



MEMORANDUM

TO: Chair and Members of the Planning Commission

FROM: Virginia Collier
Planning and Zoning Department

DATE: July 5, 2019

RE: Austin Green Improvement District No. 1, Petition for City Consent to District Creation (C12M-2018-0005)

GroundWork, representing Martin Marietta Materials, Inc., is requesting City consent to the creation of the Austin Green Improvement District No. 1 (District). The District is located at the intersection of State Highway 130 and Harold Green Road in the Austin extraterritorial jurisdiction (ETJ) in eastern Travis County. This property is situated along a three mile stretch of the Colorado River in the Elm Creek Watershed and the Colorado River Basin approximately eight miles from downtown Austin and three miles from Austin-Bergstrom International Airport. The entire property is currently an active sand and gravel mining site. A location map is attached.

BACKGROUND

Similar to other districts recently created in Austin's jurisdiction, legislation that created Austin Green requires City consent prior to its operation. The District will automatically dissolve on February 14, 2020 without City consent. This approach is intended to mitigate previous negative experiences with special districts.

In reviewing this request, staff used the Council adopted Municipal Utility District (MUD) Policy as a guide. The various benefits listed in the policy are for the most part based on the PUD ordinance. The policy states that the City's objective in creating a district should be to promote superior development. Further, the policy requires that the district proposal must demonstrate that the City would benefit more from creation of a district than from use of the standard City development process.

DISTRICT PROPOSAL

The purpose of this District is to finance improvements to prepare the site as it transitions from a mining operation into a major Town Center as envisioned on the *Imagine Austin* Growth Concept map. According to the City's comprehensive plan, town centers are areas where many people will live and work. Town centers include large and small employers, regional customer and employee bases, and provide goods and services for the center as well as the surrounding area. Town centers are expected to range in size between approximately 10,000-30,000 people and 5,000-20,000 jobs. The District will issue bonds to pay for infrastructure for water and wastewater service, drainage, water quality/floodplain mitigation, erosion control, site reclaiming, roads, electrical sub-station, and parks. At build-out Austin Green will have an estimated population of 31,920 residents.

A Planned Unit Development (PUD) zoning application (C814-2018-0154) has been filed for this property and a concurrent review is underway. Future development will include a mixture of proposed land uses including a variety of compact housing types and commercial developments, connected street and trail improvements, accessible park and open space and other key community benefits. Further details will be included in the PUD zoning ordinance as more information about the proposed development becomes available.

Austin Green Proposed Land Use and District Financial Summary			
<i>Land Use</i>		<i>Financial</i>	
Single-family	4,377 units	Assessed value at build-out	\$3,242,715,000
Low-rise multi-family	4,374 units	District bond reimbursables	\$481,000,000
Mid-rise multi-family	3,249 units	District debt service tax rate	\$1.00/\$100
Medical/Dental office	150,000 sq ft	District maintenance tax rate	\$0.10/\$100
General office	600,000 sq ft	Projected total tax rate	\$3.15/\$100
Shopping center	650,000 sq ft		
Light industrial	300,000 sq ft		
Open space	761.75 ac		
Total acreage	2,126 ac		

CITY POLICY AND REVIEW PROCESS

City Code requires staff, boards, and commissions to review and make a recommendation to Council regarding the creation of a new district located in the City's extraterritorial jurisdiction (ETJ). Under the City's adopted policy, Resolution 20110217-030, requests for consent to creation of a district shall be evaluated according to the following criteria:

- Benefits to the City exceed those that would result through the standard development process or other types of districts
- Commitment to provide superior development
- Adherence to the City's comprehensive plan
- Provision of extraordinary public benefits including environmental improvement, affordable housing, community amenities, connectivity with other city infrastructure, open space, school sites, public safety sites, and public transportation infrastructure
- City land use control
- Water and wastewater service provided by the City of Austin
- Developer will contribute a portion of infrastructure without reimbursement by the District or the City
- District financing allows City to redirect CIP funds to other high priority needs
- Will not impair the City's future annexation of the District or adjacent property, or impose costs not mutually agreed upon, and
- Located entirely in the City's ETJ

STAFF RECOMMENDATIONS

Overall, staff recommends City Council approve a Consent Agreement and Strategic Partnership Agreement for the Austin Green Improvement District No. 1. Staff from multiple City departments reviewed the District proposal and met with the applicant to discuss desired outcomes as expressed in City policies. In support of this recommendation, departmental analysis of the benefits of the Austin Green proposal can be summarized as follows.

