

NOTES:

1. Undeveloped portions of the PUD served by existing water quality ponds shall comply with 2006 Watershed Protection regulations.
2. Wet ponds may be used as water quality control measures for the PUD.
3. Channel construction shall comply with PUD standards. Native vegetation, including herbaceous and woody species, will be incorporated as part of the channel revegetation design.
4. The trail shall be aligned such that a 1-foot freeboard from the 100-year floodplain is provided.
5. No concrete shall be allowed in the CWQZ (including armoring), except for sidewalks/trails in the outer half of the CWQZ.

Owner:

Austin Goodnight Ranch, L.P.
610 W. 5th Street, Ste. 601
Austin, TX 78701
512.472.7455

MVE Venture, Ltd.
4504 South Congress Avenue
Austin, TX 78745
512.455.1471

Benchmark Land Development, Inc.
610 W. 5th Street, Ste. 601
Austin, TX 78701
512.472.7455

Agent:

Austin Goodnight Ranch, L.P.
610 W. 5th Street, Ste. 601
Austin, TX 78701
512.472.7455

Land Planner:

TBG Partners
1705 Guadalupe Street, Ste. 500
Austin, TX 78701
512.327.1011
www.tbpartners.com

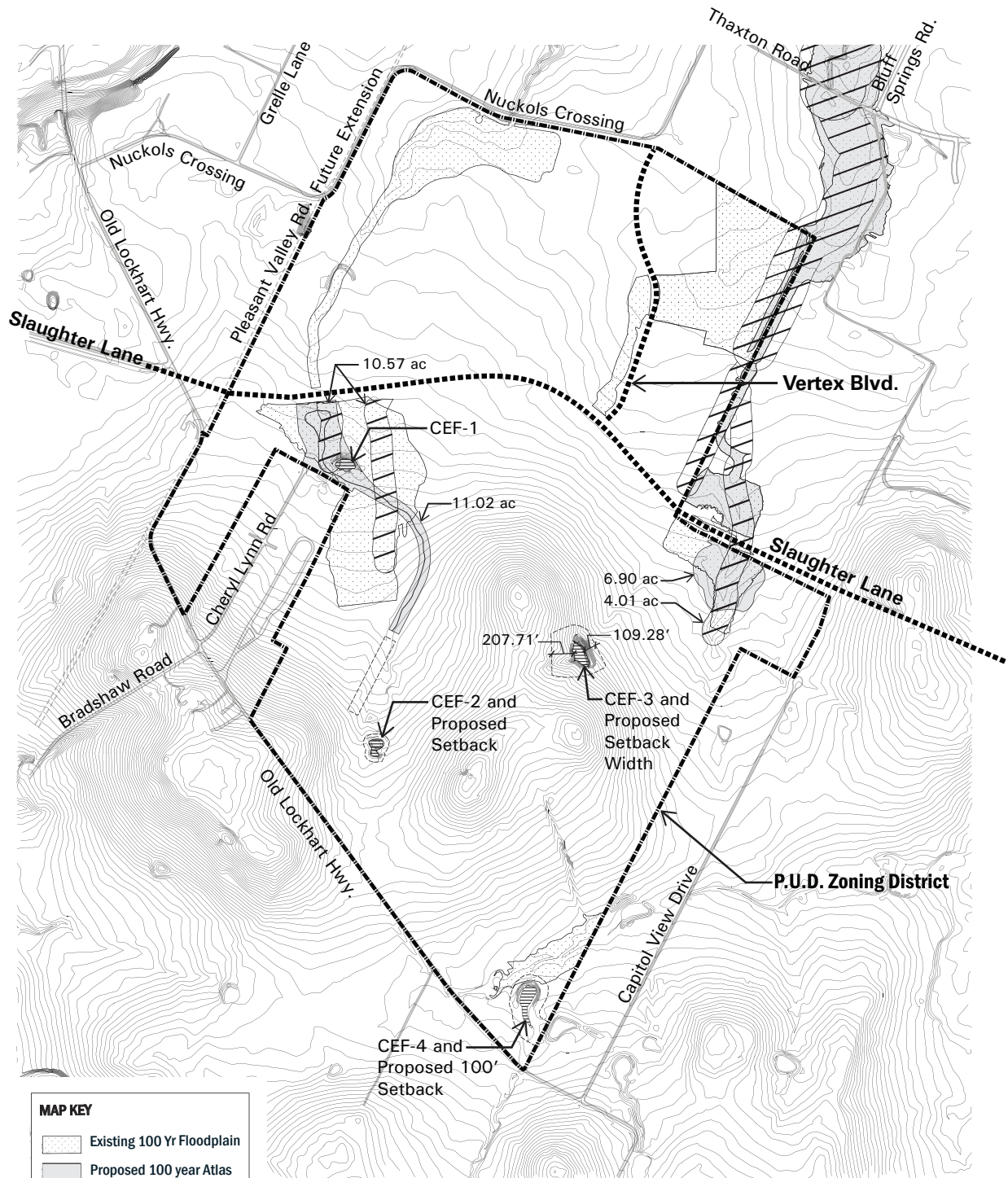
Engineer:

LandDev Consulting, LLC
4201 W. Parmer Lane, Suite C-100
Austin, Texas 78727
512.872.6696
www.landdevconsulting.com

Revised: July 07, 2020

February 28, 2006

Case Number: C814-04-0187.5H



MAP KEY

- Existing 100 Yr Floodplain
- Proposed 100 year Atlas 14 Floodplain / CWQZ (11.02 ac)
- COA CWQZ (10.57 ac)
- Wetland
- Wetland Setback
- 15-25% slope
- 25-35% slope
- > 35% slope

LOCATION MAP

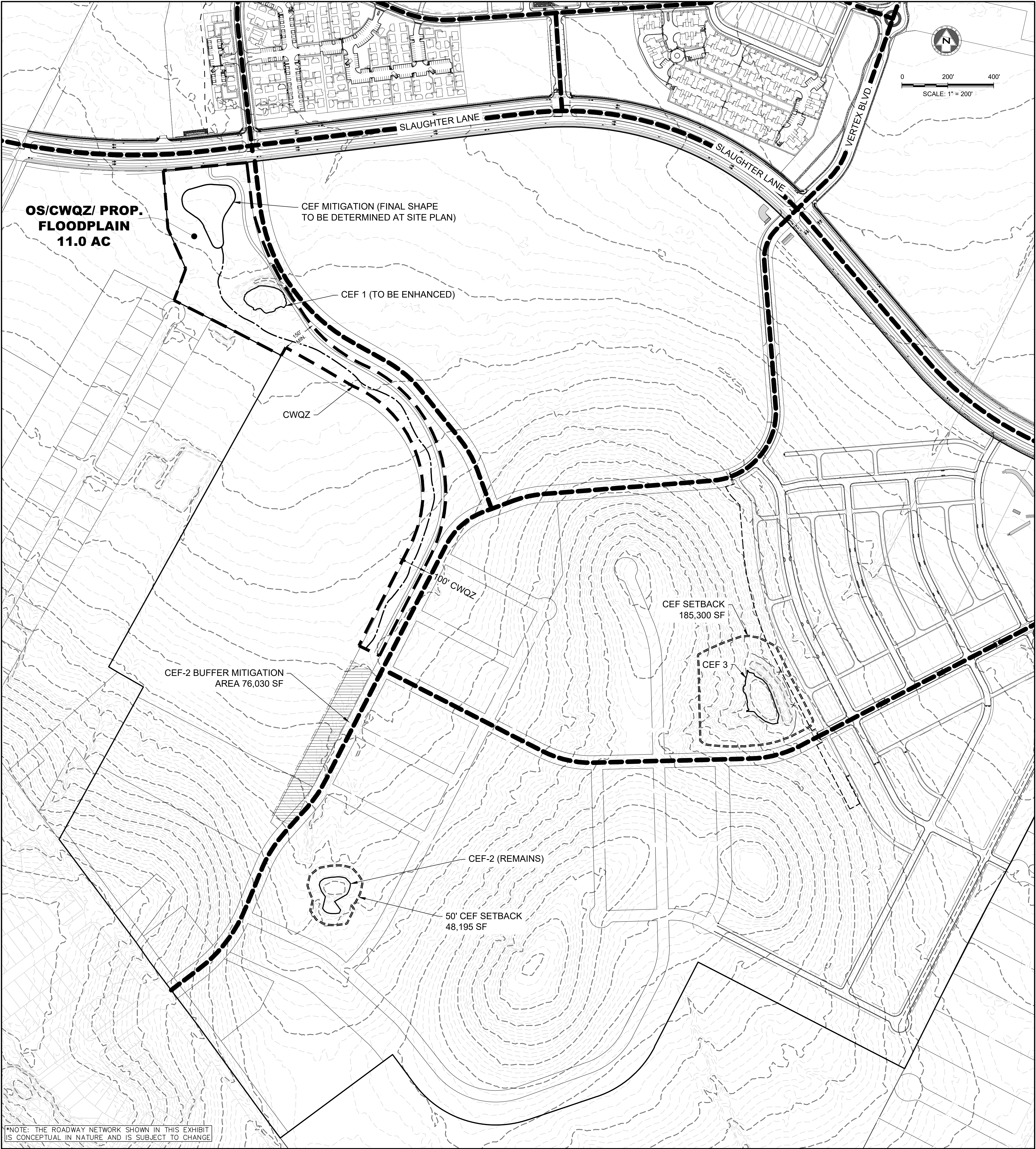


Environmental Summary:

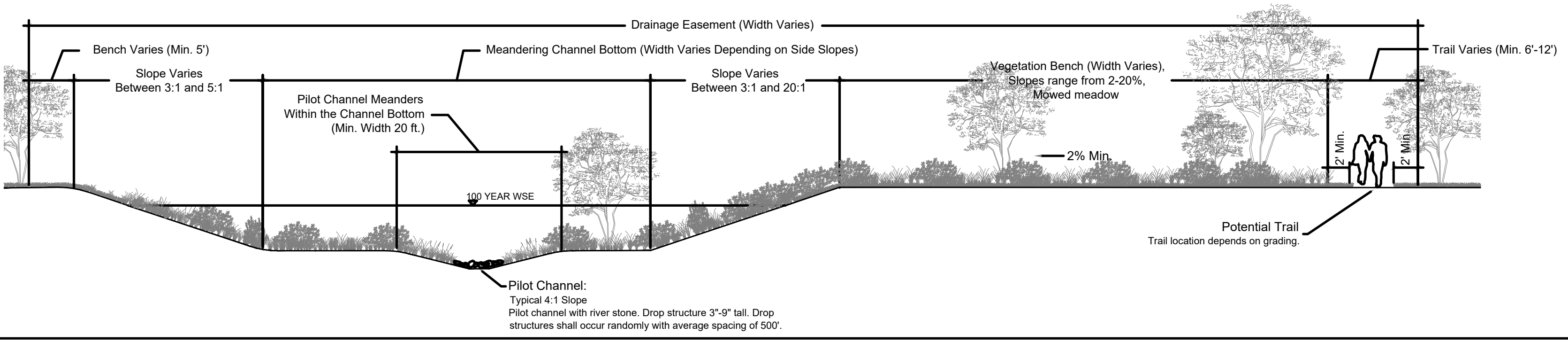
Contour Interval: 2 ft
Topography Source: LIDAR
100 year floodplain source: LandDev Consulting, LLC

| | | |
|-----------------|-----------|--------------|
| | 0% - 15% | 693.73 Acres |
| | 15% - 25% | 1.40 Acres |
| | 25% - 35% | 0.30 Acres |
| | Over 35% | 0.10 Acres |
| Total Acreage - | | 695.53 Acres |

