



SOS Site-Specific Code Amendment Initiation for Hays Commons MUD 2833 ½ Bliss Spillar Road

Leslie Lilly

Environmental Conservation Program Manager

Watershed Protection



HAYS Commons

Municipal Utility District (MUD)



Not under consideration at this time – This item will return at same time as the proposed SOS amendment

- **Finances public infrastructure improvements as defined by State Law and Texas Water Code with the consent of the City.**
- **The consent agreement provides certainty regarding the regulatory requirements applicable to the District and provides the City with assurance of a superior quality of development.**



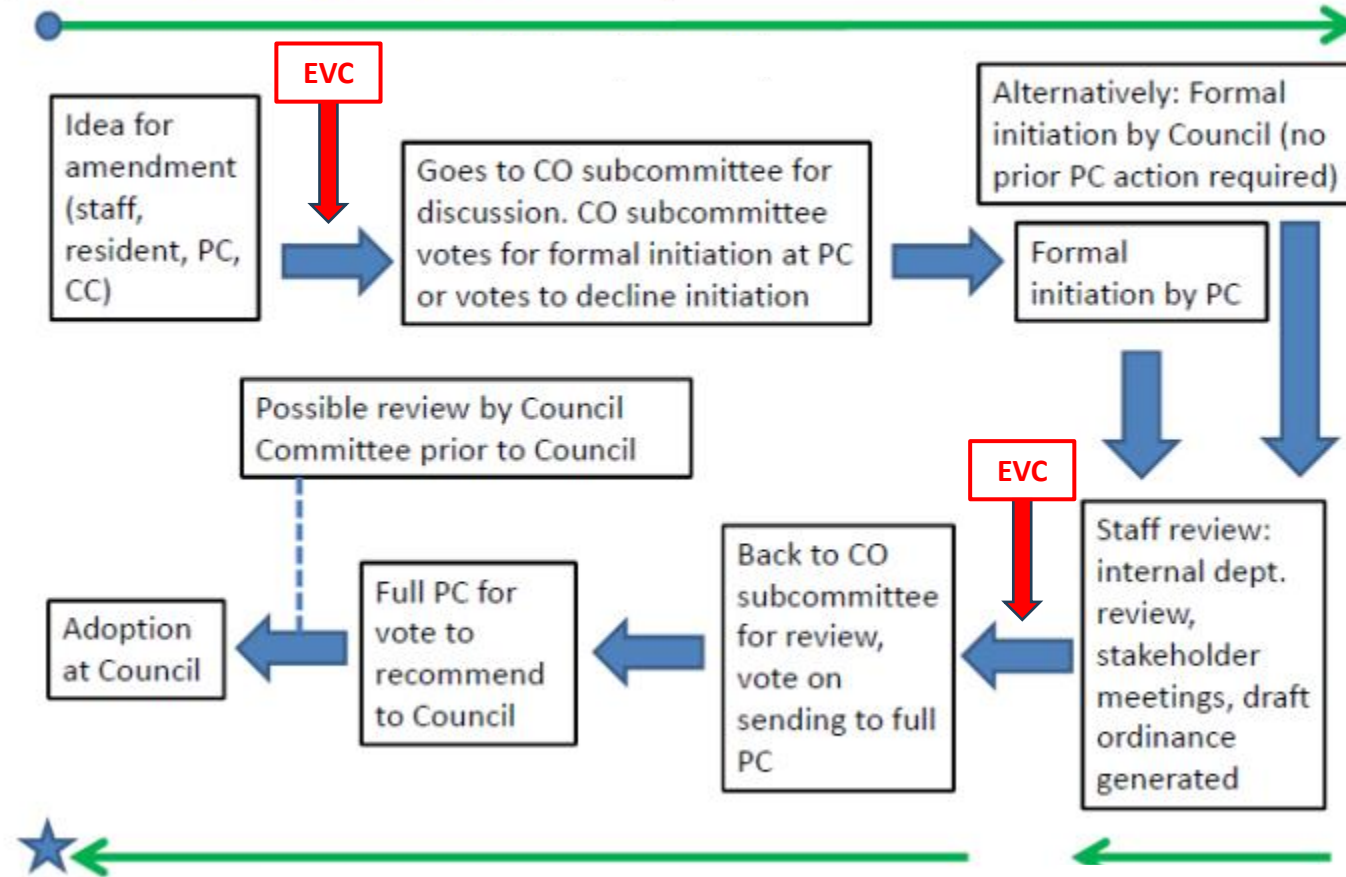
SOS Site-Specific Amendment Initiation

- **1992 Save Our Springs ordinance adopted by citizen initiative**
- **Per 25-8-515, variances to SOS are not allowed, prohibiting modification by MUD consent agreement**
- **Only applies to the Hays Commons MUD project**
- **Supermajority of Council must approve amendments to SOS**
- **Council Resolution 20221011-076 on October 13, 2022:**
- **“ The City Manager is directed to initiate site specific variances**



