

City of Manor request for 48 acres of Austin ETJ

Environmental Commission

March 1, 2023

Subject Tract

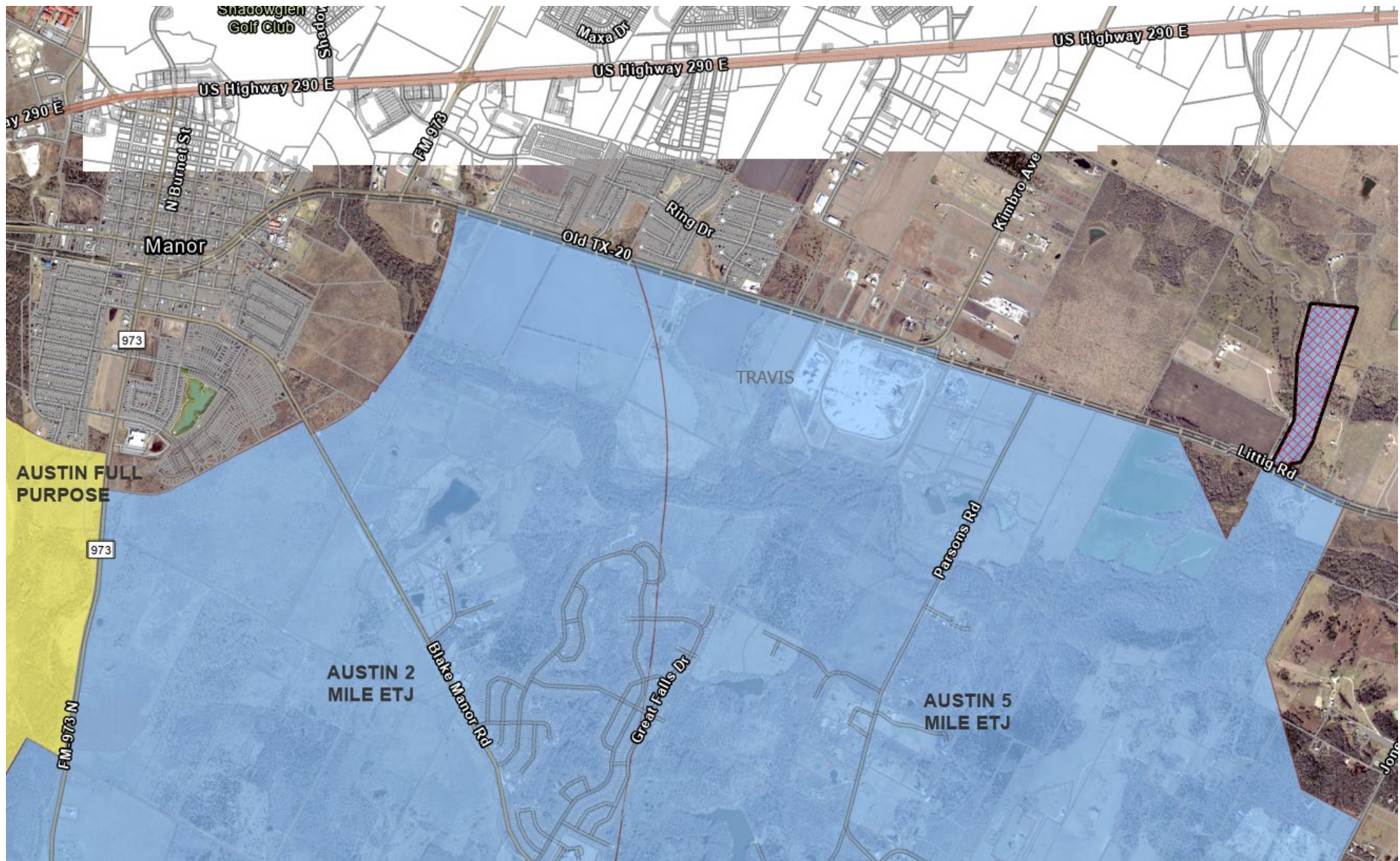
- ETJ release is part of larger proposed development
- Whole property to be developed is about 388 acres; majority is already in Manor ETJ (about 340 acres)
- Portion requested for release is about 48 acres
- Access to site is through Travis County-maintained road (Littig Road)
- Portion of site in Austin ETJ includes floodplain