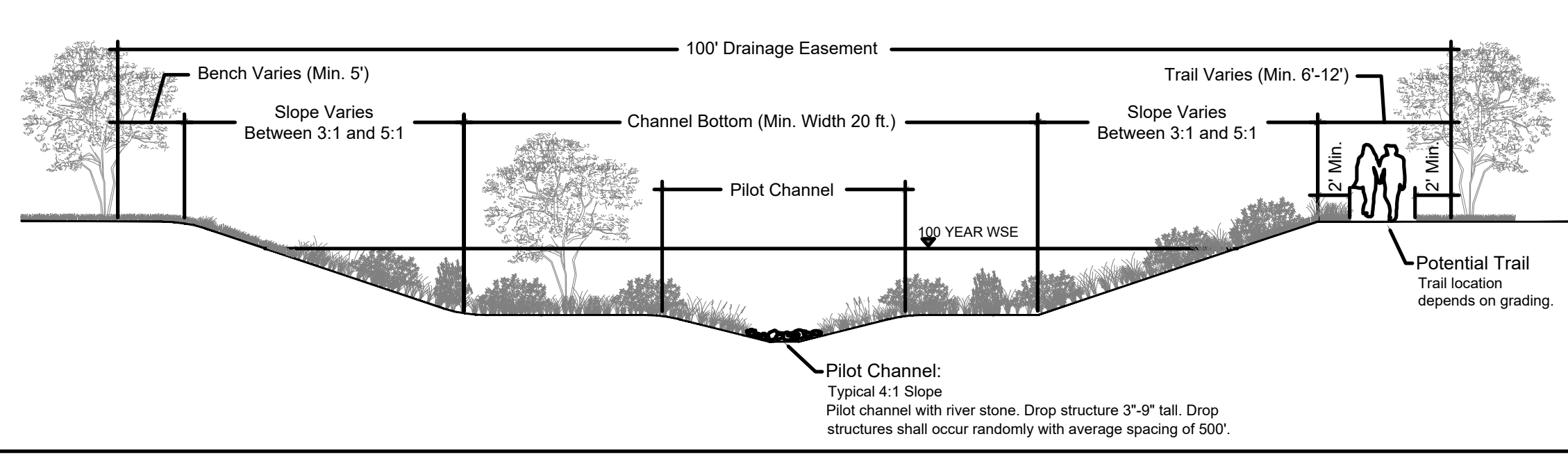




UNCONSTRAINED CHANNEL DIAGRAM > 100' CWQZ CEF MITIGATION OR DRAINAGE EASEMENT AREA - TYPICAL SECTION



CONSTRAINED CHANNEL DIAGRAM OF 100' CWQZ CEF MITIGATION OR DRAINAGE EASEMENT AREA - TYPICAL SECTION



- NOTES:**
1. CEF-1 MITIGATION AREA IS CONTAINED WITHIN THE CHANNEL AREA AS SHOWN.
 2. CEF-1 MITIGATION AREA SHOWN IS APPROXIMATE AND MAY VARY IN SIZE AND LOCATION, BUT SHALL EQUAL TO OR EXCEED THE CEF-1 AREA.
 3. CEF-1 AND CEF MITIGATION PONDS WILL INCLUDE PLANT SPECIES BASED ON MOISTURE LEVELS.
 4. CEF MITIGATION POND TO CONTAIN SUBMERGED, EMERGENT & SHORELINE SPECIES.
 5. CEF-2 BUFFER MITIGATION AREA IS CONTAINED WITHIN THE CHANNEL AREA AS SHOWN.
 6. CEF-2 BUFFER MITIGATION AREA SHALL EQUAL OR EXCEED THE CEF-2 AREA.
 7. FIRST FLUSH TREATMENT OF STORM WATER TO CEF-2 IS REQUIRED. PRETREATMENT MAY INCLUDE FLOW SPREADERS OR OTHER DISSIPATION DEVICES TO PREVENT CONCENTRATED FLOWS INTO CEF-2.
 8. DEVELOPED CATCHMENT AREA TO CEF-2 SHALL BE EQUAL TO OR GREATER THAN ITS EXISTING CATCHMENT AREA.
 9. ALL CWQZ, CEF SETBACK, AND FLOODPLAIN SHALL BE REVEGETATED/RESTORED/MAINTAINED TO THE DIVERSITY/DENSITY CRITERIAL OF 609S NATIVE PLAING AND SEEDING,. DEVIATIONS TO THIS CRITERIA MAY BE EVALUATED/MITIGATED AT SITE PLAN PHASE.
 10. AREAS WITHIN 100-YEAR WSE, SHALL NOT BE MOWED.
 11. CHANNEL SHALL EMULATE NATURAL CONDITION WITH A SINUOUS MEANDERING PILOT, OCCASIONAL DROP STRUCTURES, RUN/RIFLE/POOL COMPLEX AND NATIVE/DIVERSE PLANTING AND SEEDING PURSUANT TO 609S.
 12. CEF 3 BUFFER AREA SHALL EQUAL OR EXCEED THE STANDARD 150FT SETBACK IN APPROXIMATE LOCATION SHOWN.

GOODNIGHT RANCH PUD
EXHIBIT D-1
CEF MITIGATION PLAN
AUSTIN, TRAVIS, TEXAS
06/10/2020

LEGEND

— — — PROPOSED CWQZ / FLOODPLAIN

— — — MEANDERING CHANNEL FLOWLINE

— — — TRAIL ALIGNMENT (ALIGNMENT MAY VARY)

LAND DEV
CONSULTING, LLC
4201 W. PARKER LANE, SUITE C-100
AUSTIN, TX 78727
OFFICE: 512.872.6696
FIRM NO. 16384

GOODNIGHT RANCH PUD
PUD ZONING LAND USE SUMMARY TABLE, EXHIBIT "E"

P = Permitted Use C = Conditional Use Permit NP= Not Permitted

| RESIDENTIAL USES | MRA | NMA | NMA-V | OS | |
|---|------------|------------|--------------|-----------|--|
| Bed & Breakfast (Group 1) | P | P | P | NP | |
| Bed & Breakfast (Group 2) | P | P | P | NP | |
| Condominium Residential | P | P | P | NP | |
| Duplex Residential | P | P | P | NP | |
| Group Residential | P | P | P | NP | |
| Live/work Shophouse | P | P | P | NP | |
| Mansion Home | P | P | P | NP | |
| Mobile Home Residential | NP P | NP P | P | NP | |
| Multifamily Residential | P | P | P | NP | |
| Retirement Housing (Small Site) | P | P | P | NP | |
| Retirement Housing (Large Site) | P | P | P | NP | |
| Rowhouse | P | P | P | NP | |
| Single-Family Attached Residential | P | P | P | NP | |
| Single-Family Residential | P | P | P | NP | |
| Small Lot Single-Family Residential | P | P | P | NP | |
| Townhouse Residential | P | P | P | NP | |
| Two-Family Residential | P | P | P | NP | |
| Yard House | P | P | P | NP | |
| Short-term Rental | P | P | P | NP | |
| COMMERCIAL USES | MRA | NMA | NMA-V | OS | |
| Administrative and Business Offices | P | P | P | NP | |
| Agricultural Sales and Services | NP P | NP P | P | NP | |
| Alternative Financial Services Businesses | NP | NP | P | NP | |
| Art Gallery | P | P | P | NP | |
| Art Workshop | P | P | P | NP | |
| Automotive Rentals | NP | P | P | NP | |
| Automotive Repair Services | NP | P | P | NP | |
| Automotive Sales | NP | NP P | P | NP | |
| Automotive Washing (of any type) | NP P | NP P | P | NP | |
| Bail Bond Services | NP | NP | P | NP | |
| Building Maintenance Services | NP P | NP P | P | NP | |
| Business or Trade School | NP | P | P | NP | |
| Business Support Services | NP | P | P | NP | |
| Campground | NP | NP | P | NP | |
| Carriage Stable | NP | NP | NP | NP | |
| Cocktail Lounge | NP P* | C* P | P | NP | Maximum gross floor area for a cocktail lounge is limited to is 5,000 square feet, not inclusive of retail alcohol production. |
| Commercial Blood Plasma Center | NP | NP | P | NP | |

P = Permitted Use C = Conditional Use Permit NP= Not Permitted

| COMMERCIAL USES continued | MRA | NMA | NMA-V | OS | |
|---|------|------|-------|------|---|
| Commercial Off-Street Parking | NP | P | P | NP | |
| Communications Services | NP | P | P | NP | |
| Construction Sales and Services | NP | NP | P | NP | |
| Consumer Convenience Services | P | P | P | NP | |
| Consumer Repair Services | NP | P | P | NP | |
| Convenience Storage | NP | C | P | NP | |
| Custom Manufacturing and Printing | NP | P | P | NP | |
| Drop-Off Recycling Collection Facility | P* | P* | P | NP | * Maximum gross floor area is 10,000 square feet. |
| Electronic Prototype Assembly | NP | NP | P | NP | |
| Electronic Testing | NP | NP | P | NP | |
| Equipment Repair Services | NP | NP | P | NP | |
| Equipment Sales | NP | NP | P | NP | |
| Exterminating Services | NP | NP | P | NP | |
| Financial Services | P | P | P | NP | |
| Food Preparation | NP | P | P | NP | |
| Food Sales | NP | P | P | NP | |
| Funeral Services | NP | NP P | P | NP | |
| General Retail Sales (Convenience) | NP P | P | P | NP | |
| General Retail Sales (General) | NP | P | P | NP | |
| Hotel-Motel | NP | P | P | NP | |
| Indoor Entertainment | NP | P | P | NP | |
| Indoor Sports and Recreation | NP | P | P | NP | |
| Kennels | NP | NP P | P | NP | |
| Laundry Services | NP | P | P | NP | * Maximum gross floor area is 5,000 square feet. |
| Liquor Sales | NP | NP P | P | NP | |
| Marina | NP | NP | NP | NP | |
| Medical Offices -- exceeding 5000 sq. ft. gross floor area | NP | P | P | NP | |
| Medical Offices -- not exceeding 5000 sq. ft. gross floor area | NP | P | P | NP | |
| Monument Retail Sales | P | P | P | NP | |
| Off-Site Accessory Parking | P | P | P | NP | |
| Outdoor Entertainment | NP P | P | P | NP P | |
| Outdoor Sports and Recreation | NP P | NP P | P | NP P | |
| Pedicab Storage and Dispatch | NP | P | P | NP | |
| Pawn Shop Services | NP | NP | NP | NP | |
| Personal Improvement Services | NP | P | P | NP | |
| Personal Services | NP | P | P | NP | |
| Pet Services | NP | P | P | NP | |
| Plant Nursery | NP | P | P | NP | |

