

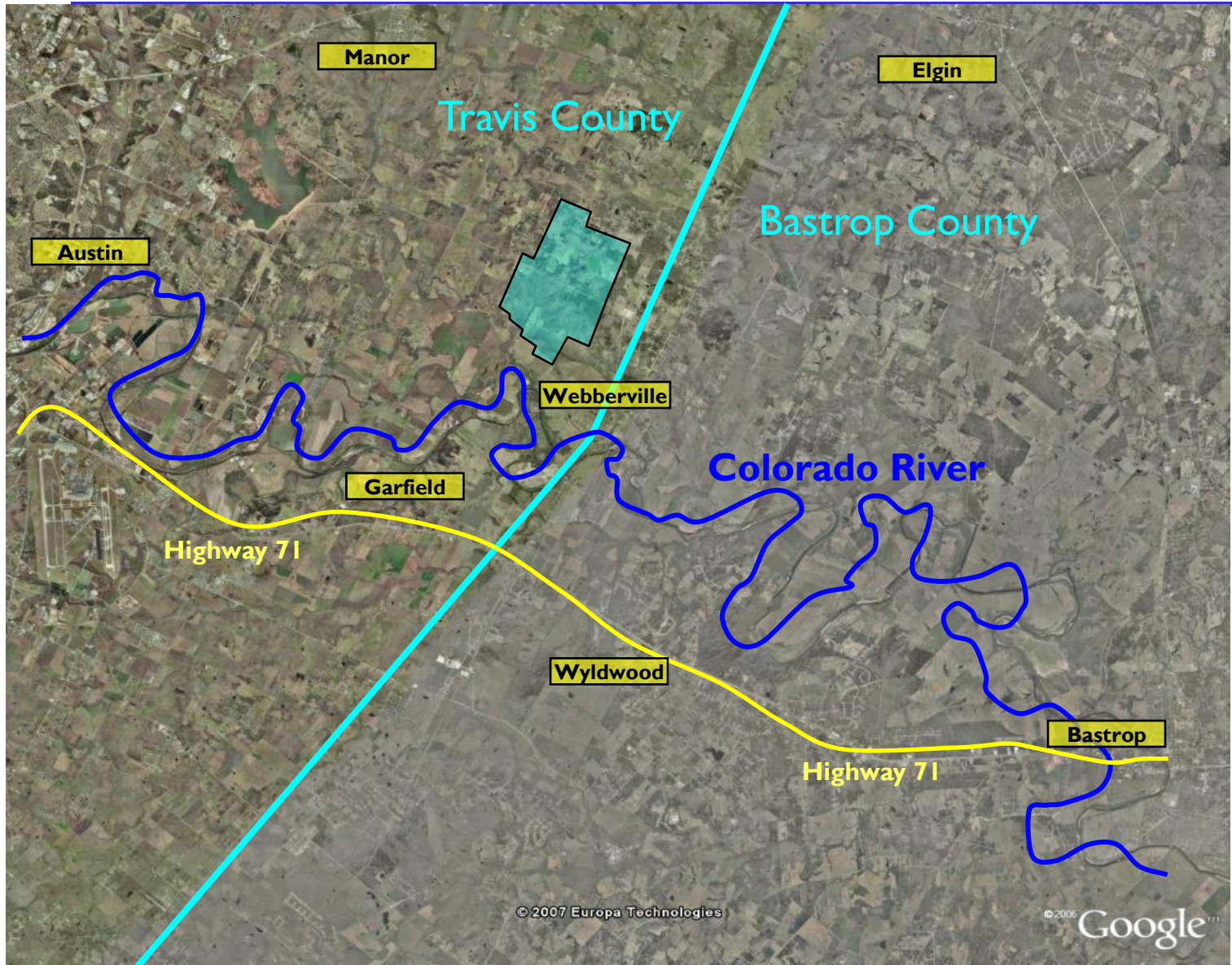


Presentation and Update on the City's Webberville Property

City Council Meeting
June 21, 2007



City of Austin Webberville Property





Council Direction

- Council approved a resolution declaring the Council's intent to maintain ownership of the Webberville tract
- Prepare and present a preliminary site assessment on the property.
- Continue with the next of property assessment for general public service needs



Preliminary Study

- A preliminary study has been done on the 2,853 acres of land to determine:
 - Potential to meet municipal needs
 - Infrastructure capacity and
 - Long-term needs for the area



Infrastructure Needs

- Ideal tract of land
- These needs become necessities as population grows
- Some services include:
 - A waste water treatment plant
 - An Austin Energy power plant of the substation
 - Services in the area of Solid Waste



Needs Assessment

- Austin Energy power plant
- The Villa Muse development & floodplain issues
- The site could be considered for Solid Waste Services