SOS Site-Specific Code Amendment Initiation

Code amendment process



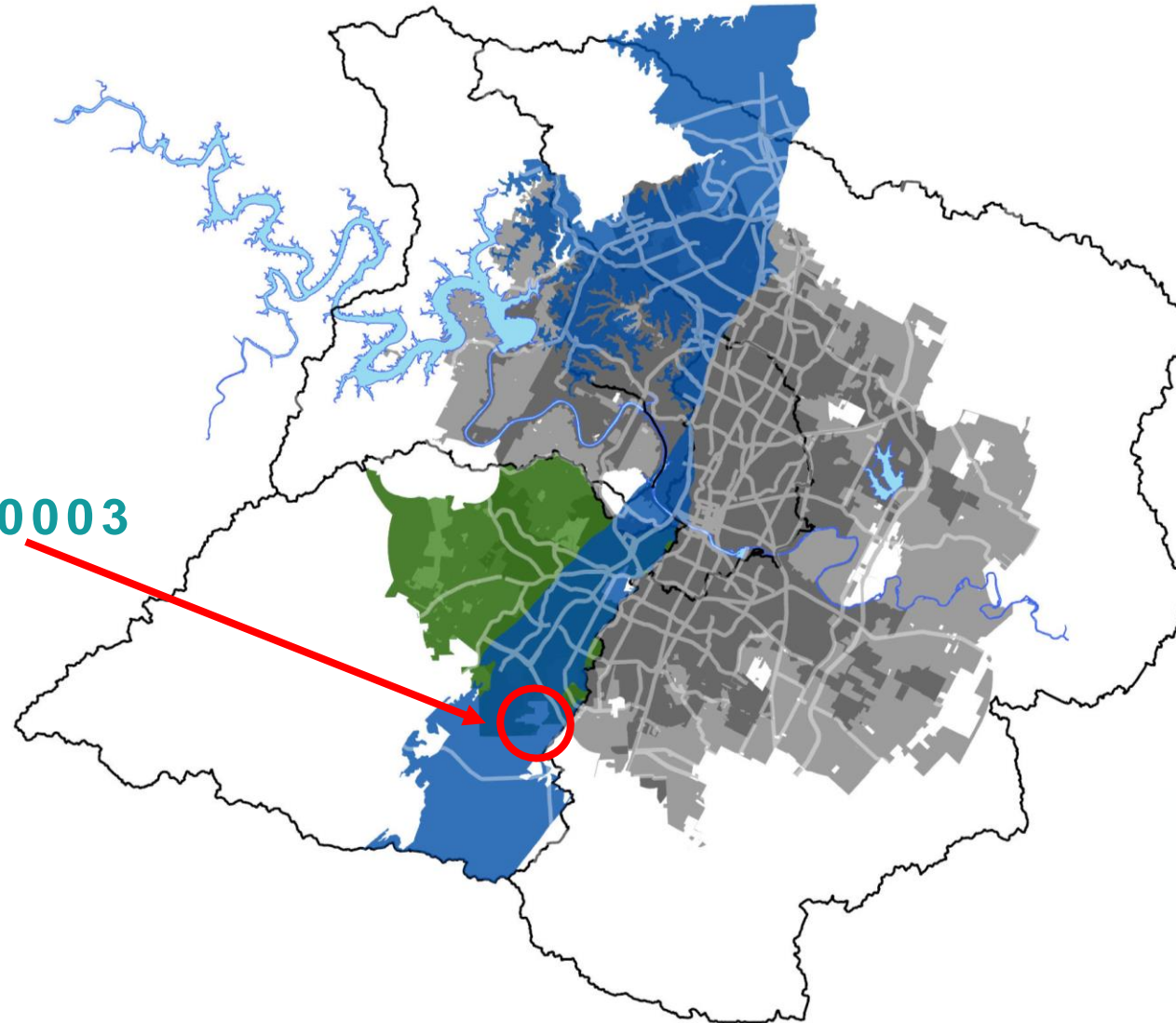







Hays Commons



WATERSHED PROTECTION