P = Permitted Use C = Conditional Use Permit NP= Not Permitted

| COMMERCIAL USES continued | MRA | NMA | NMA-V | OS | |
|---------------------------------------|-----|-----|-------|----|--|
| Printing and Publishing | NP | NP | P | NP | |
| Professional Office | P | P | P | NP | |
| Recreational Equipment Maint. & Stor. | NP | NP | NP | NP | |
| Recreational Equipment Sales | NP | NP | P | NP | |
| Research Assembly Services | NP | P | P | NP | |
| Research Services | NP | P | P | NP | |
| Research Testing Services | NP | P | P | NP | |
| Research Warehousing Services | NP | NP | P | NP | |
| Restaurant (General) | NP | P | P | NP | |
| Restaurant (Limited) | NP | P | P | NP | |
| Scrap and Salvage | NP | NP | NP | NP | |
| Service Station | NP | P | P | NP | |
| Software Development | NP | P | P | NP | |
| Special Use Historic | NP | NP | P | NP | |
| Stables | NP | NP | NP | NP | |
| Theater | NP | P | P | NP | |
| Vehicle Storage | NP | NP | P | NP | |
| Veterinary Services | NP | P | P | NP | |

P = Permitted Use

C = Conditional Use Permit

NP= Not Permitted

| CIVIC USES | MRA | NMA | NMA-V | OS | |
|------------------------------------|------|------|-------|----|--|
| Administrative Services | P | P | P | NP | |
| Aviation Facilities | NP | NP | NP | NP | |
| Camp | NP | NP P | P | NP | |
| Cemetery | P | P | P | NP | |
| Club or Lodge | NP | P | P | NP | |
| College and University Facilities | NP | P | P | NP | |
| Communication Service Facilities | P | P | P | NP | |
| Community Events | NP | P | P | NP | |
| Community Recreation (Private) | P | P | P | P | |
| Community Recreation (Public) | P | P | P | P | |
| Congregate Living | NP | P | P | NP | |
| Convalescent Services | NP P | NP P | P | NP | |
| Convention Center | NP | NP | P | NP | |
| Counseling Services | NP | P | P | NP | |
| Cultural Services | P | P | P | NP | |
| Day Care Services (Commercial) | NP P | P* | P | NP | * Must be located on a collector or a minor arterial. Not allowed to access on a local street. |
| Day Care Services (General) | P | P | P | NP | |
| Day Care Services (Limited) | P | P | P | NP | |
| Detention Facilities | NP | NP | NP | NP | |
| Employee Recreation | NP | NP P | P | NP | |
| Family Home | P | P | P | NP | |
| Group Home, Class I (General) | P | P | P | NP | |
| Group Home, Class I (Limited) | P | P | P | NP | |
| Group Home, Class II | P | P | P | NP | |
| Guidance Services | NP P | P | P | NP | |
| Hospital Services (General) | NP | NP P | P | NP | |
| Hospital Services (Limited) | NP | P | P | NP | |
| Local Utility Services | P | P | P | P | |
| Maintenance and Service Facilities | NP | NP | P | NP | |
| Major Public Facilities | C | C | C | NP | |
| Major Utility Facilities | C | C | C | NP | |
| Military Installations | NP | NP | NP | NP | |

P = Permitted Use C = Conditional Use Permit NP= Not Permitted

| CIVIC USES | MRA | NMA | NMA-V | OS | |
|--|------|-----|-------|----|---|
| Park and Recreation Services (General) | P | P | P | P | |
| Park and Recreation Services (Special) | NP P | P | P | P | |
| Postal Facilities | P | P | P | NP | |
| Private Primary Educational Facilities | P | P | P | P | |
| Private Secondary Educational Facilities | P | P | P | NP | |
| Public Primary Educational Facilities | P | P | P | P | |
| Public Secondary Educational Facilities | P | P | P | P | |
| Railroad Facilities | NP | NP | NP | NP | |
| Religious Assembly | P | P | P | P | |
| Residential Treatment | NP | NP | P | NP | |
| Safety Services | P | P | P | P | * Must be located on a collector or a minor arterial. Not allowed to front on a local street. |
| Telecommunication tower -- subject to SS 25-2-839 (13-2-235 and 13-2-273) | P | P | P | P | * A telecommunications tower must be located on top of a building or be an architectural component. |
| Transitional Housing | NP | C | P | NP | |
| Transportation Terminal | NP | C | P | NP | |
| All other Civic Uses | NP | NP | P | NP | |

| INDUSTRIAL USES | MRA | NMA | NMA-V | OS | |
|--------------------------------------|-------|-----|-------|----|--|
| Basic Industry | NP | NP | NP | NP | |
| Custom Manufacturing | NP | NP | P | NP | |
| General Warehousing and Distribution | NP | NP | P | NP | |
| Light Manufacturing | NP P* | NP | P | NP | *MRA to permit brewery and cocktail lounge |
| Limited Warehousing and Distribution | NP | NP | P | NP | |
| Recycling Center | NP | NP | P | NP | |
| Resource Extraction | NP | NP | NP | NP | |

| AGRICULTURAL USES | MRA | NMA | NMA-V | OS | |
|-----------------------------|------|------|-------|-----|---|
| Urban Farm | NP P | NP P | P | P | |
| Community Garden | P | P | P | NP | |
| All Other Agricultural Uses | NP* | NP* | NP* | NP* | * Agriculture, plant and tree nursery and ranching uses are permitted on any portion of the property prior to Final Platting. |

GOODNIGHT RANCH PUD

SITE DEVELOPMENT REGULATIONS, EXHIBIT “F”

| Mixed Residential Area (MRA) | | | | | | | |
|-------------------------------------|---|---|-------------------------------------|---|---------------------------|---------------------------|---|
| | YARD HOUSE | ROWHOUSE LIVE/WORK SHOPHOUSE | MANSION HOUSE | MULTI-FAMILY HOME | COMMERCIAL ⁽²⁾ | CIVIC | AUTO PASEO COURT |
| Minimum Lot Size | 2,500 SF, 2,400 SF 3,500 SF on corner lot | 1,375 SF, 1,000 SF 1,500 SF on corner lot | 7,000 SF 6,000 SF | 12,500 SF | 2,500 SF | 2,500 SF | 1,800 SF |
| Minimum Lot Width ⁽⁴⁾ | 30 FT, 27 FT 35 FT 32 FT on corner lot | 16 FT., 25 FT. on corner lot | 70 FT, 50 FT | 80 FT | 25 FT. | 25 FT. | 30 FT |
| Maximum Height ⁽³⁾ | 35 FT | 35 FT and 3 stories 45 FT | 35 FT and 3 stories | 35 FT and 3 stories 60 FT | 35 FT 60 FT | 35 FT 60 FT | 50 FT |
| Minimum Front Yard Setback | 5 FT | 5 FT | 40 FT 5 FT | 40 FT 5 FT | 5 FT | 5 FT | 5 FT |
| Minimum Front Garage Setback | 20 FT | 20 FT | 20 FT | 20 FT | N/A | N/A | 20 FT if facing street 10 FT if facing court |
| Minimum Street Side Yard Setback | 10 FT | 10 FT | 10 FT | 40 FT 5 FT | 10 FT | 10 FT | 5 FT |
| Minimum Interior Side Yard Setback | 3 FT-6 IN. ⁽¹⁾ 0 FT Garage ⁽⁶⁾ | 0 FT | 5 FT. 0 FT Garage ⁽⁶⁾ | 10 FT | 5 FT. | 5 FT. | 5 FT |
| Minimum Rear Yard Setback | 5 FT | 5 FT. | 5 FT. | 15 FT, 5 FT Garages | 10 FT. | 10 FT. | 5 FT |
| Maximum Building Coverage | 55% | 80% | 65% | 65% 75% | 55% 75% | 60% 75% | 75 % |
| Maximum Impervious Cover | 65% | 95% | 75% | 75% 80% | 65% 80% | 70% 80% | 80 % |
| Maximum F.A.R. | N/A | N/A | N/A | N/A | 1:1 F.A.R. N/A | 1:1 F.A.R. N/A | N/A |

Notes

- 1) A minimum side yard of 3'-6" is permitted (measured from face of building to property line), provided that the adjoining side yard setback is a minimum of 3'-6" to create a face-of-building to face-of-building space of at least 7 feet.
- 2) Mixed-use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- 3) The development shall comply with the modified Compatibility Standards for Goodnight Ranch PUD as set forth in ~~Exhibit B~~ Part 6, Par. (A)(5) of this ordinance (~~No. 20061116-053~~).
- 4) Lots less than 40' wide will be rear-loaded and lots that are front-loaded must be wider than 40'.
- 5) For parks, see site development regulations under Open Space.
- 6) The minimum distance between garages on adjoining lots is 10 feet, except that the garage side yard setback may be reduced to zero feet provided that applicable fire rating and building codes are met. The wall of a garage built adjacent to a zero lot line or within three feet of a common side lot line must be solid and opaque and may not contain an opening.
- 7) A site plan is not required for ~~Auto~~ Paseo Court use, as modified in section 25-5-2(B1).
- 8) ~~If not covered by this PUD, site development regulations for all other uses permitted in Exhibit E shall be governed by current code.~~

GOODNIGHT RANCH PUD

SITE DEVELOPMENT REGULATIONS, EXHIBIT “F”

| NEIGHBORHOOD MIXED USE AREA (NMA) | | | | | | | |
|------------------------------------|--|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------------|----------------------------------|---|
| | YARD HOUSE | ROWHOUSE LIVE/WORK SHOPHOUSE | MANSION HOUSE | MULTI-FAMILY HOME | COMMERCIAL ⁽²⁾ | CIVIC | AUTO PASEO COURT |
| Minimum Lot Size | 2,500 SF , 2,400 SF 3,500 SF on corner lot | 1,375 SF, 1,500 SF on corner lot | 7,000 SF 6,000 SF | 12,500 SF | 2,500 SF | 2,500 SF | 1,800 SF |
| Minimum Lot Width ⁽⁵⁾ | 30 FT , 27 FT 35 FT 32 FT on corner lot | 16 FT 21 FT on corner lot | 70 FT 50 FT | 80 FT | 25 FT | 25 FT | 30 FT |
| Maximum Height ⁽²⁾ | 35 FT | 40 FT and 3 stories | 40 FT and 3 stories | 40 FT and 3 stories 60 FT | 65 FT | 40 FT 65 FT | 50 FT |
| Minimum Front Yard Setback | 5 FT | 5 FT | 10 FT | 5 FT | 5 FT | 5 FT | 5 FT |
| Minimum Front Garage Setback | 20 FT | 20 FT | 20 FT | 20 FT | N/A | N/A | 20 FT if facing street 10 FT if facing court |
| Minimum Street Side Yard Setback | 10 FT | 10 FT | 10 FT | 10 FT | 10 FT | 10 FT | 5 FT |
| Minimum Interior Side Yard Setback | 3 FT, 6 IN ⁽⁴⁾ 0 FT Garage ⁽⁶⁾ | 0 FT | 5 FT 0 FT Garage ⁽⁶⁾ | 10 FT | 5 FT | 5 FT | 5 FT |
| Minimum Rear Yard Setback | 5 FT | 5 FT | 5 FT | 10 FT 5 FT Garage | 10 FT | 10 FT | 5 FT |
| Maximum Building Coverage | 55% | 80 % | 65 % | 65% | 70 % 75% | 70 % 75% | 75 % |
| Maximum Impervious Cover | 65% | 95% | 75% | 75% 80% | 80% 90% | 80% | 80 % |
| Maximum F.A.R. | N/A | N/A | N/A | N/A | 2:1 F.A.R. N/A | 2:1 F.A.R. N/A | N/A |

