



City of Austin

Recommendation for Action

File #: 24-5901, **Agenda Item #:** 39.

10/10/2024

Posting Language

Conduct a public hearing and consider an ordinance adopting the Second Amendment to the Agreement Concerning Creation and Operation of Sunfield Municipal Utility District Nos. 1, 2, 3 and 4. This amendment impacts Sunfield Municipal Utility District No. 2, which is located in Austin's Limited Purpose jurisdiction and 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 in Council District 5. Case number: C12M-2024-0015.

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

See additional back-up information.

For More Information:

Sara Groff, Principal Planner, 512-784-8074, Sara.Groff@austintexas.gov.

Council Committee, Boards and Commission Action:

This item was heard by the Planning Commission on August 13, 2024, and was passed with an 8-0 vote.

Additional Backup Information:

On February 21, 2024, Sunfield Municipal Utility District (MUD) No. 2 submitted an application to amend the Consent Agreement between the City and MUD No. 2. Staff recommends adopting all changes to the Consent Amendment proposed below and 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.

In 2005, the City consented to creation of Sunfield MUD Nos. 1-4, including Sunfield MUD No. 2. These MUDs were previously known as Winfield MUDs 1-4, respectively.

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, the City amended the Sunfield MUD No. 2 consent agreement to require City staff to 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 or 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, the City then zoned the area in Sunfield MUD No. 2 as Planned Unit Development (PUD) and included only uses in the PUD that comply with the MUD land plan and moved the affordable housing agreement to the PUD from the Consent Agreement.