

**BRIEFING ON
SOUTHEAST TRAVIS COUNTY
AND
PILOT KNOB MUNICIPAL
UTILITY DISTRICTS**

**As of
January 3, 2012**

PURPOSE OF BRIEFING

- Review background of MUD process to date
- Evaluate merits of authorizing the creation of the Southeast Travis County MUDs #1-4 and the Pilot Knob MUDs #1-5
- Discuss next steps

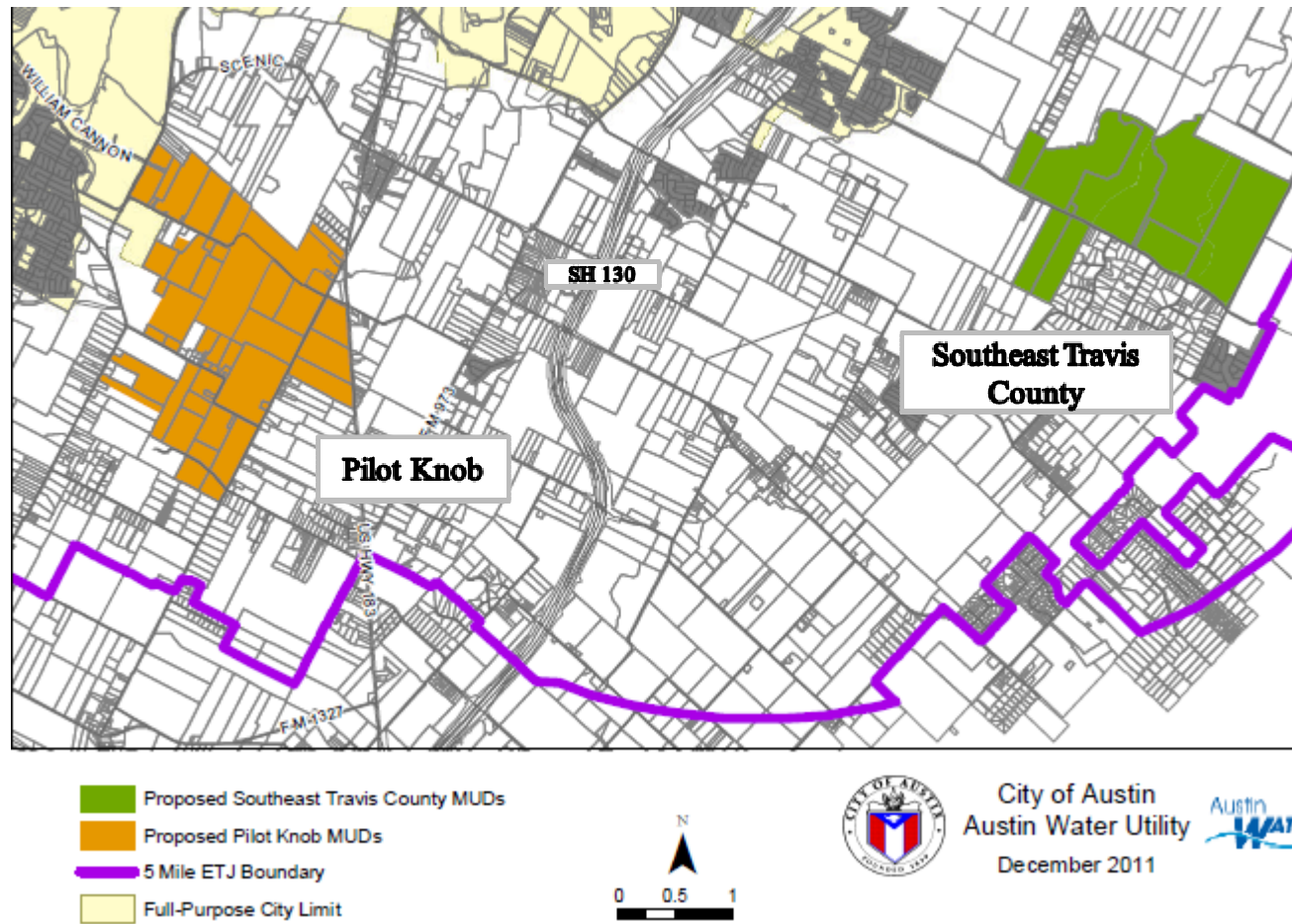
BACKGROUND

- February 2011
 - City Council adopts MUD Policy
- April 2011
 - City Council resolutions support legislative creation of Southeast Travis County and Pilot Knob MUDs
- September 1, 2012
 - Legislation provides MUDs will dissolve if City Council has not approved a consent agreement by this date

WEIGHING BENEFITS AND COSTS OF PROPOSED MUDS

- MUD policy provides for Council to determine whether “development supported by the MUD provides sufficient public benefits,” by “weighing the value of benefits to the community, and property in the MUD, against the costs to the City, including delayed annexation.”
- Summary Question for Council:
 - Does the proposed MUD provide sufficient value, in terms what benefits are gained to warrant City Council’s approval of a Consent Agreement and a Strategic Partnership Agreement with that MUD?

LOCATION OF SOUTHEAST TRAVIS COUNTY AND PILOT KNOB MUDS



SOUTHEAST TRAVIS COUNTY AND PILOT KNOB MUDS' PROPOSED DEVELOPMENT

<u>Mixed Use</u>	<u>Southeast Travis County</u>	<u>Pilot Knob</u>
– Total Acreage	~1,600 acres	~2,200 acres
– Single-family	2,500 units	5,662 units
– Townhome	1,300 units	2,418 units
– Multi-family	530 units	6,729 units
– Commercial	560,000 sq. ft.	3,843,000 sq. ft.
– Hotel Rooms		400 units
– Retail		300,000 sq. ft.
– Office		45,000 sq. ft.
– Restaurant		120,000 sq. ft.
– Civic		405,000 sq. ft.
– Open Space	560 acres	315 acres
– School Sites (reserved) (elementary/middle)	2	2-3

SUMMARY OF MAJOR TERMS (cont'd)