Development

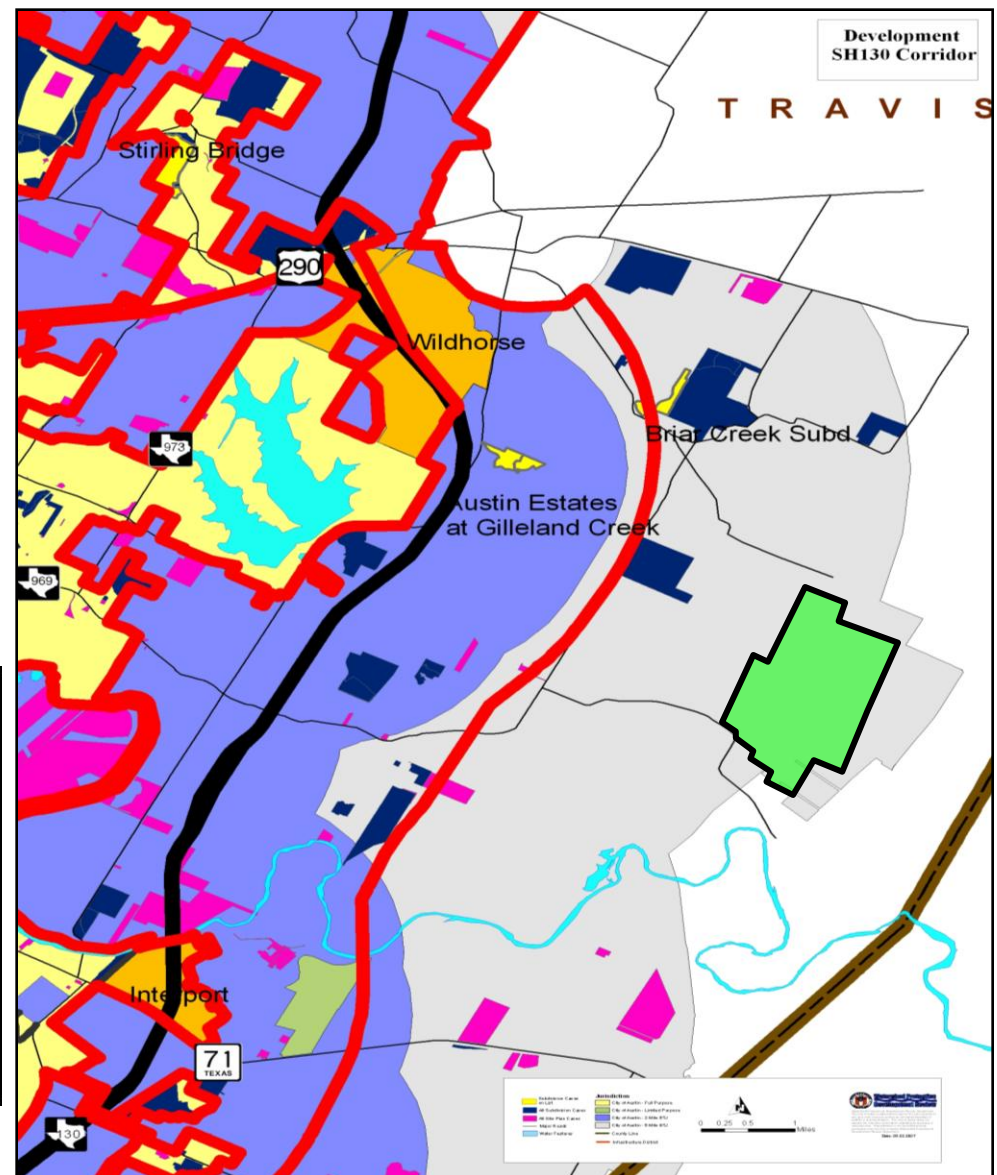
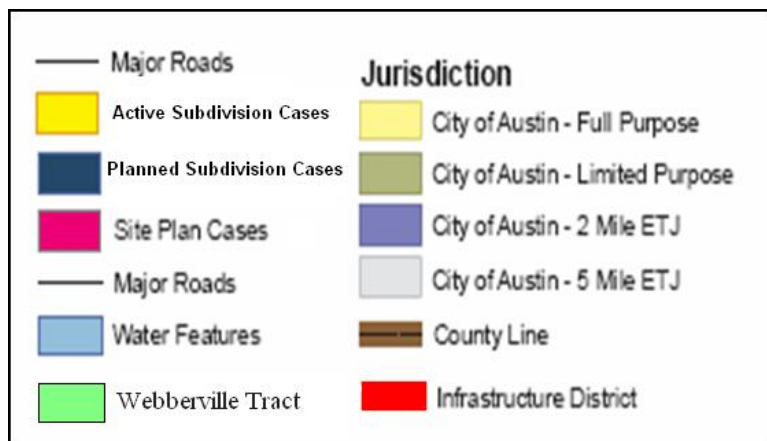
- Desired Development Zone
- Increasing growth
- Large developments planned for the area:
 - Wild Horse (1,900 acres)
 - Interport (652 acres)
 - Whisper Valley (2,066 acres)



