



TO: Chair and Members of the Commission

FROM: Virginia Collier
Planning and Development Review Department

DATE: November 16, 2010

SUBJECT: Pilot Knob Municipal Utility Districts

On October 18, 2010, Carma Easton, Inc. petitioned the City for consent to the creation of five city service municipal utility districts (MUDs) – Pilot Knob MUDs 1-5. The MUDs include approximately 2,214 acres of land located in southeastern Travis County. A map is attached to this memo. The MUD review process is described below.

State law requires developers to submit a petition requesting the City's consent to the creation of a MUD in the City's extraterritorial jurisdiction. The statute provides for a 90 day review period. In this instance, the 90 day period ends January 16, 2011.

The City's review process includes review by boards and commissions prior to action by Council.

- Parks Board (November 30, 2010)
- W/WW Commission (December 8, 2010)
- Urban Transportation Commission (December 14, 2010)
- Planning Commission (December 14, 2010)
- Environmental Board (December 15, 2010)
- City Council (January 13, 2011)
- Statutory Deadline (January 16, 2011)

Typical issues reviewed include impacts on annexation, land use/transportation, environmental impacts, parks, and water and wastewater service.

If the City does not grant consent to the creation of MUDs within 90 days of the petition, the petitioners may request the City to provide water and wastewater service.

If a satisfactory contract is not executed within 120 days after the request for service, the petitioners may proceed to Texas Commission on Environmental Quality (TCEQ) for creation of the MUDs, and if the TCEQ determines that the City has not

consented to the creation of the MUDs, or entered into a contract for water or sewer service, as requested, the TCEQ shall allow creation of the MUDs.

In a letter to the City, Carma has agreed to an extension of time beyond the 90 day review period provided in the statute. On December 9, Council will consider an ordinance to waive the related requirements in the City Code.

At this time, there is insufficient information in the petitions to support a recommendation to consent to the creation of the MUDs.

Please call me at 974-2022 if you have any questions.

Virginia Collier
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