C12M-2024-0003



-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

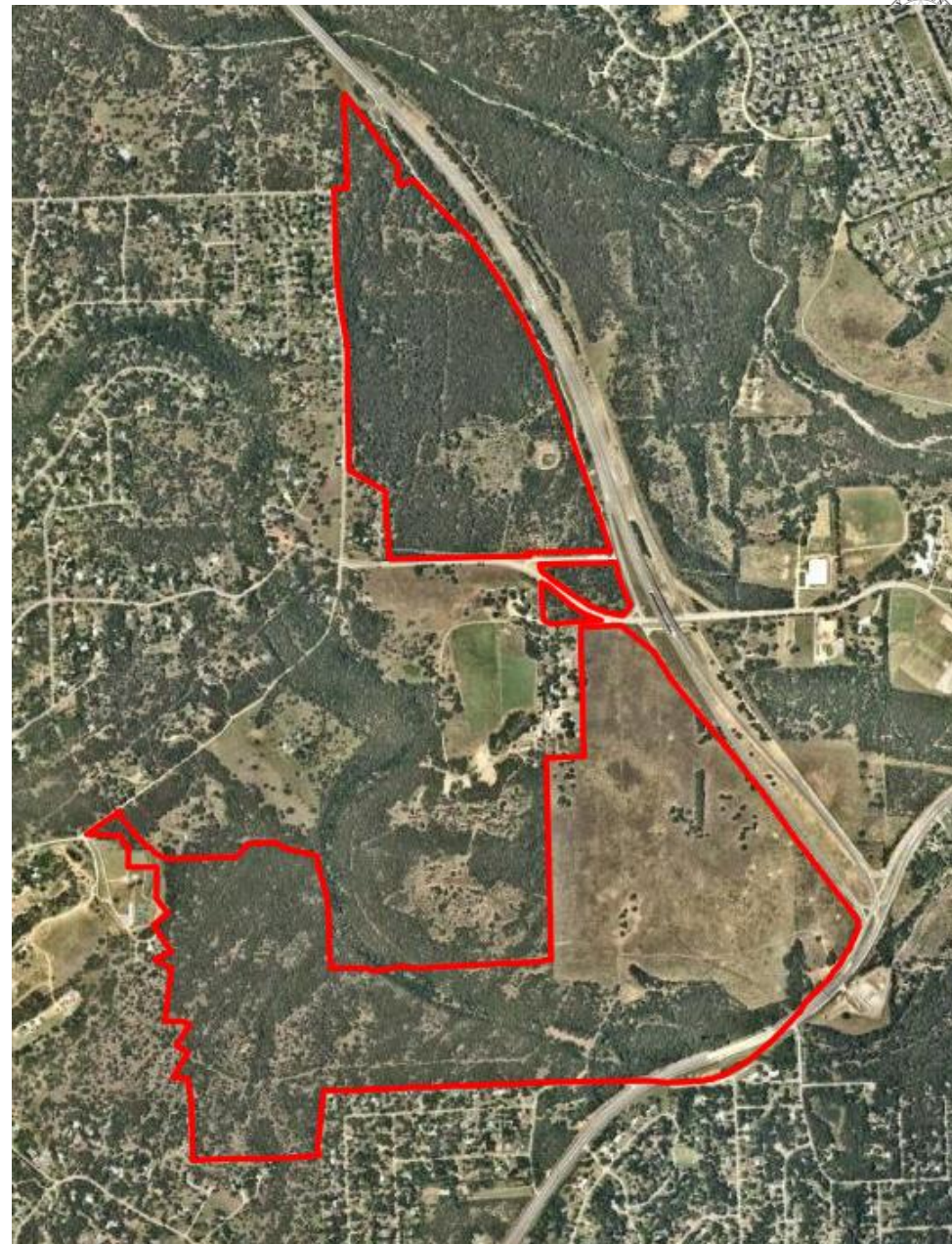
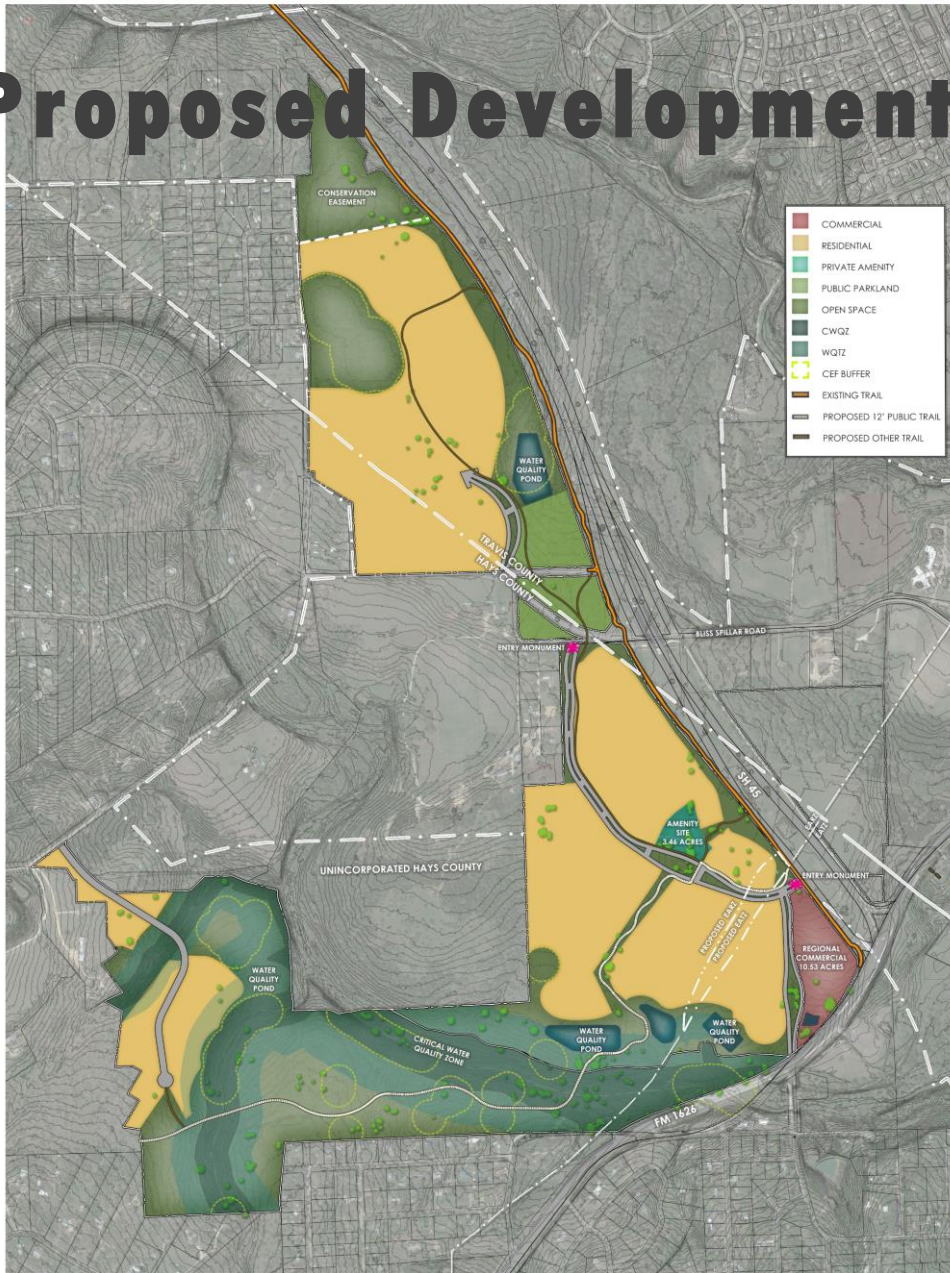


