



Utility Development Services

DISTRICT UPDATE OCT 2018



Presentation Outline

- I. Water Control and Improvement Districts (WCIDs)
- II. Municipal Utility Districts (MUDs)
- III. Public Improvement Districts (PIDs)



	WCIDs	MUDs	PIDs
Political Subdivision	✓	✓	
Geographical Area			✓
Funding	✓	✓	✓
	(Bonds)	(Bonds)	(City or County)
Property Owners (Governing)	✓	✓	
Consent Agreement		✓	✓

Water Control and Improvement Districts (WCIDs)

- **Political subdivision of the State of Texas** authorized by the Texas Commission of Environmental Quality (TCEQ) to provide water, sewage, drainage and other utility-related services within the WCID boundaries.
- WCIDs are **funded through bonds**.
- Like school districts and fire districts, a **WCID can collect taxes, charge service fees, operate facilities, own land, condemn property, and pass ordinances**.
- WCIDs operate with a **five (5) member Board of Directors** elected by the residents to serve four (4) year staggered terms.



Wholesale

WCID #10 (Wholesale W)

Wholesale Agreement in 1957

WCID #17 (Emer. W, Wholesale WW)

Wholesale Agreement in June 2002



Municipal Utility Districts (MUDs)

- **Political subdivision of the State of Texas** authorized by the Texas Commission of Environmental Quality (TCEQ) to provide water, sewage, drainage and other utility-related services within the MUD boundaries.
- MUDs **vary in size**, but they generally serve master-planned communities of a few hundred households, or more.
- **Texas has more than 1,200 special districts**, many of which are located outside of city limits where there are no municipal services.
- MUDs are **funded through bonds**. Homeowners then pay off those bonds through MUD tax. As the debt decreases, MUD taxes may also decrease over time.



Retail

Moore's Crossing MUD (W/WW)
Consent Agreement in June 1987

Sunfield MUD (W)
Consent Agreement in June 2006

Pilot Knob MUDs (W/WW)
Consent Agreement in April 2012

SETC MUDs (W/WW)
Consent Agreement in April 2012
WWTP being constructed
Interim Pump & Haul has begun Fall 2018

Cascade MUD (W/WW)
Consent Agreement in August 2014
Dissolved September 2018

Wholesale

Travis County (Barton Creek) MUDs
(Emergency W)
Created in 1974

Wells Branch MUD (W/WW)
Consent Agreement in April 1981

North Austin MUD (W/WW)
Consent Agreement in May 1983

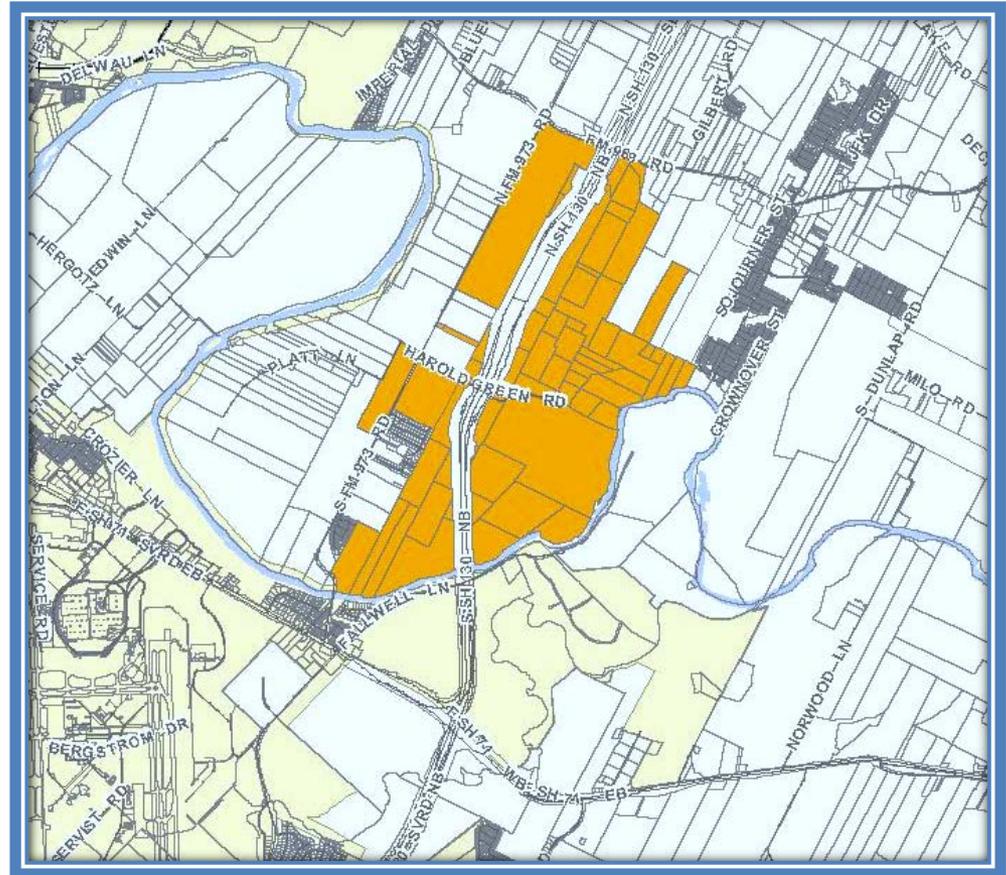
Northtown MUD (W/WW)
Consent Agreement in January 1986



