

ZONING CHANGE REVIEW SHEET

CASE: C814-04-0187.02.SH – Goodnight Ranch PUD -
2nd Amendment

DISTRICT: 2

ZONING FROM: PUD; I-SF-2

TO: PUD, to change conditions of zoning

ADDRESS: East side of Old Lockhart Road between Nuckols Crossing Road and Capitol View Drive

SITE AREA: 695.53 acres

PROPERTY OWNERS: Austin Goodnight Ranch, L.P.; MVE Venture, Ltd.; Benchmark Land Development, Inc. (Terry Mitchell)

AGENTS: Austin Goodnight Ranch, L.P. (Myra Goepp); Alice Glasco Consulting (Alice Glasco)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant an amendment to planned unit development (PUD) district zoning, as shown in the proposed revised ordinance and Land Use Plan as provided in Exhibits B-1, C, D, E, F, G, H, I, and J, and Attachment B. For a summary of the basis of Staff's recommendation, see pages 3, 4 and 5.

The Restrictive Covenant includes all recommendations listed in the Transportation Impact Analysis Memo, dated January 4, 2021, as provided in Attachment A.

PARKS AND RECREATION BOARD:

June 23, 2020: RECOMMENDED TO THE CITY COUNCIL AN AMENDMENT TO THE GOODNIGHT RANCH PLANNED UNIT DEVELOPMENT AS IT PERTAINS TO PARKLAND

[A. DICARLO; N. RINALDI – 2ND] (10-0) VICE-CHAIR R. FARASAT – OFF THE DAIS.

ENVIRONMENTAL COMMISSION RECOMMENDATION:

January 20, 2021: APPROVED STAFF RECOMMENDATION FOR THE ENVIRONMENTAL ASPECTS OF THE PUD AS PROVIDED IN ATTACHMENT B, WITH THE ADDITIONAL CONDITION DIRECTING STAFF TO WORK WITH THE APPLICANT TO CONSIDER ADDITIONAL DARK SKIES STANDARDS ABOVE SUBCHAPTER E (DESIGN STANDARDS AND MIXED USE). [PLEASE REFER TO THE ENVIRONMENTAL COMMISSION MINUTES AND MOTION, AND ENVIRONMENTAL OFFICER'S PRESENTATION MATERIALS IN ATTACHMENT B]

[K. RAMBERG; K. COYNE – 2ND] (9-0) TWO VACANCIES ON THE COMMISSION

ZONING AND PLATTING COMMISSION ACTION:

May 18, 2021:

February 16, 2021: *MEETING CANCELLED DUE TO INCLEMENT WEATHER; RENOTIFICATION REQUIRED*

February 2, 2021: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO FEBRUARY 16, 2021, BY CONSENT*

[D. KING; A. AGUIRRE – 2ND] (11-0)

April 21, 2020: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

[H. SMITH; J. DUNCAN – 2ND] (10-0) ONE VACANCY ON THE COMMISSION

November 5, 2019: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

[H. SMITH; B. EVANS – 2ND] (9-0) J. DUNCAN – ABSENT; ONE VACANCY ON THE COMMISSION

May 21, 2019: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

[J. DUNCAN; E. RAY – 2ND] (9-0) N. BARRERA-RAMIREZ – ABSENT; ONE VACANCY ON THE COMMISSION

December 4, 2018: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

[B. EVANS; D. BREITHAUPT – 2ND] (9-0) J. DUNCAN; N. BARRERA-RAMIREZ – ABSENT

June 19, 2018: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

[B. EVANS; D. BREITHAUPT – 2ND] (9-0) Y. FLORES; A. TATKOW – ABSENT

January 2, 2018: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

[B. EVAN; J. DUNCAN – 2ND] (7-0) D. BREITHAUPT, Y. FLORES, S. LAVANI, A. TATKOW – ABSENT

July 18, 2017: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY APPLICANT, BY CONSENT*

[S. LAVANI; A. DENKLER-2ND] (9-0) Y. FLORES – ABSENT

January 3, 2017: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY APPLICANT, BY CONSENT*

[A. DENKLER; A. AGUIRRE-2ND] (9-0) T. WEBER; S. LAVANI – ABSENT

July 5, 2016: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY THE APPLICANT, BY CONSENT*

[A. DENKLER; S. HARRIS-2ND] (10-0) T. WEBER – ABSENT

January 5, 2016: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

[T. WEBER; A. DENKLER-2ND] (8-0) J. GOODMAN – ARRIVED LATE; S. LAVANI – ABSENT; ONE VACANCY ON THE COMMISSION

July 7, 2015: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

[T. WEBER; L. BRINSMADE – 2ND] (9-0) D. BREITHAUPT, S. LAVANI – ABSENT

June 16, 2015: *MEETING CANCELLED DUE TO INCLEMENT WEATHER; RESCHEDULED FOR JULY 7, 2015*

December 16, 2014: *APPROVED AN INDEFINITE POSTPONEMENT REQUEST BY STAFF, BY CONSENT*

[G. ROJAS; C. BANKS – 2ND] (5-0) S. COMPTON – ABSTAINED; R. MCDANIEL – ABSENT

CITY COUNCIL ACTION:

To be scheduled

ORDINANCE NUMBER:

ISSUES:

This rezoning case has been approved to participate in the City's S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing expedited review program. ***Please refer to Attachment D for the terms of the Affordable Housing Agreement.***

CASE MANAGER COMMENTS:

The Goodnight Ranch PUD is located in southeast Austin, bounded by Nuckols Crossing to the north, Vertex Boulevard and an AISD elementary school (operational) and a middle school (under construction) to the east, Old Lockhart Road to the south, and Old Lockhart Road / South Pleasant Valley Road to the west. A recently constructed segment of East Slaughter Lane bisects the property and continues east to Thaxton Road. Goodnight Ranch PUD is mixed-use development that provides for a range of residential, commercial, civic and open spaces integrated into a master planned community. Development has occurred north of Slaughter Lane and includes residential subdivisions, apartments, two schools, an amenity center, parks and detention ponds. The majority of land south of Slaughter Lane is

undeveloped, with exception of apartments under construction at the southeast corner of Slaughter Lane and Old Lockhart Road.

For context, Onion Creek Metro Park and a single family residential subdivision is to the north (P; SF-4A-CO); there is a large single family residential subdivision and a subdivision that predominantly contains single family residences and manufactured homes to the east (SF-2; County); undeveloped land, automotive repair and a large single family residential subdivision to the south (County; I-SF-4A); and a subdivision that predominantly contains single family residences and manufactured homes as well as a ballroom, and a manufactured home community to the west (County). ***Please refer to Exhibits A, A-1 and A-2 – Vicinity Map, Zoning Map and Aerial Exhibit.***

Land Use Map

The PUD contains five development areas: the *Neighborhood Mixed Use Area* (265.60 acres), the *Neighborhood Mixed Use – Vertical Area* (67.53 acres), the *Mixed Residential Area* (347.60 acres), *Onion Creek Metro Park District*, and *Open Space* (129 acres).

- The *Neighborhood Mixed Use (NMU) Area* is generally located along both sides of Slaughter Lane and Old Lockhart Road, and serves as the center of the community, containing a variety of residential land uses as well as compatible retail, commercial, civic and public services to meet the needs of community residents. The *NMU Area* allows for a greater range of permitted uses and more intensive development standards.
- The *Neighborhood Mixed Use Vertical Area (NMU-V)* is a new Area and proposed as a dense, mixed use core integrating a mix of commercial, employment, housing and civic uses and fronts on Slaughter Lane. The *NMU-V Area* is pedestrian-oriented, and designed to encourage pedestrian movement, and oriented to streets and open space.
- The *Mixed Residential Area (MRA)* is generally located towards the perimeters of the property, permits innovative residential designs alongside conventional single family and multi-family residential uses.
- The *Onion Creek Metro Park District* is a political subdivision of the State of Texas, consists of 701.655 acres and was consented to by the City of Austin, Onion Creek Metro Park District and Austin Goodnight Ranch LP, effective August 13, 2014, and amended August 9, 2020.
- *Open Space* is intended to provide a continuous system of open space through the PUD in the form of interconnected greenways and pocket parks, as well as a comprehensive network of trails and sidewalks to encourage pedestrian circulation and recreation opportunities. It also includes safety services, educational facilities, up to 5,000 sf of other civic uses and up to 5,000 square feet of commercial uses.

Proposed PUD Amendment

The proposed amendment to the Goodnight Ranch PUD covers the entire original PUD property and adds a 6.653 acre I-SF-2 zoned tract on the south side of Slaughter Lane that adjoins the PUD and is now owned by the Applicant. The proposed PUD amendment would increase the number of residential units from 3,533 to 6,308 (an increase of 2,775), allow for up to 635,000 square feet of commercial, retail and office uses (an increase of 360,000 sf), and provide for a 64.687 acre additional AISD site located at the southeast corner of the property on Old Lockhart Road, intended for a high school. The amount of public and private open space has increased from 65 acres to 129 acres, with 71 acres to be provided north of Slaughter Lane and 58 acres south of Slaughter Lane. The PUD amendment identifies the fire station site at the east side of the PUD, in proximity to Slaughter Lane and does not change the 15,000 square feet of civic uses. The proposed modifications to the PUD ordinance and accompanying land use plan are summarized in ***Exhibits B and B-1 (Applicant's Summary Letter and Proposed Revisions to 2006 PUD Ordinance), and Exhibit C (General Land Use Map).***

Environmental Code Modifications

The original PUD did not include any code modifications to the Environmental section of the Code (Chapter 25-8) and is subject to current Code. In this PUD amendment, the Applicant has requested four Code modifications:

- LDC 25-8-91 (*Waterway Classifications*)
- LDC 25-8-92 (*Critical Water Quality Zone Established*)
- LDC 25-8-281 (*Critical Environmental Features*)
- LDC 25-8-392 (*Impervious Cover in Uplands*)

As shown in Exhibits D and D-1 (Environmental Background Information and CEF Mitigation Plan), and Attachment B - Environmental Officer's Presentation materials, Staff recommends the requested Code modifications with the following conditions to be incorporated into the text of the PUD zoning ordinance:

- PUD will provide a minimum of 129 acres of Open Space,
- Impervious cover on the portion of the PUD south of Slaughter Lane will be capped at 67% gross site area,
- The critical water quality zone will be reconstructed as part of the subdivision construction plan (that constructs the roads and ponds) as shown in Exhibits D and D-1, and
- The creek and wetland buffers will be restored as shown in Exhibits D and D-1.

BASIS OF STAFF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Per the Land Development Code, PUD district zoning was established to implement goals of preserving the natural environment, encouraging high quality, sustainable development and innovative design, and ensuring adequate public facilities and services. The City Council intends PUD district zoning to produce development that achieves these goals to a greater degree than and thus is superior to development which could occur under conventional

zoning and subdivision regulations. The PUD provides a canvas for the design of a large scale project, with the end goal to allow flexibility, and also inform and communicate the possibilities for development. Additional effort is required by all parties to ensure that development standards are clear and municipal and citizen needs are addressed. The PUD ordinance and related exhibits are key because once approved, they provide the regulations under which the project will be built, which provides certainty for developers and their agents.

The original PUD was approved in 2006 and predates significant revisions to the PUD zoning ordinance approved by Council in June 2008. Therefore, review of the Applicant's proposed PUD amendment is not subject to this more recent PUD ordinance which identifies superiority elements. Instead, Staff review has proceeded under the more general terms for PUDs that existed prior to June 2008. These terms include providing adequate public facilities and services, preserving the natural environment, and the design of local and collector streets, parking facilities and pedestrian amenities.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

The proposed PUD amendment still offers a development on the subject property that creates a distinct community and gateway to southeast Austin. The PUD provides a pedestrian-oriented development that promotes living, educational, shopping and recreation opportunities within a planned community. The proposed increases to the number of housing units and commercial / retail / office square footage within the PUD will provide a greater range of housing choices and supporting services for the community, and result in a more compact development than originally approved in 2006. The additional density will be offset by additional public and private open space areas.

Although the proposed PUD amendment applies to the entire Goodnight Ranch property, most of impacts will be to the undeveloped land on the south side of Slaughter Lane. For those areas that do not have a subdivision application in process, development of the property will be subject to current environmental and drainage / water quality Code requirements which have been significantly enhanced since 2006. This results in preservation of additional area surrounding the environmental and drainage features onsite.

The proposed PUD amendment also supports affordable housing initiatives by introducing new housing product types and revised site development standards, and results in a revised street and site layout. In particular, it provides a denser, walkable area for new development on the south side of Slaughter Lane (the NMA-V). The corresponding Traffic Impact Analysis memo provides for a suite of transportation improvements needed to accommodate the additional density, including funding for traffic signal installation, turning lane construction, all-way stop control installation, a sidewalk, and intersection capacity improvements. ***Please refer to Exhibits E (Zoning Land Use Summary Table), F (Site Development Regulations), G (Compatibility Setbacks), H (Density Table), I (Street Cross Section Table and Illustrations), and J (Parking Regulations and Ratios).***

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	PUD; I-SF-2	Single and multi-family; Amenity center; AISD Elementary School; Detention pond; Undeveloped
<i>North</i>	P; SF-4A-CO	Onion Creek Metro Park; Single family residences in the Thaxton Place subdivision
<i>South</i>	County; I-SF-4A	Single family residences and manufactured homes on Cheryl Lynn Road; Ballroom; Single family residences in the Zachary Scott subdivision; Auto repair; Undeveloped
<i>East</i>	County; SF-2	Single family residences, manufactured homes and temple on Capitol View Drive; Undeveloped; Single family residences in the Sheldon 230 subdivision
<i>West</i>	P; County; I-RR	Onion Creek Metro Park; Undeveloped; Church; Auto repair; Convenience storage; River Ridge manufactured home community

NEIGHBORHOOD PLANNING AREA: Not Applicable

TRANSPORTATION IMPACT ANALYSIS: Is required – Please refer to Attachment A

WATERSHEDS: Onion Creek (majority) / Marble Creek (southeast corner) – Suburban

CAPITOL VIEW CORRIDOR: No SCENIC ROADWAY: East Slaughter Lane

SCHOOLS: Blazier Elementary School Blazier Intermediate School Akins High School

COMMUNITY REGISTRY LIST:

626 – Onion Creek Homeowners Assoc. 742 – Austin Independent School District
 1228 – Sierra Group, Austin Regional Group 1258 – Del Valle Community Coalition
 1363 – SEL Texas 1528 – Bike Austin
 1530 – Friends of Austin Neighborhoods 1550 – Homeless Neighborhood Association
 1616 – Neighborhood Empowerment Foundation 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0044 – Onion Creek Metro Park - Greenbelt – 7004 Onion Creek Dr and 8652 Nuckols Crossing Rd	I-RR; SF-3; MH; MH-CO; GR; W/LO-CO; P to P on 575 acres	To Grant P	Apvd P (6-15-2017).
C14-2015-0130 –	GR-CO to GR-	To Grant GR-CO, as	Apvd GR-CO as

Thaxton Properties, Inc. – 7930 Thaxton Rd	CO, to increase the size of a food sales use to 8,000 sf	requested	Commission recommended (11-6-2014).
C14-2007-0265 – Thaxton Place – 7840 Thaxton Rd	I-RR to SF-4A	To Grant SF-4A-CO w/CO for 2,000 trips per day	Apvd SF-4A-CO as Commission recommended (3-6-2008).
C14-07-0005 – Thaxton Rezoning – 7930 Thaxton Rd	I-SF-2; SF-3 to GR	To Grant GR-CO w/CO for list of prohibited uses; prohibit service driveways at the rear of commercial buildings along the south property line; max. 40' height; prohibit a loading facility within 50' of the south property line; max 5K sf for food sales (gross floor area); and LR site development regs, and conds of the TIA	Apvd GR-CO and Restrictive Covenant for conds of the TIA (10-18-2007).
C14-05-0168 – KB Sheldon 230 – 7900 Thaxton Rd	I-RR to GR	To Grant GR-CO w/CO for restaurant (general) and all LR uses; prohibit off-site accessory parking and drive-in services as an accessory use; and 700 trips; Restrictive Covenant for the Neighborhood Traffic Analysis, unless a TIA is submitted.	Apvd GR-CO and a Restrictive Covenant for the NTA as recommended by the Commission (2-9-2006).
C14-03-0090.SH – KB Sheldon 230 – Southeast of Thaxton Rd at Salt Springs Dr	I-SF-2; SF-3; I-SF-4A to SF-2 – Tracts 1 & 7; RR – Tracts 2 & 3; SF-4A – Tracts 4, 5 & 6	Approved RR, SF-2, SF-4A with conditions of the Traffic Impact Analysis	Apvd RR, SF-2, SF-4A as Commission recommended, and a Restrictive Covenant for the TIA (1-8-2004).
C14-02-0161.SH – McKinney Park East – South terminus of Fall	I-RR to SF-4A	To Grant SF-4A-CO	Apvd SF-4A-CO w/CO for 2,927 trips per day (4-3-2003).

Meadow Ln and Winter Haven Rd			
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RELATED CASES:

PUD Zoning cases

On November 16, 2006, Council approved PUD district zoning with a Restrictive Covenant for the Traffic Impact Analysis for the Goodnight Ranch PUD (C814-04-0187.SH). As a summary, the PUD allowed up to 3,533 residential units, 260,000 square feet of commercial, retail and office uses, 15,000 square feet of civic uses, two AISD elementary school sites, one fire station lot, and acreage for Slaughter Lane right-of-way on 700.1 acres. Approved Code modifications included a broad range of use regulations, site development standards, landscaping, subdivision, transportation and sign regulations.

The First PUD amendment was filed on September 15, 2011 and subsequently expired on September 10, 2012 due to lack of follow-up per Code established timeframes (C814-04-0187.01.SH).

Although the land uses and development standards approved have been partially built since the PUD's approval in November 2006, the property's PUD zoning remains valid and does not expire. Development of the property can proceed in accordance with the Council-approved PUD zoning and related subdivision and site plan applications, or the Applicant can propose to amend the PUD. The subject PUD amendment is considered a substantial amendment and must be approved by the City Council.

On July 3, 2014, the Applicant filed an amendment to the PUD to amend the land use plan, and the City has verified that the correct type of application was filed. In addition, there is not a limit on the number or scope of changes to a PUD that would constitute a requirement to submit a new PUD.