Development

SH 130 Development Area Present Situation

- Area currently lacks infrastructure
- SH -130 will increase development in this area





Public Use of Site Technical Considerations

- Geology & Groundwater
- 100-Year Floodplain & Surface Water
- Property Size
- Neighboring Land Use
- Proximity to Service Areas
- Road Access
- Endangered Species



Large Areas of the Site are Suitable for a Variety of Public Uses

- Site Size is a Great Advantage
- Site Usability Would Be Enhanced by Changes to 100-Year Floodplain
- Additional Study Needed on Archeology
- Access Roads and Bridges would Require Upgrades for Heavy Hauling or High Traffic

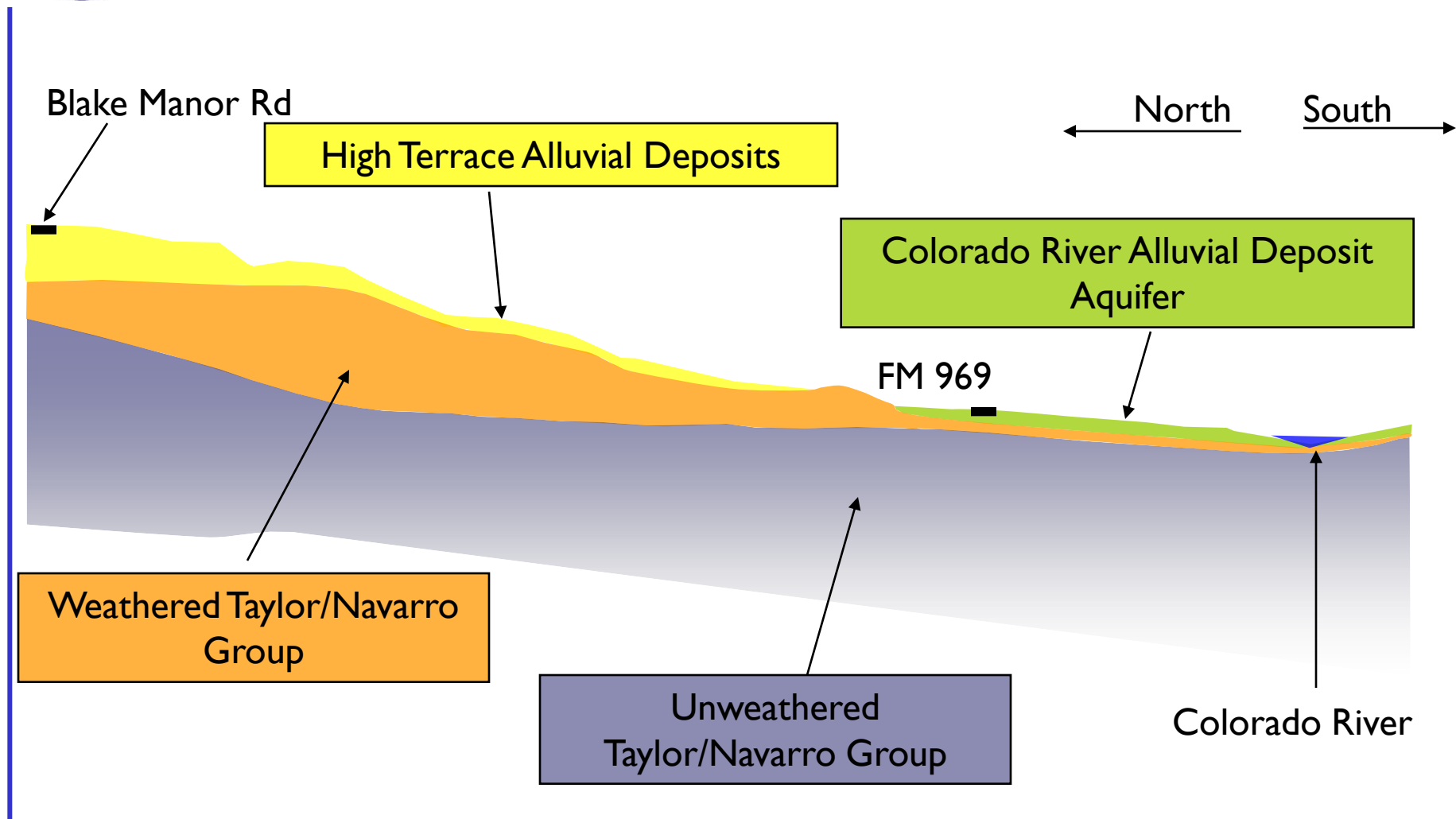


Large Property Size



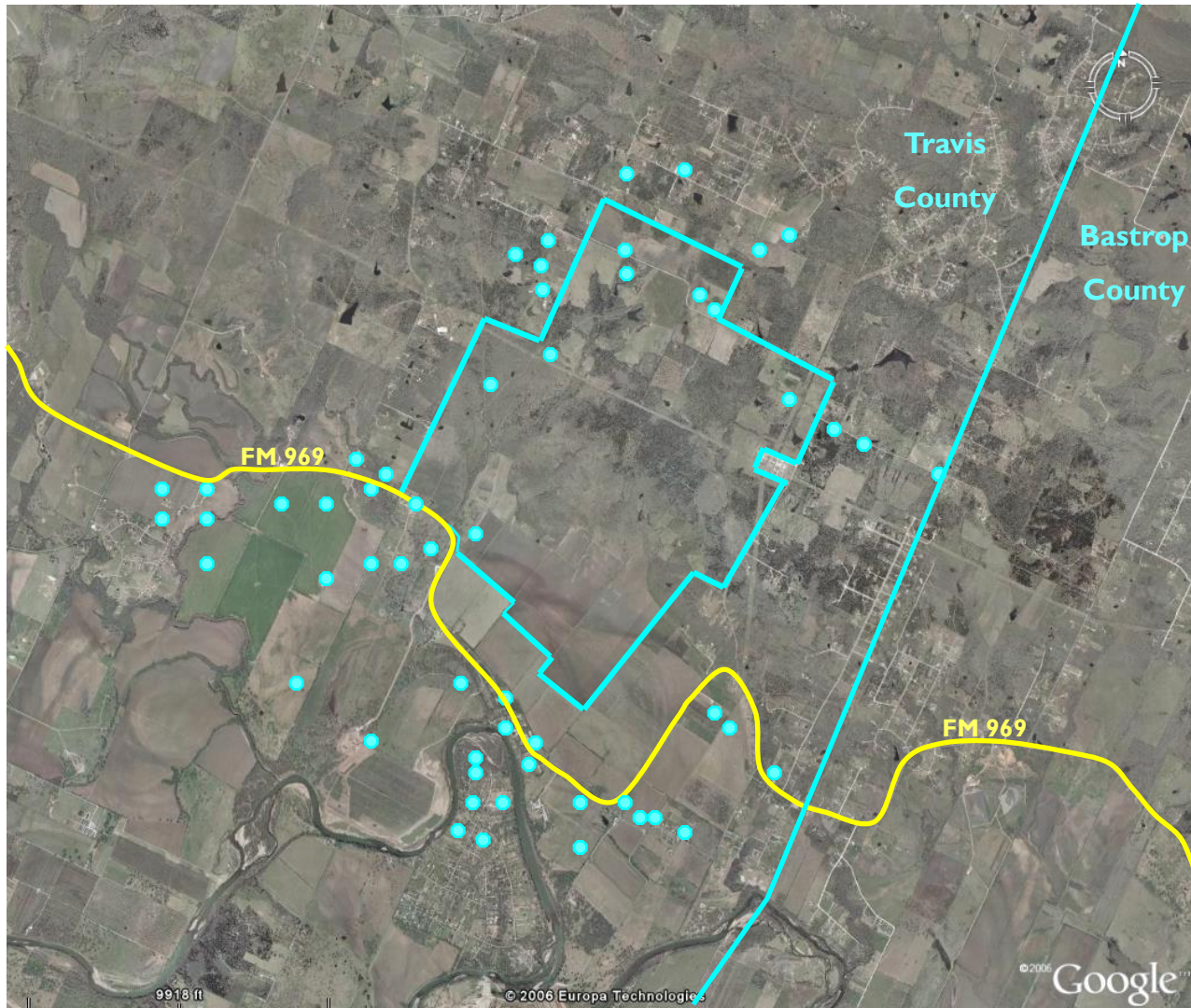


Site Geology



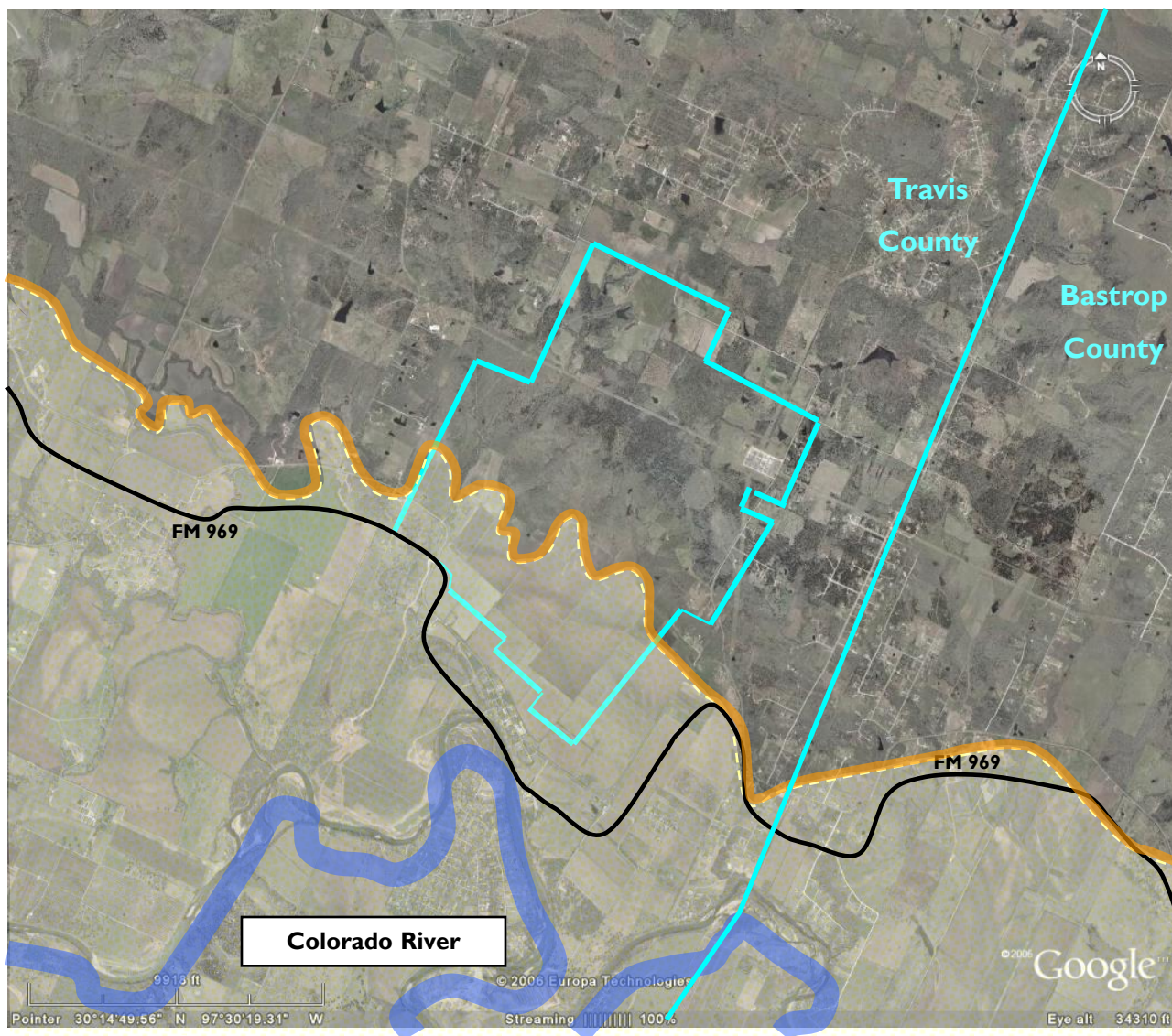


Protection of Shallow Groundwater



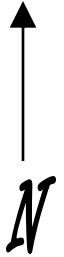
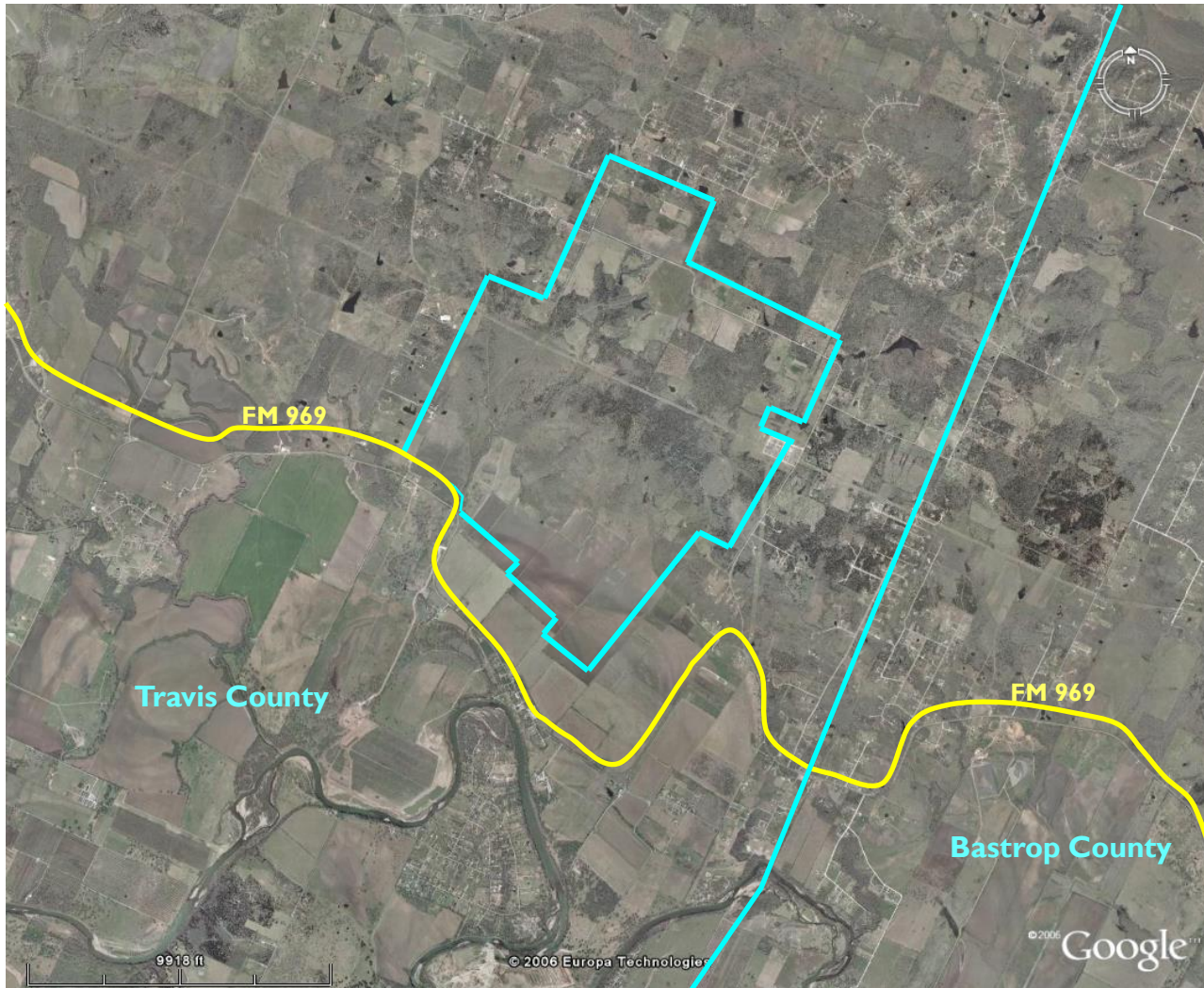