Notes

- 1) Parking facilities in the NMA may be retained in common for reciprocal use by NMA commercial and office/civic tenants, and may be included as part of the building lot. Example: a lot containing retail uses on ground floor, with residential and/or office use above, designed to accommodate common parking facilities. Such shared parking facilities are limited to the NMA.
- 2) The development shall comply with the modified Compatibility Standards for Goodnight Ranch PUD as set forth in ~~Exhibit B~~ **Part 6, Par. (A)(5) of this ordinance (No. 20061116-053)**.
- 3) Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- 4) A minimum side yard of 3'-6" is permitted (measured from face of building to property line), provided that the adjoining side yard and set back is a minimum of 3'-6" to create a face-of-building to face-of-building space of at least 7 feet.
- 5) Lots less than 40' wide will be rear-loaded and lots that are front-loaded must be wider than 40'.
- 6) The minimum distance between garages on adjoining lots is 10 feet, except that the garage side yard setback may be reduced to zero feet provided that applicable fire rating and building codes are met. The wall of a garage built adjacent to a zero lot line or within three feet of a common side lot line must be solid and opaque and may not contain an opening.
- 7) A site plan is not required for ~~Auto Paseo Court~~ use, as modified in section 25-5-2(B1).
- 8) ~~If not covered by this PUD, site development regulations for all other uses permitted in Exhibit E shall be governed by current code.~~

GOODNIGHT RANCH PUD

SITE DEVELOPMENT REGULATIONS, EXHIBIT “F”

| NEIGHBORHOOD MIXED USE AREA - VERTICAL (NMA-V) | | | | | | | |
|---|---|-------------------------------------|------------------------------------|----------------------|---------------------------|--------------------|---|
| | YARD HOUSE | ROWHOUSE LIVE/WORK SHOPHOUSE | MANSION HOUSE | MULTI-FAMILY HOME | COMMERCIAL ⁽²⁾ | CIVIC | AUTO PASEO COURT |
| Minimum Lot Size | 2,500 SF, 2,400 SF 3,500 SF on corner lot | 1,375 SF, 1,500 SF on corner lot | 6,000 SF 5,000 SF | 12,500 SF | 2,500 SF | 2,500 SF | 1,800 SF |
| Minimum Lot Width ⁽⁵⁾ | 30 FT, 27 FT 35 FT 32 FT on corner lot | 16 FT 21 FT on corner lot | 50 FT 40 FT | 80 FT | 25 FT | 25 FT | 30 FT |
| Maximum Height ⁽²⁾ | 35 FT | 40 FT | 40 FT 60 FT | 60 FT 75 FT | 65 FT 90 FT | 65 FT 90 FT | 50 FT |
| Minimum Front Yard Setback | 5 FT | 5 FT | 10 FT | 5 FT | 5 FT 0 FT | 5 FT 0 FT | 5 FT |
| Minimum Front Garage Setback | 20 FT | 20 FT | 20 FT | 20 FT 0 FT | N/A | N/A | 20 FT if facing street 10 FT if facing court |
| Minimum Street Side Yard Setback | 10 FT | 10 FT | 10 FT | 10 FT | 10 FT 5 FT | 10 FT | 5 FT |
| Minimum Interior Side Yard Setback | 3 FT, 1 IN ⁽⁴⁾ 0 FT Garage ⁽⁶⁾ | 0 FT | 5 FT 0 FT Garage ⁽⁶⁾ | 10 FT | 5 FT | 5 FT | 5 FT |
| Minimum Rear Yard Setback | 5 FT | 5 FT | 5 FT | 10 FT 5 FT Garage | 10 FT | 10 FT | 5 FT |
| Maximum Building Coverage | 55% | 80 % | 65 % | 65% 90% | 75% 90% | 75% 90% | 75 % |
| Maximum Impervious Cover | 65% | 95% | 75% | 75% 90% | 80% 90% | 80% 90% | 80 % |
| Maximum F.A.R. | N/A | N/A | N/A | N/A | 2:1 F.A.R. N/A | 2:1 F.A.R. N/A | N/A |

Notes

- 1) Parking facilities in the **NMA-V** may be retained in common for reciprocal use by **NMA-V** commercial and office/civic tenants, and may be included as part of the building lot. Example: a lot containing retail uses on ground floor, with residential and/or office use above, designed to accommodate common parking facilities. Such shared parking facilities are limited to the **NMA-V**.
- 2) The development shall comply with the modified Compatibility Standards for Goodnight Ranch PUD as set forth in Part 6, Par. (A)(5) of this ordinance ~~(No. 20061116-053)~~.
- 3) Mixed use multifamily buildings with ground floor commercial use shall follow commercial site development regulations.
- 4) A minimum side yard of 3'-6" is permitted (measured from face of building to property line), provided that the adjoining side yard and set back is a minimum of 3'-6" to create a face-of-building to face-of-building space of at least 7 feet.
- 5) Lots less than 40' wide will be rear-loaded and lots that are front-loaded must be wider than 40'.
- 6) The minimum distance between garages on adjoining lots is 10 feet, except that the garage side yard setback may be reduced to zero feet provided that applicable fire rating and building codes are met. The wall of a garage built adjacent to a zero lot line or within three feet of a common side lot line must be solid and opaque and may not contain an opening.
- 7) A site plan is not required for ~~Auto~~ Paseo Court use, as modified in section 25-5-2(B1).
- 8) ~~If not covered by this PUD, site development regulations for all other uses permitted in Exhibit E shall be governed by current code.~~

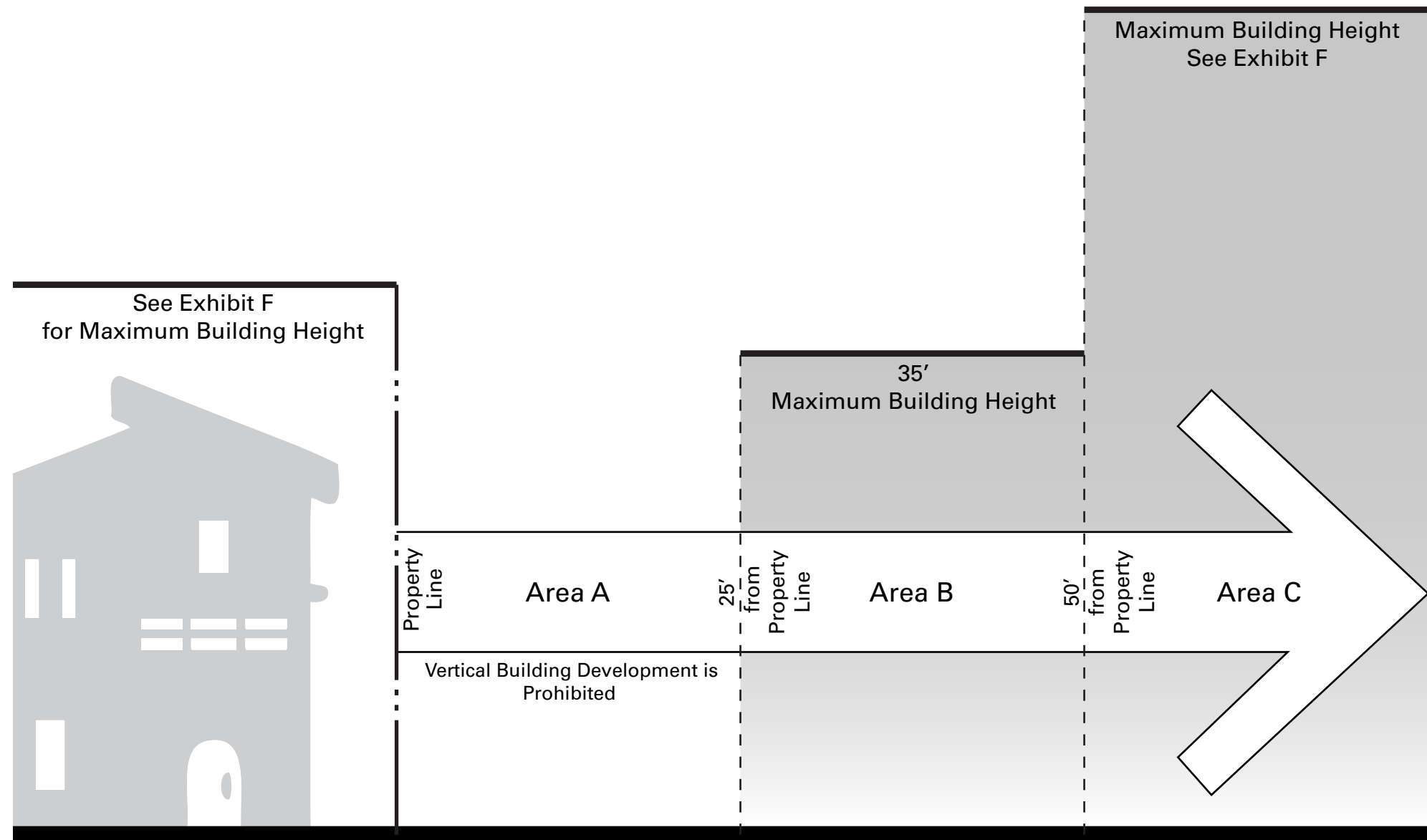
GOODNIGHT RANCH PUD

SITE DEVELOPMENT REGULATIONS, EXHIBIT “F”

| | OPEN SPACE | | |
|------------------------------------|---|--------------------------------------|------------------------------|
| | SAFETY SERVICES & EDUCATIONAL FACILITIES | OTHER CIVIC USES ¹ | COMMERCIAL |
| Minimum Lot Size | 1 Acre | 5,000 SF | 5,000 SF |
| Minimum Lot Width | 50 FT. | 20 FT. | 20 FT. |
| Maximum Height ⁽²⁾ | 35 FT 40 FT | 35 FT 50 FT | 35 FT 50 FT |
| Minimum Front Yard Setback | 25 FT | 40 FT 5 FT | 10 FT |
| Minimum Street Side Yard Setback | 10 FT | 40 FT 5 FT | 10 FT |
| Minimum Interior Side Yard Setback | 10 FT | 15 FT 5 FT | 15 FT |
| Minimum Rear Yard Setback | 25 FT | 40 FT 5 FT | 10 FT |
| Maximum Impervious Cover | 75% | 75% | 75% |
| Maximum F.A.R. | 0.250:1 F.A.R. N/A | 0.250:1 F.A.R. N/A | 0.250:1 F.A.R. N/A |

Notes

- 1) Includes all park sites except safety services and educational facilities such as fire station or elementary school.
- 2) The development shall comply with the modified Compatibility Standards for Goodnight Ranch PUD as set forth in ~~Exhibit B~~ **Part 6, Par. (A)(5) of this ordinance (No. 20061116-053).**
- 3) **Setbacks are not applicable to trails and associated amenities. Setbacks are applicable to public restrooms.**
- 4) **Site development plans for OCMPSD facilities within the PUD may be a part of subdivision construction plans that include Open Space, or approved as separate site development plans. OCMPSD facilities are not required to be submitted, approved, or completed in order to obtain certificates of occupancy for any building within the PUD.**



Development Uses which require Compatibility Setbacks from Multifamily Home, multiuse buildings, commercial, retail and civic uses:

- Yard House
- Row House Live/Work Shophouse
- Mansion House
- Paseo Court
- All other single family housing (attached or detached)

Area A:

Allowable uses within 0'-25' from property line:

- Vertical building development is prohibited
- Roads (public or private)
- Sidewalks, trails, and bike lanes
- Landscape and irrigation
- Stormwater management
- Utilities
- Supporting parks or open space (public or private)
- Directional and regulatory signage
- Parking

Area B:

Allowable uses within 25'-50' from property line:

- 35' maximum building height
- Multifamily Home
- Multiuse buildings
- Commercial and retail
- Civic

Area C:

Allowable uses beyond 50' from property line:

- See Exhibit F: Development Regulation Charts for maximum PUD building height requirements.
- All other uses permitted in Exhibit E: Land Use Summary for PUD requirements.
- All uses listed in Area A and Area B of this chart.