The subject property was annexed into the limited purpose jurisdiction on July 4, 2005 (C7L-05-002) and into the full purpose jurisdiction on July 2, 2007 (C7A-07-009).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
East Slaughter Lane	Approx. 150'	35' – 70'	Level 4	South Side	Bike Lane	Yes
Old Lockhart Road	50' – 77'	25'	Level 3	No	Shared Lane	No
Nuckols Crossing Road	75' – 80'	25'	Level 2	In Places	Shared Lane	No
Vertex Boulevard	62' -77'	50'	Level 1	Yes	Shared Use	Yes

					Path	
Capitol View Road	60'	23'	Level 1	No	No	No
Baythorne Drive	50'	26'	Level 1	Yes	No	No

OTHER STAFF COMMENTS:

Site Characteristics

The property consists of a residential community and two AISD schools, both an elementary school and an intermediate school north of Slaughter Lane, and agricultural land south of Slaughter Lane. The site may be characterized as gently sloping to rolling. A group of three hills are clustered in the southern portion of the property and panoramic views of downtown Austin can be observed from these vantage points. The surface slopes down toward tributaries of Onion Creek located to the north and east of the property. In addition, about 75 acres drain south towards Marble Creek.

Comprehensive Planning

This is an amendment to the existing Goodnight Ranch PUD, which is a mixed use project located off Old Lockhart Road, and is bisected by the recent extension of East Slaughter Lane. The site is 695 acres in size, partially developed and is not located within the boundaries of a neighborhood planning area. Surrounding land uses include the Onion Creek Metro Park and single family houses to the north, and undeveloped land, single family housing, and scattered commercial uses to the east, west and south.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this portion of Old Lockhart Road and Slaughter Lane partially within the boundaries of a **Neighborhood Center** and along an **Activity Corridor** when E. Slaughter Lane is extended. A Neighborhood Center is the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map. Of the three, these will have a more local focus. Businesses and services—doctors and dentists, shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods. Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. The following Imagine Austin policies are applicable to this case:

- **LUT P3.** Promote development in **compact centers**, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.
- **LUT P6.** Ensure that neighborhoods of modest means have a mix of **local-serving retail, employment opportunities, and residential uses.**
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

Based upon the property being partially within a Neighborhood Center and along a Activity Corridor, which promotes retail and services, civic, and residential uses and the IACP policies referenced above that supports mixed use, which includes opportunities to live, work, shop, learn and play, staff believes that the proposed amendment to the Goodnight Ranch PUD is in compliance to the Imagine Austin Comprehensive Plan.

Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Impervious Cover

The maximum impervious cover proposed by the Goodnight Ranch PUD is 67% of the net site area for land north of Slaughter Lane, and 67% of the gross site area for land south of Slaughter Lane. An impervious cover tracking table shall be submitted for each residential Final Plat and commercial site plan application.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Development on this site will be subject to the following impervious cover limits:

Yard house – 65% (in the **Mixed Residential Area**, the **Neighborhood Mixed Use Area**, and the **Neighborhood Mixed Use Area – Vertical**)
 Rowhouse, Live / Work Shophouse – 95% (in the MRA, the NMA, and the NMA-V)
 Mansion House – 75% (in the MRA, the NMA, and the NMA-V)
 Multi-family home – 80% in both the MRA and the NMA; 90% in the NMA-V

Commercial – 80% in the MRA; 90% in the NMA and the NMA-V

Civic – 80% in both the MRA and the NMA; 90% in the NMA-V

Paseo Court – 80% (in the MRA, the NMA and the NMA-V)

Open Space areas – 75% for Safety Services and Educational Facilities, Other Civic Uses, and Commercial

According to flood plain maps, there is 100-year floodplain along a portion of the southeast boundary and extending into the Capitol View Estates subdivision.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2-year detention.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Section 25-6-142]. ***Comments are provided in Attachment A.***

Austin Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own his expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and/or abandonments required by the proposed land uses. It is recommended that Service Extension Requests be submitted to the Austin Water Utility at the early stages of project planning. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility in compliance with Texas Commission of Environmental rules and regulations, the City's Utility Criteria Manual and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fees with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Typical water system operating pressures in the area are above 65 psi. Pressure reducing valves reducing the pressure to 65 psi (552 kPa) or less to water outlets in buildings shall be installed in accordance with the plumbing code.

All AWU infrastructure and appurtenances must meet all TCEQ separation criteria. Additionally, AWU must have adequate accessibility to safely construct, maintain, and repair all public infrastructure. Rules & guidelines include:

1. A minimum separation distance of 5 feet from all other utilities (measured outside of pipe to outside of pipe) and AWU infrastructure;
2. A minimum separation distance of 5 feet from trees and must have root barrier systems installed when within 7.5 feet;
3. Water meters and cleanouts must be located in the right-of-way or public water and wastewater easements;
4. Easements AWU infrastructure shall be a minimum of 15 feet wide, or twice the depth of the main, measured from finished grade to pipe flow line, whichever is greater.
5. A minimum separation of 7.5 feet from center line of pipe to any obstruction is required for straddling line with a backhoe;
6. AWU infrastructure shall not be located under water quality or detention structures and should be separated horizontally to allow for maintenance without damaging structures or the AWU infrastructure.
7. The planning and design of circular Intersections or other geometric street features and their amenities shall include consideration for access, maintenance, protection, testing, cleaning, and operations of the AWU infrastructure as prescribed in the Utility Criteria Manual (UCM).
8. Building setbacks must provide ample space for the installation of private plumbing items such as sewer connections, customer shut off valves, pressure reducing valves, and back flow prevention devices in the instance where auxiliary water sources are provided.

INDEX OF EXHIBITS TO FOLLOW

A: Vicinity Map

A-1 and A-2: Zoning Map and Aerial Map

B and B-1: Applicant's Summary Letter and Proposed Revisions to 2006 PUD Ordinance

C: General Land Use Map

D: Environmental Background Information

D-1: CEF Mitigation Plan

E: Zoning Land Use Summary Table

F: Site Development Regulations

G: Compatibility Setbacks

H: Density Table

I: Street Cross Section Table and Illustrations

J: Parking Regulations and Ratios

INDEX OF ATTACHMENTS TO FOLLOW

A: Traffic Impact Analysis Memo

B: Environmental Commission Minutes and Motion from January 20, 2021 and
Environmental Officer's Presentation materials

C: Carbon Impact Statement

D: Goodnight Ranch Affordable Housing Agreement

E: Applicant's Dark Skies Standards

Correspondence Received

LOCATION MAP

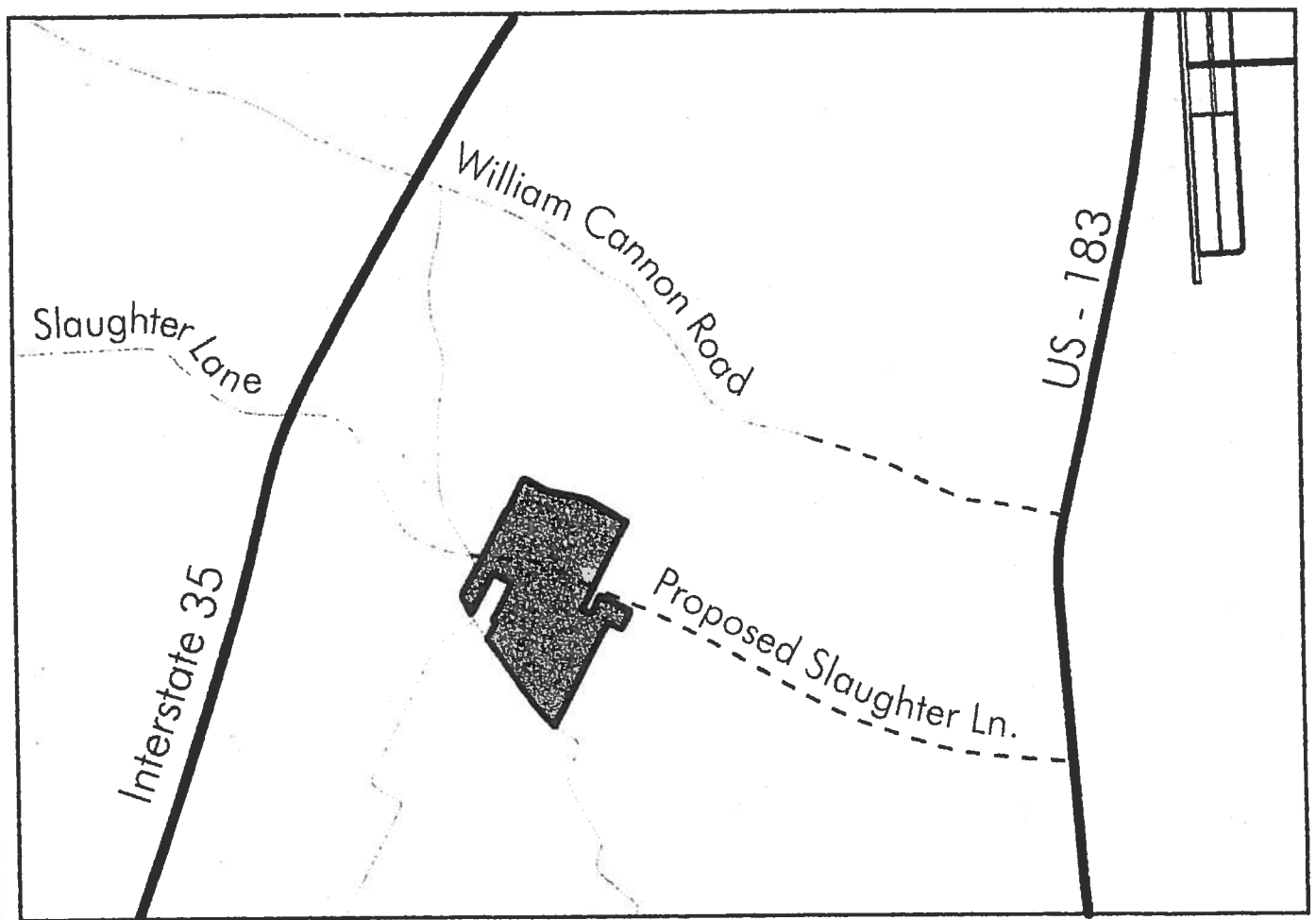
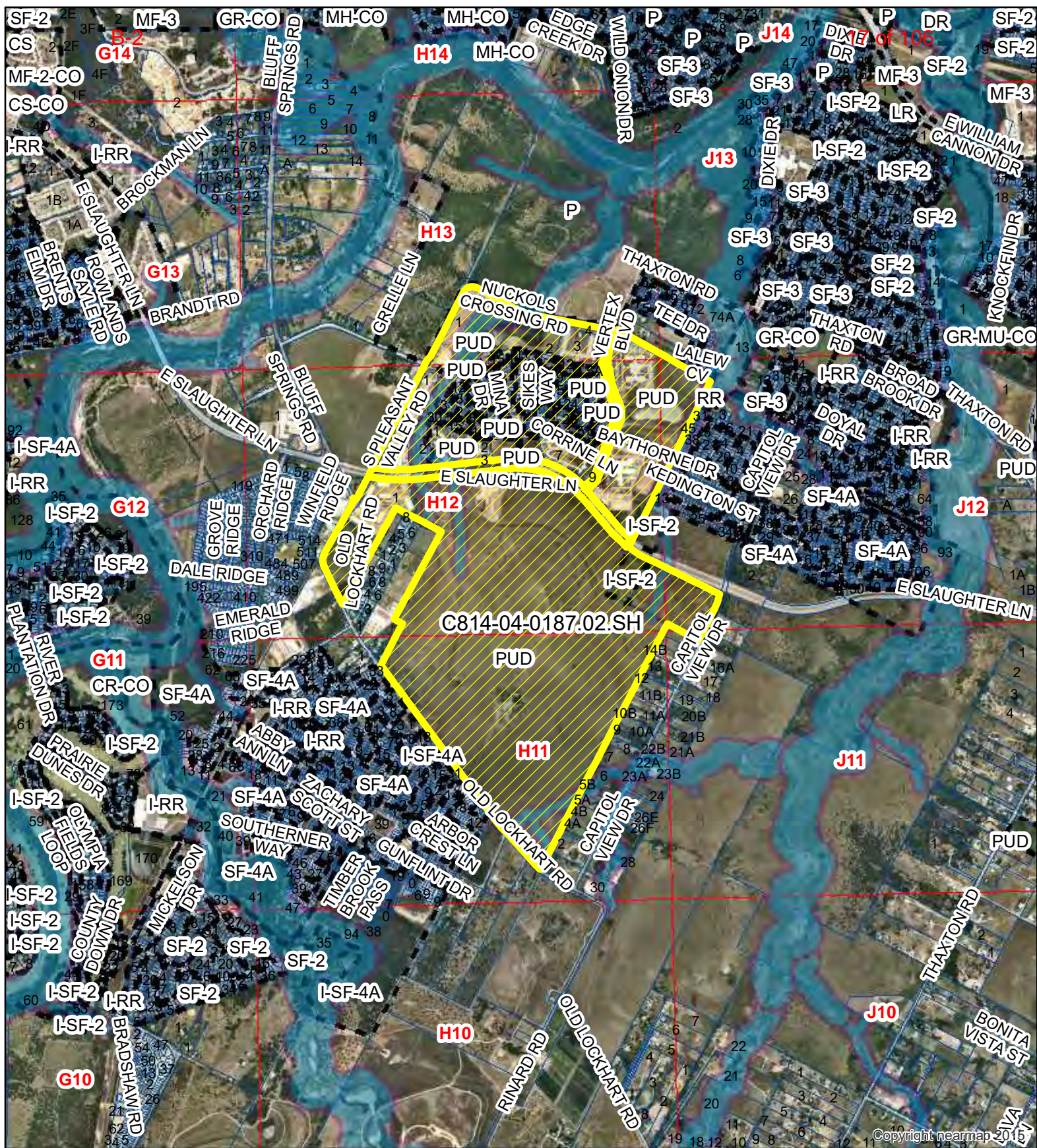


EXHIBIT A





Goodnight Ranch PUD

Exhibit A - 2

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

ZONING CASE#: C814-04-0187.02.SH
 LOCATION: East of Old Lockhart Hwy, between
 Nuckols Crossing Rd, and Capitol View Dr.
 SUBJECT AREA: 709.907 Acres
 GRID: H11 & H12
 MANAGER: Wendy Rhoades

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

N

 1" = 2000'



November 17, 2020

City of Austin Environmental Commission
Linda Guerrero, Chair
505 Barton Spring Road, Suite 500
Austin, Texas 78704

RE: Goodnight Ranch PUD Amendment # 2 (C814-04-0187.02. SH)

Dear Environmental Commission Members:

Austin Goodnight Ranch, L.P. (AGR) is requesting changes to the Goodnight Ranch Planned Unit Development Ordinance # 20061116-053. The intent is to update and improve the ordinance as well as to increase Austin housing supply and the associated neighborhood services. These changes are listed on Attachment A.

History and Intent

The Goodnight Ranch PUD Ordinance was approved 16 years ago. Since then, Austin's needs have certainly changed, and the landscape of the community has evolved. With that in mind, the core proposed changes are directed at improving the quality of life for the citizens through increased housing options, affordability, employment, transportation, open space and parkland, access to education, as well as how the land is managed to achieve these improvements.

Housing

Housing is proposed to increase from 3,533 homes to 6,308 homes. By way of comparison the Mueller Community is also +/-700 acres and has a higher residential unit allowance of up to 6,500 homes. The idea is to provide a broad diversification of rental and ownership housing options. By extending the housing options beyond the one size fits all rule, this allows for a range of price points making it easier to secure housing. Further, it is estimated that Austin's low housing inventory increases housing costs by approximately +/-8.7% year over year while wages remain relatively flat. Increasing the housing supply is one tool to help stabilize increasing housing costs. This combined with creating a compact and complete community allows for additional housing without an increase to land disturbance and impervious cover. These combined efforts will not only help alleviate the short supply of affordable housing but also the short supply of missing middle housing for those earning between 80-120%. By creating compact and complete communities in good supply, less land is consumed allowing for more open space and increased opportunity for reasonably priced housing.

Affordability

As a voluntarily participant in the Smart Housing Program, the community has realized three rental options for those earning between 65 to 80% of the MFI. Thus, exceeding the 10% goal of affordable housing. The PUD amendment by the proposed ordinance extends that affordability to home ownership.

Employment

The proposed changes are designed to diversify and create close access to employment opportunities by increasing the commercial, retail, employment and civic space. Today 275,000 square feet is permitted for these uses. Proposed is a total of 635,000 square feet of commercial, retail, employment and civic space. The idea is to create an employment campus and neighborhood node service zone to reduce the deficit of services in south east Austin as well as creating employment within walking distance of housing. This allows citizens to become less auto centric and more pedestrian oriented or to utilize low impact travel modes such



as cycling or scooters. Not only will this reduce the pressure on Austin's road systems but will also improve air and water quality by reducing emissions and the petrochemical residuals that ultimately end up in our waterways.

Transportation

The exiting PUD addresses a multimodal and integrated transportation system. These assets have been reimagined to help create better overall transportation circulation within and through the community. These items include new street cross section, a significant increase in the public trail network, a revised street layout for an improved connection and significant mitigative measures such as traffic signals and dedicated turning lanes to accommodate the increased density.

Open Space and Parkland

AGR is committed to increasing the park land within the community from the 64-acres to 120+ acres of public open space. In 2013 a bill was approved by the House Legislature to create the Onion Creek Metro Park District. The intent of the taxing District is to create quality public open space, streetscapes and park land that is well maintained. The ad valorem tax generated within the District or Goodnight Ranch provides the operation and maintenance funding to support the City owned 555-acre Metropolitan Park and 120+ acres of District park land. This District will ultimately generate millions of operation and maintenance dollars per year for superior maintenance and sustainable public open space.

Environment

AGR has worked closely with staff to preserve the open space and water quality investment created in the community. This includes regional water quality and detention storm water facilities. In addition, a thoughtful plan was conceived to enhance the remainder of the community in line with current code. The land plan was redesigned to preserve areas with significant topography. Meaning areas that were originally planned for full development and earth movement are now preserved hilltops for all to enjoy. This preservation of the hilltops significantly reduces earth disturbance while retaining quality setback from drainage ways. Old stock tanks whose past intent was for grazing now serve as wetland features to enhance water quality and provide essential wildlife habitat. These features also provide an opportunity for citizens to connect with nature and for native play. In essence planting seeds for future environmental stewardship.

