

CITY OF BEE CAVE
ANNEXATION SERVICE PLAN

FOR APPROXIMATELY 92.45 ACRES OF LAND (ORRAN WADE SURVEY NO. 540, ABSTRACT NO. 811, THE MATTHEW WILLIAMS SURVEY NO. 900, ABSTRACT NO. 823, THE I & GNRR CO SURVEY NO 57, ABSTRACT NO. 2109, AND THE D. BOHLS SURVEY NO. 905, ABSTRACT NO. 129) LOCATED TO THE SOUTHEAST OF THE SHOPS AT THE GALLERIA TO BE ANNEXED INTO THE CITY ON JUNE 28, 2022.

SERVICES TO BE RENDERED AS OF THE EFFECTIVE DATE OF CITY’S
ANNEXATION ORDINANCE FOR THE ANNEXED PROPERTY

Pursuant to Section 43.056 of the Texas Local Government Code, Municipal facilities and services to the Annexed Property Area described above will be provided or made available on behalf of the City at the following levels and in accordance with the following schedule:

1. POLICE PROTECTION

- A. *Existing Services:* Currently, the Area is under the jurisdiction of Travis County Sheriff’s Office.
- B. *Services to be Provided:* The City and its Police Department will provide police protection to the newly annexed Area at the same or similar level of service now being provided to other areas of the City with similar topography, land use and population as that within the newly annexed Area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation. The City has a Municipal Court that is a Municipal Court of Record and of competent jurisdiction to handle Class C Misdemeanors.

2. FIRE PROTECTION

- A. *Existing Services:* Currently, the Area is under the jurisdiction of Emergency Service District Number 6/Lake Travis Fire and Rescue (“LTFR”).
- B. *Services to be Provided:* The City does not provide fire protection services. LTFR will continue to provide fire protection service. The City is not aware that the annexation of this property will change or impact fire protection services provided to the Area by LTFR. The LTFR Station #3 is located next to the City’s Police Departments. The distance from Station #3 to the subject property is approximately 1.1 miles. The distance from the LTFR Station #2 is 5.8 miles and from Station # 1 is 7.83 miles.

3. EMERGENCY MEDICAL SERVICES

- A. *Existing Services:* Currently, the Area is under the jurisdiction of Travis County and the City of Austin.
- B. *Services to be Provided:* The City does not provide emergency medical services. Travis County and the City of Austin will continue to provide emergency medical services. The City is not aware that the annexation of this property will change or impact emergency medical services provided to the Area.

4. SOLID WASTE COLLECTION

- A. *Existing Services:* None
- B. *Services to be Provided:* Solid waste collection services are provided by several commercial companies in the area. Bee Cave does not specify which company will be used. There is a solid waste collection and transfer station located within one mile of the subject property. Upon compliance with all City ordinances, policies and regulations, solid waste collection will be provided to citizens in the newly annexed Area now being provided to other areas of the City with similar topography, land use and population within the City.

5. BUILDING CODES AND INSPECTION

- A. *Existing Services:* None
- B. *Services to be Provided:* The City will provide code enforcement services within the Annexed Property in accordance with the City's Code of Ordinances. This includes issuing building permits for any new construction and remodeling, and enforcing all other applicable codes which regulate building construction within the City. Costs are determined by ordinance. The City uses the 2006 International Building Code for mechanical, fire, building, plumbing and miscellaneous other items. It uses the 2008 International Electric Code for electrical work. Wastewater rules are the latest version of those published by the Texas Commission on Environmental Quality. Site plan approval/disapproval is performed by the Planning and Zoning Commission and the City Council. Typically, most other decisions are administrative.

6. PLANNING AND ZONING

- A. *Existing Services:* The City currently has extraterritorial jurisdiction over the subdivision of land, signage and nonpoint source pollution abatement regulations related to the development of property.
- B. *Services to be Provided:* The City Council, the Planning and Zoning Commission, and City staff regulate development and land use through the administration of the City's Code of Ordinances which will extend to the newly annexed Area on the effective date of the annexation. These services can be effectively accommodated within the current budget and staff appropriation.