AUSTIN GREEN

(area formally known as Rio de Vida)

- Located Southeast near SH 71, SH 130, and FM 969
- September 2017 – legislation passed and signed, MUD created
- February 2020 – MUD automatically dissolves if City Council does not approve consent agreement
- Mixed-Use Development
- Partially located in Austin Water CCN (W/WW)
- **Austin Green Submitted the PUD Zoning Application on 9/27/2018**



Public Improvement Districts (PIDs)

Texas Local Government Code allows creation of special purpose districts by a city or county as an **economic development tool** to fund public improvements or municipal services in a **defined geographic area**. These improvements are funded by special assessments and apportioned and paid by land owners that benefit from the PID.

Two Types:

1) Operating/Maintenance PID (Operating) - special assessments pay for services that supplement City services in PID.

City of Austin's three authorized operating PIDs:

- Austin Downtown PID
- East Sixth Street PID
- South Congress Preservation and Improvement District PID

2) Capital and Improvement Debt PID (Debt) - special assessment revenue tax-exempt bonds pay for public improvements related to PID land development issued by city or county.

City of Austin's four authorized capital PIDs:

- Estancia PID
- Whisper Valley PID
- Indian Hills PID
- Bella Fortuna PID



PIDs

Estancia PID (Retail W/WW)

Created in July 2013

Indian Hills PID (Retail W/WW)