Education

Since 2006 Goodnight Ranch has become home to three AISD schools. Over 113 acres are now dedicated to serving public education at the elementary, intermediate and high school level. With the planned community improvements residents and surrounding residents can walk to all three levels of education. Further an educational fund has been created to support the education needs (tutoring/support classes/enhanced classroom space or equipment) of the Goodnight Ranch residents.

The proposed changes are put forth to positively affect the quality of life not only for the citizens within the community but for all of Austin. Thus, we hope that the Environmental Commission will recommend these changes for approval.

Sincerely,
The Austin Goodnight Ranch Team

Cc: Wendy Rhoades, Zoning Planner
Austin Goodnight Ranch Team

Attachment A: Proposed Ordinance Changes

1. **Amend the Goodnight Ranch PUD ordinance number 20061116-053** as follows:
 - a. Update acreage
 - b. Update Exhibit lettering to match additional exhibits
 - c. After Part 2 – page 1 of 11: add a paragraph with language regarding the application of current code to the land to be developed south of Slaughter Lane.
 - d. Part 4 – page 2 of 11: add a new land use and definition of Neighborhood Mixed use Vertical Area (NMA-V; add a definition of Onion Creek Metro Park District; add to definition of Row House; and modify Live/work Shophouse definition
 - e. Part 4 – page 3 of 11 – modify definition of Mansion Home; Multifamily Home and Yard House; add a new land use and definition of Paseo Court; add block length definition; and add Accessory Dwelling Unit definition.
 - f. Part 6 – pages 4-9 of 11 - See deletions and additions to include: Add reference to Compatibility Setbacks exhibit, add language to clarify buffer area and uses permitted within buffer area, add language to provide for cyclists shower facilities, add language to clarify expiration of preliminary plans and site plans, add language for courtyard access lots, clarify language on parking and private street.
 - g. Part 7 – update references to Exhibits
 - h. After Part 8 add language to clarify the property may be developed by regulation under current code
 - i. After Part 8 add language to acknowledge the Onion Creek Metro Park District
2. **Exhibit A – Description of property:** Update property description.
3. **Amend Exhibit B - Zoning Map as follows:** to reflect the PUD boundaries.
4. **Amend Exhibit C –PUD General Land Use Map as follows:**
 - a. Delete the elementary school site south of Slaughter Lane because one exists north of Slaughter Lane and designate that area as MRA (Mixed Residential Area).
 - b. Change the land use designation for the area east of the former elementary schools' site from MRA to NMA (Neighborhood Mixed Use).
 - c. Delineate the new area proposed for a middle school site – north of Slaughter Lane - and designate it as MRA.
 - d. Change the land use designation for the tract north of the between the school site from MRA to NMA.
 - e. Change owner/Agent/Land Planner/Engineer information/acreage/date.
 - f. Update and increase Open Space area and add information regarding the Onion Creek Metro District and associated open space
 - g. Add MNA-V
 - h. Amend the development summary on Exhibit C as follows:

Total Development Summary:

 - Up to 6,308 residential dwelling units
 - Up to 635,000 GSF of commercial/retail/office
 - Up to 15,000 GSF of civic uses
 - 1 Elementary School site

- 1 Middle School site
- 1 High School site
- 1 Fire Station site
- Add a new land use designation: NMA-V

5. Amend Exhibit D: Environmental Background as follows:

- a. Change owner/Agent/Land Planner/Engineer information/acreage/date.
- b. Update notes to address watershed comments and list development requirements for ponds, water quality, channel construction, trails and critical water quality zones (CWQZ).
- c. Update the mapped CWQZ
- d. Update CEF and proposed setbacks
- e. Update topography, acreages and floodplain information

6. Amend Exhibit E – PUD Zoning Land Use Summary Table as follows:

- a. Update per staff comments to City's current use regulations
- b. Add a new land use designation NMA-V, and permitted uses:
- c. Under MRA and NMA add – Mobile Home residential and short-term rentals as permitted uses, under OS – Short-term rentals not permitted
- d. Under MRA and NMA – under commercial uses add -, Agricultural sales and services permitted in MRA and NMA; Automotive Sales (permitted in NMA), Automotive washing (of any type) and Building Maintenance Services permitted in MRA and NMA; Cocktail lounge; electronic prototype assembly (permitted in NMA), electronic testing; equipment repair services (permitted in NMA); funeral services (permitted in NMA); general retail sales (convenience) permitted in MRA; kennels (permitted in NMA); liquor sales (permitted in NMA); outdoor entertainment (permitted in MRA); outdoor sports and recreation (permitted in MRA/NMA/OS); Pedicab storage and dispatch (permitted in not permitted in MRA and OS/permitted in NMA and ; printing and publishing, and recreational equipment sales (permitted in NMA).
- e. Show alternative financial services Businesses not permitted in MRA/MNA/OS
- f. Add a note to state: MRA to permit cocktail lounge as an accessory to a brewery.
- g. Under MRA - Civic Uses – ad camp (permitted in NMA); convalescent services (permitted in MRA and NMA); day care services (commercial) permitted in MRA; employee recreation (permitted in NMA); guidance services (permitted in MRA); hospital services-general (permitted in NMA). Under NMA – industrial Uses – add custom manufacturing (permitted in NMA); light manufacturing (permitted in MRA and NMA – add note: MRA to permit brewery and cocktail lounge);
- h. Under agricultural uses: add urban farm and all other agricultural uses as permitted in MRA/NMA/OS.

7. Amend Exhibit F - Site Development Regulations as follows:

- a. MRA Table: changes in red.
- b. Under notes: Change the note that reads: The development shall comply with the modified Compatibility Standards for Goodnight Ranch PUD as set forth in Exhibit B by having it read as follows: The development shall comply with the modified Compatibility Standards for Goodnight Ranch PUD as set forth in ~~Exhibit B~~ Part 6, Paragraph (A) (5) of this ordinance # 20061116-053.
- c. NMA Table: See changes in red.

- d. Under NMA-V: this is a new table
 - e. Under Open Space Table: See changes in red.
8. **Add Exhibit G – Site Development Regulations Compatibility Setbacks for Property south of Slaughter Lane.** This is a new table to clarify compatibility setbacks.
9. **Amend Exhibit H Density Table as follows:**
- Maximum Allowable Intensities
 - a. Up to 6,308 residential dwelling units (approved: 3,533)
 - b. Up to 635,000 GSF of commercial/retail/office
 - c. Up to 15,000 GSF of civic uses
 - d. 1 Elementary School site
 - e. 1 Middle School site
 - f. 1 High School site
 - g. 1 Fire Station site
 - h. Under open space/community facilities (OS): change note C(3) to read: Detention and water quality facilities will be owned and maintained by the Homeowner's Association, **Onion Creek Metro Park District, successors or assigns.**
 - i. Under total maximum residential allowed - change note the language to read – 6,308 residential dwelling units plus ADU.
 - j. Under maximum commercial/civic allowed: change the language to read – 635,000 GSF plus 3 school sites and 1 fire station site (subject to Traffic Impact Analysis).
 - k. Changes made to reflect correct land area and percentage of each land use type, including adding NMA-V.
10. **Amend Exhibit I - Street Cross Section as follows:**
- a. The Street section table and cross section have been up-date to meet the requirements of the Austin Fire Department and Department of Transportation. See changes in red. The approved executed cross section are provided.
11. **Amendment Exhibit J: Parking Regulations and Ratios.**
- a. See changes in red to update notes and add MNA-V use.

Justification for PUD Amendment:

The proposed land use designation changes will allow for a balanced mix of uses north and south of Slaughter Lane and middle and high school sites. Additionally, these changes will create a community that promotes a live/work/ play environment, which is consistent with policy number LUT P3 of the Imagine Austin Comprehensive Plan. Policy number LUT P3 reads as follows:

Promote development in compact centers, or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.

Goodnight Ranch PUD exceeds superiority as follows:

- 1. All three levels of public education sites – the PUD includes one elementary school, one middle school, and one high school.



2. Onion Creek Metro Park: Goodnight Ranch established the Onion Creek Metro Park District (OCMPD), which is a political subdivision of the State of Texas. A \$0.20 tax per \$100 valuation has been approved by the Onion Creek Park District Board. The tax will be utilized to maintain the City's 555-acre Onion Creek Metro Park. Goodnight will contribute over \$15 million in creating and developing the Onion Creek in-district improvements including public trails, park amenities, wildlife nature learning assets, urban gardens and restoration of native grasses, wildflower meadows and multimodal transportation corridors connecting Austin resident to the Metro park and community services located in the neighborhood node.
3. The Goodnight Educational Foundation: this foundation will be led by a board of community advocates and the funds will support the education needs (tutoring/support classes/enhanced classroom space or equipment) of the Goodnight Ranch residents.

APPLICANT REDLINES

January 29, 2021

ORDINANCE NO. 20061116-053

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY COMMONLY KNOWN AS THE GOODNIGHT RANCH PUD LOCATED AT THE EAST SIDE OF OLD LOCKHART HIGHWAY BETWEEN NUCKOLS CROSSING ROAD AND CAPITOL VIEW DRIVE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base zoning district from interim rural residence (I-RR) district to planned unit development (PUD) district on the property described in File C814-04-0187 SH on record at the Neighborhood Planning and Zoning Department, as approximately ~~703 254~~ ^{695.53} acres of land, more or less, out of the Santiago del Valle Grant, being more particularly described by metes and bounds in Exhibit A (*Description of Property*) incorporated into this ordinance (the "Property"), locally known as the property located at the east side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit B (*Zoning Map*)

PART 2. This ordinance, together with the attached Exhibits A through ~~I~~ ^J, are the land use plan for the Goodnight Ranch planned unit development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the Goodnight Ranch planned unit development land use plan. If this ordinance and the attached exhibits conflict, the ordinance applies. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD.

PART 3. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibit A	Description of Property
Exhibit B	Zoning Map
Exhibit C	Land Use Plan
Exhibit D	Environmental Background Information
Exhibit E	Zoning Use Summary Table
Exhibit F	Site Development Regulations
Exhibit G	Density Table Compatibility Setbacks

Exhibit B - 1

Exhibit H

~~Street Cross Section Table and Illustrations~~ Density Table

Exhibit I

~~Parking Regulations and Ratios~~ Street Cross Section Table and Illustrations

Exhibit J

Parking Regulations and Ratios

PART 4. Definitions**A In this ordinance**

1 LAND USE AREA means the following use categories into which the PUD is divided on Exhibit C (*Land Use Plan*) Neighborhood Mixed Use, Mixed Residential, and Open Space

2 NEIGHBORHOOD MIXED USE AREA means the land use areas identified on Exhibit C The Neighborhood Mixed Use Area serves as the center of the community, containing a variety of residential land uses as well as compatible retail, commercial, civic and public services to meet the needs of community residents Office, multi-family residences and mixed use buildings are permitted The Neighborhood Mixed Area is pedestrian-oriented, and it is designed to encourage pedestrian movement between this Area and the Mixed Residential Area The Neighborhood Mixed Area is oriented to the public framework of streets and open spaces

<INSERT> NEIGHBORHOOD MIXED USE VERTICAL AREA (See attached)

3 MIXED RESIDENTIAL AREA means the land use areas identified on Exhibit C The Mixed Residential land use areas allow a wide diversity of residential building types, including single family, multi-family as well as sites for commercial, civic, and mixed use buildings

<INSERT> ONION CREEK METRO PARK DISTRICT (See attached)

4 OPEN SPACE means the land use areas identified on Exhibit C The Open Space land use areas are intended to provide a continuous system of open space through the Goodnight Ranch PUD and include safety services and educational facilities, civic uses and commercial uses

5 ROW HOUSE means an attached two or three-story townhouse on its own lot

which may include single family attached residential, bed and breakfast, and short-term rental uses.

6 LIVE/WORK SHOPHOUSE means a row house with ground level workspace or commercial space and upper level living space The work space or commercial space and living space must be used and occupied by the same owner or occupant/tenant. An occupant/tenant may be located on one or more lots.

<INSERT>

NEIGHBORHOOD MIXED USE-VERTICAL AREA means the land use area identified on Exhibit C. The Neighborhood Mixed Use-Vertical Area, adopted in the Imagine Austin Comprehensive Plan as a neighborhood center on the Growth Concept Plan, serves as a dense, mixed-use core integrating a mix of commercial, housing and civic uses, concentrates people and activities within the Area and fronts on Slaughter Lane, a designated high capacity transit corridor. The Neighborhood Mixed Use-Vertical Area may contain a variety of residential land uses as well as compatible retail, commercial, civic and public services to meet the needs of the community residents. Office, multi-family residences and mixed use buildings are permitted. The Neighborhood Mixed Use-Vertical Area is pedestrian-oriented, and it is designed to encourage pedestrian movement between this Area, the Neighborhood Mixed Use Area and the Mixed Residential Area. The Neighborhood Mixed Area-Vertical is oriented to the public framework of streets and open space.

<INSERT>

ONION CREEK METRO PARK DISTRICT means a political subdivision of the State of Texas created by the Legislature as Chapter 3924, Special District Local Laws Code under the authority of Article XVI, Section 59, and Article III, Sections 52 and 52-a, Texas Constitution, comprising approximately 701.655 acres. The creation of the District was consented to by the City of Austin in the Consent Agreement by and Among the City of Austin, Texas Onion Creek Metro Park District and the Austin Goodnight Ranch LP, effective August 13, 2014.

12. BLOCK LENGTH means a distance measured along the block face and separated by any of the following, to include public or private streets, parks, open space, paseos and drainage easements so long as the separation is a minimum of 20 feet in width and includes pedestrian access

7 MANSION HOME means ^{one building} a ~~structure~~ ^{with a minimum of 450 square feet per unit} on one lot designed to appear like a large single family residence, but that is divided into two to ~~six~~ ^{eight} units, each with an individual entry. Mansion Home which may include duplex residential, small lot single family residential, retirement housing (small site/large site), two-family residential, bed and breakfast, and short-term rental uses.

8 MULTIFAMILY HOME means ~~condominiums or apartments~~ which may include multifamily residential, condominium residential, retirement housing (small site/large site), group home, bed and breakfast, and short-term rental uses.

9 MULTI-USE BUILDING means a building used for both commercial and residential uses

10 YARD HOUSE means a detached single-family residence ^{which may include uses such as bed and breakfast, and short-term rental} One accessory dwelling unit containing not more than 700 square feet of gross building area may be constructed over the garage

11. AUTO COURT means a group of dwelling units from 2-8 that may access off a private driveway. The Auto Court may or may not be subdivided residential lots or all within a single lot

B All other terms have the meaning provided in the Code

11. PASEO COURT means a group of dwelling units from 2-8 that may be accessed by a private driveway. The Paseo Court may consist of one or more subdivided lots for each unit. Each unit within a Paseo Court shall be subject to building permit review.

PART 5. Use Regulations

A The locations of the land use areas within the PUD are shown on Exhibit C (*Land Use Plan*)

B Permitted, conditional and prohibited uses applicable to each land use area are shown in Exhibit E (*Zoning Use Summary Table*)

PART 6. In accordance with Section 25-2-411(A) (*Planned Unit Development District Regulations*) of the City Code, the following site development regulations apply to the PUD instead of otherwise applicable City regulations

A Zoning

- 1 Section 25-2-243 (*Proposed District Boundaries Must be Contiguous*) does not apply to the PUD
- 2 Subsection (I)(4)(a) of Section 25-2-411 (*Planned Unit Development District Regulations*) is modified to provide that the front and side yard requirements for nonresidential uses in the PUD are as established in Exhibit F (*Site Development Regulations*)
- 3 Subsection (I)(5) of Section 25-2-411 (*Planned Unit Development District Regulations*) is modified to delete the requirement that the number of curb cuts and driveways be shown on the land use plan

13. ACCESSORY DWELLING UNIT (ADU): An ADU is an additional dwelling unit to a primary dwelling unit and is permitted on a Property developed with a residential use

- 4 Subsections (K)(1) and (2) of Section 25-2-411 (*Planned Unit Development District Regulations*) are modified to provide that the open space requirement for the PUD is as established in Exhibit F (*Site Development Regulations*)
- 5 This section applies to compatibility standards within the PUD

Reference Exhibit G Compatibility Setbacks

Within the boundaries of the Goodnight Ranch PUD, compatibility standards as outlined in Chapter 25-2, Subchapter C, Article 10 of the Code apply, except as modified below

- a) Compatibility standards shall not apply on a residential use to residential use basis, as set forth in Section 25-2-1051(C) (*Applicability*)
- b) The following are established as compatibility standards applicable to commercial and other permitted uses
 - i) Section 25-2-1065 (A) (*Scale and Clustering Requirements*) shall apply
 - ii) A 25-foot wide vegetative buffer area, measured from a property line of a residential use to a building, shall be provided and maintained between residential uses to the following commercial and civic uses automotive rentals, business or trade school, business support services, cocktail lounge, commercial off-street parking, consumer repair services, convenience storage, custom manufacturing, drive-through services, food preparation, hotel-motel, indoor entertainment, indoor sports and recreation, intensive recreational uses as defined in 25-2-1067 (F) (*Design Regulations*) of the Code, off-site accessory parking, outdoor entertainment, plant nursery, printing and publishing, service station, software development, theater, and veterinary services
 - iii) Improvements permitted within a vegetative buffer zone area are hike and bike trails, pedestrian trails, sidewalks, solid fences, detention facilities, water quality facilities and drainage facilities consisting primarily of earthen structures, utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin

- iv) A 25-foot wide vegetative buffer area as described in Part 6 (A) (5) (b) (ii) does not apply to a Multi-Use Building or a Live/Work Shophouse
- v) The front yard setback requirements under Section 25-2-1064 (*Front Setback*) do not apply
- vi) Within 50 feet of an undeveloped platted residential lot (measured to the nearest setback line on the property), a commercial building may not exceed three stories or 40 feet in height. Within 50 feet of a developed residential building, a commercial building may not exceed two stories or 30 feet above the height of the existing residential use. Beyond 50 feet from a developed residential building, a commercial building may be constructed to the permitted height as set forth in this PUD
- vii) 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 0.25 footcandles across the source property line
- viii) The noise level of mechanical equipment may not exceed 60 decibels at the property line
- ix) Dumpsters and permanently placed refuse receptacles must be located at least 25 feet from adjacent residential uses. The location of and access to dumpsters or any other refuse receptacles must comply with the Transportation Criteria Manual
- x) Commercial and civic uses must be screened in accordance with this subsection. Yards, fences, vegetative screening, or berms shall be provided to screen off-street parking areas containing 12 or more parking spaces on a single site, mechanical equipment, storage areas, and areas for refuse collection. A fence used for screening may not exceed a height of six feet unless otherwise permitted in the Land Development Code. The property owner must maintain fences, berms, and vegetative screening

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B-2
(xi) A 100-foot wide buffer area shall be provided between property developed with a residential use and a custom manufacturing use or limited warehousing and distribution use. A 150-foot wide buffer area shall be provided between property developed with residential use and a light manufacturing or general warehousing and distribution use. The buffer areas shall be measured from the property line of property developed with Residential Uses to a building with the following uses: custom manufacturing, limited warehousing and distribution, general warehousing and distribution, and light manufacturing. Exterior bulk chemical storage, High-hazard Group H occupancies as defined in the Building Code, and distillation processes are prohibited under the land use definitions of custom manufacturing, limited warehousing and distribution, general warehousing and distribution, and light manufacturing.