Topic	Southeast Travis County	Pilot Knob
Parks	<ul style="list-style-type: none">• Extensive parkland and open space	<ul style="list-style-type: none">• Extensive parkland and open space
Watershed Protection	<ul style="list-style-type: none">• Improved environmental protection for drainage and water quality (i.e. setbacks, innovative water quality controls, reduced impervious cover)	<ul style="list-style-type: none">• Developer is working with staff, but has requested more time to consider and respond to staff recommendations re: requested headwater setbacks, floodplain modification criteria, and superior water quality treatment

WEIGHING BENEFITS AND COSTS OF PROPOSED MUDS

Summary Question for Council Restated:

Does the proposed MUD provide sufficient value to warrant City Council's approval of a Consent Agreement and a Strategic Partnership Agreement with that MUD?

- Staff recommends City Council approve a Consent Agreement and Strategic Partnership Agreement with each MUD because the City gains extraordinary benefits in:
 - infrastructure extension in DDZ
 - environmental protection
 - **open space**
 - transportation
 - City retail utility and solid waste services
 - future PUD zoning

NEXT STEPS

- Commission and Board Reviews
 - Water and Wastewater Commission--January 11, 2012
 - Environmental Board--January 18, 2012
 - Planning Commission--January 24, 2012
 - Parks and Recreation Board--January 24, 2012
 - Urban Transportation Commission--February 14, 2012

NEXT STEPS (cont'd)

- City Council Schedule
 - Set public hearing on Consent Agreement--January 13, 2012
 - City Council Briefing--February 9, 2012
 - Conduct public hearing and act on Consent Agreement--March 1, 2012
 - Conduct public hearings on limited purpose annexation and the Strategic Partnership Agreement--April 5 and 12th 2012; act on April 12
 - Approve PUD zoning--late Fall 2012