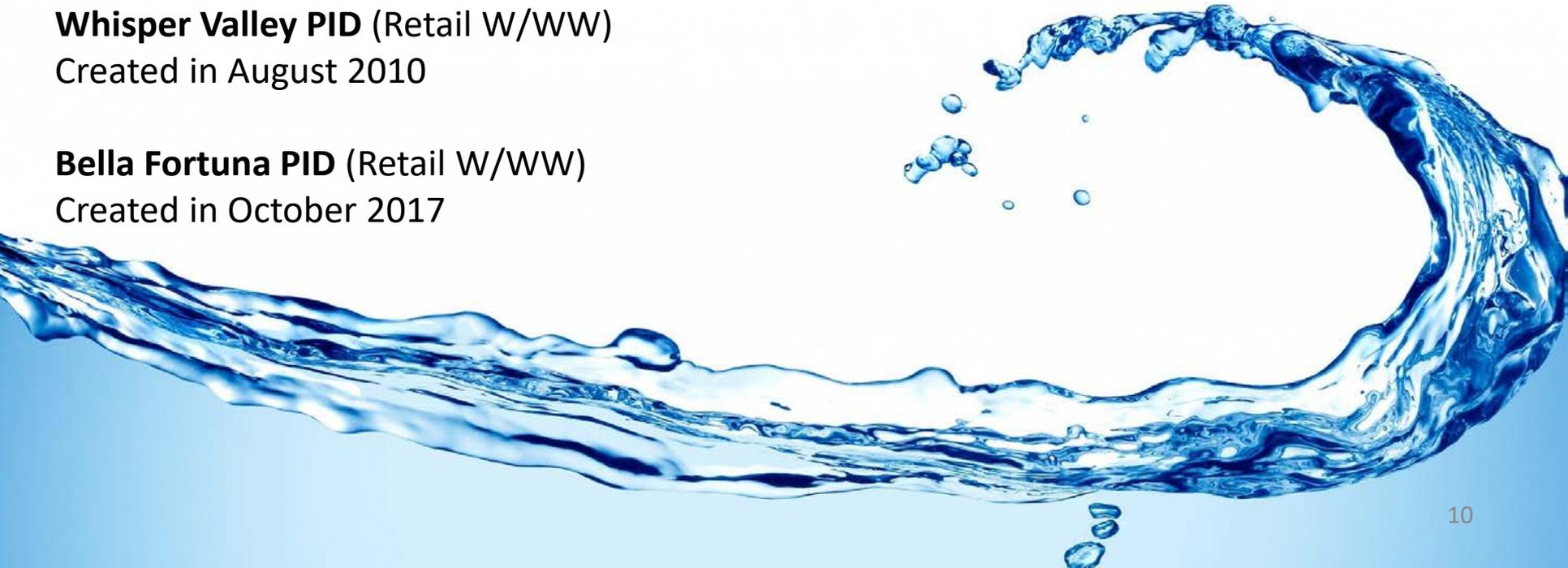
Created in August 2010

Whisper Valley PID (Retail W/WW)

Created in August 2010

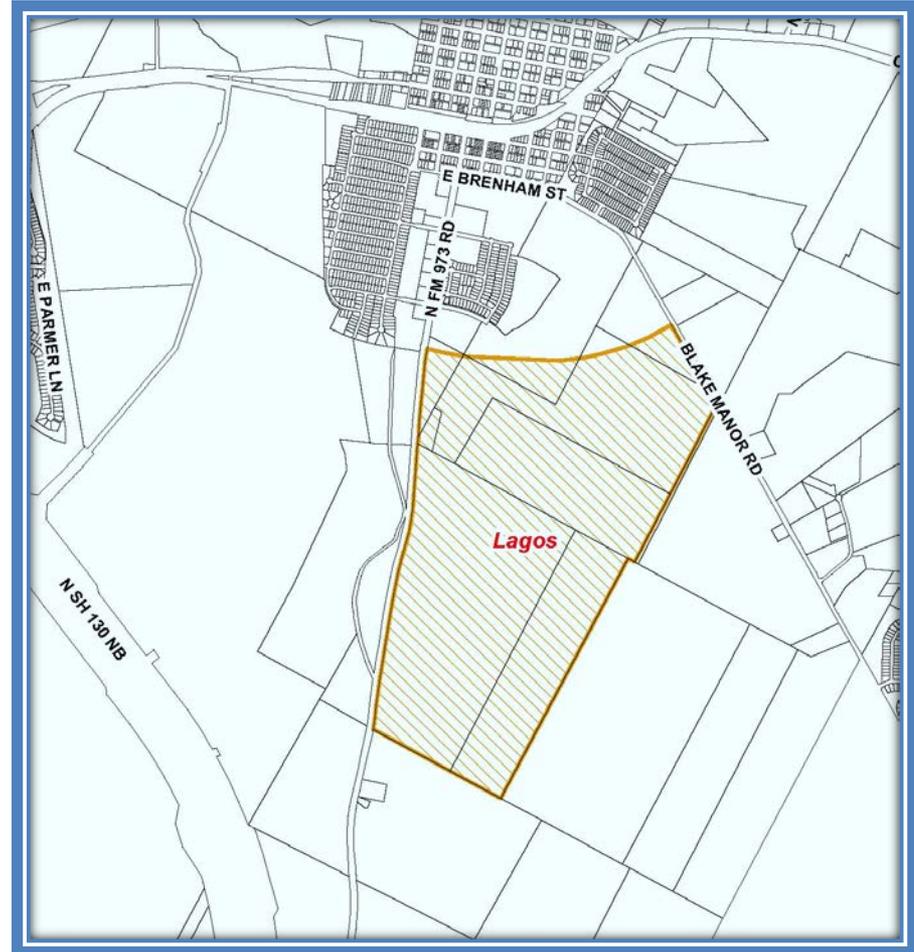
Bella Fortuna PID (Retail W/WW)

