



Recommendation for Action

File #: 21-3305, **Agenda Item #:** 66.

11/18/2021

Posting Language

Conduct a public hearing and consider an ordinance releasing approximately 31 acres of extraterritorial jurisdiction (ETJ) located in eastern Travis County near the Village of Webberville and within the Colorado River floodplain approximately 4.5 miles from Austin full purpose jurisdiction.

Lead Department

Housing and Planning

Fiscal Note

This item will have no fiscal impact.

For More Information:

Andrei Lubomudrov, Housing and Planning Department, (512) 974-7659.

Council Committee, Boards and Commission Action:

Environmental Commission - Recommended on a vote of 8-1.

Planning Commission - Recommended on the consent agenda.

Additional Backup Information:

The Village of Webberville, at the behest of a property owner, has requested the release of approximately 31 acres of Austin's extraterritorial jurisdiction (ETJ) to be included in Webberville's ETJ (Case No. CETJ-2021-0001). The 111-acre property in question is divided between Austin and Webberville's ETJ, with Webberville covering most of the tract at 80 acres. The release area is located in eastern Travis County near Webberville adjacent to the Colorado River. Releasing the proposed area would create a unified set of regulations for the property and streamline the development review process.

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 this area by the City of Austin is not feasible in the long term. The proposed release area is about 4.5 miles from the City's full purpose jurisdiction.

Austin City Council generally looks for equivalent environmental protection to be provided on land released from the City's jurisdiction. In this case, the Village of Webberville has similar ETJ regulations to the City of Austin that will protect the environment and floodplain. The area in question for release is fully covered in the

Colorado River floodplain and will not be developed. Any development on the site would be subject to Village of Webberville's ETJ regulations, which includes its Flood Damage Prevention Ordinance (to restrict or prohibit uses within the floodplain) and Water Quality Protection Ordinance.

Releasing this area would not negatively impact any existing or planned City investments in utility or roadway infrastructure. The area is not served by City-maintained roads. With respect to Austin Water, the tract is primarily in the Aqua WSC Certificate of Convenience and Necessity (CCN), with a smaller portion in the Manville WSC CCN for water; the tract has no wastewater CCNs. Austin's water and wastewater CCN boundaries are over a mile away and on the other side of the river.

Strategic Outcome(s):

Government that Works for All.