7. FLOODPLAIN MANAGEMENT

A. *Existing Services:* None

B. *Services to be Provided:* The Planning & Development Department of the City provides floodplain management services, and these services will extend to the newly annexed Area. These services can be effectively accommodated within the current budget and staff appropriation.

8. ANIMAL CONTROL

A. *Existing Services:* None

B. *Services to be Provided:* The City and its Police Department will provide animal control services to the newly annexed Area at the same or similar level of service now being provided to other areas of the City with similar topography, land use and population as that within the Annexed Property. It is anticipated that the implementation of animal control services can be effectively accommodated within the current budget and staff appropriation.

9. NUISANCE CONTROL

A. *Existing Services:* Currently, the Area is under the jurisdiction of Travis County Sheriff's Office.

B. *Services to be Provided:* The City, its Police Department and Planning & Development Department will provide nuisance control services through the administration of the City's Code of Ordinances to the newly annexed Area at the same or similar level of service now being provided to other areas of the City with similar topography, land use and population as that within the newly annexed Area. It is anticipated that the implementation of nuisance control services can be effectively accommodated within the current budget and staff appropriation.

10. WATER SERVICES

A. *Existing City Services:* Currently, water service is provided by the West Travis County Public Utility Agency ("WTCPUA").

B. *Services to be Provided:* Retail water service will be provided by the WTCPUA. Persons utilizing water wells shall be permitted to continue to utilize the same until such time, if ever, that service is requested from the WTCPUA or such persons become required by operation of law to connect to the WTCPUA's water systems. New development on lots or tracts to which WTCPUA water service is not readily available shall be permitted to utilize water wells unless and until WTCPUA water service becomes available at that location. Operation and maintenance of water will be provided by the WTCPUA on the same basis and at the same level as provided

throughout the City with comparable topography, land use and population density in accordance with existing Ordinances; including Ordinances governing subdivisions in effect on the date of development which require a developer, at the developer's cost, to extend and install water lines.

11. SANITARY SEWER SERVICE

- A. *Existing City Services:* Currently, wastewater service is provided by the WTCPUA.
- B. *Services to be Provided:* Retail wastewater service will be provided by the WTCPUA. Sanitary Sewer Service shall be provided by the same means by which the WTCPUA extends such services to any other area of the City and shall at no time be at a lower level of services currently provided in the Annexed Property. Persons currently receiving such service(s) from the WTCPUA shall continue to receive the same, consistent with City ordinances in effect on the date of development. Persons utilizing septic systems shall be permitted to continue to utilize the same until such time, if ever, that service is requested from the WTCPUA, or such persons become required by operation of law to connect to the WTCPUA's wastewater system. New development on lots or tracts of sufficient size to support septic systems shall be allowed to install septic systems unless WTCPUA sanitary sewer service is or becomes available at that location. Operation and maintenance of wastewater facilities will be provided by the WTCPUA on the same basis and at the same level as provided throughout the City with comparable topography, land use and population density in accordance with Ordinances; including Ordinances which require a developer, at the developer's cost, to extend and install wastewater lines.

12. MAINTENANCE OF WATER AND WASTEWATER FACILITIES

- A. *Existing Services:* Currently, water and wastewater services are provided by the WTCPUA.
- B. *Services to be Provided:* The City does not provide water or wastewater services, nor maintain the respective facilities of the WTCPUA. The City is not aware that the annexation of this property will change or impact water and wastewater services provided to the Area by the WTCPUA.

13. MAINTENANCE OF ROADS AND STREETS

- A. *Existing Services:* There are no public roads in the Area to be annexed.
- B. *Services to be Provided:* The private driveways will continue to be owned and maintained privately. The roads or streets in the Annexed Property that are privately owned will continue to be privately owned and maintained. Any privately-owned roads in the Annexed Property may be subject to the City's traffic regulations in the

same manner that other privately-owned roads currently within the City are subject to such regulations.

14. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS

- A. *Existing Services:* The City Council is not aware of the existence of any public parks, playgrounds or public swimming pools now located in the Annexed Property.
- B. *Services to be Provided:* Bee Cave has a 50 acre park with playgrounds, walking trail and facilities that can be used for picnics, etc. and an approximately 144 acre primitive park. The City has a Sculpture Park located adjacent to the Police Department. Also, within the City limits, the Lake Travis Youth Association provides baseball and soccer fields. The City has City Administrative Offices. The City Hall portion of those offices is available for limited local use, i.e., civic events, meetings, etc. Within close proximity to the subject property are several golf courses, tennis courts, etc. These are not operated by the City, but are available through various kinds of membership arrangements.

15. LIBRARY SERVICE

- A. *Existing service:* Yes.
- B. *Services to be Provided:* The City of Bee Cave has a municipal library located in City Hall at 4000 Galleria Parkway. It is available to the public through membership. It is located .04 miles northwest of the subject property. Lake Travis Community Library, located at 1938 Lohmans Crossing, is also available to the public through membership. The library at Lake Travis Independent School District High School is open to students within the District.

16. ELECTRICAL SERVICE AND STREET LIGHTING

- A. *Existing service:* None.
- B. *Services to be Provided:* Austin Energy provides electricity to the area. There are no street lights provided by Bee Cave. Lighting on the subject tract will be subject to requirements and restrictions provided in City ordinances, resolutions and regulations.

17. LAND USE

- A. *Existing City Services:* Subdivision and Non-point Source Pollution Ordinances.
- B. *Services to be Provided:* The Annexed Property will immediately be zoned upon annexation by operation of law as Agriculture District. Alternatively, the City may consider simultaneous zoning of the Annexed Property according to the Comprehensive Plan. If the Annexed Property is not zoned simultaneously, it is

Commented [MS1]: Consent Agreement says it will be zoned SF-20 upon annexation

anticipated that the decision regarding zoning will be made soon after the annexation ordinance is passed and will be in accordance with the Ordinances of the City and the Comprehensive Plan as amended from time to time. The zoning process includes notice and public hearings. The planning and zoning jurisdiction, of the City including land use regulations etc., not already applicable in the ETJ will extend to the Annexed Property on the effective date of the annexation ordinance.

18. GAS SERVICE

- A. *Existing City Services:* Propane and natural gas services are provided by several commercial companies in the area. Bee Cave does not specify which company will be used.
- B. *Services to be Provided:* Property owners within the annexed areas will have the same options as prior to annexation. Texas Gas is in the process of expanding its service to more areas within the City and Extraterritorial Jurisdiction. Upon compliance with all City ordinances, policies and regulations, gas service will be provided to citizens in the newly annexed Area now being provided to other areas of the City with similar topography, land use and population within the City.

19. CONSTRUCTION OF ANY CAPITAL IMPROVEMENTS

Section 43.056(e) of the Texas Local Government Code requires that the City include a program under which the City will initiate after the effective date of the annexation the acquisition or construction of capital improvements necessary for providing municipal services adequate to serve the Area. Any capital improvements to be constructed in the area being annexed shall be constructed pursuant to the terms of the City's Ordinances and policies. No capital improvements are contemplated or necessary at this time. However, if it becomes necessary to construct capital improvements to implement this Service Plan, the City shall provide such service no later than four and one-half (4½) years after the effective date of the annexation. The City reserves the right to amend this service plan to extend the period of construction in a manner that ensures that construction proceeds with all deliberate speed consistent with generally accepted engineering and architectural standards and practices and consistent with comparable topography, land use and population density, and service needs existing as of the date of this annexation.

20. FUTURE CAPITAL IMPROVEMENTS

Construction of other capital improvements shall be considered by the City in the future as the need dictates on the same basis as such capital improvements are considered throughout the City in accordance with Ordinances of the City, including Ordinances which require a developer to install or construct such capital improvements including but not limited to roads, streets, water and sewer lines.

21. UNIFORM LEVEL OF SERVICES MAY NOT BE REQUIRED

Nothing in this Service Plan shall require the City to provide a uniform level of full municipal services to each area of the City, including the Annexed Property, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service. Funding capital improvement and infrastructure necessary to provide municipal services to the Annexed Property shall be subject to and in accordance with the Ordinances of the City in effect on the date of the development including those which require that a developer install or construct such capital improvements to the property being developed.

22. TERM

This service plan shall be valid for a term of ten (10) years.