Created in October 2017



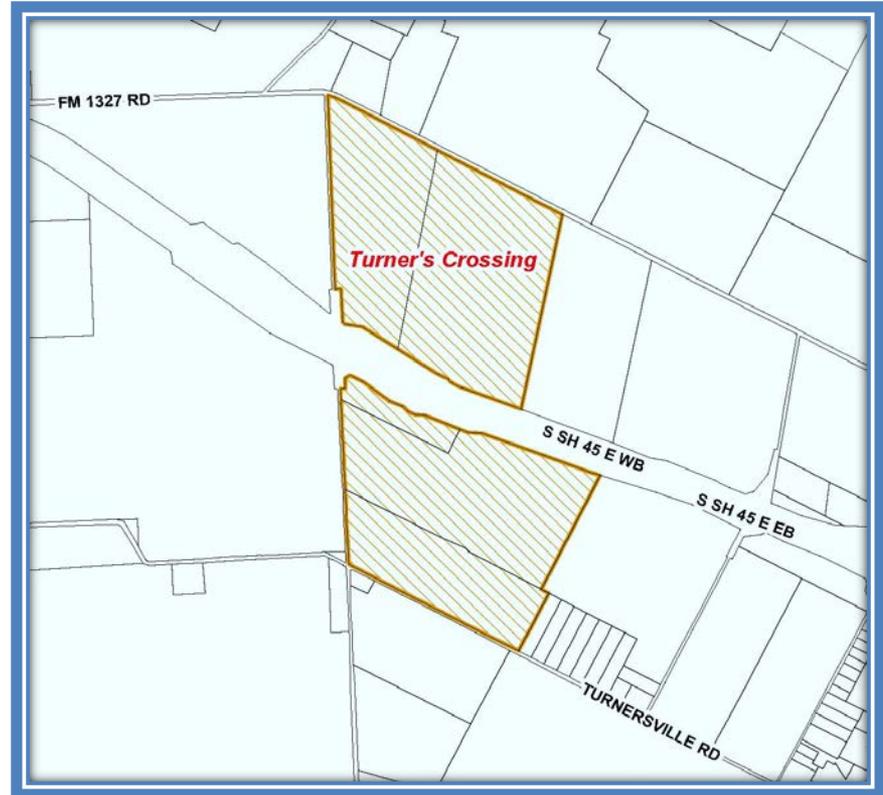
LAGOS

- Located Northeast Austin (South of Manor)
- Approx. 500 acres
- 1200 Single-Family
- 688 Multi-Family
- 360,000 sq. ft. office/retail/restaurant
- Under County consideration. City staff negotiating terms for consent by City.



