

Austin Parks and Recreation Department  
Presentation on:

# Hays Common Municipal Utility District Application

August 26, 2024

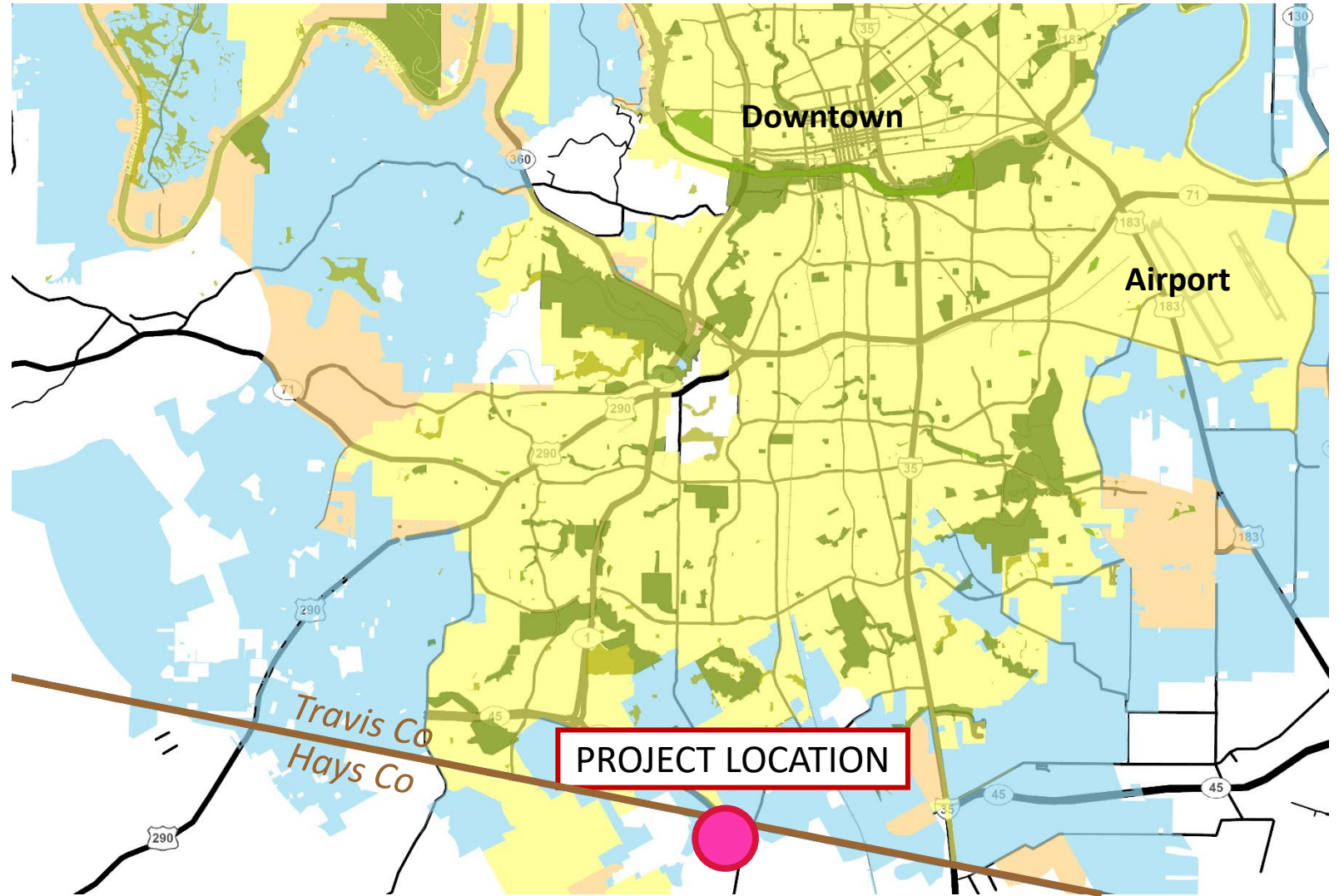
Thomas Rowlinson, Principal Planner

# Development Overview

Existing Use:  
Undeveloped

Proposed Use:  
Single family with 700  
residential units plus  
commercial use located at  
FM 1626 and SH 45.

MUDs require City consent  
for their creation.