This long-term development proposal will benefit from a MUD and PUD. Active development permits that allow for mining operations include minimal to no specifics of how to prepare the land for its next use, however, superior development consistent with the City's comprehensive plan can be achieved through the extension of City zoning and development regulations

following limited purpose annexation. As proposed, staff estimates the credited acreage of dedicated parkland does not meet the City Code requirement for superiority, however, the ongoing PUD review process will further define commitments related to drainage systems, water quality and flood mitigation, earthwork and site reclamation, public facilities, transportation, and park amenities. Further, the District, the City, and the community in general will benefit from the construction of public improvements financed by District bonds. Austin Water will provide retail water, wastewater, and reclaimed water services in accordance with City ordinances, policies, procedures, and state law.

BOARD AND COMMISSION RECOMMENDATIONS

Urban Transportation Commission on April 9, 2019 a motion to recommend the creation of Austin Green Improvement District No. 1 failed on a 4-1-2 vote; the three commissioners voting against or abstaining indicated that they wanted additional information about the proposed benefits the developer was offering in the PUD zoning case before they could support the creation of the District. Although the UTC is not included in the list of commissions to review a PUD zoning case, the Commission has requested a briefing on the PUD when it is scheduled to be reviewed by other commissions later this fall.

Water and Wastewater Commission on April 10, 2019 the Commission approved on a 9-0 vote with two commissioners absent.

Environmental Commission on May 15, 2019 the Commission approved on a 7-0 vote with two commissioners absent, one abstaining, and one position vacant.

Parks and Recreation Board on June 25, 2019 a motion to take no action passed on a 7-0 vote with four board members absent; board members present expressed concern regarding their role in determining superiority with respect to parkland dedication ordinance requirements regarding acceptance of land as credited acreage towards dedicated parkland.

Planning Commission to review July 23, 2019

If you have any questions or need any additional information, please contact me at (512) 974-2022.

