-2026-0002

DISTRICT: Adjacent to Council District 5

PROPOSED ANNEXATION AREA: 11819 IH 35 annexation area (approximately 1.9 acres) is in southern Travis County, located near the intersection of IH 35 Service Road and Mayall Trail.

SITE AREA: This site is located in the City's extraterritorial jurisdiction (ETJ) in Travis County, contiguous to Austin's full purpose boundary, adjacent to Council District 5.

TOTAL ACREAGE ANNEXED: approx. 1.9 acres

CASE MANAGER: Kate Castles, Austin Planning, 512-974-2709, kate.castles@austintexas.gov

STAFF RECOMMENDATION:

The staff recommendation is to approve the annexation ordinance and authorize the City Manager to execute the Service Plan Agreement with the property owner.

BACKGROUND:

The property owner of this area has requested this voluntary full-purpose annexation of approximately 1.9 acres in southern Travis County. The subject property is currently in Austin's ETJ near the intersection of the IH 35 Service Road and Mayall Trail (see Exhibits A and B).

The annexation has been requested by the property owner and is in conjunction with zoning case C14-2026-0025 requesting Community Commercial Mixed Use with a Conditional Overlay (GR-MU-CO). The area is currently an undeveloped portion of a church property.

Texas Local Government Code Section 43.0673 requires a municipality to provide notice and conduct a public hearing to provide persons interested in annexation the opportunity to be heard. The City Council may adopt an ordinance annexing the area for full purposes, including a written agreement regarding services, at the conclusion of the public meeting. Further information about the provision of services is provided in the Service Agreement (Exhibit C).

Staff recommends City Council approve an ordinance annexing the 11819 IH 35 area and authorize the City Manager to execute the service plan agreement with the owner of the land, as required by state law for this owner-initiated full-purpose annexation in Travis County.

ATTACHMENTS:

Exhibit A: City Map

Exhibit B: Survey Map

Exhibit C: Service Plan Agreement Draft