



Parks and Recreation Board Sunfield MUD Amendment

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Project Coordinator



Presentation Overview



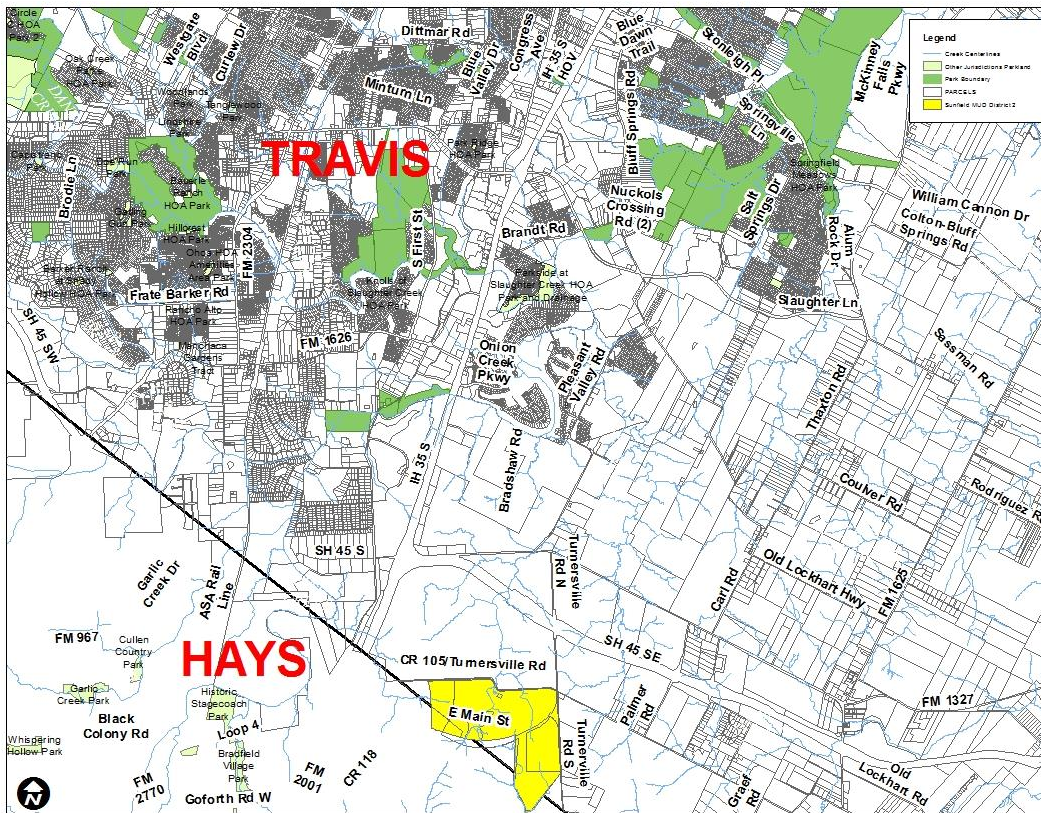
- *Recommendation to Council needed on Sunfield MUD Amendment*
- *Sunfield MUD Project Overview*
- *Applicant explanation of MUD project*
- *Staff Recommendation*
- *Next Steps on MUD Amendment Request*



Project Overview



- *Located in Southeast Travis County, near Cabela's*
- *District 2 of Sunfield MUD Districts 1-4, approved in 2005*





