



## MEMORANDUM

**To:** Chair and Members of the Environmental Commission

**From:** Virginia Collier  
Planning and Zoning Department

**Date:** September 5, 2018

**Subject:** Proposed release of approximately 33 acres of Austin's extraterritorial jurisdiction ("ETJ") to the City of Dripping Springs

The City of Dripping Springs has requested the release of approximately 33 acres of the City of Austin's extraterritorial jurisdiction ("ETJ") to be included in Dripping Springs' ETJ. The subject tracts are located in Hays County near the intersection of US Hwy 290 West and Nutty Brown Road. Approval of an interlocal agreement releasing this area to Dripping Springs' ETJ will allow for effective and efficient urban planning, the review and approval of land development, and the planning of future municipal services for this area.

In accordance with the City Council adopted policy regarding ETJ adjustments, requests for ETJ release are typically reviewed by staff from several city departments and evaluated in terms of:

- Annexation potential
- Environmental impacts
- Impact on infrastructure investments
- Long-term effects of cumulative ETJ releases
- Hardship or extenuating circumstances

Annexation of these tracts by the City of Austin is not anticipated in the long-term.

Generally, the Austin City Council looks for equivalent environmental protection to be provided on land released from the City's jurisdiction. In accordance with the terms and provisions of the proposed interlocal agreement, upon release the City of Dripping Springs will be solely responsible for providing urban planning for the released area and will review, provide oversight, and appropriate inspections to enforce all relevant portions of the City of Dripping Springs development codes and standards within the area, including, but not limited to, regulations addressing site development, subdivision, water quality, and stormwater management. Further, the City of Dripping Springs and the property owners have agreed that development in the release area will be limited to a maximum of thirty percent (30%) impervious cover on a gross site area basis and will comply with Dripping Springs' water quality treatment requirements in

effect at the time of permit application. While these requirements are not an exact duplication of current Austin City code, they will provide environmental protection for new development that is similar to that of the City of Austin.

Finally, releasing this area would not negatively impact any existing or planned City investments in utility or roadway infrastructure.

The product of several years of discussions and meetings with officials from Dripping Springs, this interlocal agreement will accomplish legitimate public purposes of both cities and should be approved as a continuing process in regional coordination and cooperation with our neighboring jurisdictions. This release will permit dependable urban planning that will benefit the public health, safety, and welfare of the cities' respective present and future citizens and will assist and enhance the planning and development of capital improvement programs and services.

City Council consideration of this request is scheduled for September 20, 2018.