~~xi) A 100-foot wide buffer area, measured from the property line for property developed with residential uses to a building developed with industrial, commercial or civic uses, shall be provided and maintained between all residential areas and property developed as research assembly services, research services, research testing services and postal facilities exceeding 10,000 square feet~~

permitted any setback or buffer
xii) Improvements within the 100-foot buffer area are hike and bike trails, pedestrian trails, solid fences, detention facilities and water quality facilities consisting primarily of earthen structures, drainage facilities, underground utility improvements, overhead electric or communication lines, streets, alleys, driveways, surface parking facilities limited to 12 spaces or fewer or those requirements that may be otherwise required by the City of Austin or specifically authorized in this ordinance

~~c) Notwithstanding Subsection 5, development outside of the PUD triggers the compatibility standards of Chapter 25-2, Article 10 (Compatibility Standards) to development within the PUD~~

open space amenities, including seating, play structures, signage, pavilions, gazebos, and other pedestrian oriented streetscapes and shade structures, lighting, art features, landscape planting, irrigation, public restrooms,

B Site Development

Site development regulations applicable to each land use area are established in Exhibits E (*Site Development Regulations*) and F (*Density Table*)

F G

A building containing one or more office uses that total 25,000 square feet or more shall include shower facilities for bicycle riders. Such a building containing more than 25,000 square feet, but less than 50,000 square feet of office uses shall provide one private unisex facility. A building containing more than 50,000 square feet, but less than 100,000 square feet of office uses shall provide a minimum of two unisex facilities. A building containing more than 100,000 square feet, but less than 500,000 square feet of offices uses shall provide private shower facilities with two showers for each of both sexes. The facilities shall be separate from the office toilet facilities and include an area for changing clothes and storing personal items. The facilities may be located outside of the building in a common area accessible to all buildings subject to this requirement. The shower facilities shall also be provided if the office building includes retail uses as well, but in such mixed-use facilities there is no requirement that the showers be accessible to anyone other than the office and retail employees of the building.

Subsection 25-5-81 (B) is modified as follows:

(B) Except as provided in Subsection (C), (D), and (E) of this section, a site plan expires five years after the date of its approval.

C Landscaping

- 1 Subsection (B) of Section 25-2-1003 (*General Requirements*) is modified to provide that a street yard 1,000 square feet or less in size is not required to be landscaped
- 2 Subsection (C) of Section 25-2-1006 (*Visual Screening*) does not apply to development within the PUD
- 3 Section 25-2-1007 (*Parking Lots*) is modified to provide that a parking area with 12 motor vehicle parking spaces or less is not required to have landscaped islands, peninsulas, or medians

D Subdivision

- 1 Subsection (H) (K) and (L) of Section 25-3-52 (*Subdivision Layout Requirements*) applies to development within the PUD
- 2 Subsection (N) of Section 25-3-52 (*Subdivision Layout Requirements*) is modified to provide the following, **excluding to the boundary of the PUD**
 - a) The maximum block length is 800 feet The Director of the Watershed Protection and Development Review Department may approve a length up to 1,000 feet in length based on topography or existing street layout
 - b) A block length that exceeds 800 feet must be traversed by a pedestrian path near the midpoint
 - ~~c) The maximum block width is 300 feet The Director of the Watershed Protection and Development Review Department may approve a block width up to 400 feet based on topography or existing street layout~~
 - d) There is no limit to the block length for open space that is parallel to a right-of-way internal to the PUD
- 3 Except as modified in this Subsection, Subsection (C) of Section 25-3-82 (*Vehicular Access*) applies to the PUD
 - a) **, but not required.** Direct vehicular access from a ~~single family~~ **auto paseo court,** residential lot to an alley is permitted and preferred Lots containing multi-family residential, condominium, mixed-use, commercial and civic uses do not require direct vehicular access from a lot to an alley
 - b) Except for the uses noted in Part 6 (D)(3)(a), direct vehicular access from a lot to a street is not permitted except as follows
 - i) if a lot does not abut and take access to an alley or
 - ii) the Director of the Watershed Protection and Development Review Department determines it is warranted by exceptional circumstances
 - c) Notwithstanding the above, vehicular access from a single family residential lot to a street **,alley or driveway** is permitted provided that

- i) a lot does not abut and take access to an alley or access is taken to a street [with a standard cross-section as set forth in the Transportation Criteria Manual, and]
- ii) driveway separation requirements are met

4. Subsection 25-4-62 is modified as follows:

(a) An approved preliminary plan expires seven years after the date the application for approval of the preliminary plan is submitted.

- 5/ Subsection (A)(1) of Section 1 3 2 (*Classification Design Criteria*) of the Transportation Criteria Manual, may be utilized when it can be demonstrated that significant off-street parking will not occur or that off-street parking ratios are comparable to that achieved under the density provisions of single family residence standard lot (SF-2) district zoning

6. Section 25-4-171 (*Access to Lots*) is modified to provide that a lot that fronts on a common courtyard or access lot and that abuts an alley is not required to abut a dedicated public street.

E Transportation

- 1 Subsection (A) of Section 25-6-2 (*Driveway Approaches Described*) is modified to provide that a type 1 driveway approach is a concrete driveway approach that provides access from a roadway to property on which a Yard House, Row House or Mansion Home with a driveway that serves four or fewer parking spaces is located
- 2 Subsection (B) of Section 25-6-2 (*Driveway Approaches Described*) is modified to provide that a type 2 driveway approach is a concrete driveway approach that provides access from a roadway other than a principal roadway to property used for a purpose other than a yard house, row house, mansion home with a driveway that serves four or fewer parking spaces is located
- 3 Section 25-6-173 (*Collector Streets*) does not apply to development within the PUD and is replaced by Exhibit H (*Street Cross Section Table and Illustrations*)
- 4 Subsection (A) of 25-6-292 (*Design and Construction Standards*) applies to the PUD
- 5 Section 25-6-321 (*Existing Driveway*) applies to the PUD
- 6 Section 25-6, Article 7 (*Off-Street Parking*) and Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) do not apply in

the PUD Development in the PUD shall comply with Exhibit ~~L~~^J (*Parking Regulations and Ratios*)

- 7 Subsections (A) (B) and (C) of Section 25-3-81 (*Roadway Design*) and Subsection (I) of Section 25-3-52 (*Subdivision Layout Requirements*) is modified to provide that streets, alleys, and pedestrian paths shall be designed and constructed in accordance with the Traditional Neighborhood District Manual, except as modified in Exhibit ~~H~~^I (*Street Cross Section Table and Illustrations*)
 - 8 Section 25-3-84 (*Parking Area Design and Construction Standards*) is modified to provide that design and construction guidelines for parking and loading facilities, circulation area, and queuing areas do not apply to the PUD
 - 9 Street connections to Capitol View Drive and Cheryl Lynn Drive are not required
 10. On street parking on public or private streets shall be counted towards the required parking
 11. Private streets are permitted in accordance with Section 1.4.3 "E" of the TCM.
- F Sign Regulations

- 1 The Neighborhood Mixed Use Area is subject to the commercial sign district regulations contained in Chapter 25-10
- 2 The Mixed Residential Area is subject to the neighborhood sign district regulations contained in Chapter 25-10

<INSERT>

G. Environmental.

The critical water quality zone will be reconstructed as part of the subdivision construction plan application, as shown in Exhibit D: Environmental Background Information and Exhibit D-1: CEF Mitigation Plan.

- 1) LDC 25-8-91 (B) (1) (Waterway Classifications) is modified to establish that a minor waterway will be defined as shown in Exhibit D.
- 2) LDC 25-8-92 (B) (1) (Critical Water Quality Zones Established) is modified to establish that for a minor waterway, the boundaries of the critical water quality zone are located as shown in Exhibit D.
- 3) LDC 25-8-281 (Critical Environmental Features) (C) (1) (a) is modified to establish that except as provided in Subsection (C) (1) (b), the width of the buffer zone is modified as shown in Exhibit D.
- 4) LDC 25-8-392 (C) (3) (a) (Uplands Zone) is modified to establish that impervious cover for a multifamily residential use may not exceed 67 percent gross site area for land south of Slaughter Lane and 67 percent net site area for land north of Slaughter Lane.
- 5) LDC 25-8-392 (C) (3) (b) (Uplands Zone) does not apply to the Goodnight Ranch PUD.
- 6) LDC 25-8-392 (C) (4) (a) (Uplands Zone) is modified to establish that impervious cover for a commercial use may not exceed 67 percent gross site area for land south of Slaughter Lane and 67 percent net site area for land north of Slaughter Lane.
- 7) LDC 25-8-392 (C) (4) (b) (Uplands Zone) does not apply to the Goodnight Ranch PUD.

PART 7. This part is applicable to the location and site development of a Fire/EMS station site

- A A Fire/EMS station site shall be reserved for a period of twenty years from the effective date of the zoning ordinance of the Goodnight Ranch PUD, and fee simple dedication of the site to the City of Austin prior to or concurrent with the issuance of a building permit for the Fire/EMS station upon a written request from the City of Austin. The City may release the reservation of the site prior to the twenty year period if the City has constructed or is in the process of constructing a Fire/EMS station site within 1.5 roadway miles of the reserved site.
- B The Fire/EMS station site shall have 45,000 square feet of impervious cover in development rights after any required boundary street impervious cover

deduction The development rights may be based on the net site area calculation of the tract or assigned from some other tract on the PUD

- C The specific location of the Fire/EMS station site shall be determined prior to approval of the first Preliminary Plan or final plat application that includes any PUD tracts on the south side of Slaughter Lane
- D The initial location of the Fire/EMS station site may be approved by the Director of the Neighborhood Planning and Zoning Department in accordance with the provisions of Section 25-2-403 of the Land Development Code
- E The specific location of the Fire/EMS station site may be changed by mutual agreement between the developer and the City as long as the new station site meets all of the same site development and location criteria The relocation of the Fire/EMS station site may be approved by the Director of the Neighborhood Planning and Zoning Department in accordance with the provisions of Section 25-2-403 of the Land Development Code
- F The Fire/EMS station site shall be located on a roadway classified as a Neighborhood Center Boulevard, Neighborhood Main Street or Neighborhood Avenue, as described in Exhibit H, and in a manner that permits alignment with a full-function median break approved by the Watershed Protection and Development Review Department, or its successor
- G Any roadway segment intersecting the southern right-of-way boundary line of Slaughter Lane shall be classified as a Neighborhood Center Boulevard, Neighborhood Main Street or Neighborhood Avenue for a minimum of 1500 feet south of the intersection with the Slaughter Lane right-of-way boundary line
- H The fiscal posting for the final plat that abuts the Fire/EMS station site shall include fiscal posting for a traffic signal pre-emption device at the intersection of that roadway and Slaughter Lane
- I Street parking is prohibited on the roadway segment abutting the Fire/EMS station site An advance traffic control device system that may include signage, markings, and flashing lights, or other devices as approved by the City of Austin shall be required

PART 8. This Part 8 is applicable to the development of public elementary and secondary schools within the PUD Notwithstanding anything herein to the contrary, the Austin Independent School District's development of schools within the PUD shall be governed by the School District Land Development Standards Agreement by and between the City of Austin and the Austin Independent School District, as amended from time to time

PART 9. This ordinance takes effect on November 27, 2006

Except as specifically provided under this ordinance, the property may be developed by regulations applicable under the City Code.

2

PASSED AND APPROVED

November 16, 2006

§
§
§

Will Wynn
Will Wynn
Mayor

APPROVED:

David Allan Smith
David Allan Smith
City Attorney

ATTEST:

Shirley A Gentry
Shirley A Gentry
City Clerk

PART X. This Part X is applicable to development of open space and trails within the PUD, Notwithstanding anything herein to the Contrary, The Onion Creek Metro Park District's Development of open Space and Trails shall be governed by the Consent Agreement by and Among the City of Austin, Texas Onion Creek Metro Park District and the Austin Goodnight Ranch LP, effective August 13, 2014 and any future amendments and if there is a conflict between the PUD and the Consent Agreement and it's Amendments the Consent Agreement and it's Amendments shall control. Section 7.04 Timing of the First Amendment to the Consent Agreement by and Among the City of Austin, Texas Onion Creek Metro Park District and the Austin Goodnight Ranch LP, dictates the process of trail and open space improvements.

3

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

PUD Development Land Use Areas Summary:

Neighborhood Mixed-Use Area (NMA) - 265.60 Acres
Mixed Residential Area (MRA) - 347.60 Acres
Neighborhood Mixed-Use - Vertical Area (NMA-V) - 67.53 Acres
Slaughter Lane R.O.W. - 14.80 Acres
Total Acreage - 695.53 Acres

1. The boundary lines of Land Use Areas may be adjusted to correspond to lot lines and street R.O.W's within the PUD. This may cause the acreage of Land Use Areas to vary from above.
2. A minimum of 120 acres of parkland, which constitutes Public Open Space, shall be provided, as depicted on Exhibit C and may be adjusted at the time of subdivision or site plan, and is permitted in any Land Use Area.

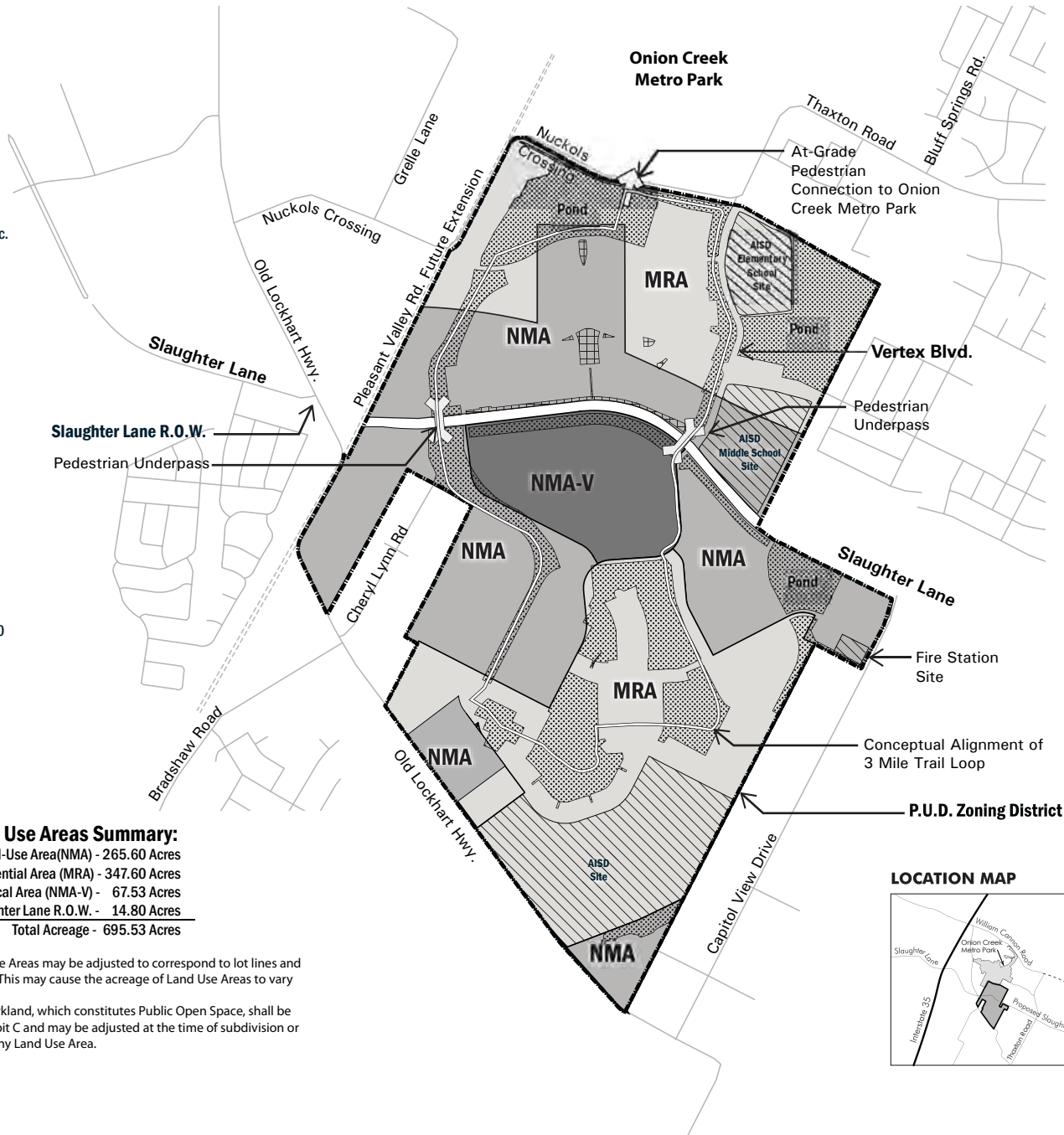
Revised: July 07, 2020

February 28, 2006

Case Number: C814-04-0187.SH

Goodnight Ranch PUD

PUD General Land-Use Map (Exhibit C)

**LOCATION MAP****TOTAL DEVELOPMENT PERMITTED ALLOCATION SUMMARY**

- Up to 6,308 residential dwelling units
- Up to 635,000 GSF commercial/retail/ office
- 1 AISD elementary school site
- 1 AISD middle school site
- 1 AISD site
- Up to 15,000 GSF civic uses
(all AISD sites are excluded from the Civic GSF)
- 1 fire station lot

NOTES:

1. The overall impervious cover shall not exceed 67% of net site area for land north of Slaughter Lane, and 67% of gross site area for land south of Slaughter Lane. An impervious cover tracking table shall be submitted with each residential Final Plat and commercial site plan application.
2. Parkland Dedication fees have been paid for the first 3,533 dwelling units. For each unit above 3,533, the PLD fee shall be paid at the time of final plat or site plan pursuant to City Code in effect at time of that plat or site plan approval. A parkland tracking table shall be submitted with each residential final plat and commercial site plan application.
3. The Public Open Space configuration shown on the Land Use map (Exhibit C) will be build according to the Consent Agreement by and among the City of Austin, Texas, Onion Creek Metro Park District, and Austin Goodnight Ranch LP, dated June 26, 2014.
4. All trails north of Slaughter are existing. Future trails will be constructed as adjacent properties are developed, occupied and approved by the Onion Creek Metro Park District Board. A minimum of two, 10-ft wide trail connections shall be made between the proposed trails and the AISD Site located in the south corner of the property. A minimum of one connection through the trail system and up to the AISD Site shall be ADA accessible. The exact locations shall be determined at the time of each Preliminary Plan approval. Improvements of the connections are subject to review and approval of the Onion Creek Metro Park District (OCMPD), Home Owners Association (HOA) or assigns.
5. The area boundaries represented on the Land-Use Map Exhibit C, are graphic representations and are not exact. The exact locations shall be determined at the time of each Preliminary Plan approval.
6. Reference Part X of Ordinance No. 2006116-053 for development of trails and open space within the PUD.

