

MUNICIPAL UTILITY DISTRICT (MUD) REVISION REVIEW SHEET

CASE: C12M-2024-0015 Sunfield Municipal Utility District (MUD) #2 Amendment to Consent Agreement

PROPOSED CHANGES: On February 21, 2024, Sunfield Municipal Utility District No. 2 (MUD No. 2) submitted an application to amend the Consent Agreement between the City of Austin and Mud No. 2. Staff recommends adopting all changes to the Consent Amendment proposed below and including a non-substantive change to update the location of the affordable housing agreement.

The applicant proposes to amend provisions of the Consent Agreement relating to:

1. removal of restrictions on the percentage of reimbursement the developer can obtain for water and wastewater projects.
2. allowing the developer to obtain reimbursement for road projects.
3. allowing the developer to seek future cost participation from City Council for the Far South Pressure Zone water reservoir.
4. updating the water service plan

APPLICANT/OWNER: Sunfield Investments LLC; Sunfield Development LLC

AGENT: Jackson Walker/Pam Madere

CASE MANAGER: Sara Groff, Planning, Sara.Groff@austintexas.gov, (512)974-8074

LOCATION OF MUD: Sunfield MUD No. 2 is located in Austin’s Limited Purpose jurisdiction, includes approximately 575 acres located east of IH 35 along the Travis and Hays County line, south of Turnersville Road on both sides of the proposed extension of Loop 4.

DESIRED DEVELOPMENT ZONE: Yes

WATERSHED: Suburban, Onion Creek, Rinard Creek, Plum Creek

ZONING: Zoning designations located throughout the MUD include residential, community commercial, limited industrial service and public districts.

PLANNING COMMISSION ACTION: Approved the Second Amendment to the Consent Agreement by a vote of 8:0. (A. Azhar, R. Johnson 2nd) G. Anderson and A. Haynes recused; J. Mushtaler, A. Phillips, and P. Howard absent

BACKGROUND: In 2005, the City of Austin consented to creation of the four Sunfield MUDs, including Sunfield MUD No. 2. As part of the consideration for City consent, the City released approximately 1,500 acres of Austin’s ETJ containing the other Sunfield MUD areas (1, 3, and 4) that were to be developed in the City of Buda’s jurisdiction and include residential uses.

Pursuant to the terms of a Strategic Partnership Agreement between the City and Sunfield MUD No. 2, the City annexed this area for limited purposes in 2006 and an interim rural residential zoning designation was assigned to the area.

In 2015, Sunfield MUD No. 2 consent agreement was updated to state that City staff shall recommend zoning in accordance with the MUD land plan. The adopted MUD land plan allowed only the following uses: retail, office, research & development, hospital and college/university. The agreement also indicated that as the City approves zoning consistent with the approved land plan for the entirety of the MUD No. 2, the zoning shall supersede and replace the land plan.

In 2015, as per standard procedure the City adopted a Planned Unit Development (PUD) for Sunfield MUD No. 2.

SUMMARY STAFF RECOMMENDATION REGARDING THE REQUEST: The application to amend the Consent Agreement was distributed for review to staff members of the following departments: Austin Water, Development Services, Fire, Law, Neighborhood Housing and Community Development, Planning, Finance, Transportation and Public Works, and Watershed Protection. The comments from these departments have been reviewed and compiled to form the recommendation that affordable housing language location is updated and the following recommendations:

