

AGENDA



Thursday, August 27, 2009

**Planning and Development Review
RECOMMENDATION FOR COUNCIL ACTION****Item No. 31**

Subject: Approve an Interlocal Agreement regarding the release of approximately 239 acres of land from the Austin extraterritorial jurisdiction ("ETJ") to the City of Jonestown.

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

Boards and Commission Action: Reviewed by Environmental Board.

The City of Jonestown has requested the release of approximately 239 acres ("2008 Jonestown Release Area") of Austin's extraterritorial jurisdiction ("ETJ"). The area is located in western Travis County along Trails End Road and includes approximately 126 acres that are currently undeveloped and will be developed as part of the proposed Trails End subdivision. The City of Jonestown has annexed the portions of these properties within Jonestown's ETJ that will be part of this proposed Trails End subdivision and has agreed to annex the properties currently in Austin's ETJ that will be part of that development if released. The balance of the area to be released, an additional 113 acres, will no longer be accessible through Austin's ETJ but instead through Jonestown city limits. Annexation of these properties along Trails End Road by the City of Austin is not anticipated in the long term and access to these properties is physically restricted by the City of Jonestown ETJ and the City of Cedar Park ETJ.

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. Approximately 126 acres will be developed in accordance with the terms of the Trails End Development Agreement. The additional 113 acres are partially developed and any future development on these tracts will be subject to the terms in the interlocal agreement. The development agreement and interlocal agreement terms closely mirror one another and subject the released territory to water quality related development standards equal to or better than what is required under the City of Austin's regulations. In addition, provisions of the interlocal agreement are intended to provide opportunities to decrease the number of lots served by on-site septic systems and to encourage developments to connect to a central wastewater system designed to have the least possible impact on Lake Travis.

This release should be made as part of a continuing process in regional coordination and cooperation with our neighboring cities, contingent on encumbering the 2008 Jonestown Release Area with regulations that would provide similar water quality protection as the regulations in place prior to the release.

The product of several months of discussions and meetings with officials from Jonestown, staff recommends this release of ETJ.