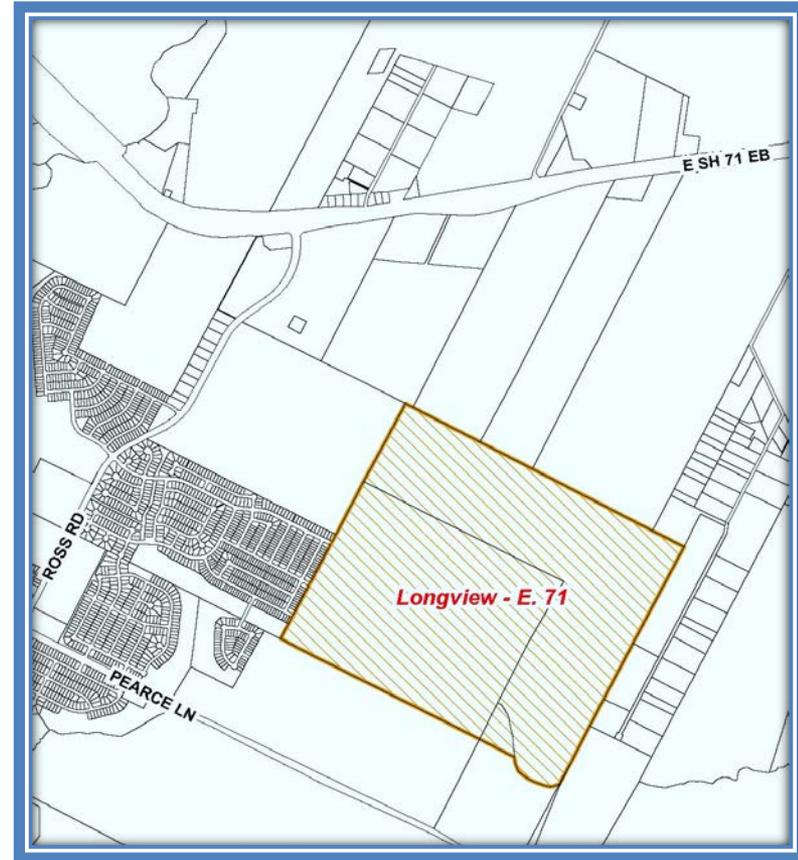
Turner's Crossing

- Located at SH 45, Turnersville Road, and FM 1327 South Austin (Nearing Buda)
- Approx. 470 acres
- 1100 Single and Multi Family
- 40 acres Commercial
- The Original PID Petition from 6-6-2016 was withdrawn and resubmitted on 8-24-2018.
- Under County consideration. City staff negotiating terms for consent by City.



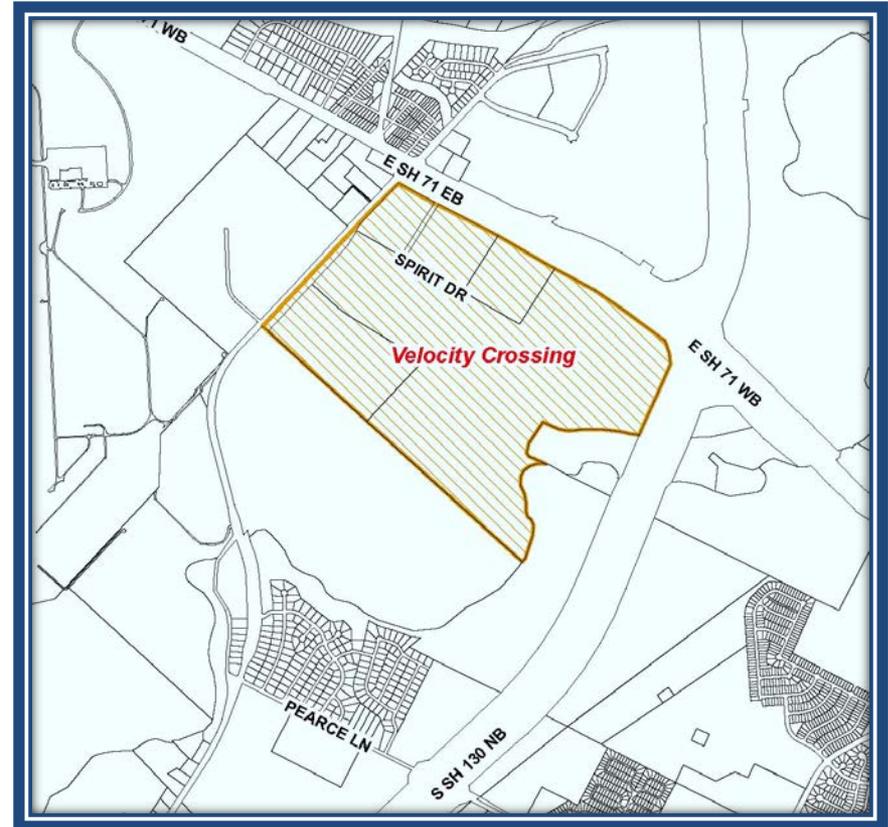
Longview – E. 71

- Located South of SH 71 and East of SH 130
- 1,516 Single Family Homes
- Under County consideration. City staff negotiating terms for consent by City.



Velocity Crossing

- Located of SH 71, East of AIBA and West of SH 130
- Inside City Limits
- Mixed Use Development
- First presentation on 10-9-2018 to County prior to PID Petition Submittal.



Questions?