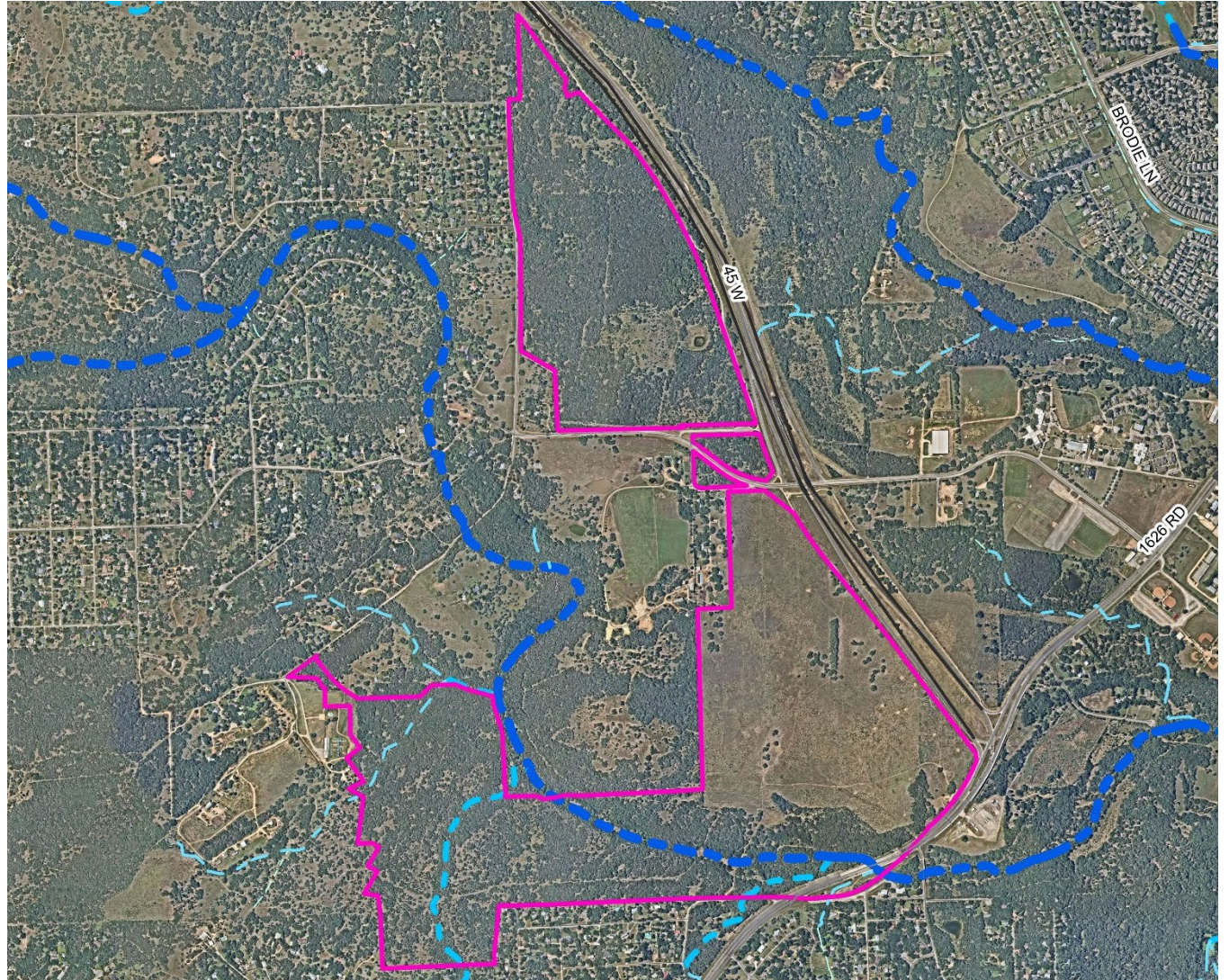




# Development Overview

Site is 498 acres. It includes a section of Little Bear Creek to the south.

It is adjacent to the 45S Trail along the highway, with planned connections to the Violet Crown Trail.