MAP KEY

NMA	School and/or Civic Site
MRA	Public Open Space
NMA-V	Private Open Space
Conceptual Road Alignment	

OPEN SPACE

Provided north of Slaughter:	75 ac
Proposed south of Slaughter:	54 ac

0 800' 1600' 3200'



TBG

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:

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Agent:

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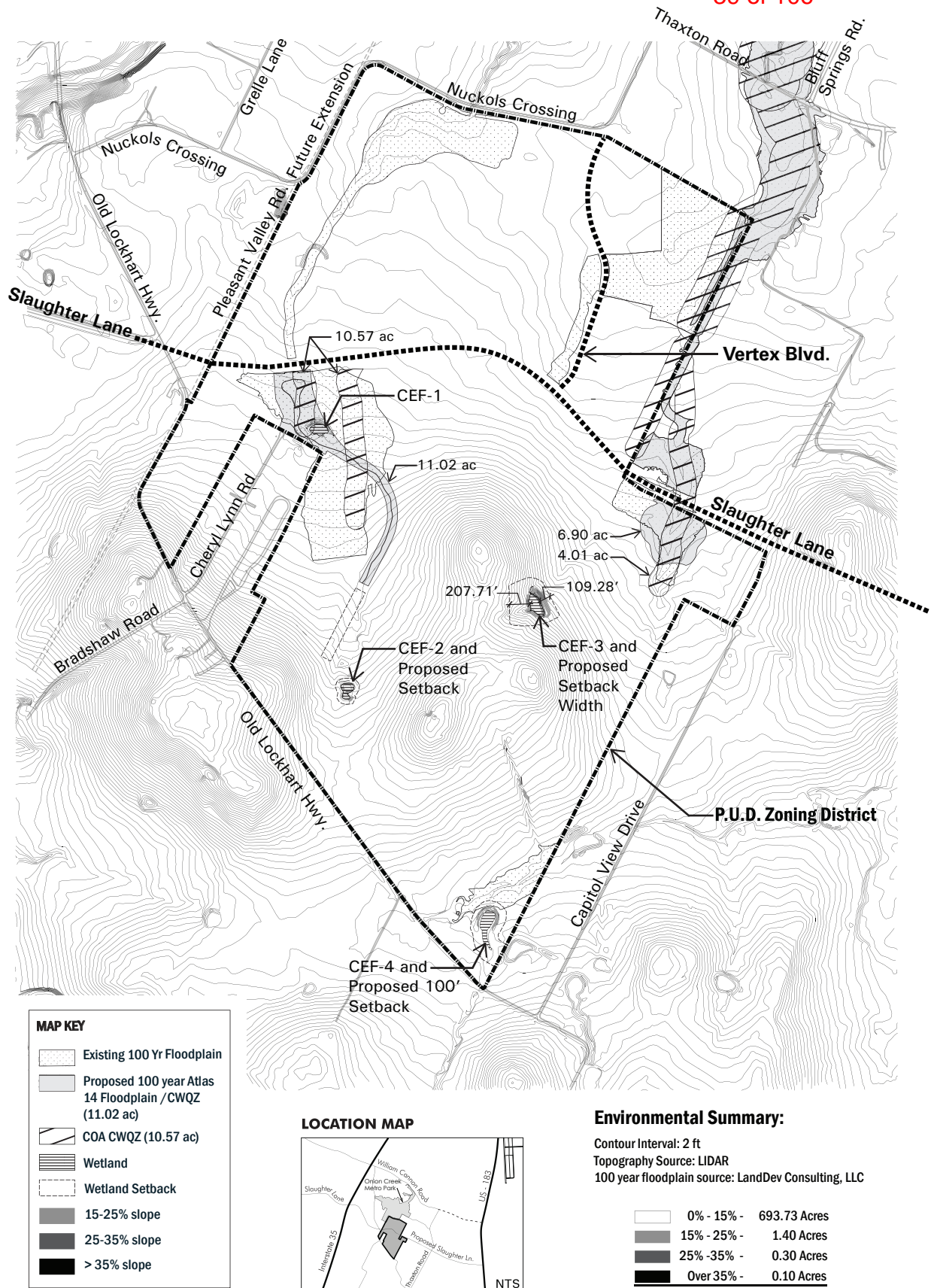
Engineer:

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

Revised: July 07, 2020

February 28, 2006

Case Number: C814-04-0187.SH



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.

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2

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

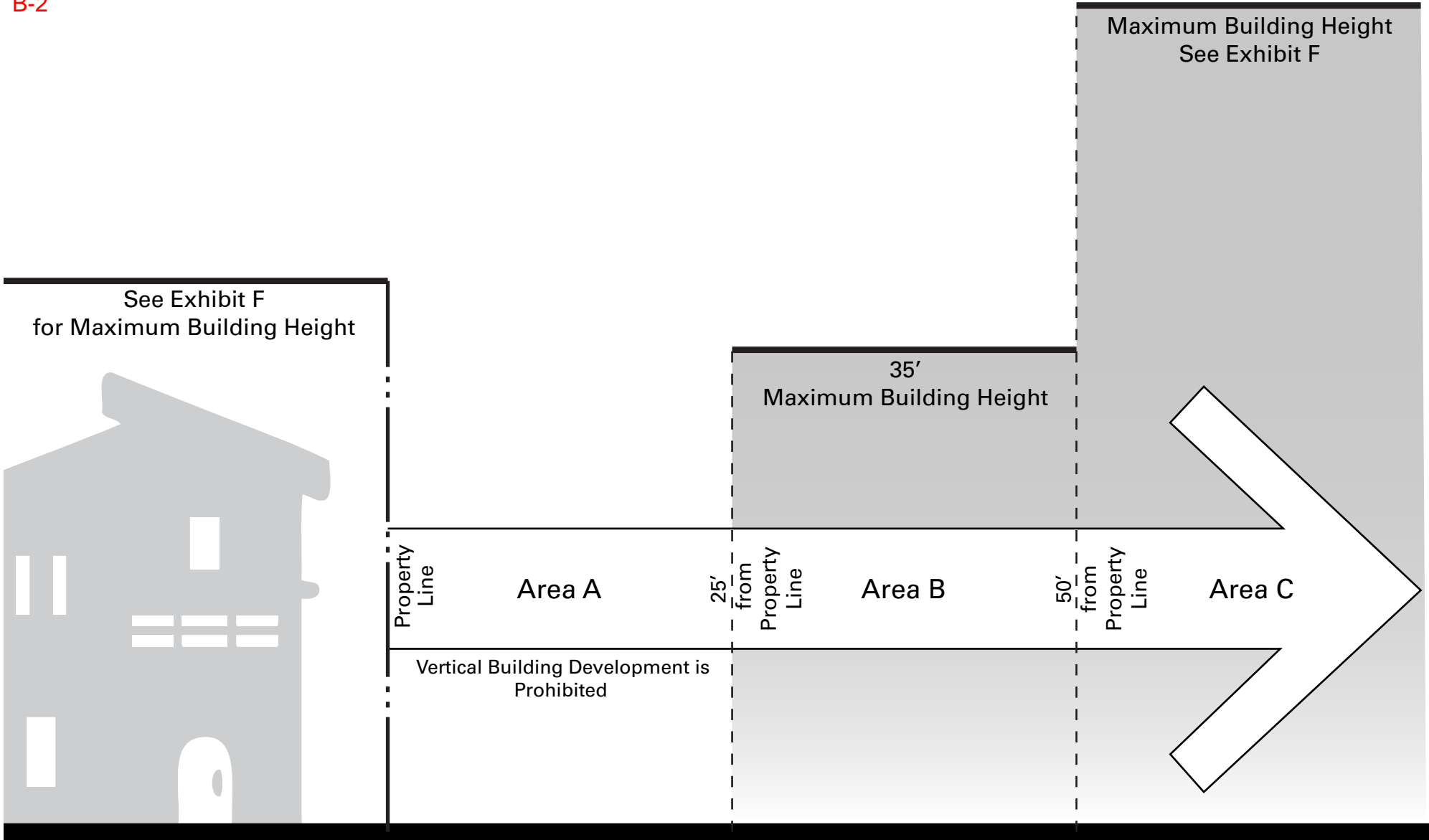
- 1) Parking facilities in the NMA-V may be retained in common for reciprocal use by NMA-V commercial and office/civic tenants, and may be included as part of the building lot. Example: a lot containing retail uses on ground floor, with residential and/or office use above, designed to accommodate common 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.



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.

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.



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

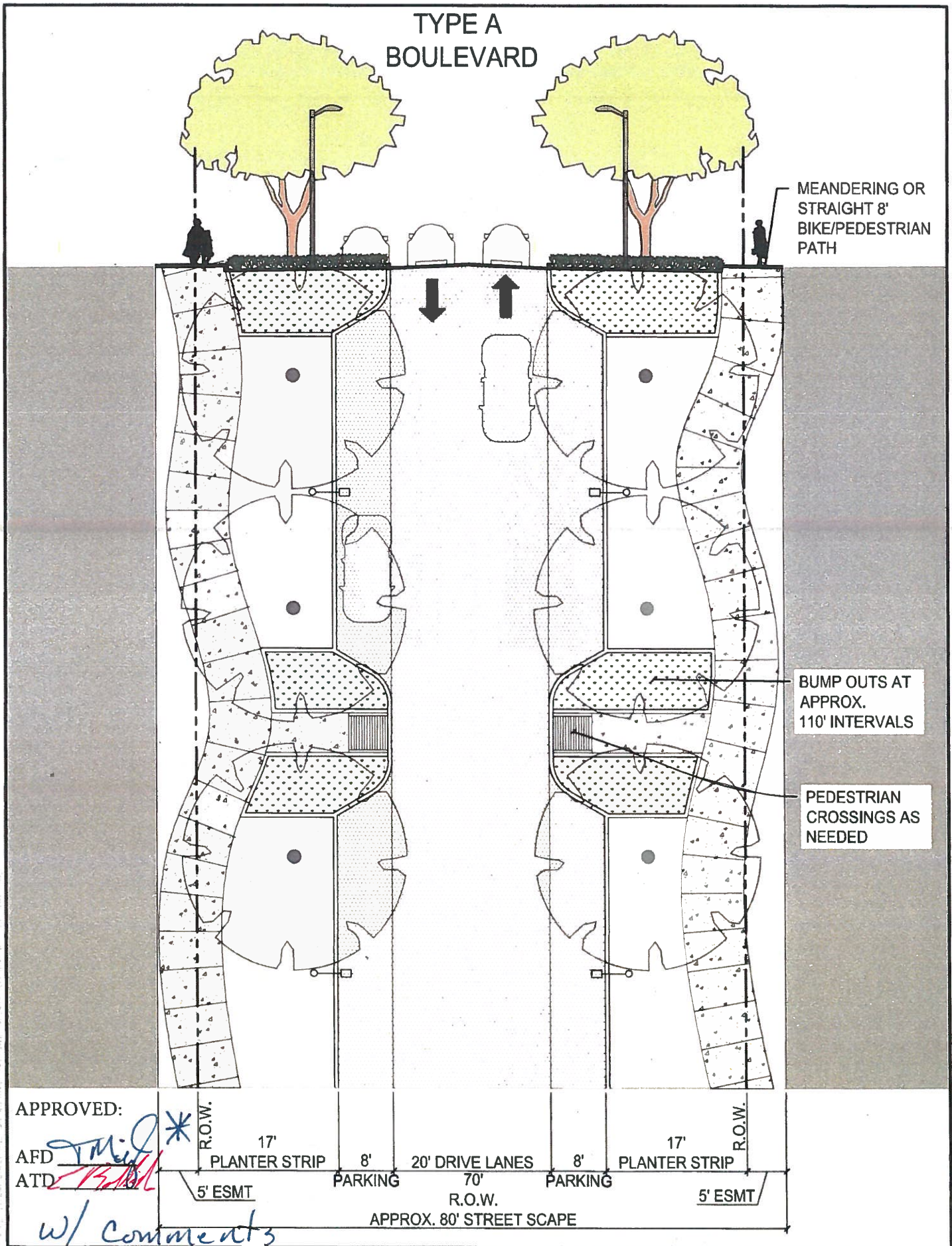
~~February 28, 2006~~

July 25, 2019

~~C814-04-0187 SH~~

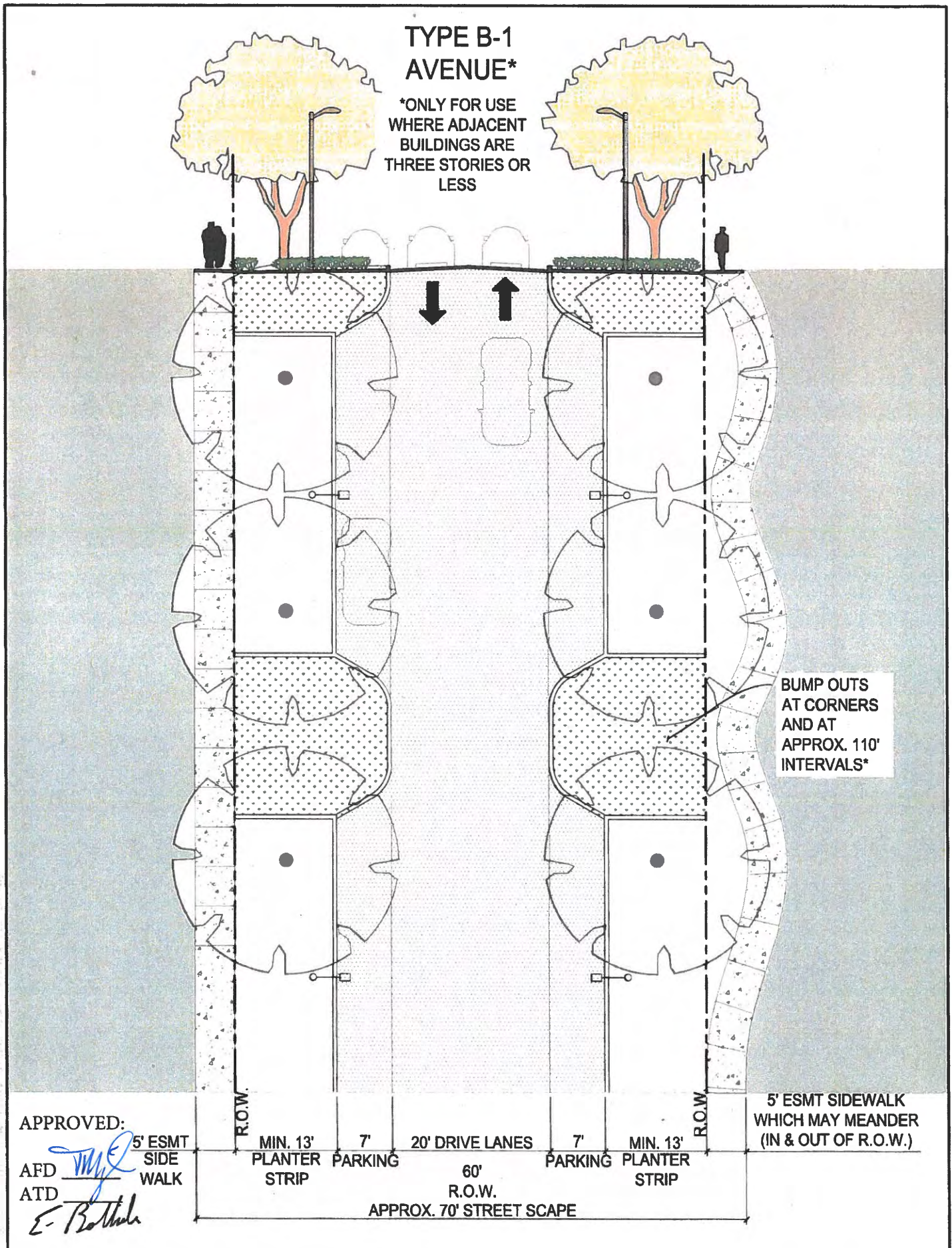
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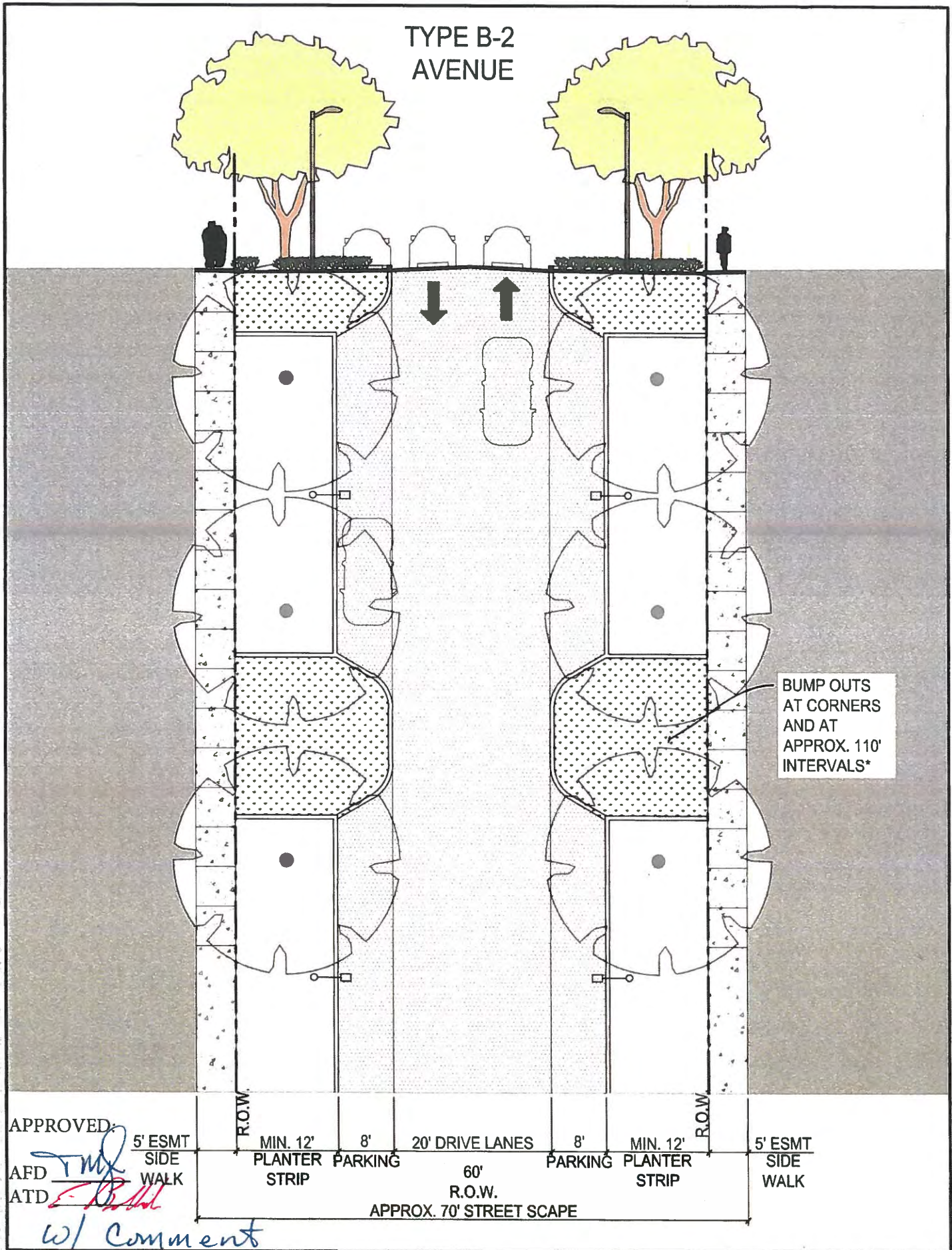
TYPE A BOULEVARD



