

Briefing on Dripping Springs Request for Release of ETJ

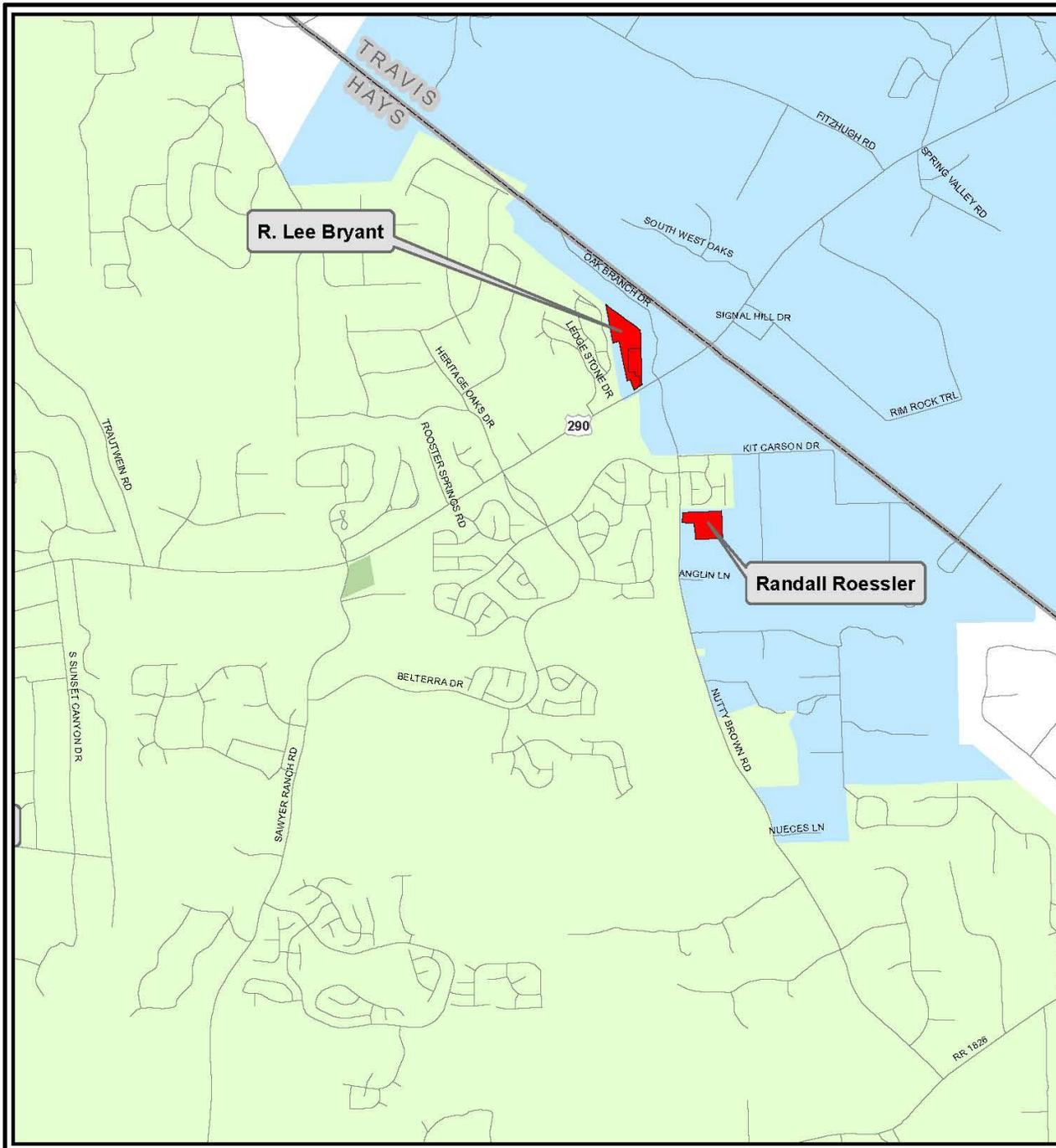
Environmental Commission

September 5, 2018

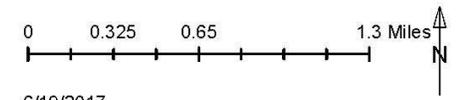
ETJ Release Area

- Approximately 33 acres of Austin ETJ
- Located in Hays County near the intersection of US Hwy 290 West and Nutty Brown Road
- Barton Creek and Bear Creek Watersheds
- Current development on the properties includes retail and food trailer uses

Exhibit A to Interlocal Cooperation Agreement between the City of Austin and the City of Dripping Springs



- Subject Tracts
- County Line
- City of Austin ETJ
- City of Dripping Springs
- Dripping Springs ETJ



6/19/2017

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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City of Austin
Planning and Zoning Department

Background

- 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

Environmental Impact Review

- Generally, the Austin City Council looks for equivalent environmental protection to be provided on land released from the City's jurisdiction
- City staff assessed the area in terms of its environmental sensitivity, and evaluated regulations that would apply should the release be granted

Staff Evaluation of Environmental Impact Review Criteria

- Upon release, 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
- 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

Intent and Purpose of Interlocal Agreement

- The proposed 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

Basis for Recommendation

- 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.
- 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.

Staff Recommendation

- Staff recommends releasing these tracts subject to the proposed interlocal agreement encumbering the area with restrictions that will provide environmental protection for new development that is similar to that of the City of Austin.