



Agenda Item Report

Legislative Board: City Council
Date: July 21, 2026
Contact: Angela Kennedy, Director
Agenda Item ID / Number: 2026-598- / 1.4

ITEM TITLE: Deliberation and possible action to authorize an Extraterritorial Jurisdiction (ETJ) Service Request for Baird Pools at 102 Rebel Drive, Lot 4A, of Possum Trot Park (Development Services Director/City Engineer Angela Kennedy, P.E.) [PUBLIC TESTIMONY]

1. EXECUTIVE SUMMARY

The property owner of Baird Pools, which is located just outside of City limits in the Extraterritorial Jurisdiction (ETJ) (subject to previous item action by City Council) at 102 Rebel Drive, is requesting to connect to our wastewater collection system which was extended along Rebel Drive in 2024. Processing utility extensions in the ETJ is regulated by UDC section 3.01.06.C. This staff report details how the properties' request for wastewater services complies with the policies and procedures within this section of the UDC. The report concludes with a Staff recommendation to grant the wastewater extension.

2. BACKGROUND/HISTORY

An ETJ service request for 106 and 112 Rebel Drive was previously approved in March 2024, which resulted in the completion of an 8" wastewater main and a service connection set at 102 Rebel Drive. The subject property is located within the Possum Trot Park subdivision off Rebel Drive in the City of Buda's Extraterritorial Jurisdiction (ETJ). The Baird Pools building expansion necessitates either expansion of their current septic system, or connection to the available service line to be served by the City of Buda.

3. ANALYSIS

Procedures and policies for Utility Extensions in the ETJ can be found within the City of Buda UDC section 3.01.06.C. The City Council will evaluate the petition for service based on the staff report and the criteria listed below. The City Council may either grant, grant subject to conditions, or deny the petition.

a) Whether the proposed development to be served by the extension is consistent with the Comprehensive Plan;

-The subject property is developed commercially, which is consistent with the desired use in the Downtown Masterplan and the Comprehensive Plan & Future Land Use Map of 'Mixed Use Residential' which is 60% Residential / 40% Commercial.

b) Whether the extension is proposed to be constructed in accordance with the Engineering Criteria Manual, the provisions of this UDC, and all other applicable City regulations and standards;

-The wastewater main and the service line that would serve the property was approved by the City and has been completed. Connection to the system will be completed by a licensed plumber.

c) Whether it is feasible to annex the property, and any intervening property which is needed for utility rights-of-way, to the City in a timely manner;

-It is feasible to annex the property; however a small portion of the Rebel Drive Right-of-Way would become the responsibility for operation and maintenance by the City.

d) Whether the utility extension would compromise the City's ability to timely provide adequate water or wastewater facilities to property inside the City;

-Staff has reviewed the proposed services and determined the increased wastewater flow will not impact existing wastewater facilities within City Limits.

e) Whether the utility extension will lead to premature development that cannot be served efficiently and timely by roadway, drainage or park facilities;

-The subject properties and surrounding area are at build-out, therefore no premature development can take place.

f) Whether the utility extension is financially feasible given the proposed means of financing the extension;

-This utility extension is financially feasible.

g) Whether the utility extension will lead to significant degradation of water quality or other environmental resources, either from construction of the water or wastewater improvements, development of petitioner's land, or development of other land that may be served through the extended facilities; and

-This WW extension will not lead to any degradation.

h) Whether the petitioner proposes to extend wastewater facilities without utilizing City water facilities.

-The subject properties are located within Southwest Water's CCN and are outside of the City of Buda's water service jurisdiction. No water facilities are proposed with this project.

4. FINANCIAL IMPACT

The customer at 102 Rebel Drive will pay for wastewater service at the "Out of City" rate until such time that the City Council may act on the petition for annexation of the property.

Impact fees are assessed at the time of platting under state law. This property was originally platted before impact fees were implemented. The plat for the property was amended in 2025 however this action would not subject the property to impact fees. Only connection fees would be required.

5. STRATEGIC PLAN/GOALS

EXCEPTIONAL CITY SERVICES

6. STRATEGIC PLAN OBJECTIVES

Deliver City services consistent with our City of Buda mission and core values

7. PROS AND CONS

Pros:

- Help relieve property owners of their failing or under-sized septic systems.
- Provides additional wastewater revenue at 'out of city' rates.
- The City has the option to annex the property in the future

Cons:

- None for approve of the ETJ service.
- Consideration of annexation of the property will include ownership and maintenance of Rebel Drive. It is not currently maintained by Hays County although the right-of-way is dedicated to the public. In its current state, the condition of the road has deteriorated. If fully annexed, the road's maintenance would be the City of Buda's responsibility.

8. ALTERNATIVES

The property owner will need to modify the existing septic system.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff recommends approval of the request for wastewater service in the ETJ at 102 Rebel Drive.

Attachments:

[A 26-01 - Petition Letter.pdf](#)

[A 26-01-baird pools sewer connection plan.pdf](#)