TYPE B-1 AVENUE*

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





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

R.O.W.

11'

PLANTER
STRIP
5' ESMT
SIDE
WALK

APPROX. 28'
ROADWAY
50'
R.O.W.

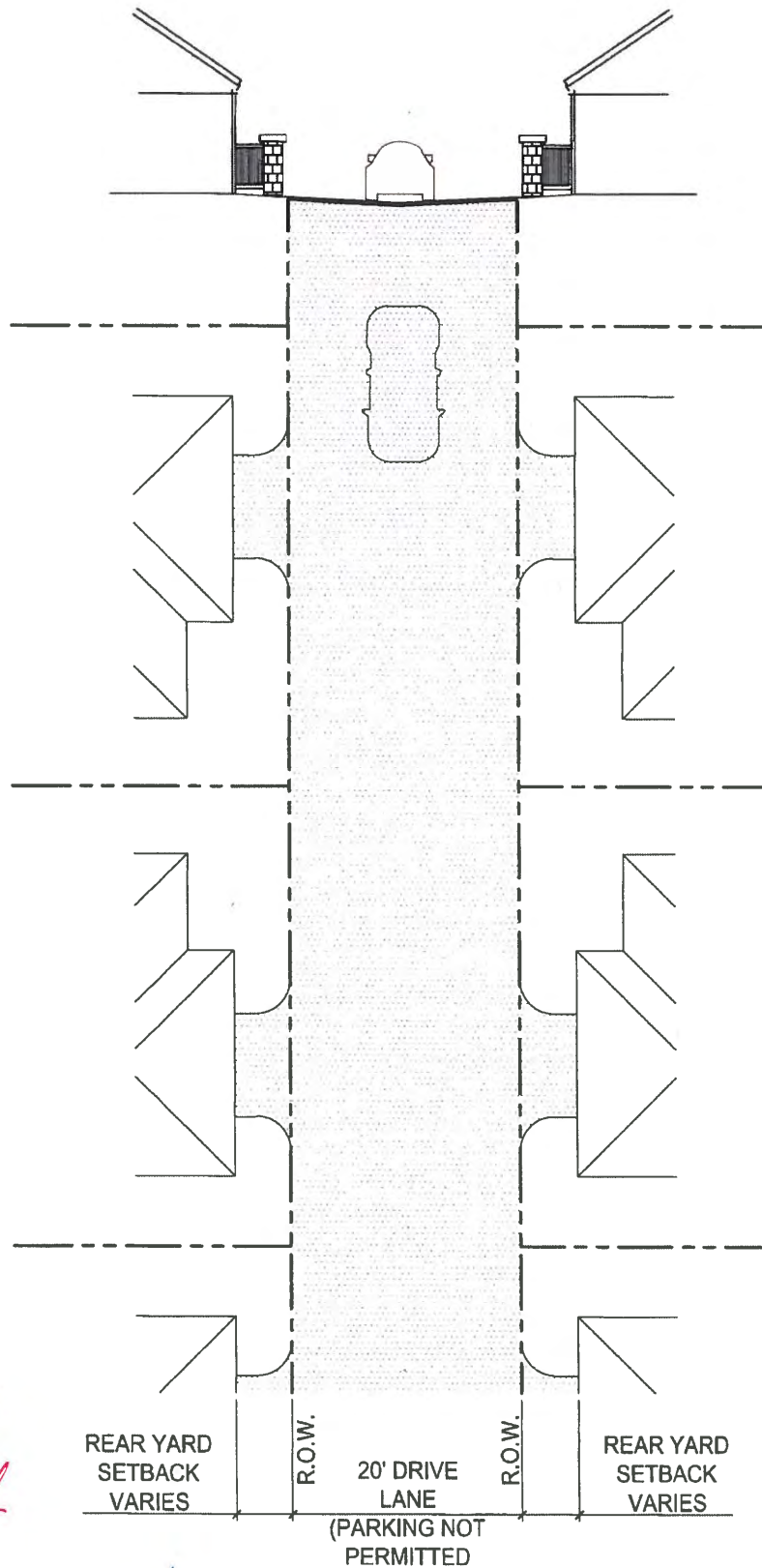
11'

PLANTER
STRIP
5' ESMT
SIDE
WALK

R.O.W.

APPROX. 60' STREET SCAPE

w/ comment
see type E

TYPE D
20' ALLEY

APPROVED:

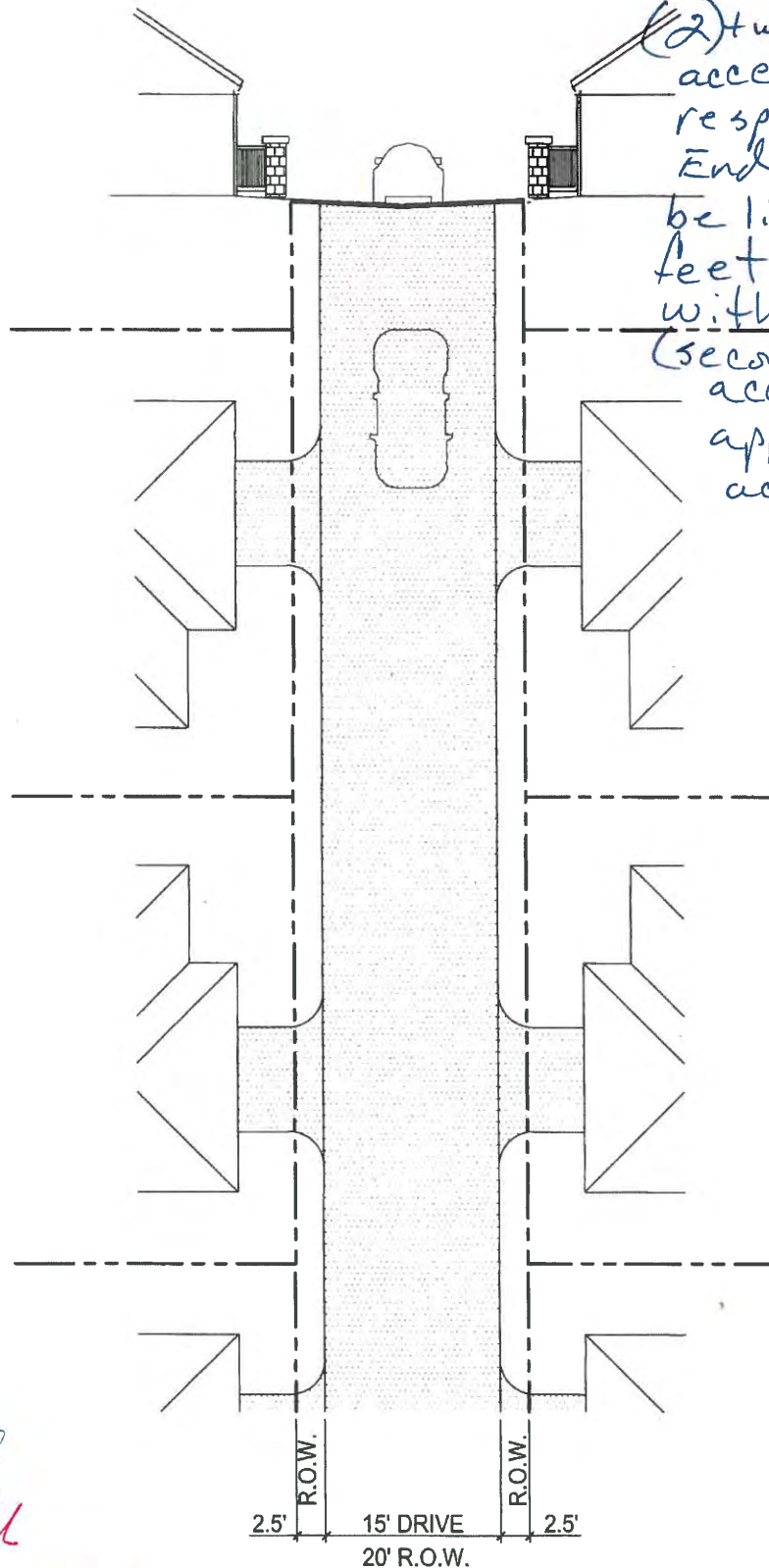
AFD

ATD

TMF
*13th**w/ comment
see type E*

TYPE E 15' ALLEY

* Street & alley sections are approved based 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 uses 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

[Attachment A](#)

- 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

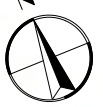
Phase	Location	Improvement	Developer Requirement	Improvement Trigger
1	Slaughter Lane from Bluff Springs Road to Old Lockhart Highway / Pleasant Valley Road	Construct sidewalk on north side	Construct as part of site plan	First site plan in Phase 1
	Slaughter Lane & Old Lockhart Highway / Pleasant Valley 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

Background Map Copyrighted by Google, 2018

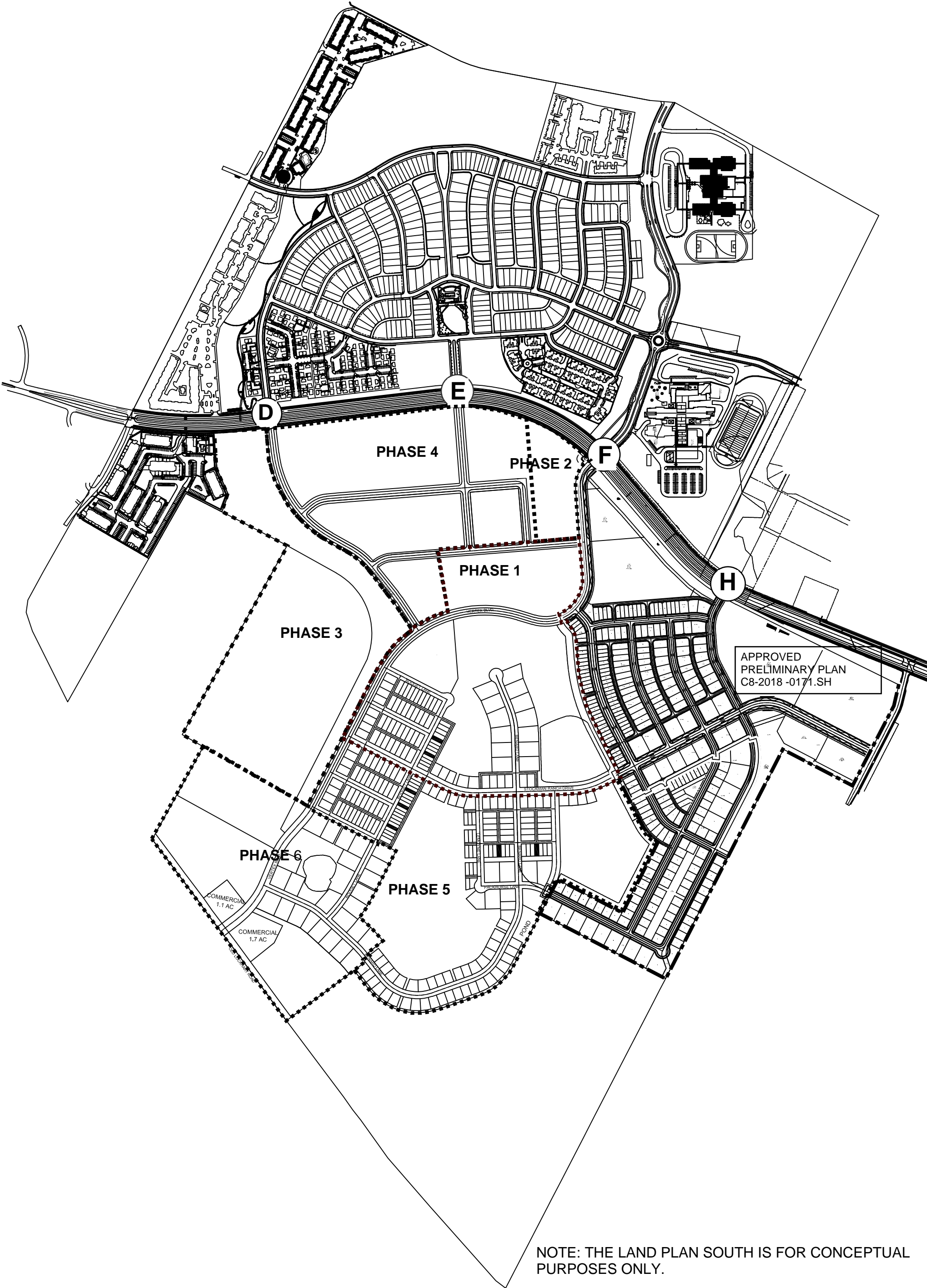
FIGURE 1

AREA LOCATION MAP

EXHIBIT B
DEVELOPMENT PHASING MAP

AUSTIN GOODNIGHT RANCH MITIGATION MAP

DECMEBER 23,2020





ENVIRONMENTAL COMMISSION MEETING MINUTES

Wednesday, January 20, 2021

The Environmental Commission convened in a public meeting on Wednesday, January 20, 2020 with Social Distancing Modifications via remote video conferencing.

Commissioners in Attendance:

**Andrew Creel
Pam Thompson
Kevin Ramberg
Linda Guerrero
Perry Bedford
Katie Coyne
Wendy Gordon
Peggy Maceo
Audrey Barrett Bixler**

Commissioners Absent:

None

Staff in Attendance:

**Pamela Abee-Taulli
Kaela Champlin
Chris Herrington
Liz Johnston
Jorge Morales
Mike McDougal
Kristy Nguyen
Radmon Rice**

CALL TO ORDER

Chair Guerrero called the meeting to order at 6:05 P.M.

CITIZEN COMMUNICATION: GENERAL

The first ten speakers who register to speak no later than noon the day before the meeting will be allowed a three-minute allotment to address their concerns regarding items not posted on the agenda.

Speakers

Katie Lee

1. APPROVAL OF MINUTES AND ACTION

- a. Approval of the December 2, 2020 Environmental Commission Meeting Minutes
A motion to approve the December 2, 2020 Environmental Commission Meeting Minutes were approved on Commissioner Ramberg's motion, Commissioner Coyne's second on an 8-0 vote. Commissioner Creel was off the dais.

A motion to close the public hearing was approved on Commissioner Ramberg's motion, Commissioner Guerrero's second on a 9-0 vote. A motion to recommend the variance with conditions was approved on Commissioner Ramberg's motion, Commissioner Creel's second on a 9-0 vote.

- c. **Name:** Goodnight Ranch Planned Unit Development (PUD) – 2nd Amendment, C814-04-0187.02.SH

Applicant: Austin Goodnight Ranch, L.P. (Myra Goepp); Alice Glasco, Alice Glasco Consulting, representing the owner

Location: East of Old Lockhart Road between Nuckols Crossing Road and Capitol View Drive

Staff: Wendy Rhoades, Case Manager, Planning and Zoning and Atha Phillips, Environmental Program Coordinator, Watershed Protection

Watershed: Onion Creek and Marble Creek

Request: To amend an existing PUD

Staff Recommendation: Staff recommends the PUD amendment with conditions

Speakers

Myra Goepp

A motion to close the public hearing was approved on Chair Guerrero's motion, Commissioner Ramberg's second on a 9-0 vote. A motion to recommend the Goodnight Ranch PUD 2nd Amendment with conditions was approved on Commissioner Ramberg's motion, Commissioner Coyne's second on a 9-0 vote.