NOTES:

This section applies to compatibility standards within the PUD. Specifically, the area of the Austin Goodnight Ranch PUD, north of Slaughter Lane shall comply with the following compatibility standards:

- (a) Except as provided in this subsection, Chapter 25-2, Article 10 (Compatibility Standards) does not apply within the PUD.
- (b) Notwithstanding Subsection 5, development outside of the PUD triggers the compatibility standards of Chapter 25-2, Article 10 (Compatibility Standards) for development within the PUD. Therefore, the perimeter of this PUD boundary shall be in compliance to Chapter 25-2, Article 10 (Compatibility Standards).
- (c) Except for lighting in a public right of way, all exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent properties. Exterior lighting may not exceed 0.4-foot candles across the source property line.
- (d) The noise level of mechanical equipment may not exceed 70 decibels at the property line.
- (e) The use of highly reflective surfaces, including reflective glass and reflective metal roofs with a pitch of more than a run of seven to a rise of 12, is prohibited. This prohibition does not apply to solar panels and copper or painted metal roofs.
- (f) Dumpsters and permanently placed refuse receptacles must be located at least 20 feet from adjacent residential uses. The location of and access to dumpsters or any other refuse receptacles must comply with the Transportation Criteria Manual.
- (g) Regarding horizontal and vertical compatibility between single family residential use and adjacent development use, see diagram on left.
- (h) As infomation, compatibility Setbacks for Property North of Slaughter Lane is outlined in Part 6. A. Subpart 5. of this ordinance.



**Goodnight Ranch
PUD**

**Site Development Regulations
Compatibility Setbacks for
Property South of Slaughter Lane
Exhibit G**

Austin, Texas
July 25, 2019

TBG – [512] 327 1011 – tbgpartners.com
1705 Guadalupe St, Suite 500, Austin, Texas 78701

GOODNIGHT RANCH PUD
DENSITY TABLE EXHIBIT “G” EXHIBIT “H”

| | Land Area (acres) | % of Total | MAXIMUM ALLOWABLE INTENSITIES |
|--|----------------------------|------------------------|---|
| Mixed Residential Area (MRA) (land area excludes neighborhood parks and open space, but includes street/alley right-of-way) | 328.0 347.60 | 47 % 50% | <ul style="list-style-type: none"> ■ Up to 1,583 residential dwelling units ■ Up to 35,000 GSF of commercial/retail/office (maximum 1:1 F.A.R.) ■ Up to 5,000 GSF of civic uses ■ 2 sites: 1,000 student elementary school |
| Neighborhood Mixed-Use Area (NMA) (land area excludes neighborhood parks and open space but includes street/alley right-of-way) | 358.2 265.60 | 51 % 38% | <ul style="list-style-type: none"> ■ Up to 1,950 residential dwelling units ■ Up to 225,000 GSF commercial/retail/office (maximum 2:1 F.A.R.) ■ Up to 10,000 GSF of civic uses ■ Fire Station site, up to 45,000 SF of impervious cover allowance plus req'd boundary street impervious cover assignment shall be allocated. |
| Neighborhood Mixed-Use Area – Vertical (NMA) | 67.53 | 10 % | <ul style="list-style-type: none"> ■ Up to 6,308 dwelling units ■ Up to 635,000 GSF commercial/retail/ office ■ Up to 15,000 GSF civic uses, to include: <ul style="list-style-type: none"> ○ 3 Public education sites ○ 1 Fire Station Lot |
| Open Space/Community Facilities (OS) | — | — | <p>A. Fees in lieu of Parkland Dedication -The developer will pay full fees in lieu of parkland dedication, calculated as set forth in City code.</p> <p>B. Neighborhood Parks</p> <ol style="list-style-type: none"> 1. Inclusion of a five-acre private park, or series of parks totaling a minimum of five acres, within the project. This private neighborhood park(s) shall include a minimum of three recreational uses for residential use: 1) Picnic/BBQ stations (seven stations), 2) children’s playscape and 3) informal multi-use playing field. 2. The park(s) locations shall be determined by the developer as the project develops at locations that the developer deems appropriate for resident use. <p>C. Additional Private Open Space Open to Residents</p> <ol style="list-style-type: none"> 1. Minimum of 65 acres for private open space will be made available for use by the residents. The uses within this open space may consist of uses permitted in the Open Space Area of the PUD (see Exhibit E for complete listing of permitted and prohibited uses). 2. Maximum GSF allowed within open space areas: up to 12,000 GSF of open space-related structures (maximum 0.25:1 F.A.R.). 3. Detention and water quality facilities will be owned and maintained by the Homeowners Association, Onion Creek Metro Park District, successors or assigns. <p>The items above satisfy all Parkland Dedication requirements of the entire PUD.</p> |
| Slaughter Lane R.O.W. | 13.9 14.80 | 2 % | |

| | | | |
|--|----------------------------|-------|--|
| Total Maximum Residential Allowed | | | <ul style="list-style-type: none"> 6,308 3,533 residential dwelling units, plus ADU, of which a maximum of 2,150 du may be multifamily residential (mansion home, rowhouse, live/work shophouse, condominium, triplex and apartments (subject to Traffic Impact Analysis) at a maximum density of 36 du/ae. |
| Total Maximum Commercial/Civic Allowed | | | <ul style="list-style-type: none"> 275,000 635,000 GSF plus 2 3 public school sites and 1 fire station site (subject to Traffic Impact Analysis) |
| Total Land Area | 700.1 695.53 | 100 % | |

Notes:

- 1) All maximum allowable intensities are subject to the Traffic Impact Analysis.
- 2) So long as uses are permitted in an area, residential maximum allowable densities may be transferred from one Area to another provided that the overall project maximum for residential intensity is not exceeded.
- 3) Open space is inclusive of neighborhood parks located in each of the Mixed Residential Areas and the Neighborhood Mixed-Use Areas.
- 4) A mandatory Property Owners Association will be established for all property owners (except the Austin Independent School District) prior to recordation of the first Final Plat. Any property owned by the Austin Independent School District will be excluded from any Property Owners Association, so long as such property is used for public education purposes.
- 5) Open Space (OS) land area is included as a portion of the MRA / NMA / ~~NMA-V~~ Areas.

GOODNIGHT RANCH PUD

STREET CROSS SECTION TABLE

Exhibit H I

(See following street sections for additional requirements)

| KEY | ROADWAY TYPE | ROW | No of Lanes | Min Curb Basis | Sidewalk* | Paving | Parking | Bike Lanes | Street Classification for Pavement Design Only |
|------------------|---|------------|------------------------------|-----------------------|------------------------------|--|---------|------------|--|
| A | Neighborhood Center Boulevard | 70' | 2, divided | 18' 11' | Shared Use Yes | 2 @ 20', 8' median minimum 36' | 2 sides | No | Neighborhood Collector |
| B | Neighborhood Center Main Street | 64' | 2 | 14' | Yes | 36' | 2 sides | No | Neighborhood Collector |
| C B-1 | Neighborhood Center Avenue | 64' 60' | 2 | 13' | Yes | 34' | 2 sides | No | Neighborhood Collector / Residential |
| D | Neighborhood Center Alley | 20' | 1 (shared for 2-way traffic) | N/A | No | 20' | None | No | Local |
| E B-2 | Mixed Residential Boulevard | 70' | 2, divided | 13' | Yes | 2 @ 18', 8' median minimum 34' | 2 sides | No | Neighborhood/Residential Collector |
| F | Mixed Residential Avenue | 60' | 2 | 13' | Yes | 34' | 2 sides | No | Residential Collector |
| G C | Mixed Residential Street | 50' | 1 (shared for 2-way traffic) | 11' | Yes | 28' | 2 sides | No | Local |
| H | Mixed Residential Lane | 50' | 1 (shared for 2-way traffic) | 12' | Yes | 26' | 2 sides | No | Local |
| I | Mixed Residential One Way Street | 38' | 1 | 10' | Yes | 18' | 1 side | No | Local |
| J E | Mixed Residential Alley | 20' | 1 (shared for 2-way traffic) | 2 5' | No | 15' | None | No | Local |

* All sidewalks shall have a minimum 5' width. Shared use paths shall have a minimum 8' width.

1 Construction of cul-de-sacs is discouraged. Should a temporary cul-de-sac be required for construction purposes, the design requirements contained in the City of Austin Transportation Criteria Manual Section 1 3 2 should be followed. When cul-de-sacs are constructed they will include a bike / pedestrian connection.

2 Street cross-sections may be modified with the approval of both Watershed Protection and Development Review and TPSD.

3 Except as otherwise set forth above, the PUD street designs shall comply with the street standards set forth in the Traditional Neighborhood District Criteria Manual (i.e. design speed, typical ADT range, etc.)

4. Street cross sections are for public and private streets.

Goodnight Ranch PUD

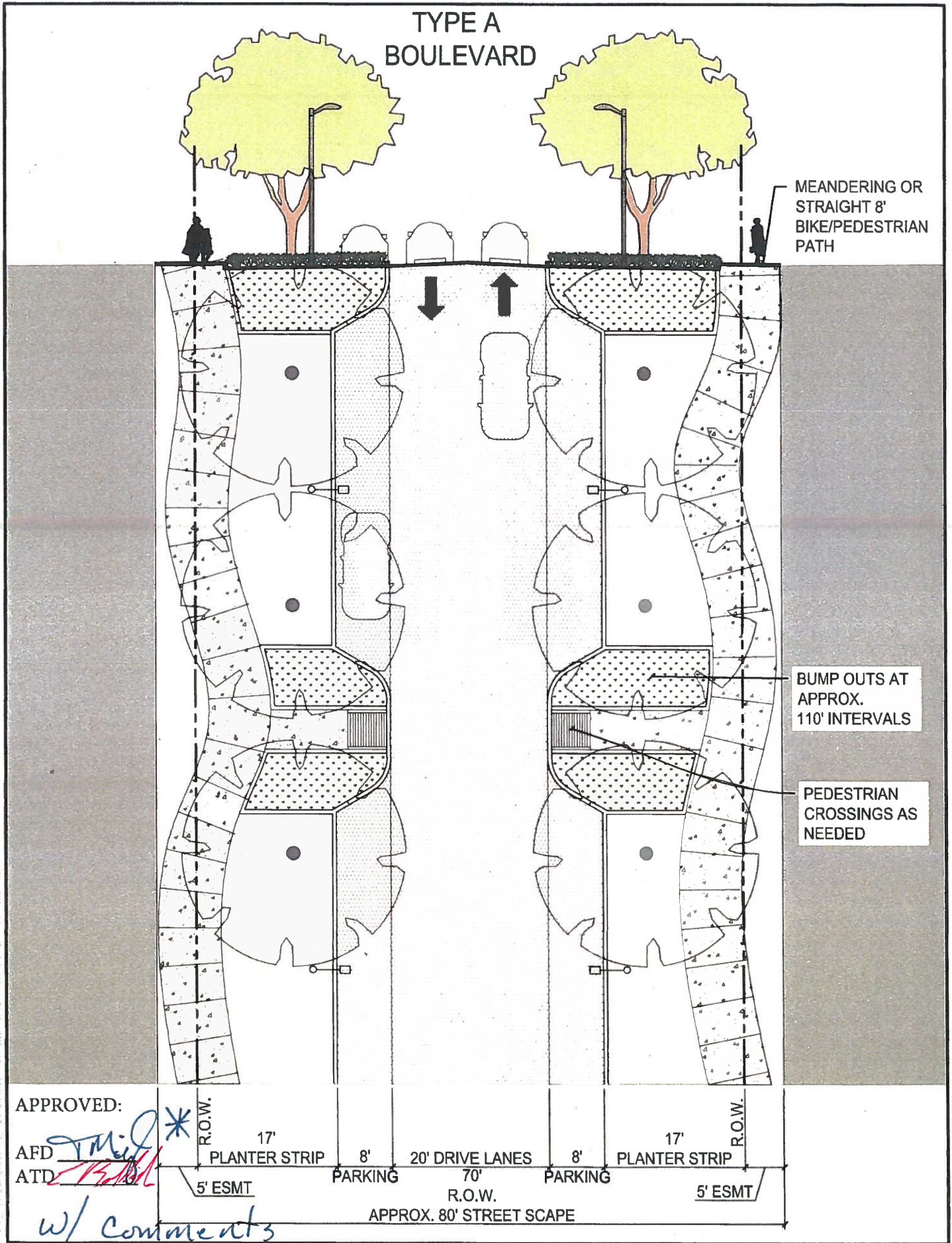
~~February 28, 2006~~

July 25, 2019

~~C814-04-0187 SH~~

C814-04-0187.02 SH

TYPE A BOULEVARD



APPROVED:

