

Extraterritorial Jurisdiction (ETJ) Case

CASE: CETJ-2023-0004

PROPOSED CHANGES: Shelby Ranch Investments, LP is requesting voluntary inclusion in City of Austin's (City) Extraterritorial Jurisdiction (ETJ) for approximately 7.5 acres located in Travis County at Lynnbrook Road.

APPLICANT/OWNER: Shelby Ranch Investments, LP

AGENT: A. Lee Rigby/Rigby Slack, PLLC

CASE MANAGER: Sara Groff, Planning, Sara.Groff@austintexas.gov, (512)974-8074

LOCATION: 2210 Lynnbrook Rd.

DESIRED DEVELOPMENT ZONE: N/A

WATERSHED: Suburban

ZONING: N/A

PLANNING COMMISSION ACTION: N/A

PREVIOUS COUNCIL ACTION: N/A

BACKGROUND:

In June of 2024, a resident landowner filed a petition for an election to remove approximately 100 acres from the City's ETJ pursuant to Texas Local Government Code (LGC) Chapter 42, Subchapter E. Proposition P was passed by a vote of 7-3 and canvassed by City Council on November 19, 2024. Shelby Ranch Investments, LP owns area that is subject to the Proposition P election.

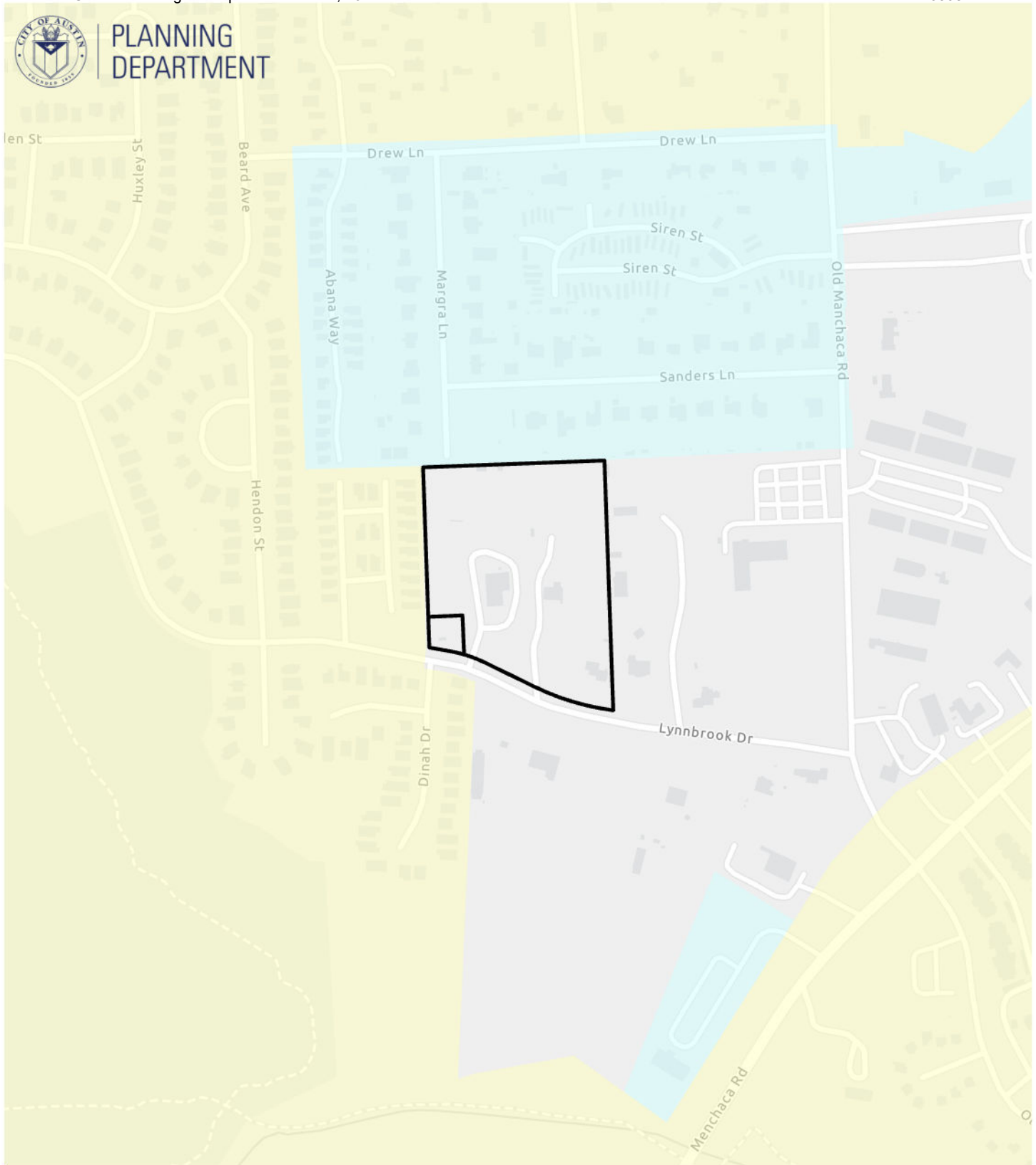
This property is in the final stages of development of an apartment complex. Throughout the development process Shelby Ranch Investments, LP has worked within the City's development regulations applicable in the ETJ. Shelby Ranch Investments, LP is requesting the City re-include their property in the City's ETJ. Typically, jurisdictional cases are reviewed by departmental staff and commissions. However, nothing substantive beyond the jurisdictional request has changed regarding the property, therefore no additional substantive review was conducted and staff recommends including the area identified in the City's ETJ.