- d. **Name:** Blue Bluff at Wildhorse Ranch, C8-2020-0033

Applicant: Kevin Burks, P.E., Kimley-Horn

Location: 10621 Blue Bluff Rd, Austin, TX, 78653 (District 1)

Staff: Pamela Abee-Taulli, Environmental Review Specialist Senior, Development Services Department (DSD)

Watershed: Gilleland Creek Watershed, Suburban Classification, Desired Development Zone

Request: Request to vary from LDC 25-8-341 to allow cut over 4 feet to 15 feet and 25-8-342 to allow fill over 4 feet to 15 feet

Staff Recommendation: Staff recommends this variance with conditions

Speakers

Kevin Burks

Commissioner Ramberg recused on Item 8d. A motion to close the public hearing was approved on Commissioner Guerrero's motion, Commissioner Creel's second on a 8-0 vote. motion to recommend the variance with conditions was approved on Commissioner Coyne's motion, Commissioner Gordon's second on a 8-0 vote.

4. COMMITTEE REPORTS

- a. Urban Growth Policy and Water Quality Protection Committee – Pam Thompson, Kevin Ramberg, and Perry Bedford
- b. Urban Forestry Committee – Peggy Maceo, Pam Thompson, and Linda Guerrero



ENVIRONMENTAL COMMISSION MOTION 20210120 003c

Date: January 20, 2021

Subject: Goodnight Ranch Planned Unit Development (PUD) – 2nd Amendment, C814-04-0187.02.SH

Motion by: Kevin Ramberg

Seconded by: Katie Coyne

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting to amend an existing PUD.

WHEREAS, the Environmental Commission recognizes the amendment includes environmental code modification to: 1) LDC 25-8-92: critical water quality zones, 2) LDC 25-8-281: Critical Environmental Features and 3) LDC 25-8-392: Impervious cover in uplands; and,

WHEREAS, the Environmental Commission recognizes that staff recommends the PUD amendment (with conditions).

Therefore, the Environmental Commission recommends the requested PUD amendment with the following Staff Conditions:

1. The PUD will provide a minimum of 129 acres of Open Space;
2. Impervious cover on the portion of the PUD south of Slaughter Lane will be capped at 67% gross site area;
3. The critical water quality zone will be reconstructed per Exhibit D and D-1; and
4. The project will restore the creek and wetland buffers per Exhibit D and D-1.

and the following Environmental Commission Conditions:

1. The Environmental Commission directs staff to work with the applicant to consider additional dark skies standards above Subchapter E.

VOTE 9-0

For: Thompson, Coyne, Maceo, Guerrero, Gordon, Bedford, Creel, Barrett Bixler

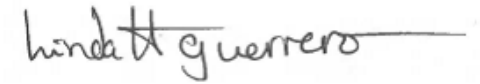
Against: None

Abstain: None

Recuse: None

Absent: None

Approved By:

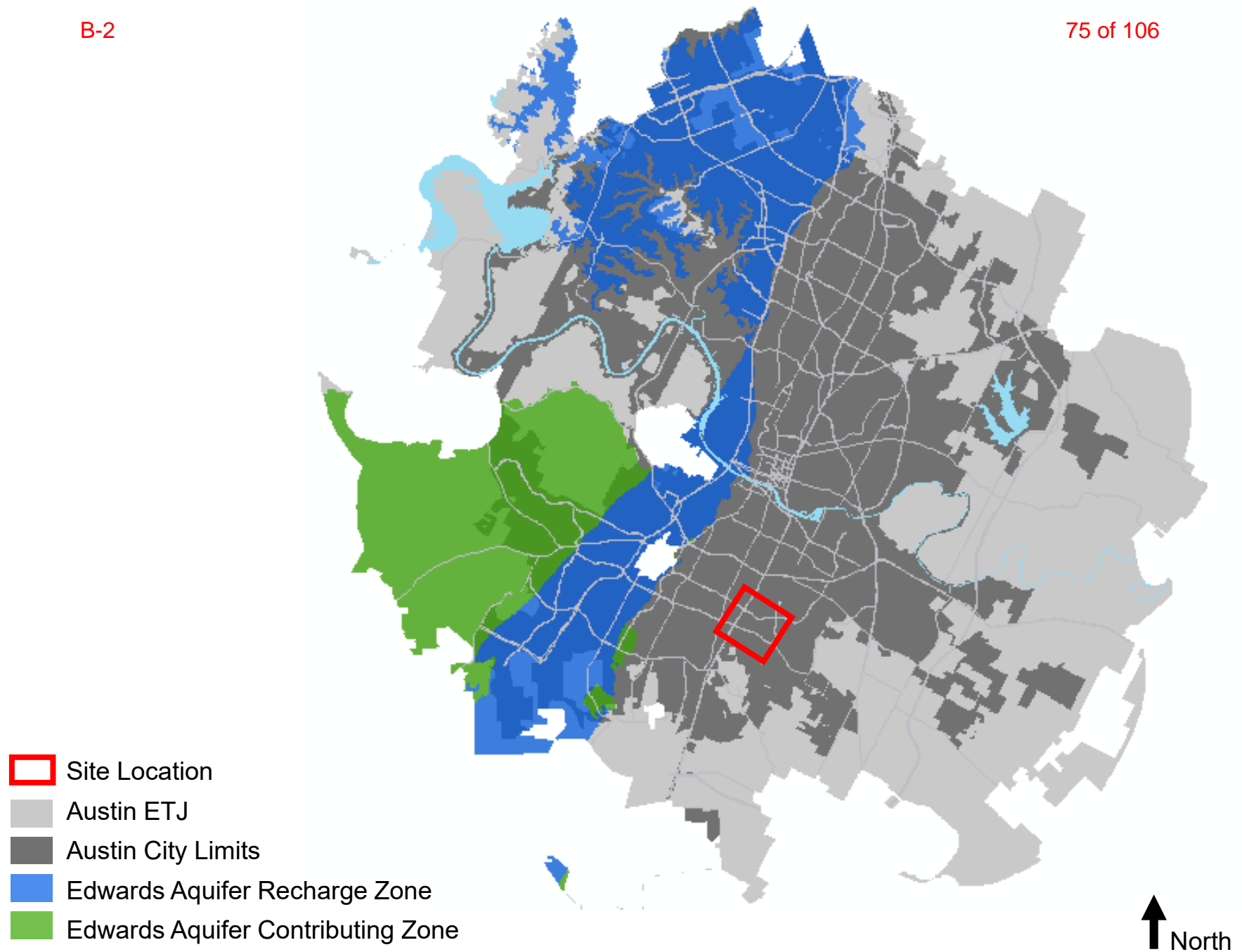
A handwritten signature in black ink that reads "Linda Guerrero". The signature is written in a cursive style with a horizontal line extending from the end of the name.

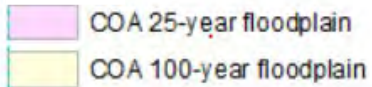
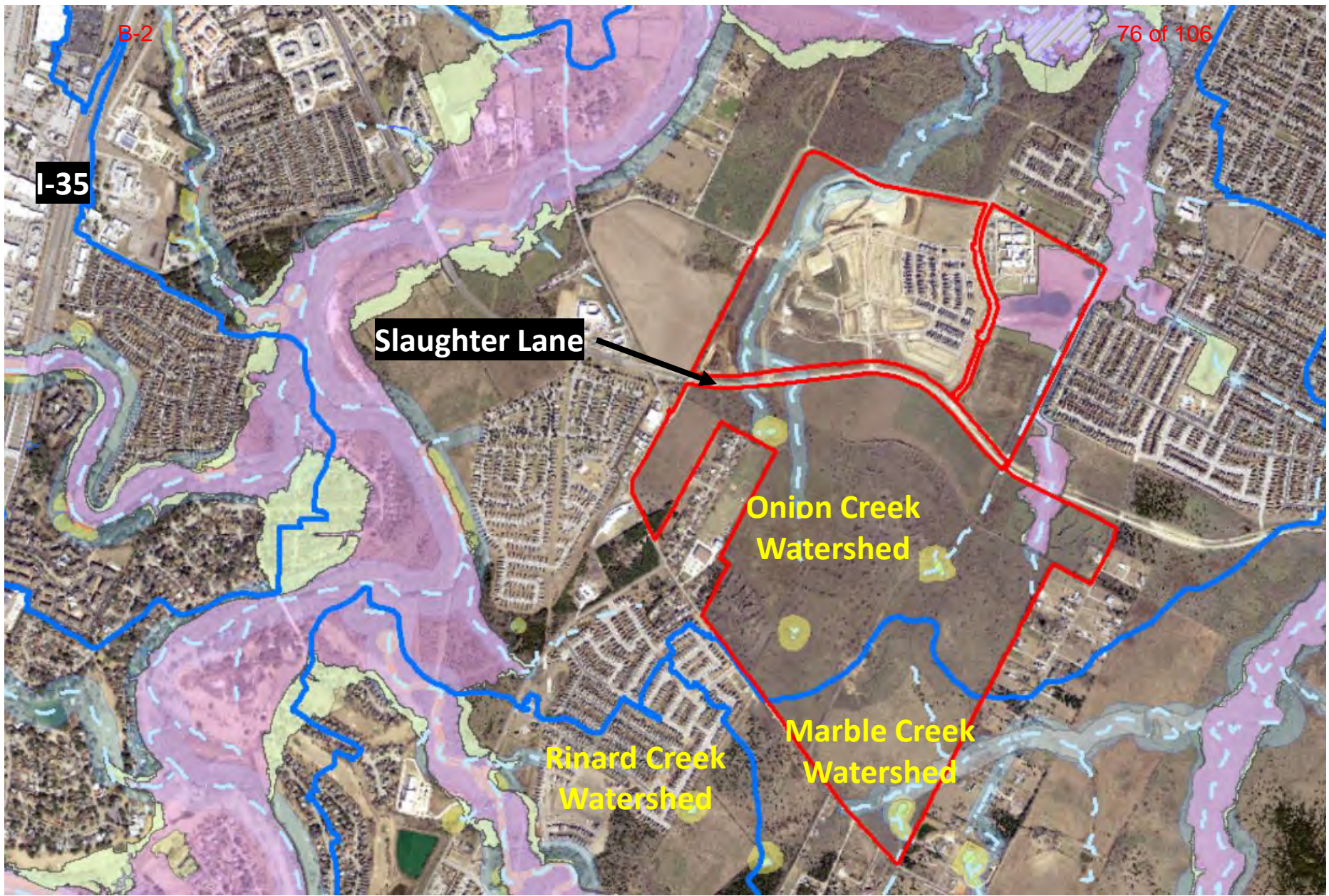
Linda Guerrero, Environmental Commission Chair

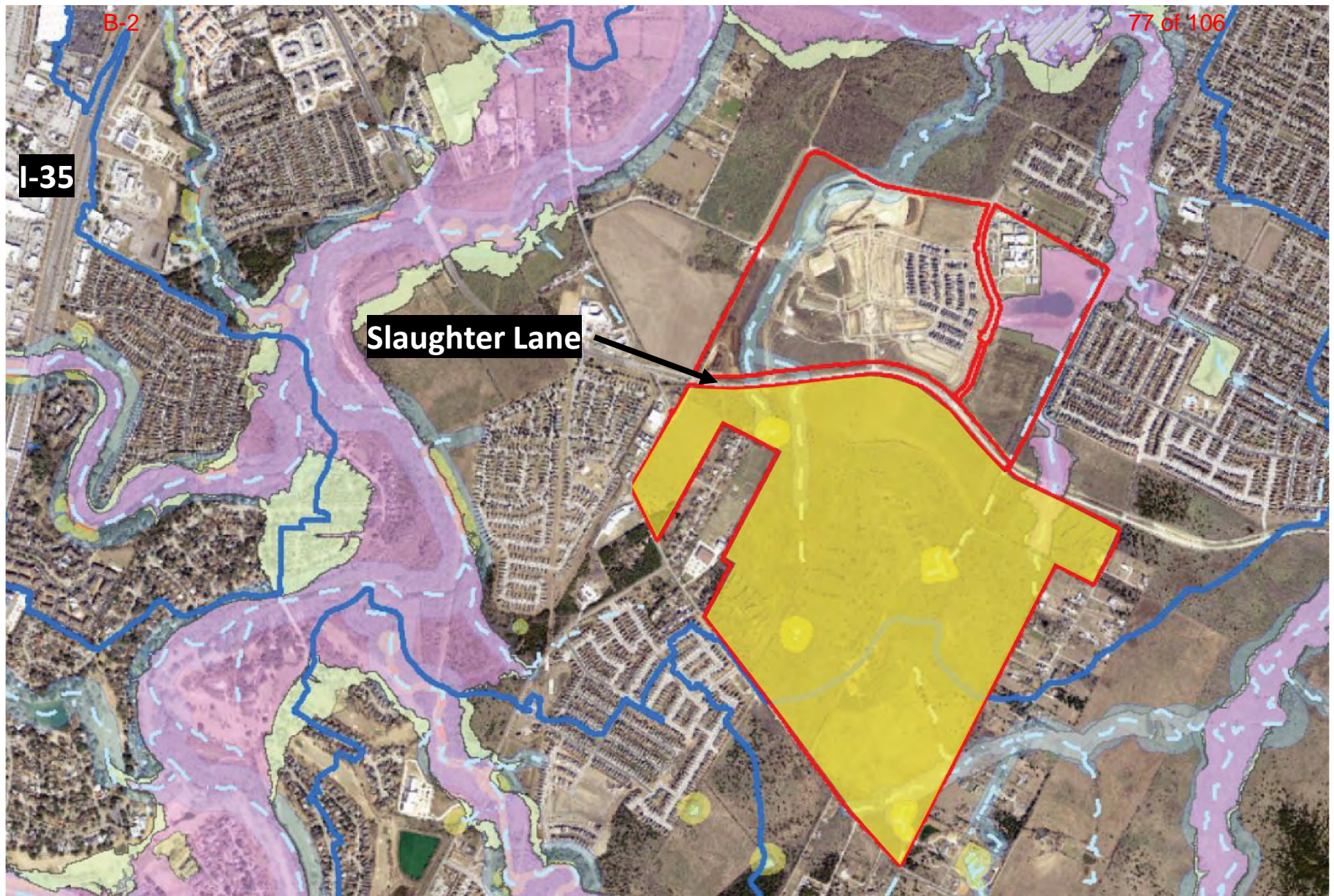
Good Night Ranch PUD

Second Amendment
C814-04-0187.02.SH

Atha Phillips
Environmental Officer's Office







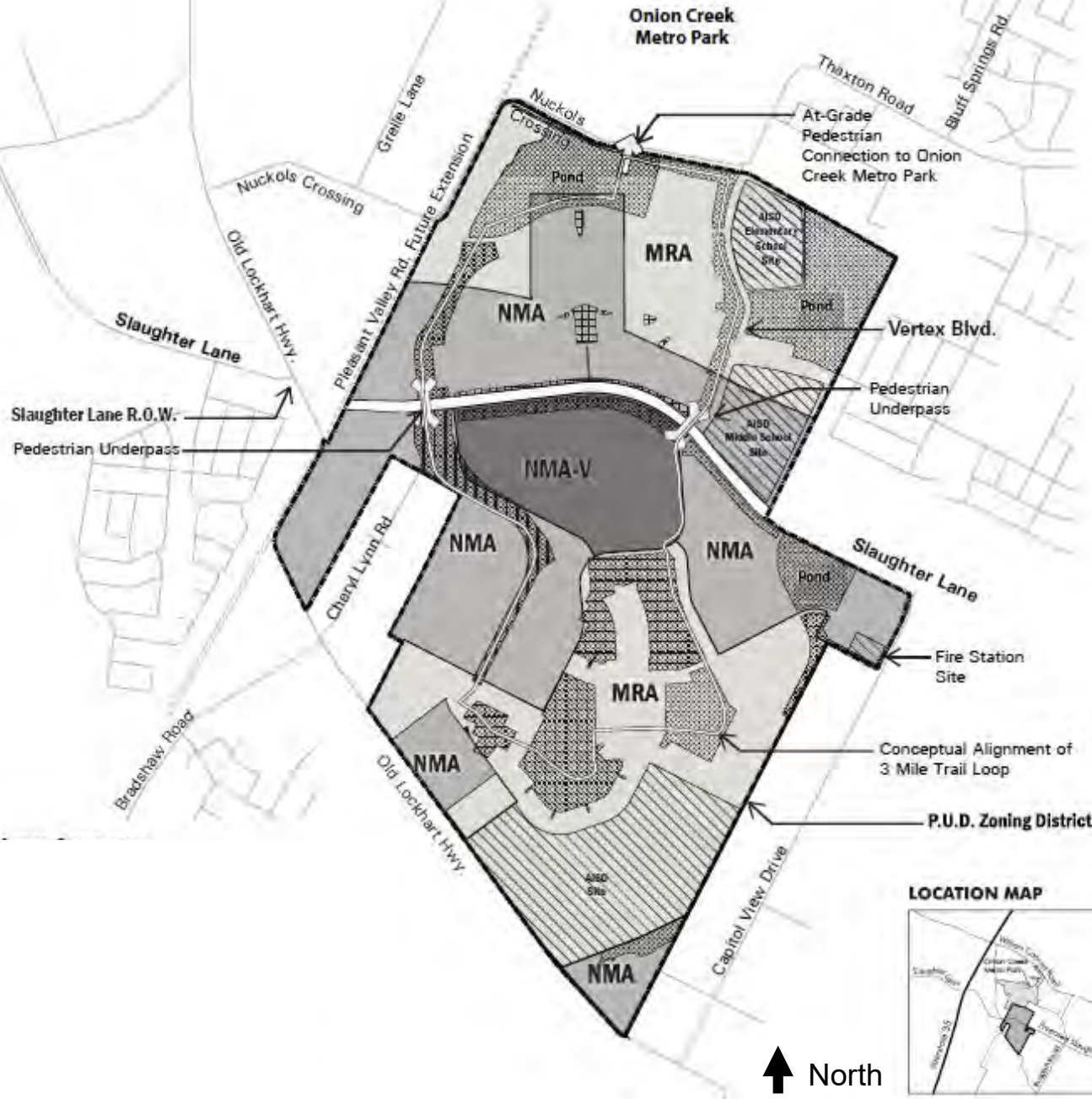
Area south of Slaughter Lane is the focus of the second amendment.

