



City of Austin

Recommendation for Action

File #: 25-1252, Agenda Item #: 26.

7/24/2025

Posting Language

Approve an ordinance approving the Estancia Hill Country Public Improvement District 2025 Annual Service Plan Update and declaring an emergency. Funding: Approving the 2025 Annual Service Plan does not have an immediate or future fiscal impact. All expenses of the Public Improvement District, both internal and external, should be recovered by the assessment fees. This item has no fiscal impact.

Lead Department

Financial Services Department

Fiscal Note

This item has no fiscal impact. Approving the 2025 Annual Service Plan does not have an immediate or future fiscal impact. All expenses of the Public Improvement District, both internal and external, should be recovered by the assessment fees.

Prior Council Action:

July 18, 2024 - Council approved Ordinance No. 20240718-020 approving the Estancia Hill Country Public Improvement District 2024 Annual Service Plan Update and declaring an emergency.

November 18, 2021 - Council approved Ordinance No. 20211118-012 approving the 2021 Service Plan Update to reallocate Improvement Area #2 assessments and declare an emergency.

December 13, 2018 - Council approved Ordinance No. 20181213-093 approving the issuance of \$4,265,000 in Revenue Bonds, Series 2018.

December 13, 2018 - Council approved Ordinance No. 20181213-094 approving the issuance of \$8,305,000 in Revenue Bonds, Series 2018.

December 13, 2018 - Council approved Council approved Ordinance No. 20181213-095 adopting an amended and restated service and assessment plan.

June 28, 2018 - Council approved Ordinance No. 20180628-026 adopting the First Amendment to Estancia Hill Country Public Improvement District Financing Agreement.

June 20, 2013 - Council approved Ordinance No. 20130620-052 accepting and approving a Service and Assessment Plan and Assessment Roll

June 20, 2013 - Council approved Ordinance No. 20130620-064 annexing the Estancia annexation area for limited purposes of planning and zoning.

June 20, 2013 - Council approved Ordinance No. 20130620-065 regulatory plan for the Estancia annexation area.

June 20, 2013 - Council approved Ordinance No. 20130620-076 approving the issuance of City of Austin,

Texas Special Assessment Revenue Bonds, Series 2013.

June 6, 2013 - Council approved Resolution No. 20130606-054 approving the creation of a Public Improvement District for the Estancia Hill Country project and execution of an agreement relating to financing certain improvements.

January 17, 2013 - Council approved the Estancia Hill Country Interim Annexation and Development agreement.

For More Information:

Marija Norton, Controller, 512-974-2951; Kim Euresti, Deputy Controller, 512-974-2232

Additional Backup Information:

The Estancia Hill Country project (approximately 600 acres) is located in southern Travis County west of Interstate 35 South and approximately a mile south of the intersection of Interstate 35 South and Onion Creek Parkway. This area is currently in the City's limited purpose jurisdiction. This area is currently under development and the developer's plans for this site include a mixed-use project with residential and commercial land uses.

The Estancia Hill Country Public Improvement District (PID) provides a financing mechanism through the apportionment, levying, and collection of PID assessments for the construction, ownership, and maintenance of certain improvements to support the planned community and for the issuance of bonds to finance certain improvements.

In June 2013, Special Assessment Revenue Bonds, in the amount of \$12,590,000, were sold to finance these improvements. In December 2018, Special Assessment Revenue Bonds, Series 2018 IA#1, in the amount of \$4,265,000, and Special Assessment Revenue Bonds, IA#2 Series 2018, in the amount of \$8,305,000 were sold. Assessments will be used to make the debt service payments on these bonds, fund required reserves and cover annual costs of administering the PID.

Bonds:

Original Issue Date	Series	Original Issue Amount	Amount Outstanding June 30, 2025
June 20, 2013	Series 2013	\$12,590,000	\$4,505,000
December 13, 2018	IA#1 Series 2018	4,265,000	2,380,000
December 13, 2018	IA#2 Series 2018	8,305,000	4,380,000

Service and Assessment Plan

The Service and Assessment Plan covers a period of at least five years and must be updated annually for determining the annual budget for improvements and defining the annual assessment, as required by Chapter 372 of the Texas Local Government Code. The Service and Assessment Plan describes the property included in the PID, outlines financing requirements, defines the authorized improvements and associated costs, explains the assessment plan and assessment methodology, defines the terms of the assessments and allocation among land parcels, covers the payment and collection of assessments and explains the assessment roll process.

The Estancia Hill Country Public Improvement District 2025 Annual Service Plan Update, dated July 24, 2025, is attached as Exhibit A to the proposed ordinance.