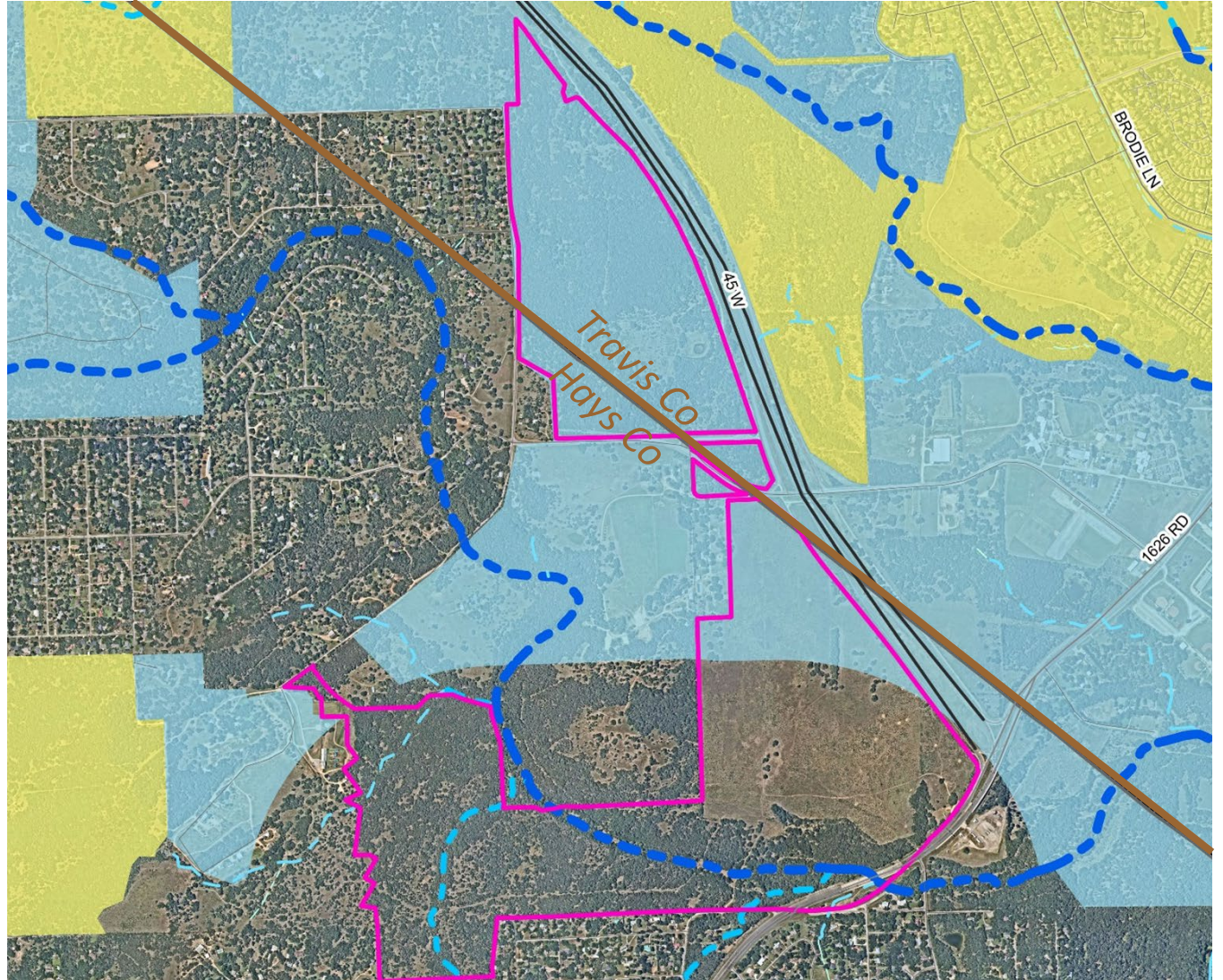


# Development Overview

Site is partially in the City of Austin extraterritorial jurisdiction, and partially outside the city limits.

Site is divided across Travis County and Hays County.

Site would come into the City's jurisdiction via strategic partnership for annexation.





