

Southeast Travis County Municipal Utility District Numbers 1-4 (MUDs 1-4)
as of February 15, 2011

Applicant Vera D. Massaro
Qualico CR, LP

Engineer Thomas W. Carlson, PE
Carlson, Brigance & Doering, Inc.

Attorney Mr. Richard Suttle
 Armbrust & Brown, PLLC

Land Use Summary

Total Acreage	~1,600 acres
Single-family	2,500 units
Townhome	1,300 units
Multi-family.....	780 units
Commercial.....	560,000 sq ft
Open Space.....	560 acres
School Sites (reserved).....	2

Projected Population 13,489

Proposed Bonds Summary

Total bonds	\$102,339,356
Proposed MUD tax rate	\$0.98 per \$100 valuation

Review Process

Commission and Board Reviews

Water and Wastewater Commission	Recommended January 11, 2012
Environmental Board.....	Recommended January 18, 2012
Planning Commission	Recommended February 14, 2012
Parks and Recreation Board	Recommended January 24, 2012
Urban Transportation Commission.....	NOT Recommend February 7, 2012

City Council Schedule

January 26, 2012	Set public hearing on Consent Agreement
February 9, 2012.....	City Council Briefing
March 1, 2012	Conduct public hearing and consider adoption of Consent Agreement
April 5, 2012.....	Conduct public hearing on limited purpose annexation and the Strategic Partnership Agreement
April12, 2012.....	Conduct second public hearing on limited purpose annexation and the Strategic Partnership Agreement take action on SPA and annexation

late Fall 2012.....Approve PUD zoning

Affordable Housing

The developer is working with staff to address outstanding affordable housing issues. Under consideration is whether to provide affordable housing on site, via a fee in lieu, or some combination of both. There are also some issues with the standard fee in lieu of formula as stated in the city code due to the size of this development and the parties have been working together to find a mutually acceptable solution.

Developer's Market Analysis

The market analysis submitted by the developer with the MUD application in March 2011 was updated in December 2011. The analysis states that "purpose of the report is to analyze the subject property, evaluate its position with respect to current and anticipated market trends and conclude with an analysis of market feasibility for the development of the Southeast Travis County MUDs #1, 2, 3, &4." The analysis does not address "whether or not the project can be economically justified over a given period of time." Regarding market demand, sales prices, and absorption issues, the market analysis "indicates a strong demand for residential lots in the Del Valle ISD market area, and for the subject subdivision."

Energy Efficiency

The proposed MUDs are located in the Bluebonnet electric service area, but the developer has agreed to those items listed as recommended by Austin Energy staff. The MUDs will provide a two star or equivalent rating for single-family residences. A energy star rating on commercial structures will be of sufficient benefit.

Parkland and Open Space

The PUD ordinance requires a percentage of land to be established as open space. Southeast Travis County MUDs are proposing 560 acres of open space, which is ten (10) times the amount of standard open space.

An HOA will be created and responsible for the ownership, operation, and maintenance of the recreational facilities that will be private (swimming pool and recreation centers). Because the Districts will not bond the facilities, private dollars, not tax dollars will be used to build them. Thus, the developers do not want those facilities to be required to be open to the public. The Parks and Recreation Board recommends both making these private amenities accessible to the general public based on a fee comparable to what the city would charge and making parkland available within one quarter ($\frac{1}{4}$) to one half ($\frac{1}{2}$) mile of every residence within the development.

Planning Considerations

These MUDs are located in an area not identified as a preferred growth area on the Draft Imagine Austin Growth Concept Plan Map. The recently adopted MUD policy states that the City's objective in creating a MUD should be to promote superior development. Further, the policy requires that the MUD proposal must demonstrate that

the City would benefit more from creation of a MUD than from use of the standard City development process or other types of districts.

Creation of MUDs will establish a long term delay to the ability of the City to annex the area. The developer is proposing \$102.3 million in bonds to finance water, wastewater, drainage, and parks facilities in the four MUDs. The City would review and approve each MUD's debt issues. If the City annexes any of the districts before its bonds are paid off, the City would have to assume the balance of the debt for that MUD and reimburse the developer for any unbonded facilities. If full purpose annexation is deferred until the MUD bonds are paid in full, this development would be excluded from the City's tax base for that period of time.

Public Safety

The developer has agreed to donate a fire station site to the City.

Schools

The developer has agreed to reserve two elementary school sites for Del Valle ISD within the MUDs. However, Del Valle ISD would be required to purchase the sites at the developer's purchase price. Del Valle ISD projects there will be a need for as many as three schools for MUD residents at full build-out, including two elementary schools and one middle school.

Solid Waste/Recycling

The City will be the retail provider of residential service and charge all of its standard fees.