Colorado Alluvial Deposit Aquifer



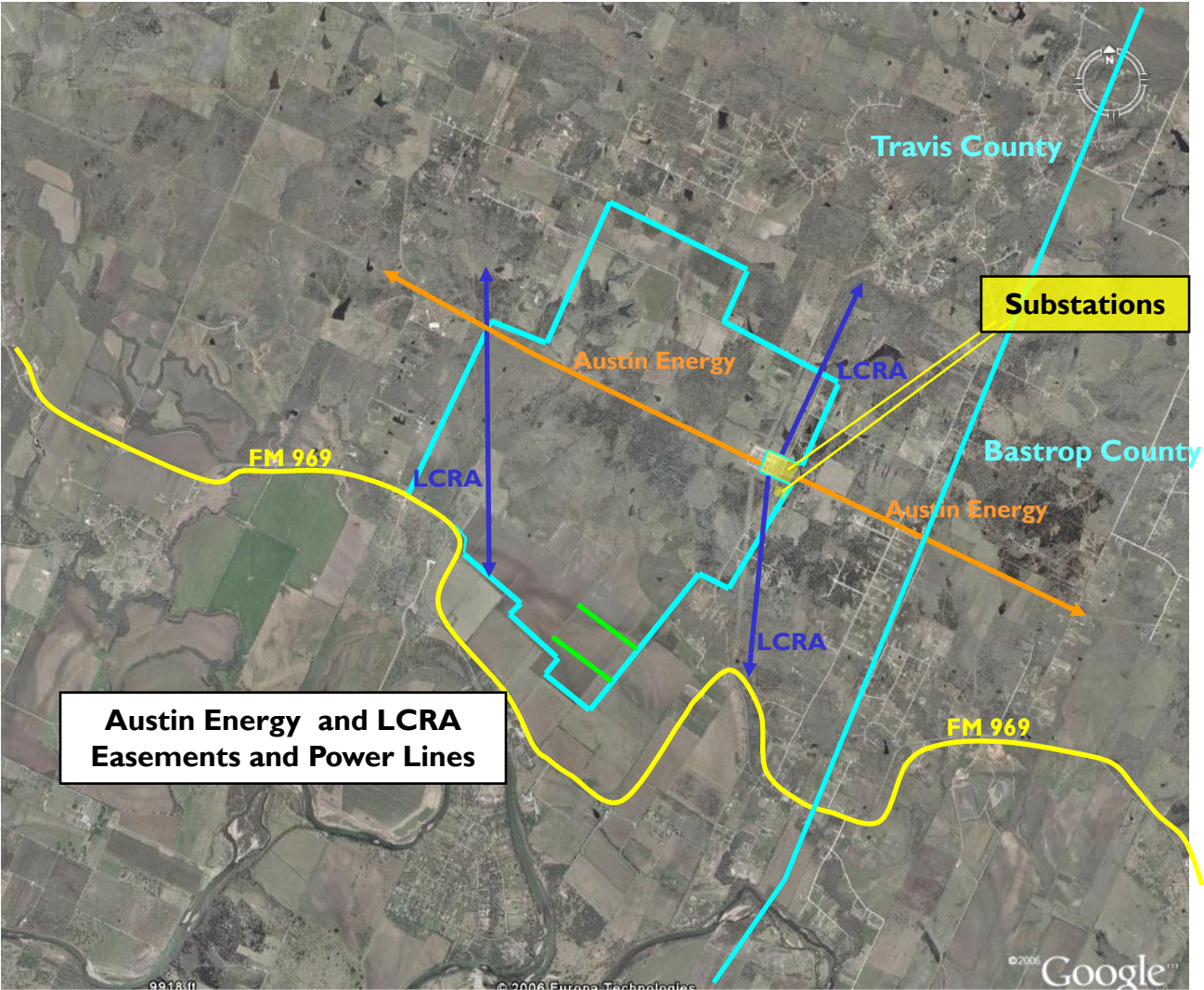


Land Use & Relatively Low Population Density