ATTACHMENTS:

- A. Map of proposed area
- B. Petition for inclusion in the ETJ



PLANNING DEPARTMENT



CETJ-2024-0004 - SHELBY RANCH

Created By: TRM Date: November 21, 2024 Data Credit: Esri Community Maps Contributors, Austin Community College, City of Austin, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS Notes: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

- Case Boundary
- Austin Full Purpose
- Austin ETJ
- Travis County

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. Per state law, a comprehensive plan shall not constitute zoning.



Exhibit B

RIGBYSLACK
LAWRENCE PEPPER + COMERFORD PLLC

A. Lee Rigby
512-782-2061 Direct

November 12, 2024

Ms. Sara Groff
City of Austin
Principal Planner Jurisdictional Matters
Planning Department

Via Email: sara.groff@austintexas.gov

Re: Application to Rejoin City of Austin's (the "**City**") Extraterritorial Jurisdiction ("**ETJ**") with respect to that certain apartment complex located at 2210 Lynbrook Drive, Austin, Texas 78748 (the "**Property**") owned by Shelby Ranch Investment, LP ("**Client**")

Dear Ms. Groff:

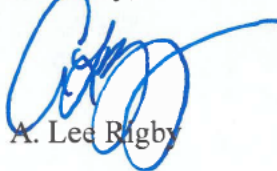
Pursuant to my previous correspondence with Ms. Vahl (copied) dated November 5, 2024 entitled "Re: Proposed Rule 11 agreement in Cause No. D-1-GN-24-008351; *Shelby Ranch Investments, LP v. City of Austin, et al.*, In the District Court; 345th Judicial District, Travis County, Texas" (the "**Rule 11 Agreement**"), the City has agreed to process our Client's application for the Property to rejoin the City's ETJ.

On behalf of our Client (being the owner of the above-referenced Property), please accept this letter as our Client's application for the Property's rejoining of the City's ETJ in accordance with—and subject to—the terms of the Rule 11 Agreement. I have enclosed a survey of the Property (a new survey reflecting improvements to the Property is in process). This is the legal description of the Property:

Lots 1 and 2, Block "A", final plat of SHELBY RANCH, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded under County Clerk's File No. 202200257 of the official public records of Travis County, Texas.

Thank you for your attention to this matter. Should you or the City have any questions or request any additional information or documentation, please do not hesitate to contact me.

Sincerely,



A. Lee Rigby

Encl.

cc: Ms. Hannan Vahl—*via email:* Hannah.vahl@austintexas.gov

Exhibit B