Project Overview

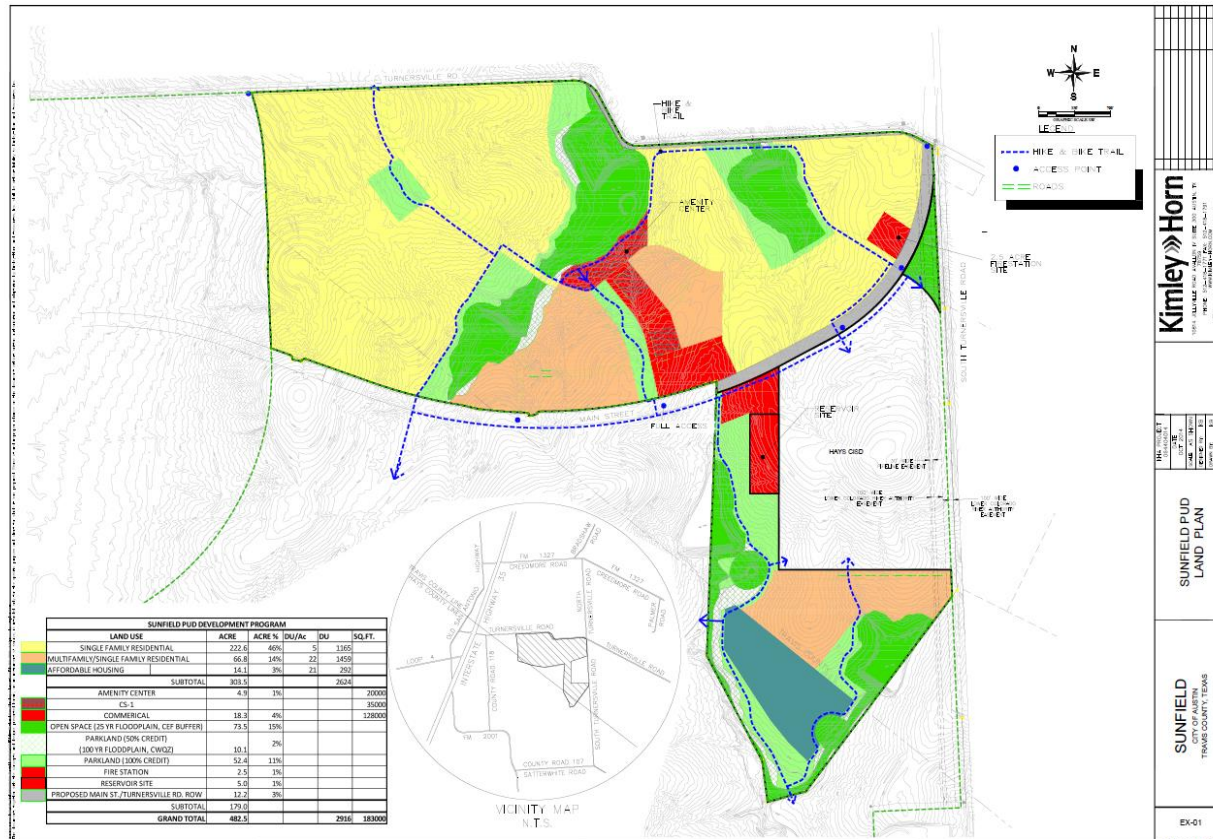
- *MUD Districts 1, 3, and 4 released to City of Buda jurisdiction in 2005*
- *District 2 was approved for retail, office, hospital or university*
- *No parkland was required because the land use plan had no residential units*
- *Hays CISD purchased acreage for a high school in MUD 2 in 2014*
- *In 2014, application filed with City to amend the consent agreement for SF and MF uses and add park uses*





Applicant Presentation

- *MUD Plan for Districts 1, 3, and 4 in Buda*
- *Proposed Revised District 2 Land Use Plan*





SUNFIELD PUD PARKLAND/OPEN SPACE CALCULATIONS

| PARKLAND PROVIDED | | | |
|----------------------------|-------|----------------|----------|
| LAND USE | UNITS | CALCULATION | PROVIDED |
| LOW DENSITY RESIDENTIAL | 100 | 100/100 = 1.00 | 100 |
| MEDIUM DENSITY RESIDENTIAL | 100 | 100/100 = 1.00 | 100 |
| APPROXIMATE TOTAL | 200 | | 200 |

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|----------------------------|-------|----------------|----------|
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| OPEN SPACE | | | |
|----------------------------|-------|----------------|----------|
| LAND USE | UNITS | CALCULATION | PROVIDED |
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| APPROXIMATE TOTAL | 200 | | 200 |

| TOTAL PARKLAND AND OPEN SPACE | | | |
|-------------------------------|-------|----------------|----------|
| LAND USE | UNITS | CALCULATION | PROVIDED |
| LOW DENSITY RESIDENTIAL | 100 | 100/100 = 1.00 | 100 |
| MEDIUM DENSITY RESIDENTIAL | 100 | 100/100 = 1.00 | 100 |
| APPROXIMATE TOTAL | 200 | | 200 |