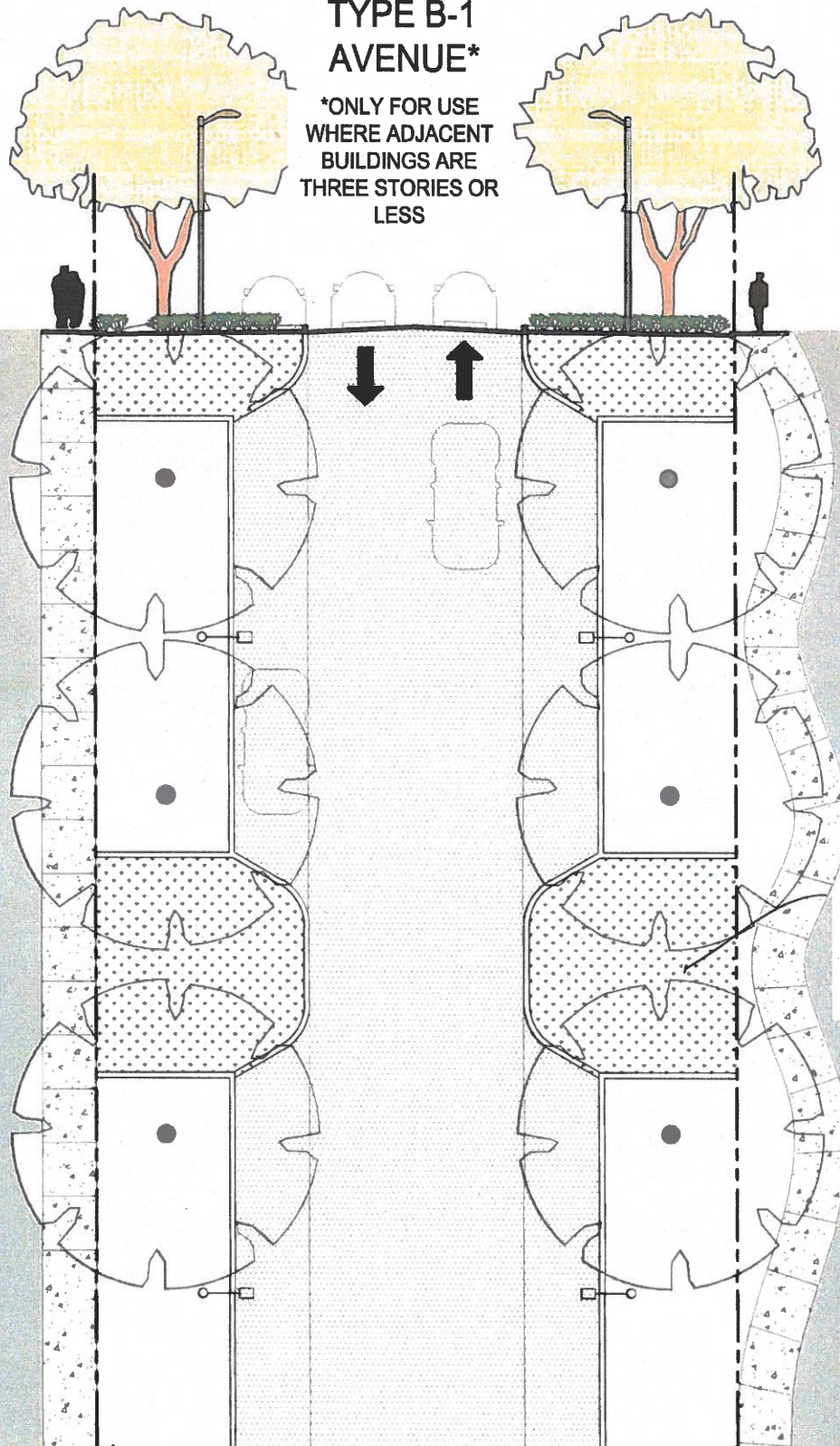
AFD
ATD

[Handwritten signature]

*w/ comments
SEE Type E*

TYPE B-1 AVENUE*

*ONLY FOR USE
WHERE ADJACENT
BUILDINGS ARE
THREE STORIES OR
LESS



BUMP OUTS
AT CORNERS
AND AT
APPROX. 110'
INTERVALS*

APPROVED:

AFD *[Signature]*
ATD *[Signature]*

5' ESMT
SIDE
WALK

R.O.W.

MIN. 13'
PLANTER
STRIP

7'

PARKING

20' DRIVE LANES

60'

R.O.W.

APPROX. 70' STREET SCAPE

PARKING

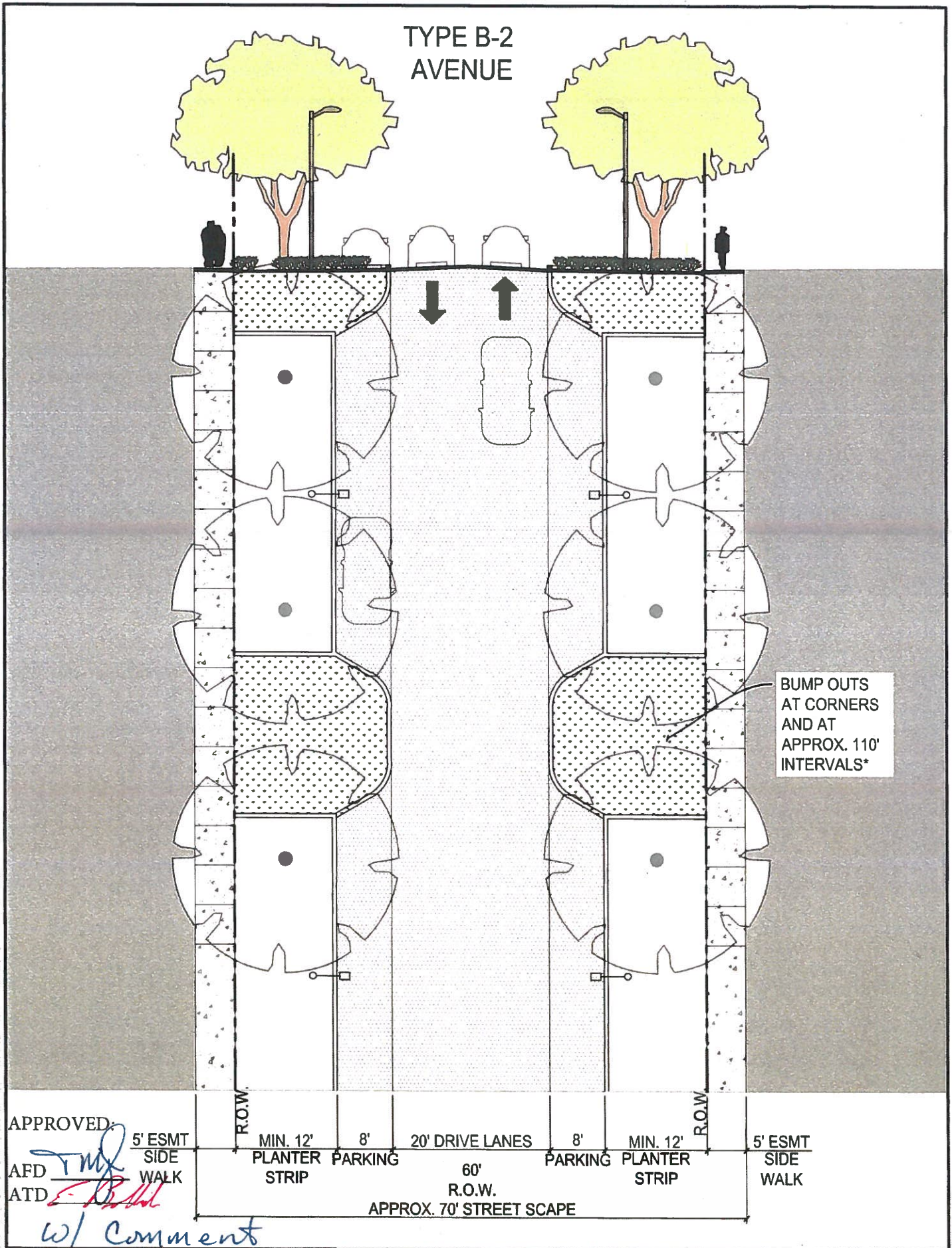
7'

MIN. 13'
PLANTER
STRIP

R.O.W.

5' ESMT SIDEWALK
WHICH MAY MEANDER
(IN & OUT OF R.O.W.)

TYPE B-2 AVENUE



*w/ comment
see type E*

TYPE C RESIDENTIAL STREET

BUMP-OUTS AT
APPROX.
110' INTERVALS (MAY BE
ELIMINATED IF
DRIVEWAYS SERVE AS
FIRE ACCESS ZONES)

MIN. 20' CLEAR

ALTERNATE:
BUMPOUTS MAY BE ELIMINATED
IF FIRE APPARATUS ACCESS
ZONES (FAAZ) ARE PROVIDED:

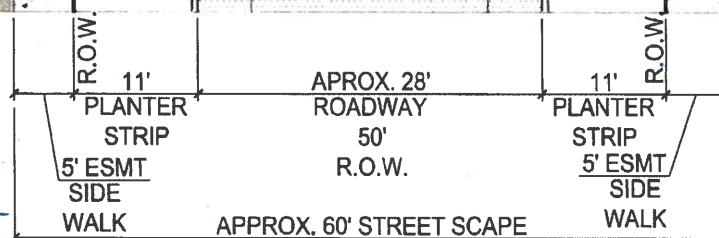
- AT APPROXIMATELY 110' INTERVALS OR IN CONTEXT WITH OTHER IMPROVEMENTS.
- OPPOSING DRIVEWAYS AND INTERSECTIONS ARE FAAZ'S.
- PARKING ON ONE SIDE OF STREET ONLY.