Transportation

The MUDs will provide extensive trails and internal mid block connectivity which provides bike/ped connections from various cul-de-sacs to adjacent roadways. From several designated access points throughout the development, pedestrians will be able to access trails that connect to other portions of the development through the greenbelt. The trails will be maintained by the District or HOA.

The MUDs will improve a regional arterial including north-south running Sunchase Blvd. which will eventually connect HWY. 71 to Pearce Lane.

Connectivity between the MUDs is hindered by a large floodplain and the high cost of a bridge to create connectivity across such a large contiguous area, and there are approximately 135 cul-de-sacs.

The MUDs are not in Capital Metro's service area. Capital Metro service will not be available within these MUDs until the MUDs are annexed for full purposes. Local transit service is available on the north side of State Highway 71 at Ross Road, approximately two miles away from the MUDs.

On February 7th, the Urban Transportation Commission voted four to two against recommending SETC. Given the current information on facilities for MUDs, the UTC cannot properly weigh the value of benefits to the community, and property in the MUD, against the costs to the City, including delayed annexation. Safety concerns for access to proposed school sites, vast amount of cul-de-sacs, poor location of mixed use/commercial uses to residential areas, lack of transit service and transit center site, and lack of overall connectivity affected the Commission's decision. Due to the lack of specifics, the Commission requested to have the MUDs return to UTC during the PUD zoning review portion of the process. The Commission also recommended that language is incorporated into each consent agreement to ensure coordination with Cap Metro and the school district in which the MUD is located. Commissioners expressed the desire for staff to create a more specific set of review criteria to help aid future decisions regarding MUD recommendations.

Urban Design

Certain segments of roadway will comply with Subchapter E Core Transit Corridor and Urban Roadway standards for sidewalks and building placement, creating a more pedestrian-friendly environment in the commercial and multifamily portions of the development. Suburban roadway standards would otherwise apply.

Water and Wastewater

City Code Chapter 25-9 establishes the City's reimbursement and cost participation program. Because this development was already in preliminary plan stage, the developer had sought and Council approved \$13.9 million for developer reimbursements. The creation of the MUDs will allow the City to avoid that cost because the MUD and the developer have agreed to be responsible for those costs.

A wastewater treatment plant will be constructed to serve the MUDs and the surrounding area. Because the MUDs will be paying for the treatment plant and wastewater mains that essentially serve as a self-contained system, staff recommends that wastewater capital recovery fees be waived for the MUDs.

The MUDs will also construct a reclaimed water system that will assist Austin Water in reducing potable water demands for irrigation purposes. As such, staff recommends water capital recovery fee waivers up to \$1.5 million for cost participation in constructing those facilities. It should be noted that the City will still collect revenues from the use of reclaimed water.

In addition, the City has requested additional oversizing of certain infrastructure in order to serve areas adjacent to the MUDs. The developer has agreed to pay those costs (approximately \$2 million) without reimbursement by the City.

Watershed Protection

Southeast Travis County MUD will provide environmentally superior development through compliance with the PUD Tier II requirements. The developer has agreed to be

a pilot for compliance with the principles of the Watershed Protection Ordinance revisions that are underway. For this project, this specifically means that:

1. Headwater protection for unclassified waterways from 64-320 acres will be provided
2. Environmentally superior Floodplain modification and protection guidelines will be followed, including revegetation of the floodplains in a manner that reduces long term maintenance needs
3. Innovative water quality treatment will be provided
4. Volumetric detention will be incorporated
5. Impervious Cover will be reduced, and cluster development will be provided
6. Stormwater management controls will be sized and placed such that the impact to the downstream receiving water is minimized.
7. An Integrated Pest Management Plan will be incorporated

Zoning

The MUDs intend to request PUD zoning and have agreed to limited purpose annexation after execution of the MUD consent agreement.

Through the MUD process, the City has obtained some commitments for superior development. The PUD process will continue that process and further define requirements for each development.

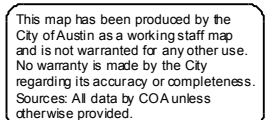
Given the requirement to complete the district creation process prior to the MUDs otherwise being dissolved on September 1st, and the amount of time it takes to complete the PUD process, the negotiation of PUD zoning will not be finished prior to the City Council considering the approval of the MUD agreements.

To date, the City has not received a Development Assessment application for PUD zoning for the Southeast Travis County MUDs.