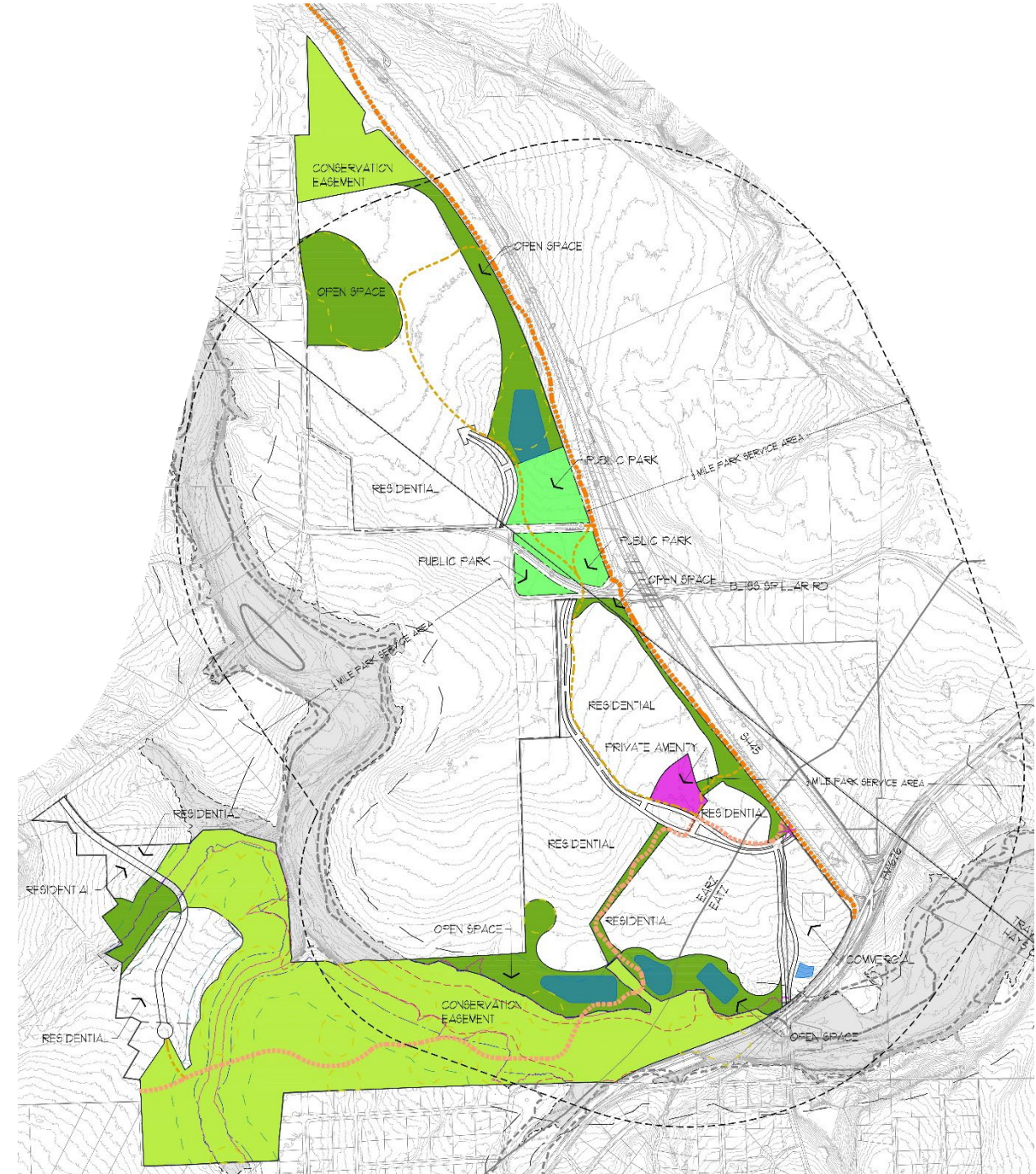
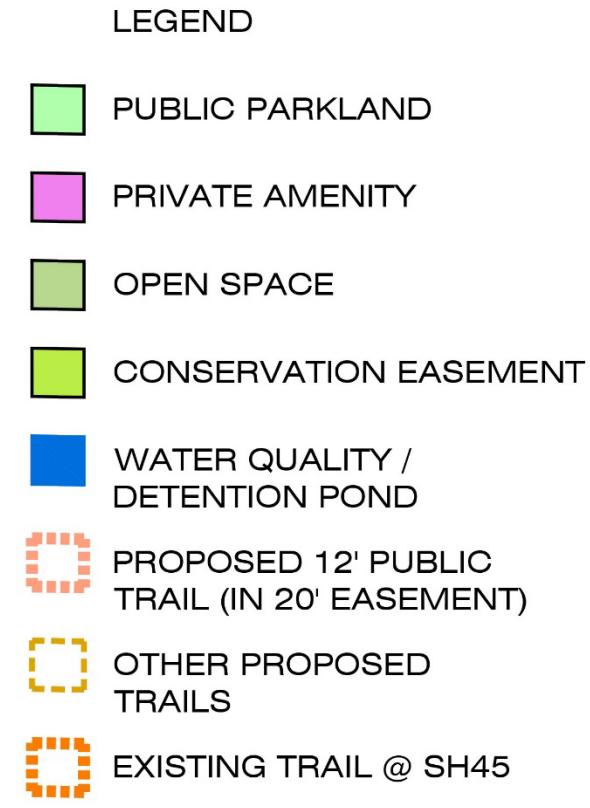
# Parks and Open Space

Public parkland to be dedicated:  
**16.09 acres**

Publicly accessible open space:  
**35.41 acres**

Little Bear Creek Trail Area:  
**3.74 acres**

Minimum amount required for superiority:  
**20.38 acres**



# Parks and Open Space

- Amount of parkland exceeds what would be required under current code, since only City of Austin extraterritorial jurisdiction code requirements would apply to a portion of the site.
- Open space will be publicly accessible.
- MUD commits to +10% per dwelling unit in excess of current park development fee, meaning greater park development than required under current code.
- MUD commits to creating a public trail along Little Bear Creek that may not otherwise be feasible under current code.

**PARD staff currently supports this MUD application for superiority with respect to parkland dedication.**

# Board Consideration

**Recommend to Austin City Council to find that the Hays Common Municipal Utility District application is superior with respect to parkland dedication.**