LEGEND

- OPEN SPACE (0% CREDIT)
- PARKLAND (50% CREDIT)
- PARKLAND (100% CREDIT)
- HBE & BRE TAIL

NOTES

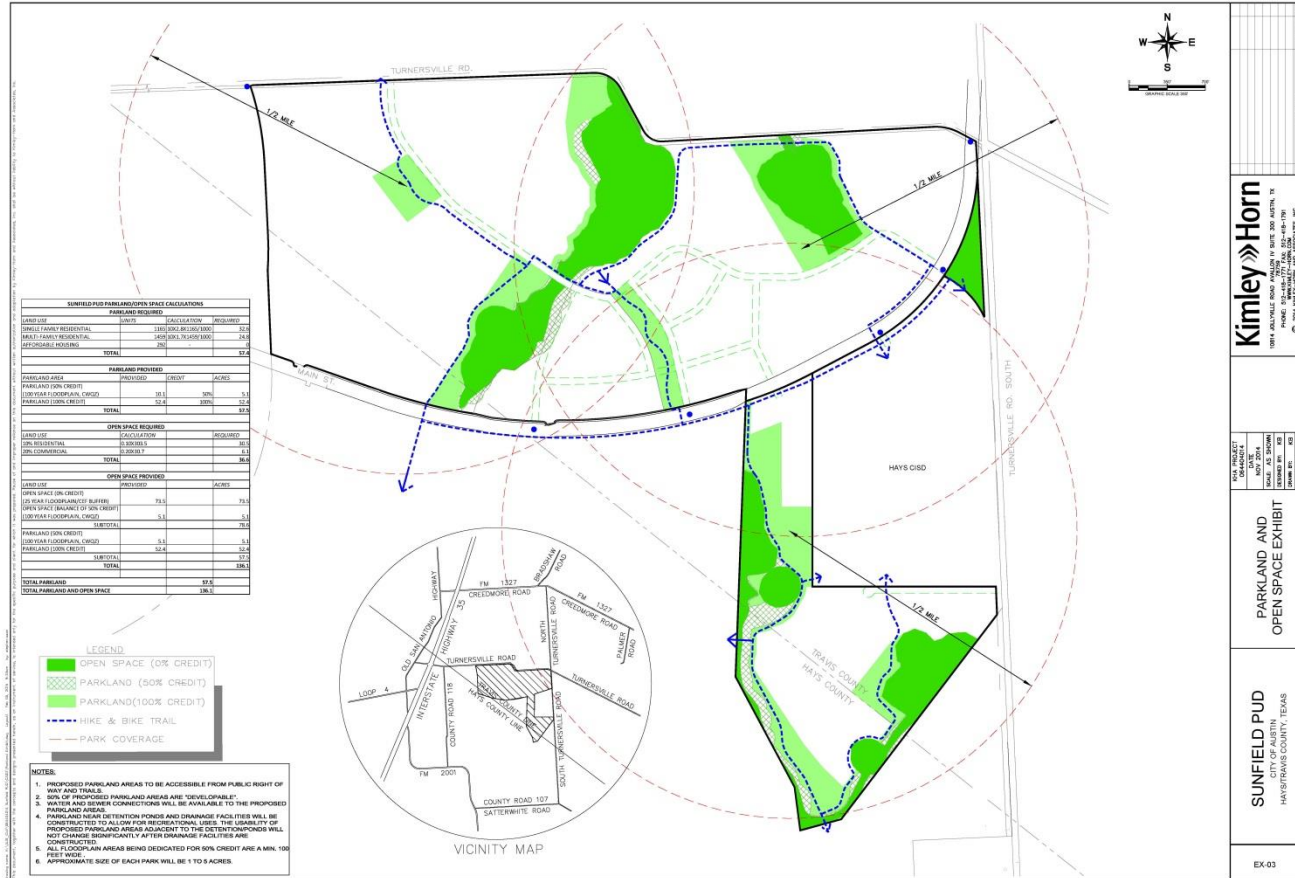
- PROPOSED PARKLAND AREAS TO BE ACCESSIBLE FROM PUBLIC RIGHT OF WAY AND TRAIL.
- SOIL OF PROPOSED PARKLAND AREAS ARE DEVELOPABLE.
- WATER AND SEWER CONNECTIONS WILL BE AVAILABLE TO THE PROPOSED PARKLAND AREAS.
- PROPOSED PARKLAND AREAS ADJACENT TO THE DETENTION BASIN, CHANGING TO BE DEDICATED NEAR THE DETENTION BASIN AND DRAINAGE FACILITIES WILL NOT CHANGE SIGNIFICANTLY AFTER EXCHANGE FACILITIES ARE CONSTRUCTED TO NOT ALLOW CHANGES IN THEIR USABILITY.
- ALL FLOODPLAIN AREAS BEING DEDICATED FOR 50% CREDIT AND A MINIMUM OF 10% OF THE TOTAL AREA.
- APPROXIMATE SIZE OF EACH PARK WILL BE 1 TO 5 ACRES.

NEIGHBORHOOD MAP

Applicant Presentation



■ *Proposed District 2 Park Shed Exhibit*





Project Benefits

- *Parks within a 1/2 –mile of all residences*
- *57 acres of developable parkland meets superior MUD requirements*
- *MUD District 2 proposes to maintain parkland at no cost to the City through 2035 (scheduled annexation)*
- *Prior to any development, District 2 will develop a Parks Master Plan to be approved by PARD and to be built by developers*
- *4.5 miles of 10-foot wide low-maintenance concrete trails*
- *Connectivity of trail and park system with new high school and neighborhoods*
- *136 acres of open space; only 36.6 required for MUD acreage*



Staff Recommendation



- *Staff believes that the Park and Open Space concepts for the revised MUD are adequate to serve the 2,916 proposed residential units*
- *PARB should recommend that Council approve the amendment of the Sunfield MUD District 2 Land Use Plan to include residential uses, parkland and park improvements.*





Next Steps

- *Board and Commission hearings Feb. 10 -24*
- *City Council hearing Feb. 26*
- *PUD Zoning Amendment processed through City Council*
- *If approved, Park Master Plan will need to be approved by PARD before development can begin*
- *City of Austin would not annex prior to 2035*