Proposed Austin Green Improvement District No. 1

July 23, 2019 Planning Commission

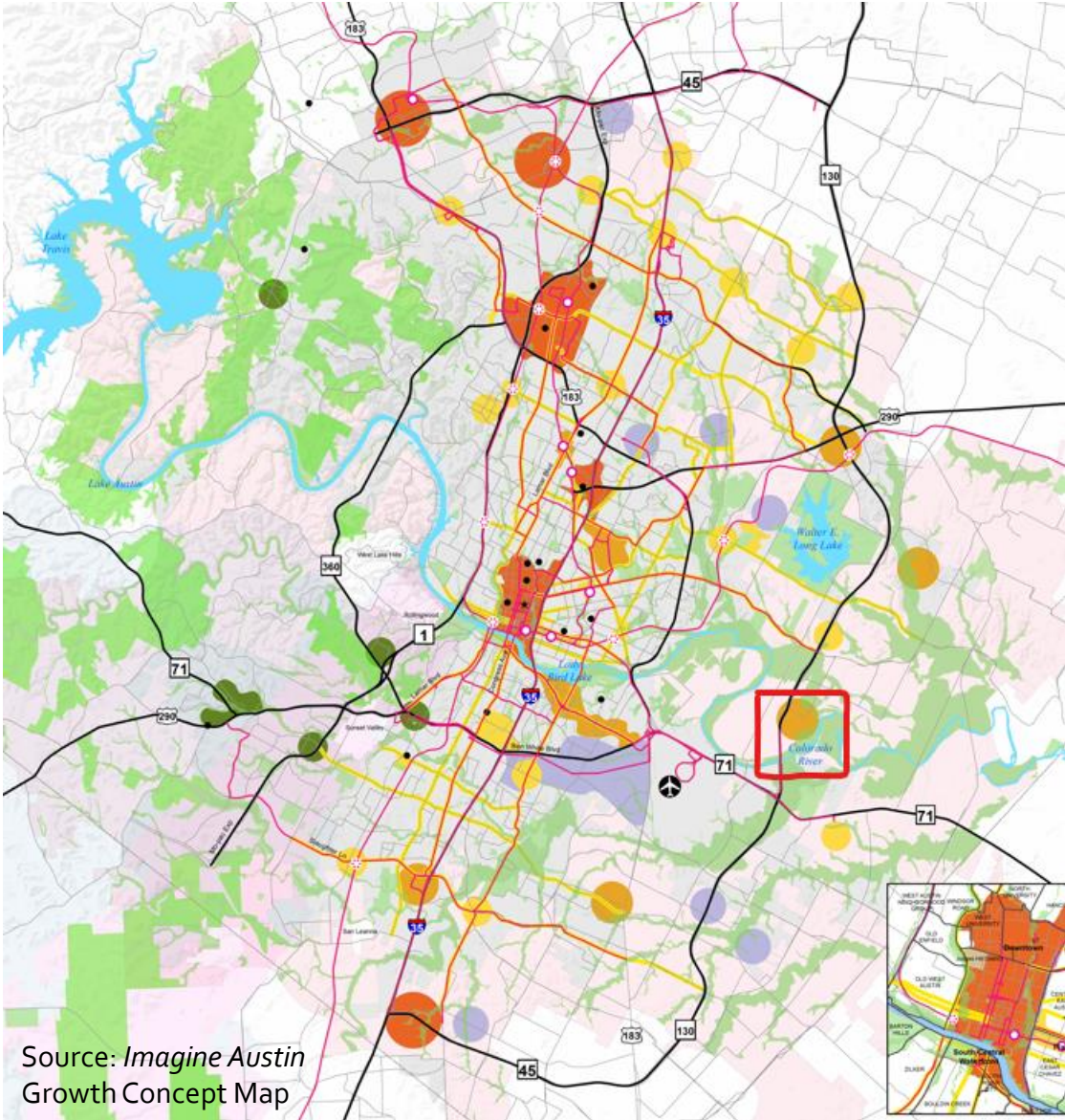
Overview

Consider a request for City consent to creation of the Austin Green Improvement District No. 1