Staff Recommendation

There were competing City priorities identified in this process in which staff needed to balance, but overall, staff recommends City Council approve a Consent Agreement and Strategic Partnership Agreement with each MUD because the City gains extraordinary benefits in:

- infrastructure extension
- environmental protection
- open space
- City retail utility and residential solid waste services
- future PUD zoning



RESOLUTION NO. 20110217-030

WHEREAS, a municipal utility district ("MUD") created by the TCEQ or the Legislature with the City's express consent and approval can be used to meet community needs by funding public improvements or services; and

WHEREAS, the creation of MUDs may affect the City's ability to implement the City's Comprehensive Plan; and

WHEREAS, the City can benefit if the owners of property in the MUD pay their fair share for improvements and services funded through a MUD; and

WHEREAS, a MUD that finances public infrastructure benefits developers by allowing them to reduce their debt to private lenders by using public financing to pay the cost of infrastructure for development; and

WHEREAS, those requesting creation of such a MUD should demonstrate that it confers an extraordinary benefit not only to the properties within the MUD, but also to the community in general and to the City; and

WHEREAS, in 1984 the City Council adopted Resolution No. 840202-37 setting out the City's policy with respect to petitions for the City's consent to the creation of MUDs; and

WHEREAS, this Resolution No. 20110217-030 outlines current issues for the City Council to consider in determining whether to establish a MUD and is not intended to limit the authority of the City Council to consider or approve any particular request; **NOW, THEREFORE**,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Council resolves that the following are established as its policy and criteria for considering requests to create MUDs to fund public infrastructure, municipal services, or both in association with development projects:

1. The MUD must demonstrate that the City would benefit more from creation of a MUD than from use of the standard City development process or other types of districts.
2. The City's objective in creating the MUD should be to promote superior development, with attention to the Comprehensive Plan.
3. The City's basic requirements for creation of a MUD should be that:
 - All developments supported by a MUD must comply with the City's Planned Unit Development ("PUD") Green Building Program, regardless of whether the development receives PUD zoning;
 - The development supported by the MUD provides extraordinary public benefits (such as extension or enhancement of infrastructure, affordable housing, environmental improvement, public transportation facilities, and open space);
 - It is in the City's preferred growth area (currently designated as "Desired Development Zone");
 - It is accompanied by consent and other applicable agreements;

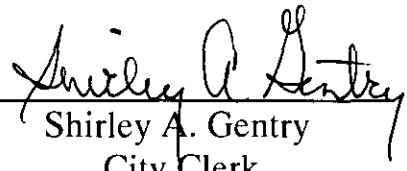
- The development that it supports meets or exceeds the intent of the development standards of the City Code;
 - It is financially self-sustaining and its ad valorem tax rate will approximate or be greater than the City's rate;
 - It will use City design criteria for water, wastewater, drainage, and public safety infrastructure;
 - It will be created only if the water, wastewater, and reclaimed water provider is the City.
 - It will require the developer(s) to contribute a portion of infrastructure without reimbursement by the MUD or the City;
 - It will not impair the City's future annexation of the MUD or adjacent property, or impose costs not mutually agreed upon; and
 - It must be located entirely within the City's extraterritorial jurisdiction.
4. Whether development supported by the MUD provides sufficient public benefits should be determined by weighing the value of the benefits to the community, and to property in the MUD, against the costs to the City, including delayed annexation.
5. In considering whether a MUD provides sufficient public benefits, Council will consider benefits including but not limited to:

- Land use controls (including land plans) that otherwise would not be available in the City's ETJ;
- Amenities that would not typically accompany a development with conventional financing;
- Connectivity with other existing City infrastructure;
- The potential for City capital improvement program funds to be redirected to other high priority needs by financing capital infrastructure with alternative MUD financing and by the application of post-annexation surcharges;
- School and public safety sites, and transportation infrastructure, sufficient to meet development needs; and
- A MUD organizational structure, and policies and procedures, that promote timely dissolution of the MUD and which fully meets the basic requirements for the City for creation of a MUD.

6. As a basis for approving the issuance of MUD bonds, Council should consider criteria including but not limited to the following:

- Evidence that the value of the property within the MUD will be significantly increased by construction of the public improvements by the MUD, as determined by the City.
- If development occurs in phases, development must be sustainable by the proposed bonding capacity, bond phasing, and development approvals.

- The MUD must be in compliance with all terms and conditions of development and consent agreements.
 - The term of the MUD bonds should be limited to 25 years.
7. If an applicant for consent to creation of a MUD chooses to challenge either the City's determination of whether to consent to a MUD, or the lawfulness of the conditions imposed by the City in consenting to a MUD, the City will pursue the following course of action:
- The applicant's request before the Texas Commission on Environmental Quality (TCEQ) for the creation of the MUD shall be challenged.
 - If the City is not successful before the TCEQ, the City will pursue all available legal remedies to enforce its decision, including appeal of the decision of the TCEQ.
8. City Resolution No. 840202-37 is superseded by this Resolution No. 20110217-030.

APPROVED: February 17, 2011 **ATTEST:** 
Shirley A. Gentry
City Clerk