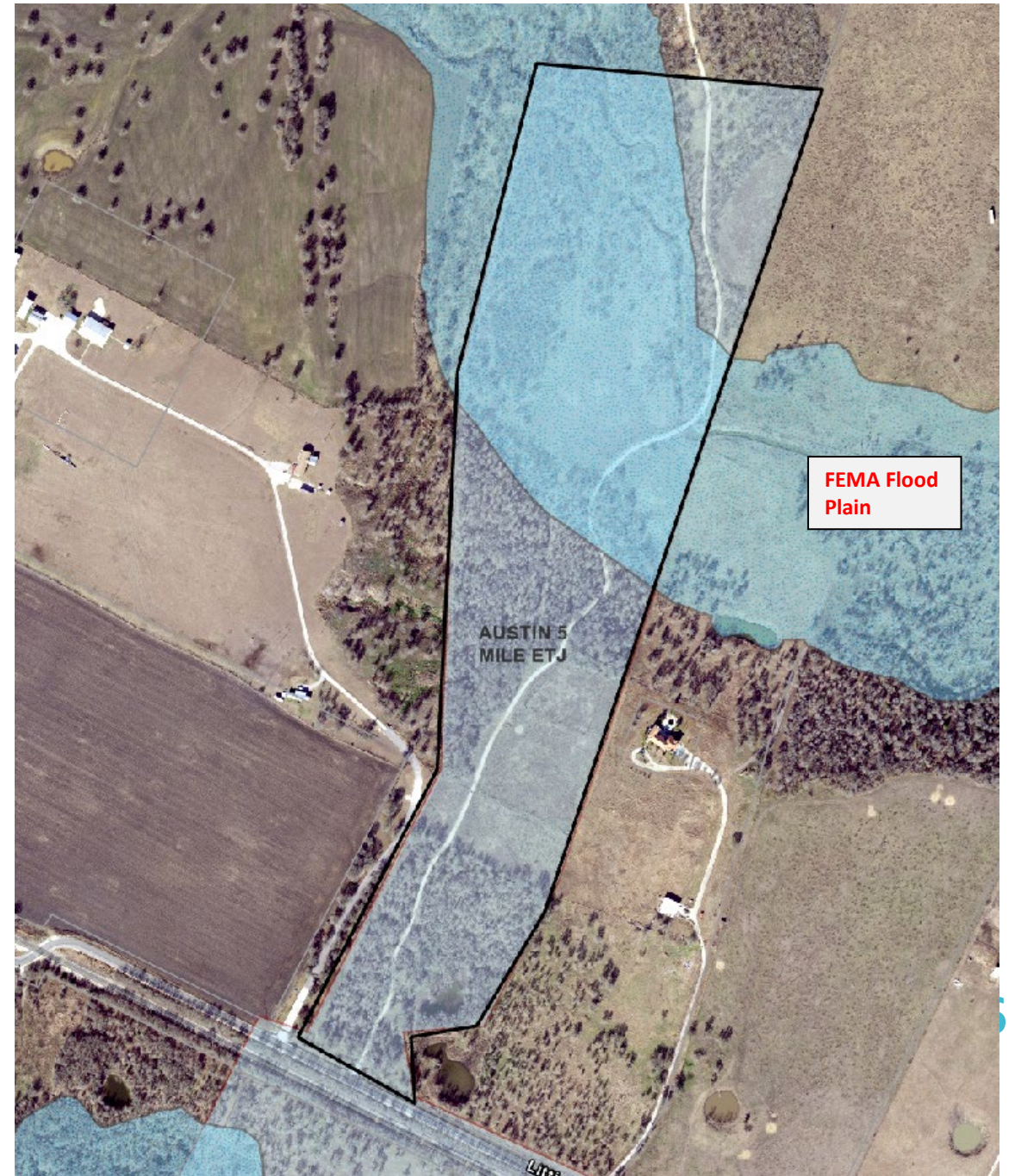
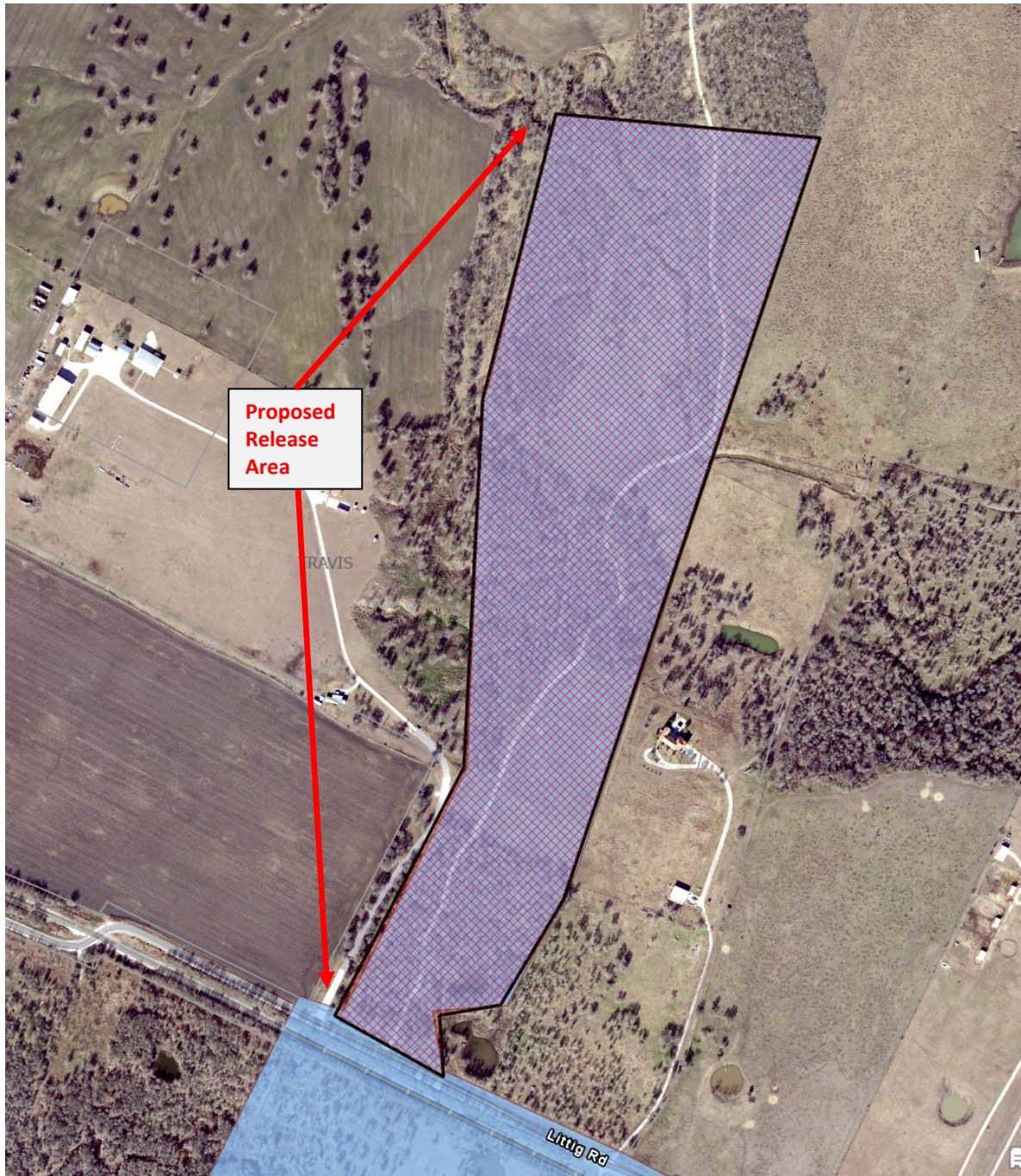
Background

- Per City Council policy, requests for ETJ release are reviewed 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 if the release were granted





Recommended Conditions for Release

- Staff conditions for release
 - Maintain City of Austin Suburban Watershed impervious cover restrictions
 - Provide green stormwater water quality controls to treat 100% of the water quality volume
 - Establish 300 ft creek setback for Cottonwood Creek
 - Protect existing Critical Environmental Features with 150 ft setback

Summary

- ETJ Release Request
 - Request from City of Manor, as behest of property owner, for release of 48 acres of ETJ in northeast Travis County
 - Location 4.25 miles from Austin full purpose jurisdiction makes annexation not feasible
 - Land would eventually be annexed by City of Manor
 - Release would accommodate streamlined development review regulations
 - Manor environmental regulations were reviewed and are recommended for release with conditions
- **The Environmental Commission is asked to make a recommendation to support the ETJ release request**