Proposed Development

Hays Commons		
Description		
	Total Acreage	497
	Projected Population	2,450
Land Use		
	Single Family	700 Units
	Multi-Family	0 Units
	Commercial	12.1 acres
	Open Space	225.35 acres
Financial		
	Proposed Total Bonds (Water, Wastewater, Drainage)	\$47 million
	Proposed Total Bonds (Roads)	\$13.22 million
	Assessed valuation	\$495,740,000
	Proposed MUD Tax Rate	\$1.00/\$100



Proposed Development



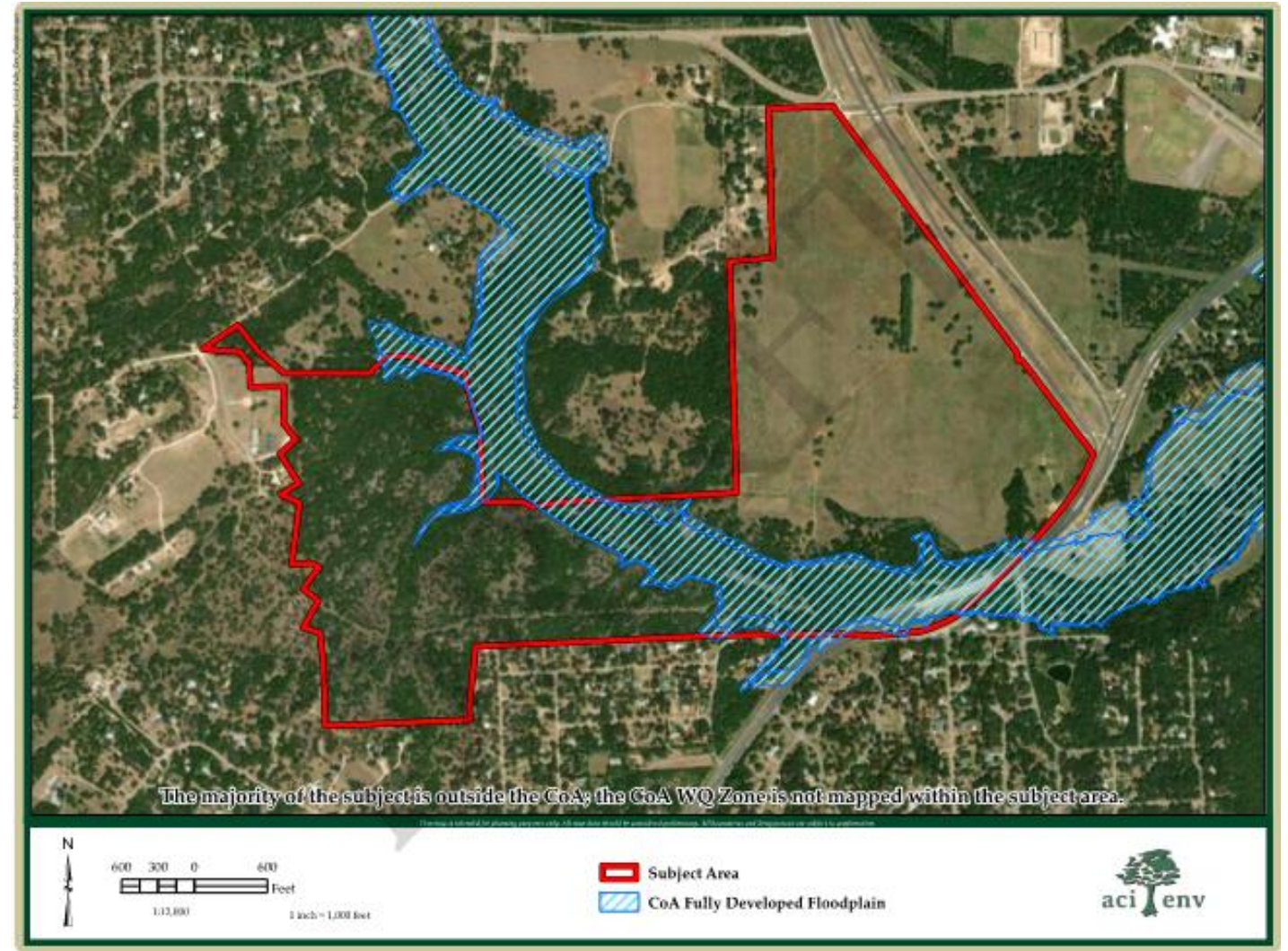
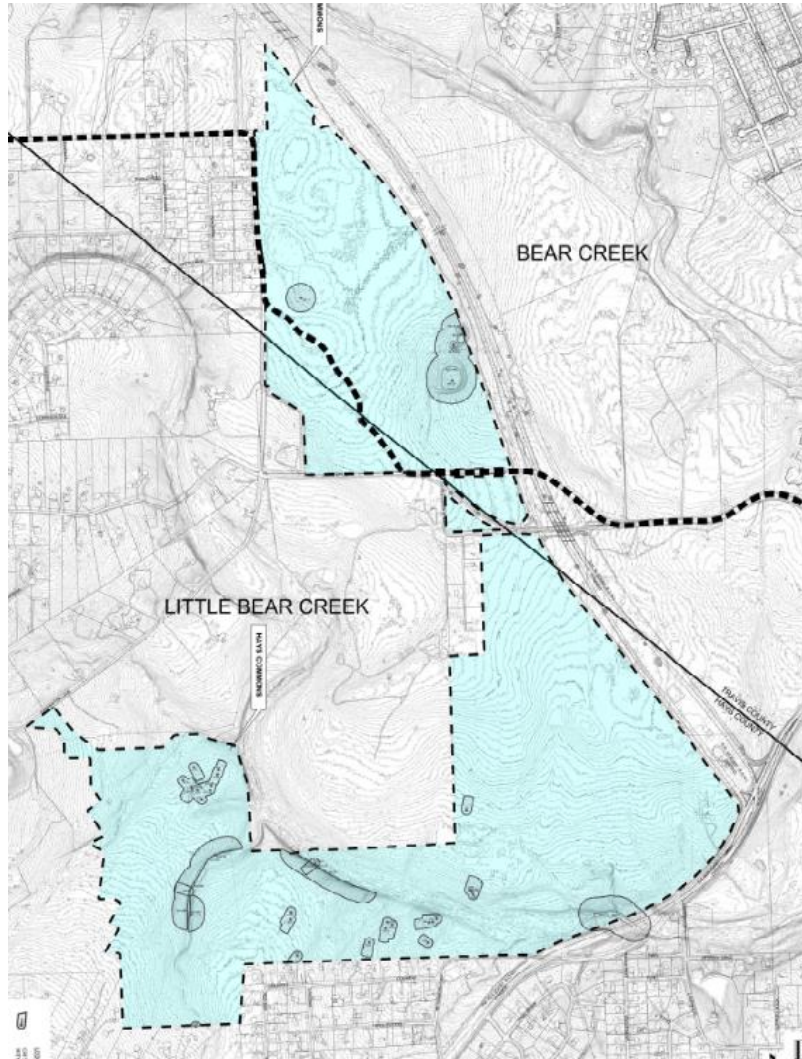