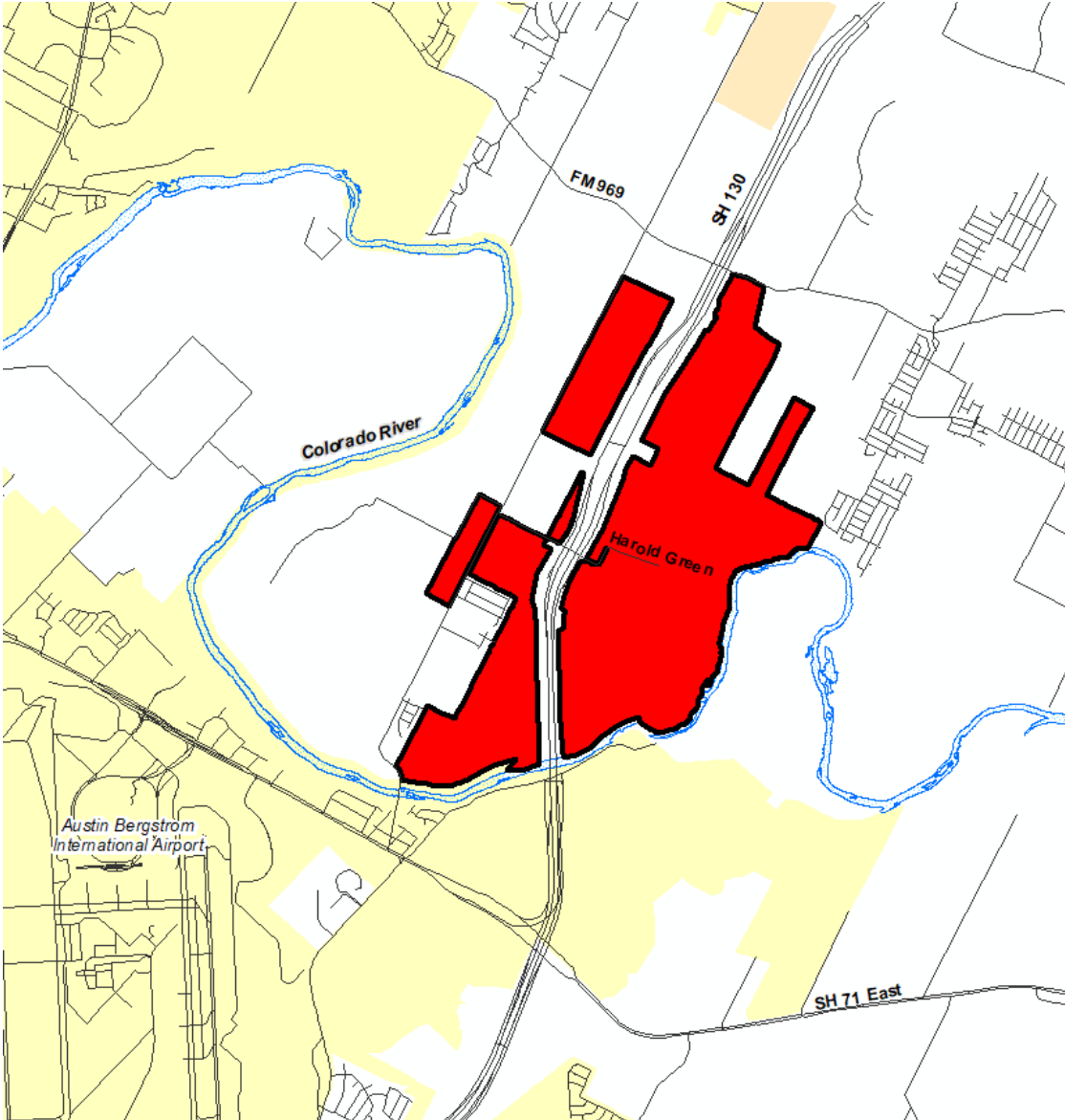
- Background
- Subject Property
- District Proposal
- Proposed Development
- City Policy
- Staff Recommendation
- Board and Commission Recommendations

Background

- State legislation approved in 2017 created the District subject to City consent by February 14, 2020
- Staff used the Council adopted Municipal Utility District (MUD) Policy as a guide in reviewing this request
- Agreements between the City, the Developer, and the District provide certainty regarding regulatory requirements and assurance of a superior quality of development



Source: *Imagine Austin*
Growth Concept Map



District Proposal

- This District will finance improvements as the site transitions from a mining operation into a Town Center envisioned on the *Imagine Austin Growth Concept Map*
- District bonds will pay for infrastructure related to water and wastewater service, drainage, water quality/floodplain mitigation, erosion control, site reclaiming, roads, electrical sub-station, and parks
- A Planned Unit Development (PUD) zoning application has been filed and a concurrent review is underway

Proposed Development

Total Acreage	2,126 acres
Single-family	4,377 units
Low-rise Multi-family	4,374 units
Mid-rise Multi-family	3,249 units
Medical/Dental Office	150,000 sq ft
General Office	600,000 sq ft
Shopping Center	650,000 sq ft
Light Industrial	300,000 sq ft
Open Space	761 acres
Projected Population	31,920
Proposed Total Bonds	\$481,000,000
Proposed District Tax Rate	\$1.10/\$100

City Policy Regarding District Creation

- The City's policy is largely based on the PUD ordinance
- Benefits exceed those that would result through a standard development process and conventional financing
- Agreements provide for superior development
- The District will provide extraordinary public benefits
- Austin Water will provide utility services

Staff Recommendation

Staff recommends the City consent to the creation of the Austin Green Improvement District

- The District, the City, and the community will benefit from public improvements financed by District bonds
- Superior development can be achieved through the extension of City zoning and development regulations

Board and Commission Review Schedule

- Urban Transportation Commission
- Water and Wastewater Commission
- Environmental Commission
- Parks and Recreation Board
- **Planning Commission**