Existing Energy Utilities



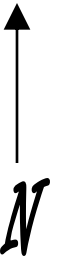
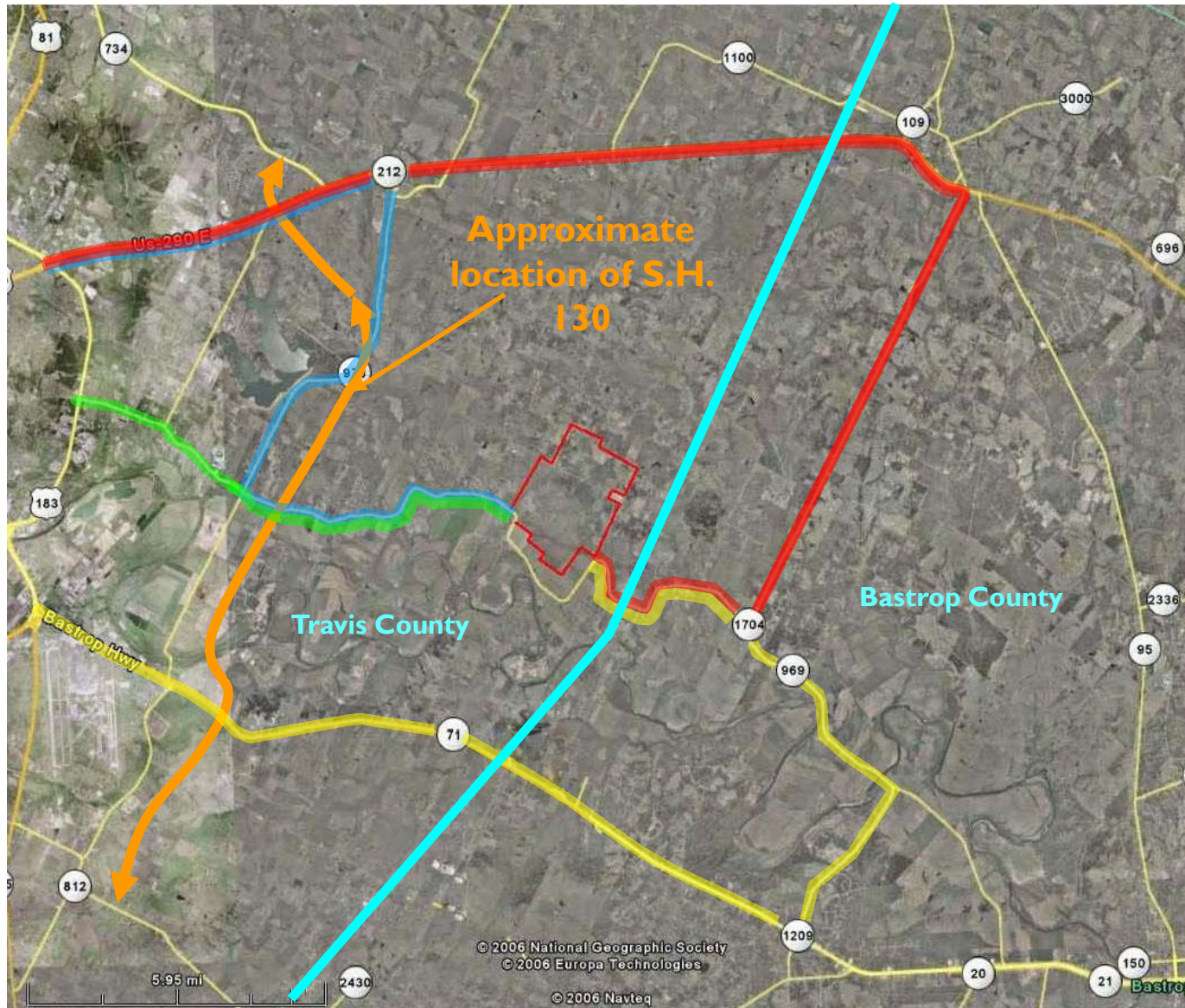