APPROVED:

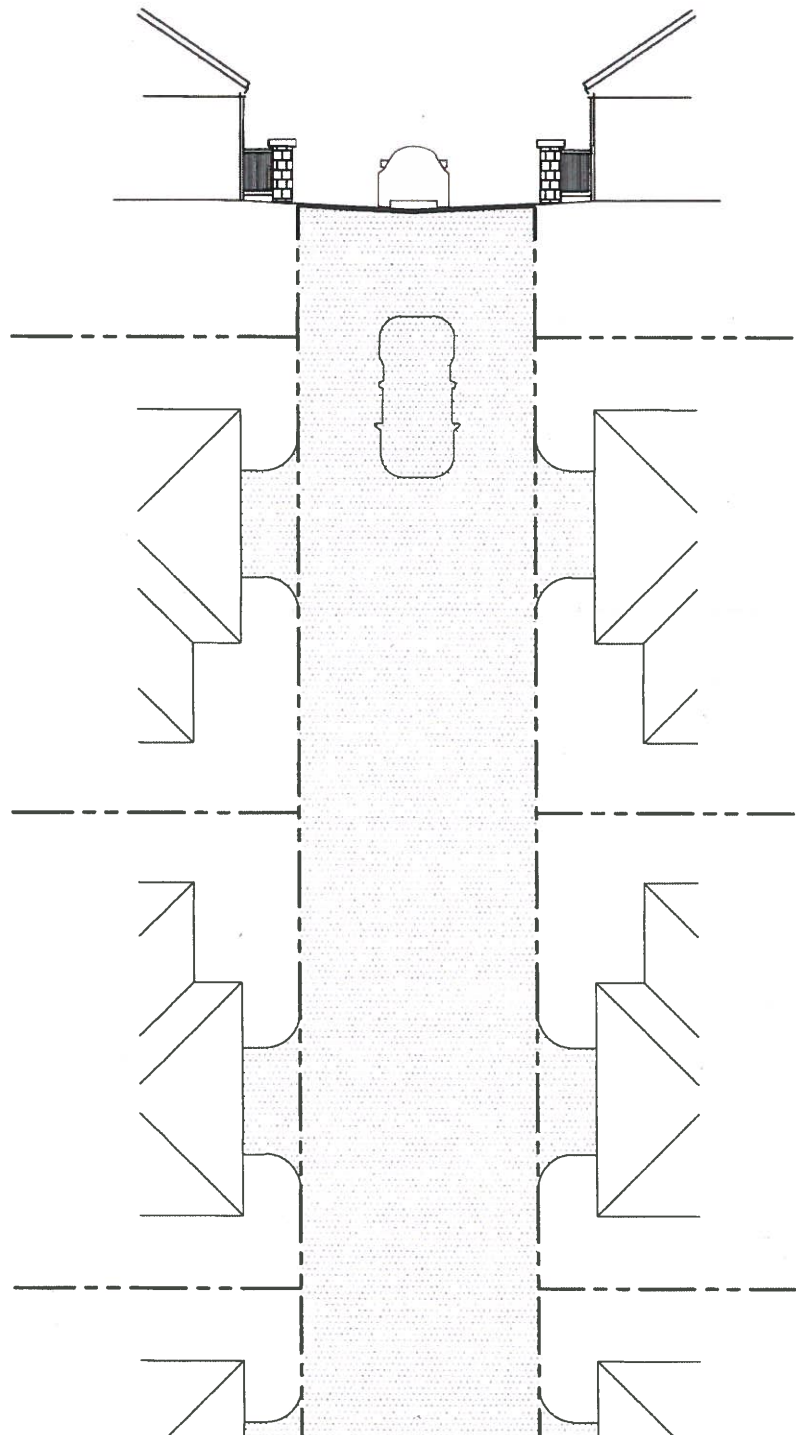
AFD

ATD

*W/Comment
see type E*



TYPE D
20' ALLEY



APPROVED:

AFD *TML*
ATD *[Signature]*

REAR YARD
SETBACK
VARIES

R.O.W.

20' DRIVE
LANE
(PARKING NOT
PERMITTED)

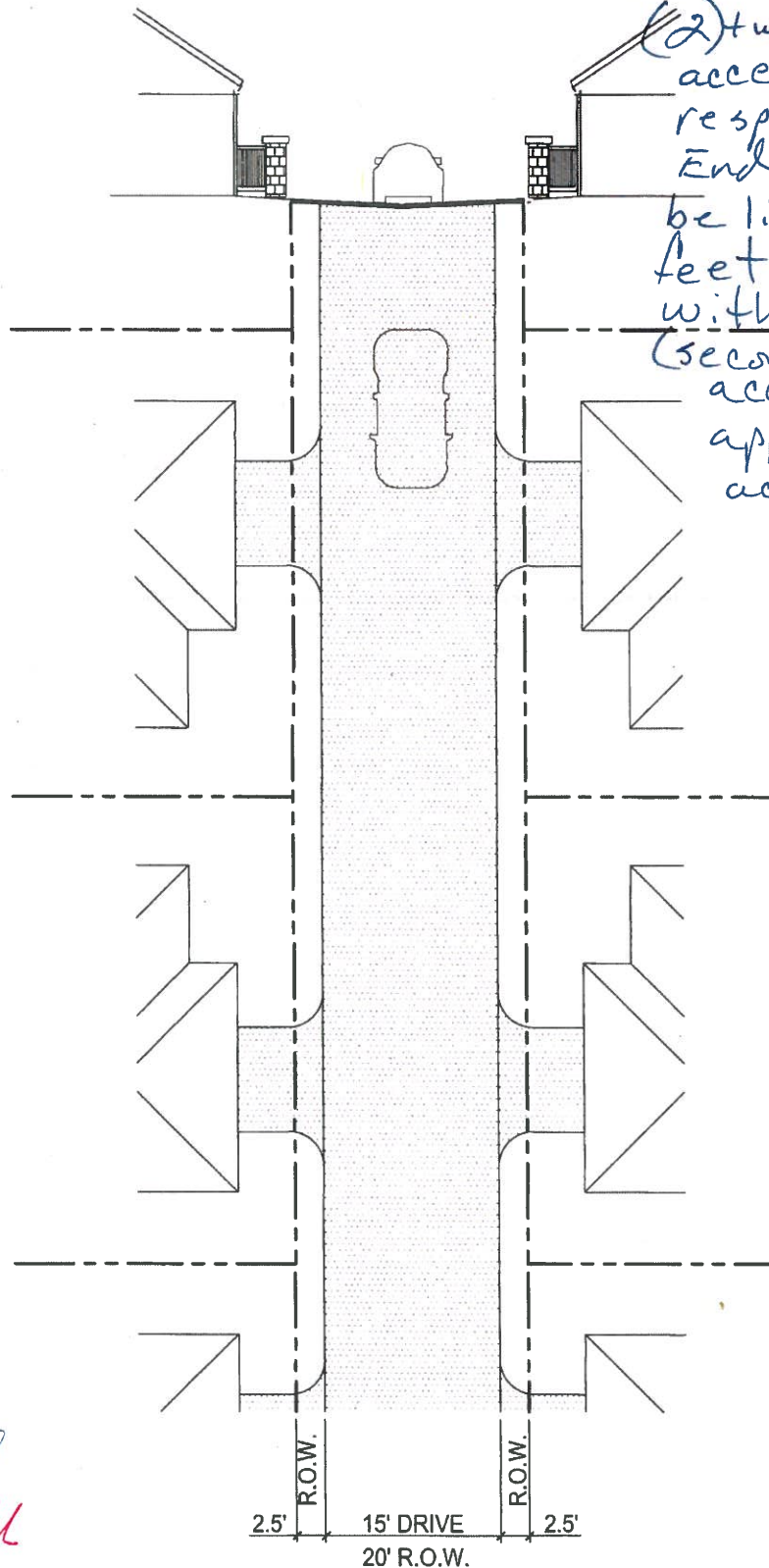
R.O.W.

REAR YARD
SETBACK
VARIES

*w/ comment
see type E*

TYPE E 15' ALLEY

* Street & alley sections are approved base on the criteria that all structures will have (2) two routes of access for first responders. Dead End streets shall be limited to 150 feet if designed without connectivity (second means of access) by an approved fire access route.



APPROVED:

AFD *[Signature]*
ATD *[Signature]*

2.5' R.O.W. 15' DRIVE 2.5' R.O.W.
20' R.O.W.

ALLEY SECTION TO BE USED ONLY WHEN FIRE OPERATIONAL AREA IS PROVIDED AT THE STREET FRONTAGE.

w/ comment *

GOODNIGHT RANCH PUD
PARKING REGULATIONS AND RATIOS ~~“EXHIBIT I”~~ “EXHIBIT J”

Following are the proposed Goodnight Ranch PUD parking requirements, adapted from the City of Austin Code for Traditional Neighborhood Developments (TND), Section 25-3-83

PARKING

(A) The following parking regulations apply within the Goodnight Ranch PUD:

- (1) There is no off-street loading requirement for a building with less than 10,000 square feet of gross building area. The Director shall determine the location, number, and dimensions of the off-street loading for a larger building.
- (2) Except as approval by the Director, parking in alleys is prohibited.
- (3) A parking lot located at the rear or side of a building is preferred and allowed. If a parking lot is located at the front of the building, buffering, in the form of landscaping, berming, decorative walls or fences, is required to buffer pedestrian activity along the street where adjacent to the parking lot. If located at the side of a building, screening shall be provided at, or near, the lot line by landscaping or decorative walls or fences.
- (4) Compact parking spaces are prohibited.
- (5) Minimum parking requirements are as follows:
 - (a) Except as otherwise provided in these parking requirements, a commercial use, other than restaurant, must provide a minimum of one parking space for every 300 square feet of gross building area. A restaurant use must provide a minimum of one parking space for every 100 square feet of gross building area.
 - (b) General offices, professional offices and other commercial office uses must provide a minimum of one parking space for every 500 square feet of gross building area.
 - (c) Medical offices must provide a minimum of one parking space for every 500 square feet of gross building area.
 - (d) For condominium, multi-family, group residential, and retirement housing, one parking space for the first bedroom and 0.5 spaces for each additional bedroom. For row house, yard house, and mansion home, two parking spaces for each dwelling unit [See 25-3-83(6)(d)].
 - (e) A townhouse, single-family residential, duplex, group home, or family home use, yard house, row house and mansion home must provide two parking spaces for each dwelling unit.
 - (f) A daycare services, primary educational facilities, or secondary educational facilities use must provide one parking space for each employee.
 - (g) Hospitals must provide one visitor parking space for every 4 beds and one parking space for every two employees (largest work shift).
 - (h) The Director shall determine the parking requirement for an amphitheater and/or auditoriums based on similar uses, location and characteristics of the use, and the appropriate traffic engineering and planning data.
 - (i) The Director shall determine the parking requirement for community centers based on similar uses, location and characteristics of the use, and the appropriate traffic engineering and planning data.
 - (j) The Director shall determine the parking requirement for playing fields based on similar uses, location and characteristics of the use, and the appropriate traffic engineering and planning data.
 - (k) The Director shall determine the parking requirement for neighborhood parks, pavilions, picnic shelters or tables, playgrounds, swimming pools, boat rental facilities, basketball/sports courts, or bike rental facilities based on similar uses, location and characteristics of the use, and the appropriate traffic engineering and planning data.
 - (l) The Director shall determine the parking requirement for any use not listed in this subsection.
 - (m) A 25-foot turning radius shall be provided for parking accessed from the alley.
 - (n) Parking spaces are not required for Accessory Dwelling Units.

