
NEW SWEDEN MUD #3

Development Agreement Amendments Summary

The New Sweden development agreement was created in March 2007 and established the ability to create three Municipal Utility Districts (MUDs) for purposes of establishing new residential subdivisions along the FM 973 corridor. Each of the districts specified how utilities were to be provided, the number of residential units per district, and the development standards that would be applicable. As development pressure has increased along the FM 973 corridor, the three developments are preparing to move forward with development. A modification was recently made to clarify how wastewater service will be provided, which included an adjustment to have wholesale wastewater service provided by Pflugerville through a regional lift station vs. a new wastewater plant. That agreement was approved in June 2024.

With the proposed amendments to the wastewater agreement, the development agreements for the MUDs also need to be amended to reflect the recent wastewater adjustments and to provide further clarification on the development standards. The amendment was also necessary to include minor changes to the lot configurations and sizes to address changes to some of the roadways within the boundaries of the MUD.

The proposed amendment is to address the New Sweden Municipal Utility District No. 3 and the changes are summarized below:

- Clarifies the ownership and ability to make amendments to the agreement.
- Amends how wastewater will be provided to be consistent with the wholesale wastewater agreement approved in June 2024.
- Prior owner established conservation easements throughout the floodplain which causes challenges to realigning/removing the “S” curve in Brita Olson Road. To realign, the developer will need to negotiate land swap with conservation entity. In order to accomplish this, a change in lot sizes and configuration has been made in the amended agreement.
- Ensures the developer remains responsible for any roads shown in the transportation master plan within the property and confirms the boundary street right of way is per Travis County ROW requirements. Additional TIA requirements per Travis County are applicable.
- Amendment clarifies MUD 3 maintains detention and parkland with HOA responsible for maintenance. Adds a provision that if city has to maintain, city is reimbursed for those costs and expenses.
- Original agreement allowed no more than 809 single family lots; proposed agreement is 888 to offset cost of realignment of Brita Olson Road.
- There is no change in the minimum lot width of 40’ and depth of 110’ for single family lots.
- There is no change to the maximum limit of 29% of the single-family lots to be 40’ wide.

- Original agreement allowed not less than 16.7% of the lots to be 60' wide. This amendment reduces this lot width to be 50' to increase lot count to address the increased cost associated with the requested Brita Olson Road realignment.
- Building permits were not required in the original agreement. Developer has consented to permits and inspections from the city for electric, plumbing, framing to enhance public safety. Developer will pay city fees for respective trades and will follow codes adopted by City.
- The original agreement established design and construction standards that were applicable in 2005. The proposed amendment confirms the following development standards that are applicable.
 - No changes to minimum lot size of 40'. Requirement for 60' wide lots has been reduced to 50' width.
 - Front and side building setbacks remain unchanged but corner lot side setback has been increased from 5' to 10'.
 - Rear setback has been reduced from 20' to 10'.
 - Impervious cover was silent in the original agreement, amendment clarifies to be 65% per residential lot.
 - Parking was not included in the original agreement, amendment clarifies 2 spaces required, minimum 1 garage space per single family lot.
 - Original agreement identified 2005 construction standards for road infrastructure. Amendment clarifies consistent with city requirements. Boundary street to be consistent with Travis County requirements for ROW dedication.
 - Sidewalks required and consistent – minimum 4' required.
 - Landscaping: No change to number of required trees. Clarification added on where minimum trees per lot can be planted to account for limited planting space.
 - Block length clarified in the amendment, not addressed in original agreement.
 - Residential building materials: consistent with original agreement to have 100% cementitious material on front and both sides, and 75% cementitious on the first floor.