April 9, 2019

April 10, 2019

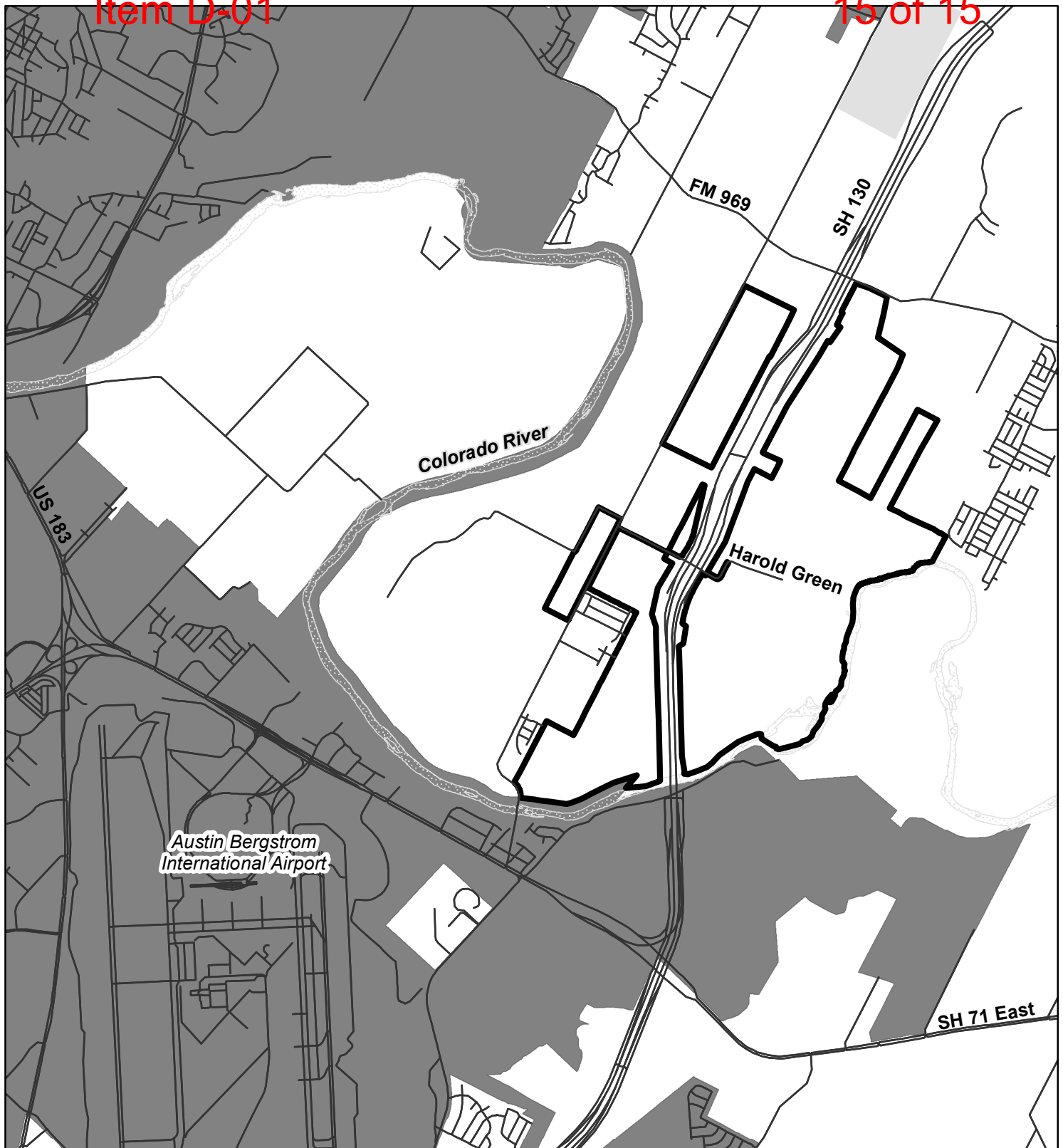
May 15, 2019

June 25, 2019





July 23, 2019

Board Recommendation

The Planning Commission is asked to make a recommendation on the creation of the Austin Green Improvement District No. 1



C12M-2018-0005 Austin Green Improvement District No. 1

-  Austin Green Improvement District No. 1
-  Austin Full Purpose
-  Austin Limited Purpose
-  Lakes

0 0.5 1 Miles



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City of Austin
Planning and Zoning Department
May 2019

