



# City of Austin

## Recommendation for Action

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**File #:** 25-1666, **Agenda Item #:** 13.

9/11/2025

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### **Posting Language**

Approve a resolution determining costs for Improvement Area #3 of the Estancia Hill Country Public Improvement District (Improvement Area #3) and set a public hearing to consider adoption of the proposed Improvement Area #3 assessment roll and the levying of Improvement Area #3 assessments. (Suggested date on September 25, 2025, at Austin City Hall, 301 W. Second Street, Austin, Texas). Funding: This item has no fiscal impact. All expenses, both internal and external, of the Estancia Hill Country Public Improvement District should be recovered from assessments.

### **Lead Department**

Financial Services Department

### **Fiscal Note**

This item has no fiscal impact. All expenses, both internal and external, of the Estancia Hill Country Public Improvement District should be recovered from assessments.

### **Prior Council Action:**

July 24, 2025 - Council approved Ordinance No. 20250724-026 approving the District 2025 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 authorizing the issuance of \$4,265,000 in its City of Austin, Texas Special Assessment Revenue Bonds, Series 2018.

December 13, 2018 - Council approved Ordinance No. 20181213-094 authorizing the issuance of \$8,305,000 in its City of Austin Special Assessment Revenue Bonds, Series 2018.

December 13, 2018 - 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 PID 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 - approved Ordinance No. 20130620-064 annexing the Estancia annexation area for the limited purposes of planning and zoning.

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

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June 20, 2013 - approved Ordinance No. 20130620-076 authorizing the issuance of City of Austin, Texas Special Assessment Revenue Bonds, Series 2013.

June 6, 2013 - Council approved Resolution No. 20130606-054 authorizing creation of a public improvement district for the Estancia Hill Country project and approving 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, located in the City's limited purpose jurisdiction in southern Travis County, is a mixed-use project with residential and commercial land uses currently under development.

The Estancia Hill Country Public Improvement District provides a financing mechanism through the apportionment, levying, and collection of district 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. Existing assessments will be used to make the debt service payments on these bonds, fund required reserves and cover the annual costs of administering the Estancia Hill Country Public Improvement District.

Improvement Area #3 assessments will be used to finance infrastructure improvements benefitting Improvement Area #3, and, if bonds are issued, to make the debt service payments on the bonds, fund required reserves and cover the costs of administering the Estancia Hill Country Public Improvement District. All such costs will be paid by the developer or by the Improvement Area #3 assessments.

Prior to levying the Improvement Area #3 assessments, state law requires the Council to approve a preliminary Service and Assessment Plan and proposed assessment roll, to file these with the City Clerk, and to hold a public hearing after publishing notice in a newspaper of general circulation.

**Bonds:**

Original Issue Date	Series	Original Issue Amount	Amount Outstanding, June 30, 2025
July 16, 2013	Series 2013	\$12,590,000	\$4,505,000
December 28, 2018	Improvement Area #1 Series 2018	4,265,000	2,380,000
December 28, 2018	Improvement Area #2 Series 2018	8,305,000	4,380,000