Environmental Considerations

- **Barton Springs Zone**
- **Little Bear and Bear Creek Watersheds**
- **Edwards Aquifer Recharge Zone**
- **Critical Environmental Features (Seeps, Springs, Rimrocks, Wetlands)**
- **Floodplain and CWQZs**
- **Upstream of endangered mussel habitat**
- **Heritage and Protected trees**
- **Light Pollution and Migratory Bird Habitat**
- **Proposed TLAP request**
- **Water quality treatment standards**
- **Alternative jurisdictional authority (Travis and Hays County baseline environmental regulations)**

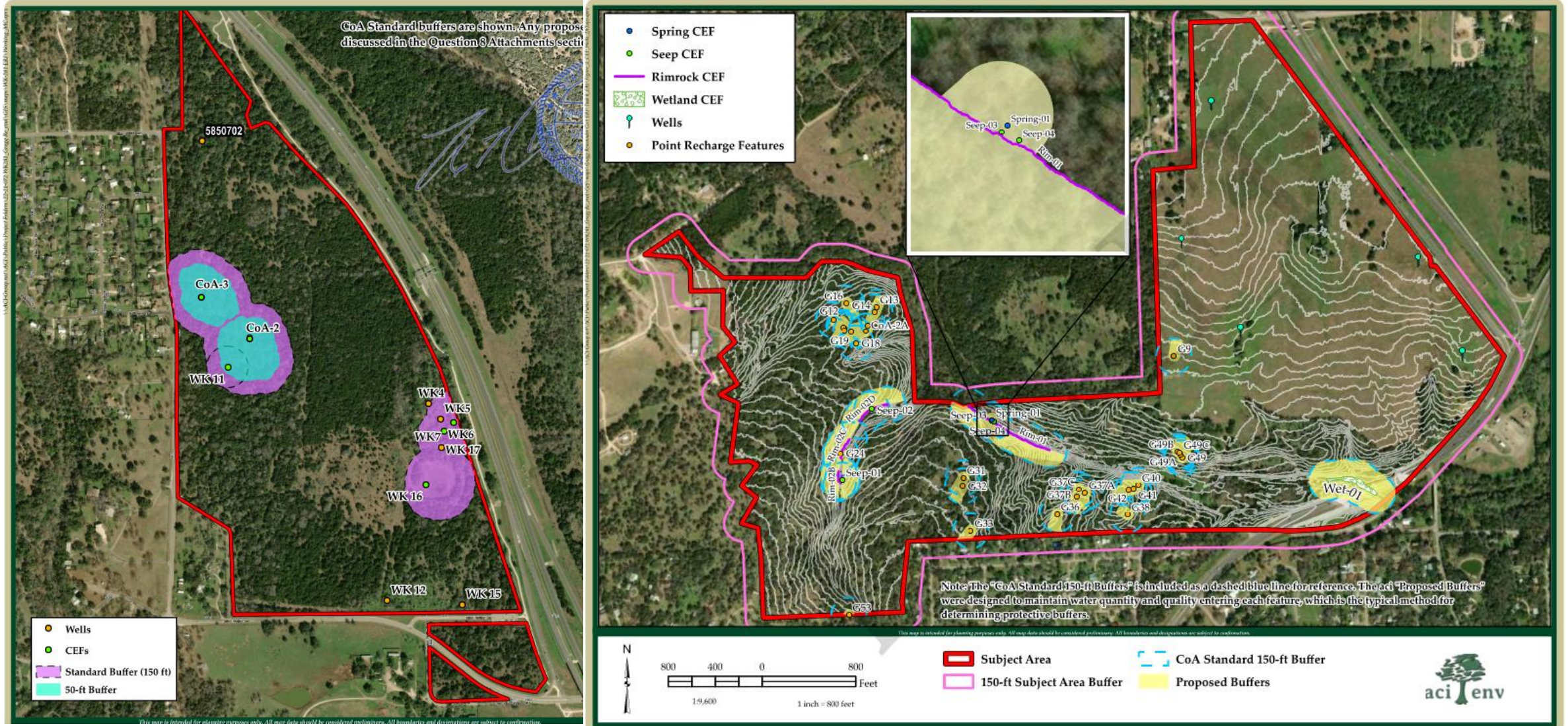


Watersheds and Floodplain





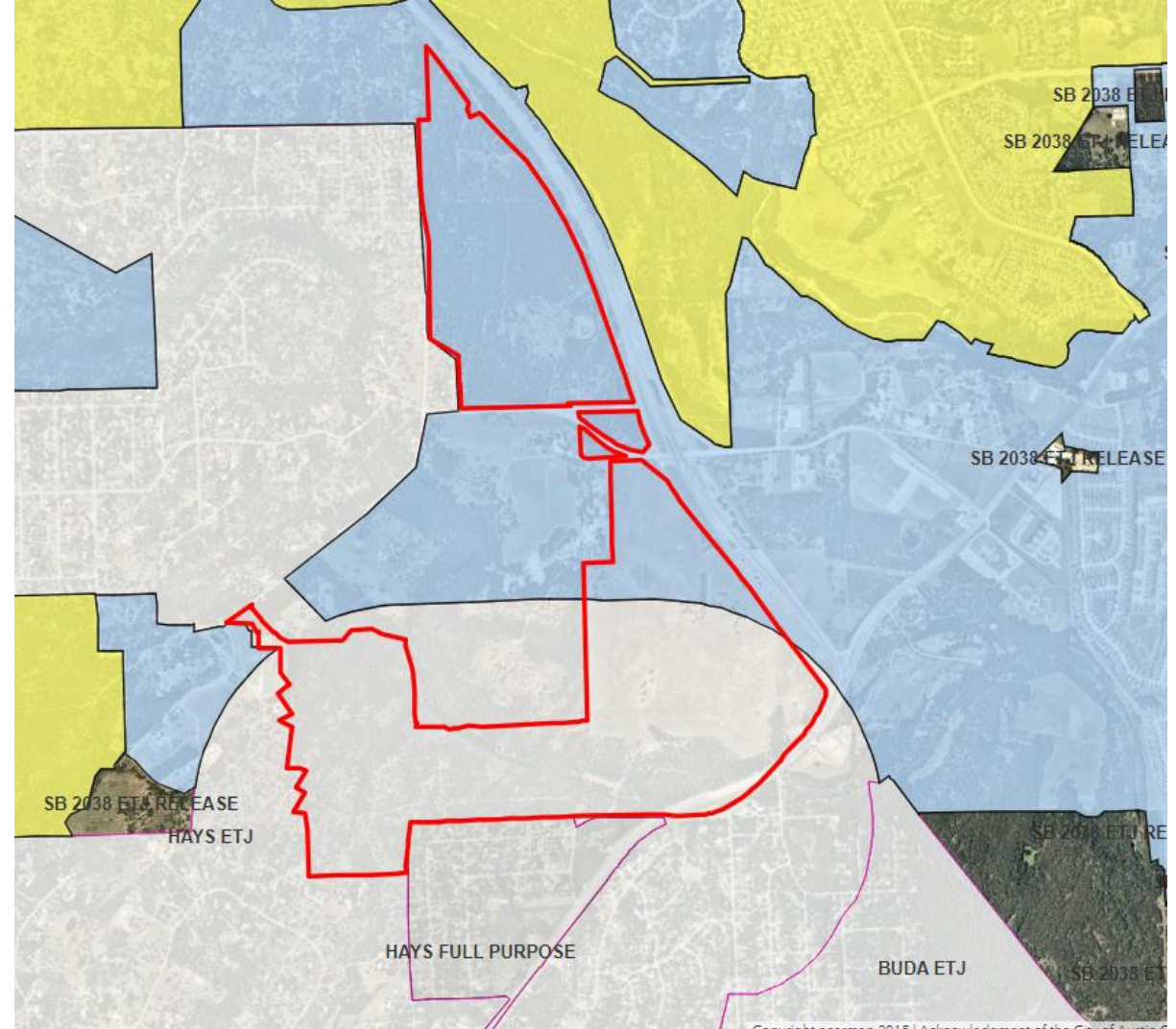
Critical Environmental Features





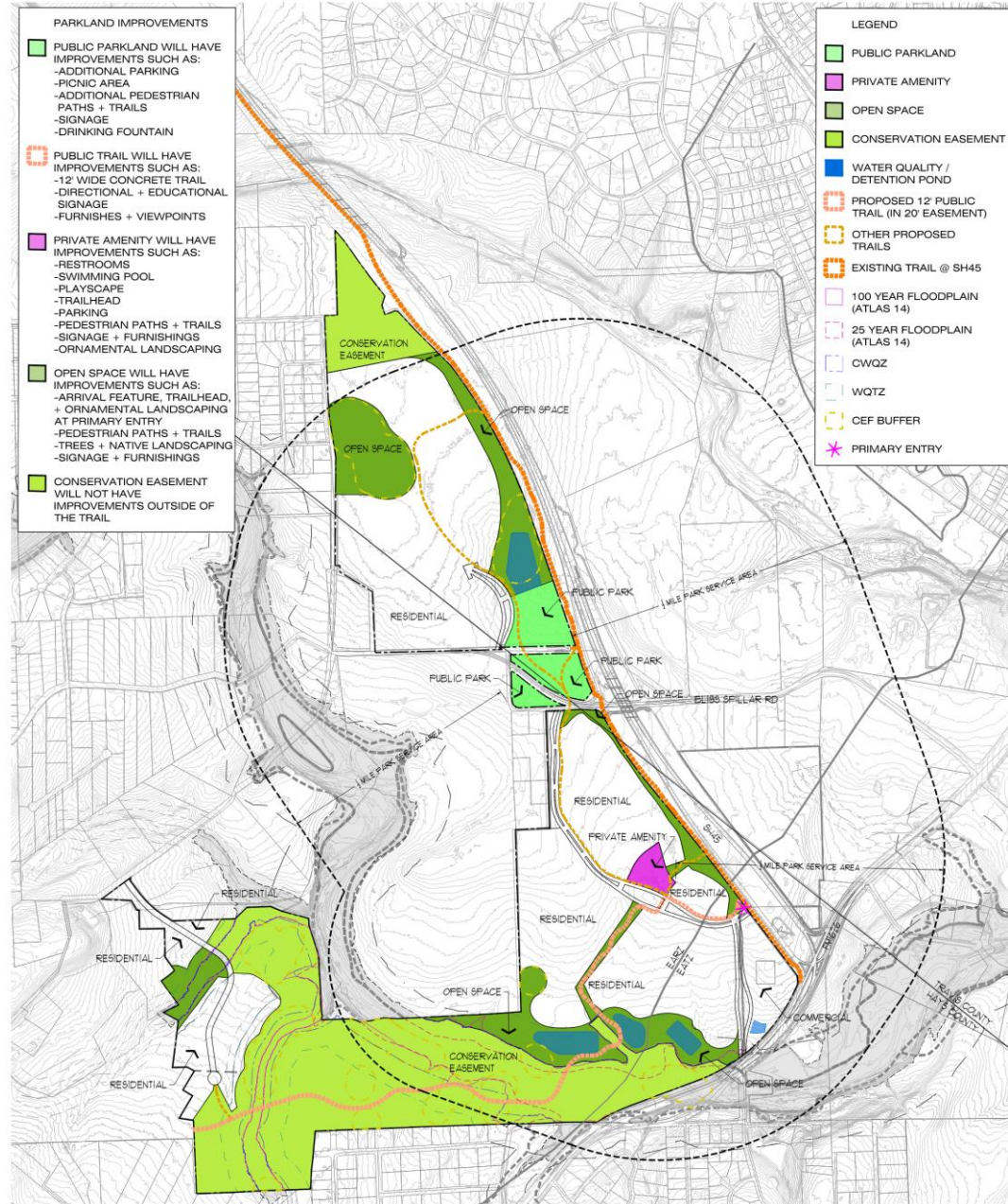
Regulatory Considerations

- Large portion of the property is currently outside of the City's jurisdiction and therefore not subject to Austin's Environmental Protections
- SB2038 Allows properties within the ETJ to petition for release from an ETJ
- At least 16% (and counting) of the Barton Springs Zone in the ETJ has been released already