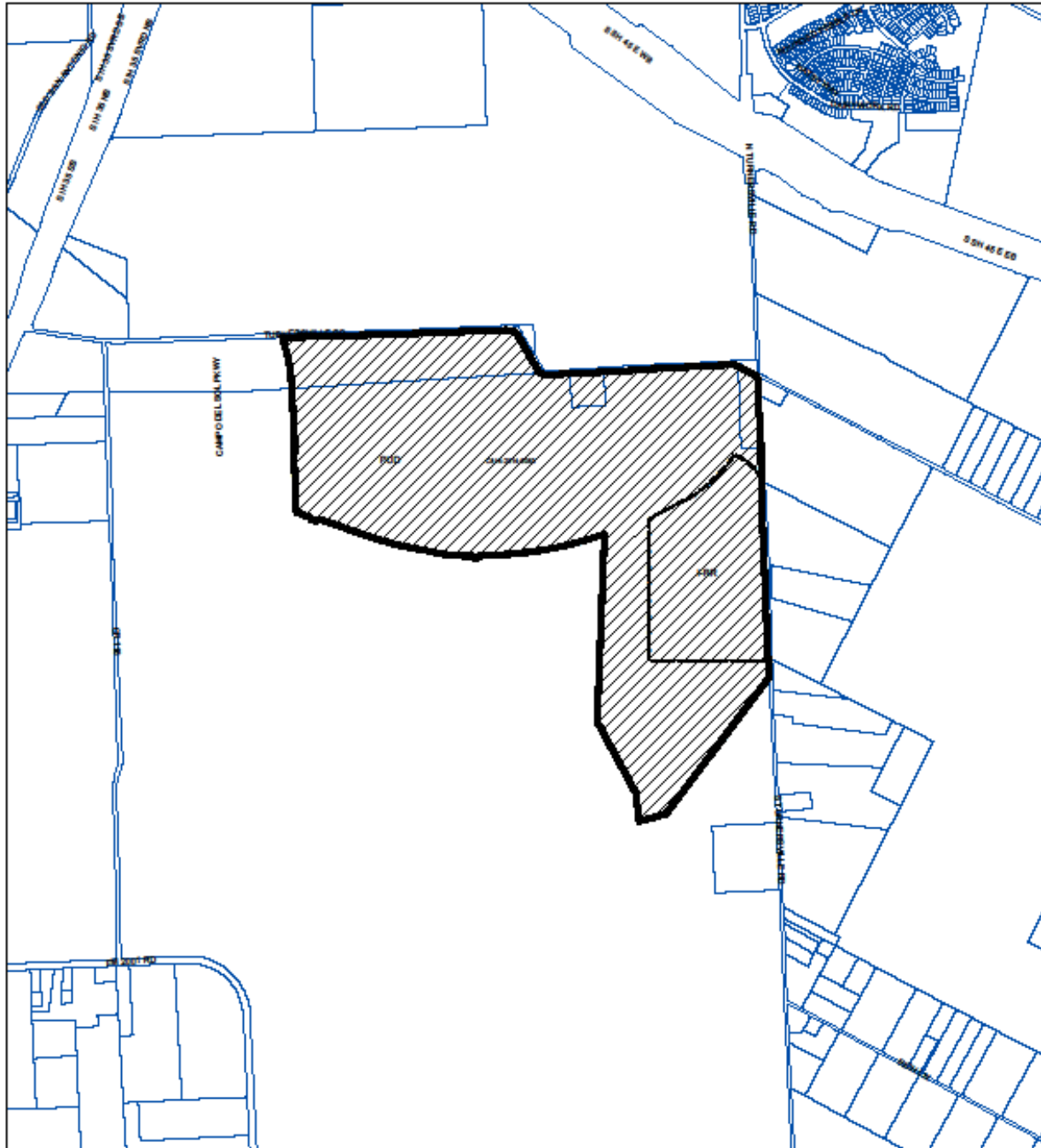
1. removal of restrictions on the percentage of reimbursement the developer can obtain for water and wastewater projects. – **staff recommends**
2. allowing the developer to obtain reimbursement for road projects. – **staff recommends**
3. allowing the developer to seek future cost participation from City Council for the Far South Pressure Zone water reservoir. – **staff recommends**
4. updating the water service plan. – **staff recommends**





CONSENT AGREEMENT AMENDMENT PROCESS: Section 25-9-253 of the City Code requires staff and boards and commissions determined to have an interest in this application to review and make a recommendation. The City Council will act on the application no later than the second regular Thursday City Council meeting following board and commission recommendations.

ATTACHMENTS:

Exhibit A – Sunfield MUD#2 Location Map

Exhibit A



  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

MUNICIPAL UTILITY DISTRICT

CASE#: C12M-2024-0015

1" = 1,800'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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