

## AGENDA



Thursday, February 14, 2008

**Neighborhood Planning & Zoning  
RECOMMENDATION FOR COUNCIL ACTION**

Item No. 15

**Subject:** Approve an Interlocal Agreement regarding the exchange of extraterritorial jurisdiction ("ETJ") with the Village of Volente. Approximately 27.73 acres ("Austin Release Area") will be released from Austin's ETJ to Volente's ETJ so that this area can be annexed into the Volente city limits and approximately 27.73 acres ("Volente Release Area") will be disannexed from Volente's city limits and released to Austin's ETJ.

**For More Information:** Virginia Collier 974-2022; Jackie Chuter 974-2613; Sylvia Arzola, 974-6448

The Village of Volente has requested the release approximately 27.73 acres ("Austin Release Area") of Austin's extraterritorial jurisdiction ("ETJ") to be included in the Village of Volente's ETJ and annexed into the Volente city limits. The area is located in Travis County north of the Village of Volente, northeast of Lime Creek Road. The proposed Austin Release Area has minimal annexation potential by Austin and significant future service constraints due to geographic location and physical impediments.

The city's primary interest in retaining this ETJ has been enforcement of its water quality ordinances. In response to previous requests for ETJ releases, the City has released ETJ conditioned on the execution of restrictive covenants by property owners and interlocal agreements with the receiving cities subjecting the released territory to water quality related development standards similar to what is required under the City's regulations. Volente has approved a Planned Development District ("PDD") Ordinance that would apply to development within this area if released from Austin's ETJ and annexed into Volente's city limits. The PDD lists a number of requirements that approximate the City of Austin's Code and more specifically other interlocal agreements from the area. Among other things, these requirements include impervious cover limits, density limits and slope requirements for building. In addition, development within the area would be subject to Volente's Development Ordinances and Volente's Water Quality (NPS Pollution Control) Ordinances. The proposed land use for the Austin Release Area is single-family residential.

Volente has agreed to disannex and release to Austin's ETJ approximately 27.73 acres ("Volente Release Area"), a portion of a larger 800 acre tract predominantly in Austin's ETJ. This area is currently part of the Balcones Canyonlands Preserve ("BCP") program under private management, and the landowner has agreed to convey the proposed Volente Release Area and the balance of the larger 800 acre tract to Travis County to be managed by Travis County as part of the BCP program. The primary purpose of designated preserve land is the conservation of endangered species and their habitat. The Village of Volente initially requested release of the entire 800 acre tract of BCP land but determined that, at a minimum, only the release of 27.73 acres recommended here is necessary for the PDD.

This exchange should be made as part of a continuing process in regional coordination and cooperation with our neighboring cities, contingent on encumbering the Austin Release Area with regulations that would provide similar water quality protection as the regulations in place prior to the release and the acceptance of title to the Volente Release Area by Travis County.

The product of several months of discussions and meetings with officials from Volente, this exchange of ETJ is recommended.