Goodnight Ranch PUD

February 28, 2006

Revised April 08, 2019

C814.04.0187-SH

C814.04.0187.02 SH

(4) Bicycle parking shall be provided in accordance with Chapter 25-6, Appendix A of the City Code, except as follows:

(a) A commercial use parking lot or garage must provide not less than one bicycle parking space for every 10 motor vehicle parking spaces.

(B) The following regulations apply in the Goodnight Ranch Neighborhood Mixed Use Area (NMA) and NMA-V:

~~(1) A commercial or a multi-family use may apply adjacent on-street parking toward the minimum parking requirements in the Neighborhood Mixed Use Area (NMA):~~

A commercial or multi-family use and specific development with these use may apply adjacent on-street parking (public or private street) toward the minimum parking requirements of that given specific development within the Neighborhood Mixed Use Area (NMA) and the Neighborhood Mixed Use-Vertical Area (NMA-V)



MEMORANDUM

Date: January 4, 2021
To: Kathy Smith, P.E., PTOE (HDR)
CC: Curtis Beaty, P.E. (ATD); Joan Minyard EIT (ATD)
Reference: Goodnight Ranch PUD 2nd Amendment – TIA Final Memo
C814-04-0187.02.SH

Summary of the Transportation Impact Analysis (TIA):

The Austin Transportation Department (ATD) has reviewed the March 15, 2019 (received March 18, 2019) “Goodnight Ranch” Transportation Impact Study (TIA), prepared by HDR, Inc. and discussed with the applicant the 06-21-19 City of Austin TIA Memorandum. This PUD proposed land uses consist of 1,157 dwelling units of Single-Family Detached Housing (includes 104 dwelling units existing on site), 1,015 dwelling units of Multifamily (low-rise), 3,861 dwelling units of Multifamily (mid-rise), 15,000 square feet of Recreational Community Center, Elementary School of 560 students (existing on site), Middle School of 1,100 students (305 students are existing on site at Elementary School), High School of 1,200 students, 15,000 square feet of Day Care Center, 310,000 square feet of General Office Building, and 160,000 square feet of Shopping Center. The Goodnight Ranch development is located along East Slaughter Lane, between Nuckols Crossing Road and Capitol View Drive, northeast of Old Lockhart Highway, in southeast Austin. The development is anticipated to be fully constructed by 2027.

The following is a summary of the review findings and recommendations:

1. The applicant shall design and construct the improvements identified in Table 3, below, including any utility relocation and transportation infrastructure replacement such as sidewalks, transit stops, etc. which may be impacted by these improvements. Improvements to be built by the applicant should be included with the first site plan of the associated phase. No temporary certificate of occupancy (TCO) or certificate of occupancy (CO) shall be issued until the construction of the identified improvements is complete. Note: Cost estimates **should not** be assumed to represent the maximum dollar value of improvements the applicant may be required to construct. See Exhibit B for phasing information.
2. Fee-in-lieu contribution to the City of Austin shall be made for the improvements identified in Table 3 totaling \$300,000 before the first site development permit for the associated phase is issued. See Exhibit B for phasing information.
3. Development of this property should not vary from the approved uses or deviate from the approved intensities and estimated traffic generation assumptions within

- the finalized PUD TIA memo, including land uses, trip generation, trip distribution, and other identified conditions. Applicant should consult with ATD and other responsible authority (TxDOT and/or Travis County) for driveway locations and traffic controls based on the Transportation Criteria Manual and Land Development Code in future site plan submittals. Any change in the assumptions made in the PUD TIA document shall be reviewed by ATD and may require a new or updated TIA.
4. One electronic copy of the final TIA shall be provided to ATD prior to the issuance of any site development permit. At time of submittal, one physical copy and one electronic copy of the final TIA shall also be provided to Travis County.

Site Location and Existing Conditions:

The proposed development is intending to use eleven driveways for site access. The driveway details are as mentioned below:

- Driveway A – Full access at Pleasant Valley Drive.
- Driveway B – Full purpose at Nuckols Crossing Road.
- Driveway C – Right-in/right-out at Slaughter Lane.
- Driveway D – Full purpose at Slaughter Lane.
- Driveway E – Full purpose at Slaughter Lane.
- Driveway F – Full purpose at Slaughter Lane.
- Driveway G – Right-in/right-out at Slaughter Lane.
- Driveway I – Full purpose at Old Lockhart Highway.
- Driveway J – Full purpose at Old Lockhart Highway.
- Driveway K – Full purpose at Old Lockhart Highway.

Assumptions:

1. A 34% reduction for pass-by was assumed for PM peak trip retail land uses only.
2. Based on TxDOT AADT volume data, a two (2) percent annual growth rate was assumed to account for the increase in background traffic.
3. Below are the background projects that were assumed to contribute trips to surrounding roadway network in addition to forecasted traffic for 2027:
 - Onion Creek Metro Park
 - Legends Way
 - Bella Fortuna

Proposed Conditions:**Trip Generation and Land Use**

Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (10th Edition), the development would generate approximately 56,633 average daily trips (ADT) upon final build-out. Table 1, below, shows the trip generation by land uses for the proposed development which has been split into two tracts, north and south.

| Table 1: Trip Generation | | | | | | | |
|---------------------------------|---|-------------------|---------------------------------|--------------|--------------|--------------|--------------|
| Tract | Proposed Land Use (ITE Code) | Size | 24-Hour Two Way Volume | AM Peak Hour | | PM Peak Hour | |
| | | | | Enter | Exit | Enter | Exit |
| North | Single- Family Detached Housing (210) | 353 DU | 3,318 | 64 | 191 | 215 | 126 |
| | Multifamily Low- Rise (220) | 177 DU | 1,297 | 19 | 63 | 62 | 36 |
| | Multifamily Mid- Rise (221) | 653 DU | 3,557 | 56 | 159 | 163 | 105 |
| | Middle School (522) | 795 students | 1,693 | 249 | 212 | 66 | 69 |
| | Day Care Center (565) | 15,000 SF | 714 | 87 | 78 | 78 | 89 |
| | General Office Building (710) | 60,000 SF | 646 | 71 | 12 | 11 | 59 |
| | Shopping Center (820) | 60,000 SF | 4,248 | 113 | 69 | 178 | 194 |
| | Total | | 15,473 | 659 | 784 | 773 | 678 |
| South | Single- Family Detached Housing (210) | 700 DU | 6,229 | 125 | 377 | 414 | 244 |
| | Multifamily Low- Rise (220) | 838 DU | 6,294 | 83 | 276 | 247 | 145 |
| | Multifamily Mid- Rise (221) | 3,208 DU | 17,482 | 266 | 758 | 755 | 482 |
| | High School (530) | 1,200 Students | 2,562 | 418 | 206 | 81 | 87 |
| | General Office Building (710) | 250,000 SF | 2,581 | 224 | 37 | 44 | 228 |
| | Shopping Center (820) | 100,000 SF | 6,012 | 125 | 77 | 260 | 283 |
| | Total | | 41,160 | 1,241 | 1,731 | 1,801 | 1,469 |
| | | | | | | | |
| | Sum Total | | 56,633 | 1,900 | 2,515 | 2,574 | 2,147 |

Summary of Recommended Improvements

| Table 2: Recommended Improvements and Developer's Share | | | | |
|--|-----------------------------------|-------------|-------------------------|--------------------------|
| Intersection | Improvement | Cost | Pro-Rata Share % | Pro-Rata Share \$ |
| Bluff Springs Road and Nuckols Crossing Road | Install traffic signal | \$300,000 | 65.8% | \$197,400 |
| Bluff Spring Road and Slaughter Lane | Install traffic signal | \$300,000 | 89.1% | \$267,300 |
| | Construct SB right-turn lane | \$110,000 | 89.1% | \$98,010 |
| | Construct WB right-turn lane | \$104,000 | 66.8% | \$69,472 |
| Pleasant Valley Road/ Old Lockhart Highway and Slaughter Lane | Install traffic signal | \$300,000 | 69.6% | \$208,800 |
| | Construct EB left-turn lane | \$108,000 | 69.6% | \$75,168 |
| | Construct EB right-turn lane | \$120,000 | 64.2% | \$77,040 |
| | Construct WB left-turn lane | \$111,000 | 48.5% | \$53,835 |
| | Construct dual NB left-turn lanes | \$183,000 | 24.8% | \$45,384 |
| Old Lockhart Highway and Bradshaw Road | Install traffic signal | \$ 300,000 | 33.9% | \$ 101,700 |
| | Construct SB right-turn lane | \$ 107,000 | 32.4% | \$ 34,668 |
| | Construct EB right-turn lane | \$ 117,000 | 74.5% | \$ 87,165 |
| Vertex Boulevard/ Driveway F and Slaughter Lane | Install traffic signal | \$ 300,000 | 100% | \$ 300,000 |
| | Construct SB left-turn lane | \$ 101,000 | | \$ 101,000 |
| Pleasant Valley Road and Nuckols Crossing Road/ Driveway A | Install all-way stop control | \$ 15,000 | 100% | \$ 15,000 |
| Driveway D and Slaughter Lane | Install traffic signal | \$ 300,000 | 100% | \$ 300,000 |
| Driveway E and Slaughter Lane | Install traffic signal | \$ 300,000 | 100% | \$ 300,000 |
| Driveway H and Slaughter Lane | Install traffic signal | \$ 300,000 | 100% | \$ 300,000 |
| Total | | | | \$2,631,942 |

- As part of the site development, the developer shall pay the required fee-in-lieu and build the following improvements including any utility relocation and transportation infrastructure replacement such as sidewalks, transit stops, etc. which may be impacted by these improvements. See Exhibit B for phasing information.

Table 3 – Summary of Improvements

| Phase | Location | Improvement | Developer Requirement | Improvement Trigger |
|-------|---|--|--|----------------------------|
| 1 | Slaughter Lane from Bluff Springs Road to Old Lockhart Highway / Pleasant Valley Road | Construct sidewalk on north side | Construct as part of site plan | First site plan in Phase 1 |
| | Slaughter Lane & Old Lockhart Highway / Pleasant Valley Road | Install traffic signal and construct eastbound left-turn lane and westbound left-turn lane | | |
| | Pleasant Valley Road & Nuckols Crossing Road / Driveway A | Install all-way stop control | | |
| 2 | Slaughter Lane & Vertex Boulevard / Driveway F | Install traffic signal and construct southbound left-turn lane | Construct as part of site plan | First site plan in Phase 2 |
| 3 | Slaughter Lane & Driveway D | Install traffic signal | Construct as part of site plan | First site plan in Phase 3 |
| 4 | Slaughter Lane & Driveway E | Install traffic signal | Construct as part of site plan | First site plan in Phase 4 |
| 5 | Slaughter Lane & Driveway H | Install traffic signal | Construct as part of site plan | First site plan in Phase 5 |
| 6 | Slaughter Lane & Old Lockhart Highway / Pleasant Valley Road | Intersection capacity improvements | Fee-in-lieu payment of \$300,000 to City of Austin | First site plan in Phase 6 |

If you have any questions or require additional information, please contact me at 974-1449.



Justin Good, P.E.
Austin Transportation Department

EXHIBIT A
SITE LOCATION MAP



LEGEND

X VPD = VEHICLES PER DAY

--- = PROPOSED ROADWAY

FIGURE 1

AREA LOCATION MAP

Background Map Copyrighted by Google, 2018

EXHIBIT B
DEVELOPMENT PHASING MAP

AUSTIN GOODNIGHT RANCH MITIGATION MAP

DECMEBER 23,2020