Parkland



- PARKLAND IMPROVEMENTS**
- PUBLIC PARKLAND WILL HAVE IMPROVEMENTS SUCH AS:
 - ADDITIONAL PARKING
 - PICNIC AREA
 - ADDITIONAL PEDESTRIAN PATHS + TRAILS
 - SIGNAGE
 - DRINKING FOUNTAIN
 - PUBLIC TRAIL WILL HAVE IMPROVEMENTS SUCH AS:
 - 12' WIDE CONCRETE TRAIL
 - DIRECTIONAL + EDUCATIONAL SIGNAGE
 - FURNISHES + VIEWPOINTS
 - PRIVATE AMENITY WILL HAVE IMPROVEMENTS SUCH AS:
 - RESTROOMS
 - SWIMMING POOL
 - PLAYSCAPE
 - TRAILHEAD
 - PARKING
 - PEDESTRIAN PATHS + TRAILS
 - SIGNAGE + FURNISHINGS
 - ORNAMENTAL LANDSCAPING
 - OPEN SPACE WILL HAVE IMPROVEMENTS SUCH AS:
 - ARRIVAL FEATURE, TRAILHEAD, + ORNAMENTAL LANDSCAPING AT PRIMARY ENTRY
 - PEDESTRIAN PATHS + TRAILS
 - TREES + NATIVE LANDSCAPING
 - SIGNAGE + FURNISHINGS
 - CONSERVATION EASEMENT WILL NOT HAVE IMPROVEMENTS OUTSIDE OF THE TRAIL

- LEGEND**
- PUBLIC PARKLAND
 - PRIVATE AMENITY
 - OPEN SPACE
 - CONSERVATION EASEMENT
 - WATER QUALITY / DETENTION POND
 - PROPOSED 12' PUBLIC TRAIL (IN 20' EASEMENT)
 - OTHER PROPOSED TRAILS
 - EXISTING TRAIL @ SH45
 - 100 YEAR FLOODPLAIN (ATLAS 14)
 - 25 YEAR FLOODPLAIN (ATLAS 14)
 - CWQZ
 - WQTZ
 - CEF BUFFER
 - ★ PRIMARY ENTRY

PARKLAND PROVIDED			
TYPE	ACRES	I.C. ALLOWANCE	
PUBLIC PARKLAND	16.09	12,841 SF	
TRAIL EASEMENT	3.74	1,000 SF	
PRIVATE AMENITY	3.46	TBD	
OPEN SPACE	35.41	TBD	
SUBTOTAL:	58.70		
PONDS	10.30	TBD	
CONSERVATION EASEMENTS	157.70	0 SF	
TOTALS	225.35		TBD



SOS Requirements

25-8-514 Pollution Prevention Required

- Impervious cover in the Edwards Aquifer Recharge Zone is 15% NSA
- Non-degradation water quality treatment for runoff from all development.

Proposed SOS Site-Specific Amendment

- Section A of 25-8-514 (Pollution Prevention Required) shall be modified to allow a maximum impervious cover for the site of 25% net site area.

County Impervious Cover Regulations

- Travis County – 30% residential / 45% commercial within Edward Aquifer Recharge, No IC limits outside recharge
- Hays County – No IC limits



Proposed Hays Commons MUD Code Modifications

Not posted for action now – staff are reviewing and will bring forward a recommendation along with SOS amendment and MUD Consent agreement items at a future date

- 25-8-341 (Cut Requirements) are modified such that cuts not otherwise allowed under this Section may be administratively approved up to eight feet.
- 25-8-342 (Fill Requirements) are modified such that fill not otherwise allowed under this Section may be administratively approved up to eight feet.
- 25-8-365 (Interbasin Diversion) modified to allow up to 25 acres to be diverted



Recommendation

Staff recommends initiation of the SOS amendment based on the following considerations.

- **The SOS amendment is a condition of staff recommendation of support for the Hays Commons MUD**
- **The Hays Commons MUD will require current City of Austin Environmental Protections for the entire property, except as modified by the MUD, including SOS non-degradation water quality treatment, critical environmental feature protection, creek setbacks, tree protection, floodplain regulations, erosion hazard zone, etc.**
- **The Hays Commons MUD will require the entire property be annexed into the City's zoning jurisdiction which will prevent future property owners from using SB2038 to release from the City's ETJ**
- **The Hays Commons MUD will provide a minimum of 157 acres of conservation land around Little Bear Creek**
- **The Hays Commons MUD will require light pollution reduction and bird friendly design building standards**



Boards and Commissions Review Schedule

Meeting	Date
Environmental Commission: SOS Initiation Recommendation	October 2, 2024
Codes and Ordinances Joint Committee: SOS Initiation Recommendation	October 16, 2024
Planning Commission: SOS Initiation	October 22, 2024
Environmental Commission: MUD and SOS Amendment	November 6, 2024
Codes and Ordinances Joint Committee: SOS Amendment	November 13, 2024
Water and Wastewater Commission: MUD	November 13, 2024
Planning Commission: MUD and SOS Amendment	November 19, 2024



Questions?

Contact Information:

Leslie Lilly

leslie.lilly@austintexas.gov