

# Senna Hills Municipal Utility District (MUD) Proposed Land Plan Amendment

Environmental Commission

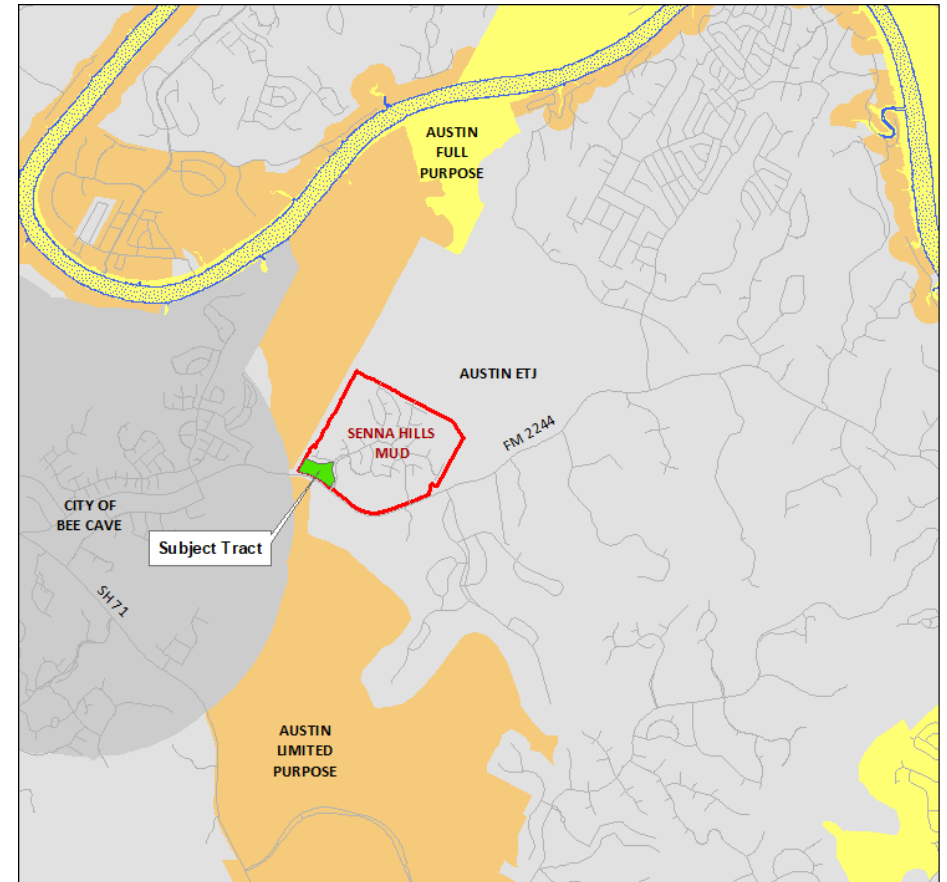
January 16, 2019

# Overview

- Consider an amendment to the Senna Hills Municipal Utility District (MUD) Land Plan
  - MUD Background
  - Applicant's Proposal
  - Subject Tract
  - City Process
  - Staff Recommendation
- **The Environmental Commission is asked to make a recommendation to support or deny the proposed amendment**

# Senna Hills MUD Background

- Austin consented to MUD creation in 1987
- The 323 acre MUD is located in the Austin ETJ
- Approximately 95% built-out, mostly developed with single family residential homes
- Subject tract consists of the remaining undeveloped 11.73 acres

