



Recommendation for Action

File #: 20-1752, **Agenda Item #:** 9.

4/9/2020

Posting Language

Approve an ordinance adopting the Third Amendment to the First Amended and Restated Agreement Concerning the Creation and Operation of Senna Hills Municipal Utility District to change uses and impose certain conditions. This action concerns land located within the Barton Springs Zone.

Lead Department

Planning and Zoning

Fiscal Note

This item has no fiscal impact.

For More Information:

Andrei Lubomudrov, Planning and Zoning Department, (512) 974-7659.

Council Committee, Boards and Commission Action:

January 16, 2019 - No recommendation by the Environmental Commission.

January 22, 2019 - Recommended by Planning Commission. Motion by Commissioner Schissler, seconded by Commissioner Kenny to recommend MUD Consent Agreement Amendment: C12M-2018-0145 - Senna Hills MUD Consent Agreement Amendment located at 10900 Senna Hills to revise the MUD Land Plan to: 1) change two tracts from school and irrigation to office use; and 2) update the land use allocation table to reflect the actual built-out conditions. Motion was approved on a vote of 8-3. Commissioners Anderson, Schneider and Thompson voting nay. Commissioners DeHoyos, Hart and Seeger absent.

Additional Backup Information:

On November 20, 2018, Senna Hills, Ltd. submitted an application to amend the consent agreement between the City of Austin and the Senna Hills Municipal Utility District (MUD). The MUD includes 323 acres located along the north side of FM Road 2244 in western Travis County, east of the City of Bee Cave and within the Austin extraterritorial jurisdiction (ETJ). The City consented to creation of the MUD in 1987. The MUD is mostly developed with single family residential land use. The MUD land plan designates additional tracts for a school, parkland, conservation, effluent irrigation, and wastewater treatment.

Applicant's Proposal

The applicant is proposing to revise the Senna Hills MUD land plan and consent agreement to develop land previously designated as a school site and irrigation land (11.73 acres) into an office use. The change would require updating the land use allocation table to reflect the revised build-out conditions and reduce the ultimate number of single-family units (and overall residential density) as well as the overall area of irrigation required due to a smaller number of LUEs (land use equivalents). The applicant has indicated that the acreage allocated for wastewater irrigation on the proposed office site is no longer needed for effluent irrigation due to a reduction in density throughout the project.

The applicant has agreed to adhere to additional conditions following discussions with the Watershed Department in order to guarantee the preservation of open space, the maintenance of impervious cover, and water quality treatment standards. The specific standards the applicant will adhere to include:

- Impose restrictions to preserve the irrigation land made up of the following lots totaling 80.134 acres in the Senna Hills subdivision plat:
 - Lot 11A Section One - 8.382 ac
 - Lot 37B Block G Section Two - 37.693
 - Lot 1 Block A Section Four - 9.599
 - Lot 102 Block A Section Five - 24.46
- Provide Save Our Springs water quality treatment standards for the 11.73-acre site proposed for development as an office use;
- Amend the Senna Hills Land Use Plan, including restricting impervious cover to 35 percent for the 11.73-acre site; and
- Modify the Senna Hills Consent Agreement with the City to reflect the additional restrictions.

Recommendation

Staff recommends approval of the request to amend the consent agreement as proposed.

Government that Works for All.