

AGENDA



Thursday, November 20, 2008

**Watershed Protection and Development Review
RECOMMENDATION FOR COUNCIL ACTION****Item No. 54**

Subject: Authorize execution of an Interlocal Cooperation Agreement between the City of Austin and the City of Buda to delegate development review and approval authority to the City of Buda, for an 18 acre tract of land located in Hays County at the intersection of I-35 and South Loop 4 south of Buda.

Fiscal Note: There is no unanticipated fiscal impact. A fiscal note is not required.

For More Information: Patrick Murphy, 974-2821; Julia Lee, 974-3357

The City of Buda, with the property owner's consent, has requested that the City of Austin delegate its development review authority for that part of an approximately 18 acre tract of land in northern Hays County known as the Coleman Tract. The site is located within the Plum Creek watershed in the City of Austin Desired Development Zone. Approximately two-thirds of the site, while remaining in Austin's ETJ, would be subject to the City of Buda's development regulations and to additional requirements stipulated by City of Austin staff. These are included in the proposed Interlocal Cooperation Agreement between the Cities of Austin and Buda, and a declaration of restrictive covenants binding the property owner. In the Interlocal Agreement, the parties agree that Buda will provide regulatory and planning services for the tract, as allowed by the Interlocal Cooperation Act. The Interlocal Cooperation Agreement and the restrictive covenant provide that the remaining portion of the site is also subject to Buda's development regulations and the additional requirements. Buda's regulations are similar to Austin's and with the additional requirements in the restrictive covenant development would comply with Austin's regulations. The site is located near the intersection of South Loop 4 and IH-35, north of Kyle and south of Buda. The Coleman Tract is currently developed with 90% impervious cover, excluding areas outside the fully developed 100 year flood plain, as a cable lay-down yard and has been used to store and service recreational vehicles. Future development on the site will not be allowed to add any additional impervious cover or generate more than 2,000 additional vehicle trips per day above the average number of daily vehicle trips generated by the site on April 17, 2000. Future development must also provide water quality controls that capture as much or more stormwater runoff as is required by the City of Austin.