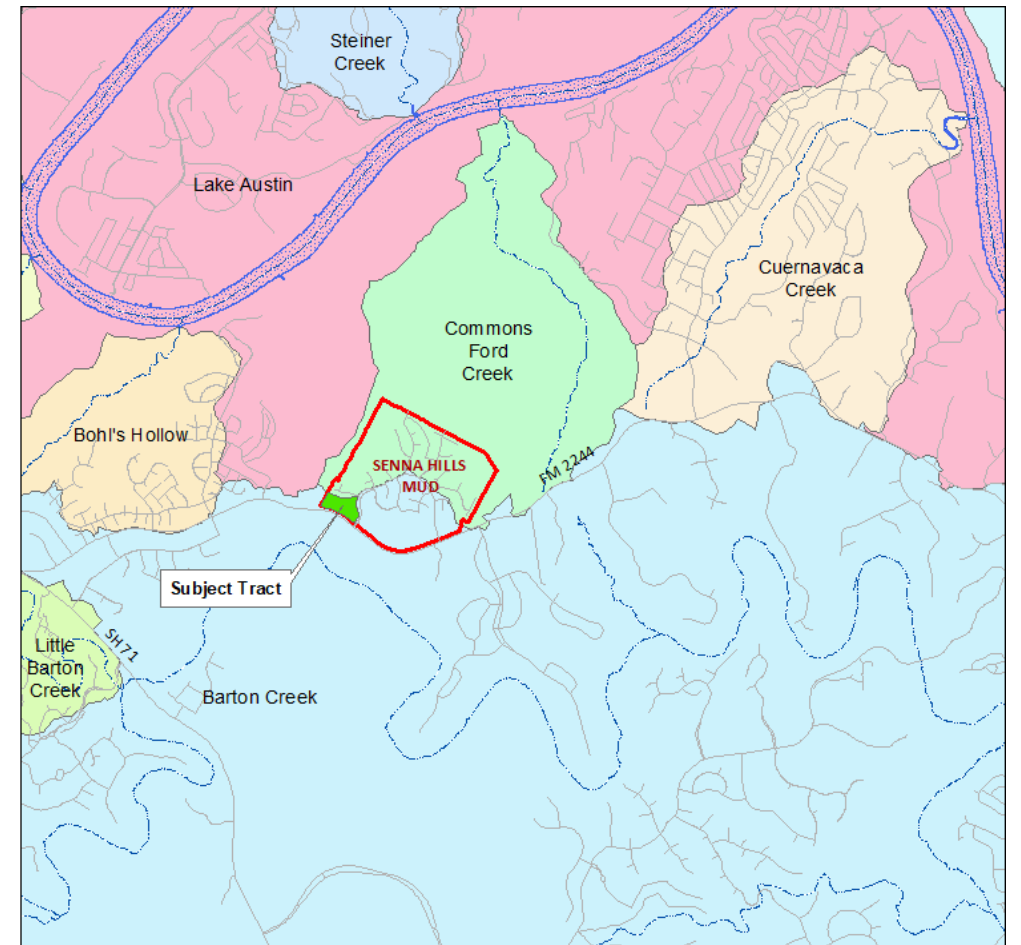


# Applicant's Proposal

- Change school and irrigation to office use and update the land use allocation table to reflect the actual built-out conditions
- The acreage allocated for wastewater irrigation on the proposed office site is no longer needed for effluent irrigation
- The Senna Hills MUD Board and the Senna Hills Homeowners Association (HOA) have agreed to approve and support the office development
- The requested use designation change from school to office would not result in increased allowed impervious cover greater than what is currently allowed for the school use

# Subject Tract

- Approximately 11.73 acres at the northwest corner of the intersection of FM 2244 and Senna Hills Dr
- Barton Creek Watershed
- The last undeveloped parcel remaining in the MUD



# City Review Process

- Application submitted November 20
- Notice mailed to nearby property owners
- Staff and commissions review and send recommendations to Council within 60 days of application
  - **January 16 - Environmental Commission**
  - January 22 - Planning Commission
- Council must act by the second regular meeting after receiving recommendations
  - February 7 – City Council

## Basis for Staff Recommendation

- The existing Land Plan states that the school lot has 2 acres of usable area based on the slopes under 15%. The remaining acreage is allocated for wastewater irrigation. The Consent Agreement and corresponding Restrictive Covenant specify that  

Development shall be prohibited within the Irrigation Lands as shown on the Land Plan; provided, however, said irrigation land may be utilized for recreational purposes and facilities which do not conflict with the use of said land for irrigation purposes. This restriction shall continue to be in effect following the time that irrigation may cease on said areas.
- If the impervious cover remains below the 2 acres deemed buildable on the Land Plan, the land use (school vs. office) is inconsequential, however, the restriction prohibiting development within the irrigation land in perpetuity is inconsistent with the proposed amendment.

## Staff and Commission Recommendation

- Staff recommends denial of the amendment as proposed
- **The Environmental Commission is asked to make a recommendation to support or deny the proposed amendment**