



# City of Austin

## Recommendation for Action

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**File #:** 25-1923, **Agenda Item #:** 62.

9/25/2025

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### **Posting Language**

Conduct a public hearing and consider an ordinance approving the 2025 Amended and Restated Service and Assessment Plan for the Estancia Hill Country Public Improvement District (District), making a finding of special benefit to the property in Improvement Area #3 of the District (Improvement Area #3), adopting the Improvement Area #3 assessment roll, levying assessments for property in Improvement Area #3, authorizing a reimbursement agreement for Improvement Area #3, and declaring an emergency. Funding: All expenses, both internal and external, of the District should be recovered from assessments. This item has no fiscal impact.

### **Lead Department**

Financial Services Department.

### **Fiscal Note**

This item has no fiscal impact.

### **Prior Council Action:**

September 11, 2025 - Council approved Resolution No.20250911-013 determining the cost for Improvement Area #3 and adopting a preliminary service and assessment plan.

July 24, 2025 - Council approved Ordinance No. 20250724-026 approving the Estancia Hill Country Public Improvement 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 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 the 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 - Council approved Ordinance No. 20130620-064 annexing the Estancia annexation area for the limited purposes of planning and zoning.

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

June 20, 2013 - Council approved Ordinance No. 20130620-076 authorizing the issuance of City of Austin, Texas Special Assessment Revenue Bonds, Series 2013, in the amount of \$12,590,000.

June 6, 2013 - Council approved Resolution No. 20130606-054 authorizing creation of a public improvement district for the Estancia Hill Country project and authorizing negotiation 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, which totals approximately 600 acres, is located in the City's limited purpose jurisdiction in southern Travis County. This area is currently under development and the developer's plans 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. 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 PID.

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 PID. 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 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 and mailing notice to the landowners within Improvement Area #3. The preliminary service and assessment plan was approved by Council on September 11, 2025.

**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                       |

Texas Local Government Code Section 372.018 provides that an assessment creates a lien against the property assessed that is effective from the date of the ordinance levying the assessment, which is prior to the

standard effective date of an ordinance, and Council finds this constitutes an emergency. Because of this emergency, the ordinance will take effect immediately upon its passage for the preservation of the public peace, health, and safety.