100-Year Floodplain





Access Routes



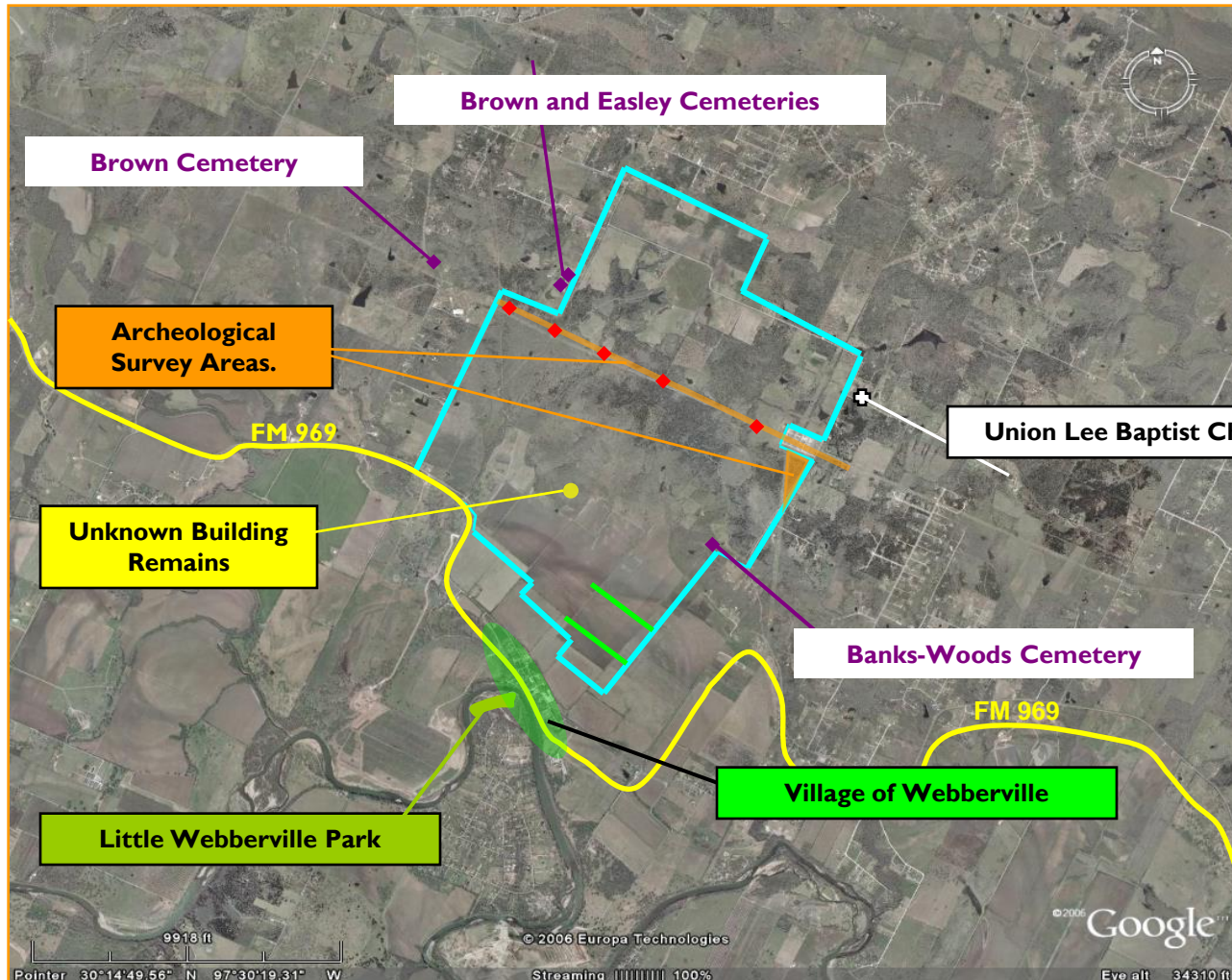


Character of FM 969





Cultural, Historical, & Archeological Sites





Additional Assessment Needs

More Detailed Look at:

- Surface Water
 - Modeling 100-Year Floodplain
 - Wetlands & Springs
- Groundwater Occurrence in North
- Archeological Sites



Next Steps

- Finalize the preliminary report
- Identify potential uses for the site
- Progress report back to Council in December 2007



Conclusion

- The tract of land is valuable because:
 - Potential viable uses
 - In preferred growth corridor
 - Helps keep our options open
 - Integral to meeting future service needs