B-2 Background:

78 of 106

- 695.53 acres
- Onion Creek and Marble Creek Watersheds
- Smart Housing Development
- PUD proposes a mix of uses
- Amendment #2 shuffles uses and adds housing units
- Amendment #2 redesigned site layout

B-2



MAP KEY

	NMA		School and/or Civic Site
	MRA		Public Open Space
	NMA-V		Private Open Space
	Conceptual Road Alignment		

79 of 106

OPEN SPACE

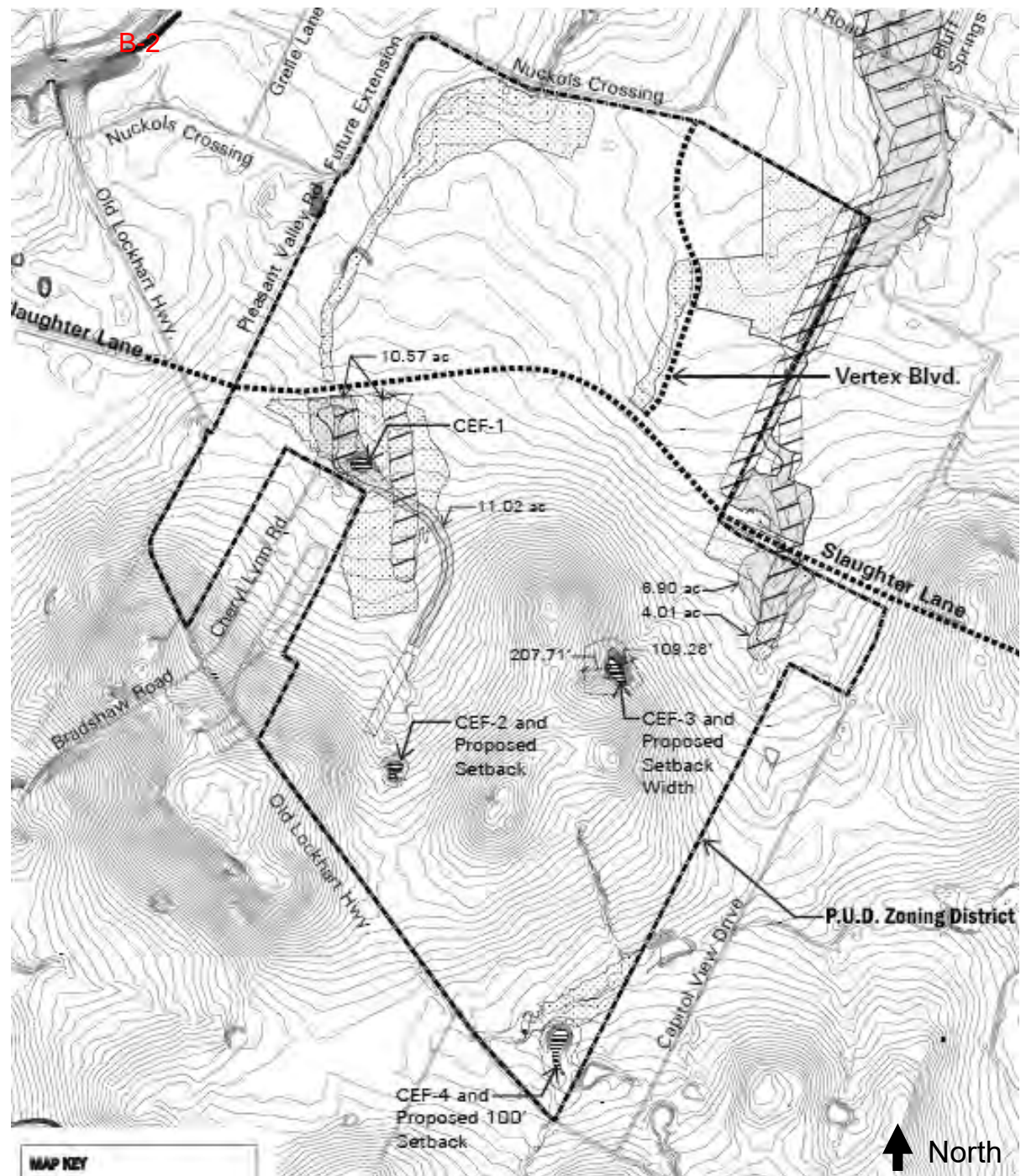
Provided north of Slaughter:	75 ac
Proposed south of Slaughter:	54 ac

Total: 129 acres

LOCATION MAP



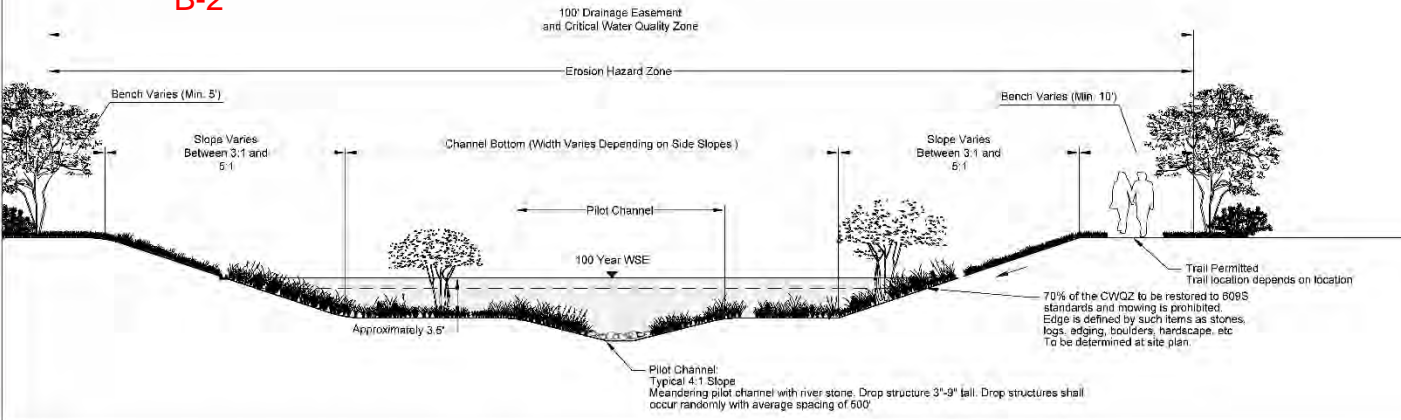
Land Use Plan



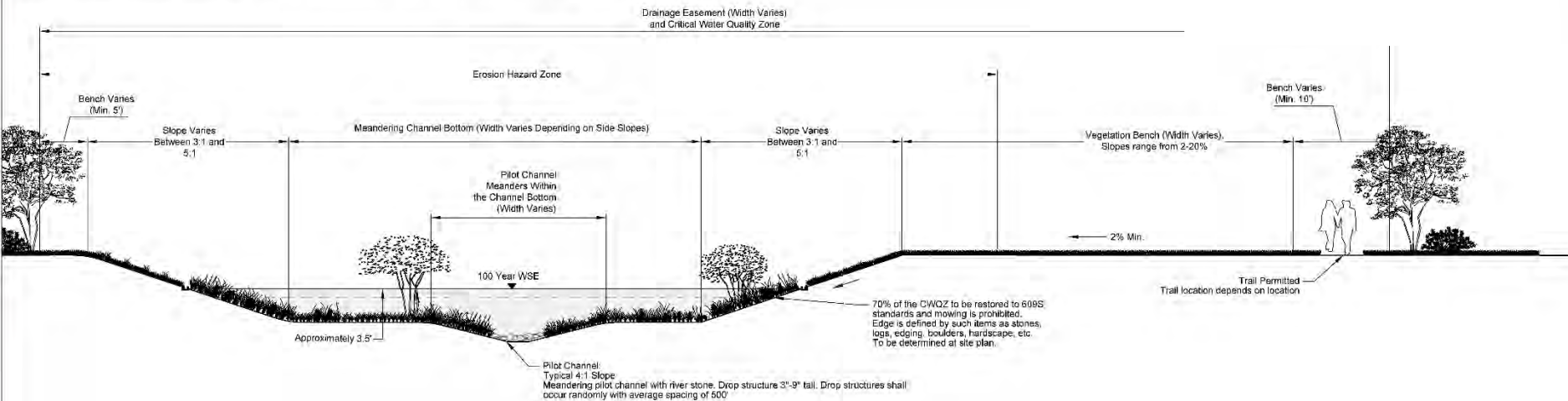
Environmental Features

B-2

81 of 106



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



Proposed Critical Water Quality Zone

B-2 Environmental Code Modifications

82 of 106

1. 25-8-92: Critical Water Quality Zone Established
2. 25-8-281: Critical Environmental Features
3. 25-8-392: Impervious Cover in Uplands

Recommended with the following conditions:

1. PUD will provide a minimum of 129 acres of Open Space.
2. Impervious cover on the portion of the PUD south of Slaughter Lane will be capped at 67% gross site area.
3. The critical water quality zone will be reconstructed per Exhibit D and D-1.
4. Restore the creek and wetland buffers per Exhibit D and D-1.

Questions?

Contact Information:

Atha Phillips

Environmental Officer's Office

(512) 974-2132

Atha.Phillips@austintexas.gov



Carbon Impact Statement

Project: Goodnight Ranch PUD – 2nd Amendment

Scoring Guide:

1-4: Business as usual

5-8: Some positive actions

9-12: Demonstrated leadership



	Response: Y=1, N=0	Documentation: Y/N
<u>Transportation</u>		
T1: Public Transit Connectivity		<input type="checkbox"/>
T2: Bicycle Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
T3: Walkability	<input checked="" type="checkbox"/>	<input type="checkbox"/>
T4: Utilize TDM Strategies	<input checked="" type="checkbox"/>	<input type="checkbox"/>
T5: Electric Vehicle Charging	<input checked="" type="checkbox"/>	<input type="checkbox"/>
T6: Maximize Parking Reductions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Water + Energy</u>		
WE1: Onsite Renewable Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WE2: Reclaimed Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Land Use</u>		
LU1: Imagine Austin Activity Center or Corridor	<input checked="" type="checkbox"/>	<input type="checkbox"/>
LU2: Floor-to-Area Ratio	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Food</u>		
F1: Access to Food	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Materials</u>		
M1: Adaptive Reuse	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Total Score:		11

The Carbon Impact Statement calculation is a good indicator of how your individual buildings will perform in the Site Category of your Austin Energy Green Building rating.

Notes: This PUD is 700+ acres and will include over 555,000 square feet of office, retail, and 6,033 residential units. Many scoring elements above pertain to individual building sites and not to the overall PUD. Located in a greenfield development 7 miles south of downtown, the PUD is organized with a walkable development pattern with dispersed parks, an elementary, middle, and high school, and adjacent to a District park. These features promote a smaller carbon footprint (though not scored above). We could not find an "entitled amount of floor-to-area ratio" for projects within an Imagine Austin activity center, but are seeking to increase the density of developed areas with this PUD amendment. At present, the market does not support commercial or retail services which will result in auto trips to meet the daily needs of residents.

T1. Is any functional entry of the project within 1/4 mile walking distance of existing or planned bus stop(s) serving at least two bus routes, or within 1/2 mile walking distance of existing or planned bus rapid transit stop(s), or rail station(s)?

Please provide a map of the bus stops you believe meet the criteria to receive this point.]

Comment response T1: There are existing Capitol Metro Bus Stops on Vertex Avenue and based on meeting with Capital Metro the next proposed bus stop is proposed on Slaughter Lane at Vertex. See attached map for locations.

T2. Is there safe connectivity from the project site to an "all ages and abilities bicycle facility" as listed in the Austin Bicycle Master Plan?

Comment response T2: There are 2 below grade pedestrian crossing at Slaughter Lane and Vertex and Slaughter Lane and Alderman Drive. See attached exhibit of the project showing the north side of Slaughter Lane. Plus there are several trails and sidewalk connection allowing for all ages and abilities to travel the site. In addition DMA is constructing an age restricted mixed income residential facility directly across from the Metro Park and the Elementary school

T3. Is the property location "very walkable" with a minimum Walk Score of 70 (found at [walkscore.com](https://www.walkscore.com)), or will the project include at least five new distinct basic services (such as a bank, restaurant, fitness center, retail store, daycare, or supermarket)?

Comment response T3: Although we can not completely control who will want to develop in Goodnight we would like to secure basic service in the in the core areas just north and south of Slaughter Lane.

T4. Does the project utilize two or more of the following Transportation Demand Management strategies: unbundling parking costs from cost of housing/office space, providing shower facilities, providing secured and covered bicycle storage, and/or providing 2+ car sharing parking spaces for City-approved car share programs?

Comment response T4: These are typically site plan type improvements and yes we would work towards these types of activities.

T5. Will the project include at least one DC Fast Charging electric vehicle charging station?

Comment response T5: This is an item that is typically site plan driven and we are learning that Austin Energy may have a program for providing such DC fast charging station and would like to see if we can incorporate that in the public park areas and parking areas.

T6. Does the project utilize existing parking reductions in code to provide 20% less than the minimum number of parking spaces required under the current land development code (or 60% less than the code's base ratios if there is no minimum parking capacity requirement)?

Comment response T5:- Yes, this project is a 700 Acre PUD and will have on-street parking and parking required per code for each site plan. The idea is to make this community very walkable by providing a continuous 3 mile loop trail system and below grade pedestrian crossing with access to day to day service to promote walking and cycling versus transportation only by car.

WE1. Will the project include on-site renewable energy generation to offset at least 1% of building electricity consumption?

Comment response WE1: Since this is an ultimate land owner type question we can not commit what a owner might do. However, of note is that through the HOA architectural review process we have had a handful of residents asking to install solar panels. We suspect the community as a whole might reach at least 1%

WE2. Will the project include one or more of the following reclaimed water systems: large scale cisterns, onsite grey or blackwater treatment, and reuse or utilization of Austin Water Utility's auxiliary water system to eliminate the use of potable water on landscape/irrigation?

Comment response WE2: Yes we are working with the City reclaimed department and the Onion Creek Metro Park District to have all public green space irrigated with reclaimed water and are encouraging users to connect to the System. We are also explore the easement ROW with the City to extend a 16-inch reclaimed line to the land south of slaughter Lane. We have been work with Dan Pedersen, PE at the City on these plans.

LU1. Is the proposed project site located within one of the centers or corridors as defined in the Imagine Austin Comprehensive Plan Growth Concept Map?

Comment response LU1:Yes

LU2. If located in an Imagine Austin activity center or corridor, will the proposed project use at least 90% of its entitled amount of floor-to-area ratio?

Comment response LU2: Since this is a 700+ -acre PUD, the amount of FAR to be used will be determined as site plans are submitted for each project

F1. Will the project include a full service grocery store onsite, or is one located within 1 mile of the project, or will the project integrate opportunities for agriculture to the scale as defined by Austin Energy Green Building?

Comment response F1:Yes

M1. Will the project reuse or deconstruct existing buildings on the project site?

Comment response M1:No



GOODNIGHT RANCH AFFORDABLE HOUSING AGREEMENT

REVISED TERMS

1. **Acknowledgement of Current Affordable Rental Units.** The City acknowledges that the current PUD did *not* require affordable housing and that the Applicant has voluntarily provided 709 affordable rental units in exchange for receiving fee waiver benefits from the S.M.A.R.T. Housing program.
 2. **Using a standard 10% rental Affordable Housing requirement, the existing affordable rental housing provided by the applicant would support 7,009 rental units.** A maximum of 4451 rental units are allowed with the PUD Amendment, and, if built, 16% of the maximum rental units would be affordable. The applicant has, therefore, provided a minimum of 264 more affordable rental units than would be required using a 10% standard for rental units. As far as ownership units, the PUD has, prior to this PUD Amendment, not been required to produce and has not provided any long-term affordable ownership units.
 3. **As a result of Items 1 and 2 above, no additional rental affordable units are required in connection with the PUD Amendment.** The HPD support memo and City Staff Zoning Report affirmatively acknowledge these Items and the additional requirements in this term sheet are a basis for recommending the proposed PUD Amendment as complying with superiority standards. However, Items 1 and 2 need not be stated in the PUD Ordinance.
 4. The PUD Amendment will be in line with the current standards in the City Code PUD Requirements to meet superiority standards for affordable housing which would be to set aside 5% of the new amendment proposed ownership units at 80% MFI.
 5. **As a condition to PUD Amendment support from the Housing and Planning Department, the Applicant will dedicate 5% of the new amendment proposed ownership units as affordable units at 80% MFI with an affordability period of 99 years to be sold to income-eligible households. This is currently estimated to be 92 units.** The PUD Amendment Ordinance would detail this commitment and the process for which units are to be sold, with the expectation that the developer submit a yearly updated sales price calculation sheet for approval from the City, based on the agreed to example sales price calculation sheet that was shared with the department on February 8, 2021. An affordable housing agreement will not be needed.
- SMART Housing Fee Waivers will be addressed in the PUD Amendment and updated SMART letter.** The PUD ordinance will recognize the long-term affordability commitment of Goodnight Ranch through the voluntary participation in the SMART program in exchange for fee waivers. The current Goodnight Ranch SMART letter grandfathers the waiver of capital recovery fees for market rate units based on the original 3,533 PUD units. With the amendment increasing the number of units allowed in the PUD an updated letter will have to be issued. Only the original PUD units are eligible for capital recovery fees of market rate units. The updated letter will clarify that eligible fee waivers including capital recovery fees will be based on the actual total unit count within the PUD. The final plat and or site plan that crosses the 3,533 unit threshold shall include a note demarking the remaining number of market rate units eligible for capital recovery fee waivers. All new units granted by the PUD amendment approval would only be granted capital recovery fee waivers for affordable units. In order to determine when the PUD has reached the 3,533 unit mark, the developer will submit quarterly tracking reports including subdivision and site plan case numbers, along with the total number of units completed, under construction and proposed.



610 West 5th Street, Suite 601
 Austin, Texas 78701
 (512) 472 - 7455
 FAX: (512) 472 - 7499

May 13, 2021

Wendy Rhoades
 City of Austin Staff
 (512) 974-7719
 505 Barton Springs Road
 Austin, TX 78704

Ms. Rhoades,

In response to environmental concerns, AGR has agreed to additional provisions beyond the Architectural Review Committee's review and verification of photometric studies to verify no light trespassing beyond each parcel. We worked with Atha Phillips, City Staff, to refine the language and implement into our Design Guideline Manuals for both Commercial and Residential sites. The following language can be found on page 36 of 57 in the Residential Design Guideline Manual and page 9 of 43 Residential Design Guideline Manual (issue date 4/30/2021).

1. *Require warm light: Low Kelvin rated lights (3000 Kelvin or less) are warm and emit less harmful blue-violet light than high Kelvin rated.*
2. *Shielding: outdoor lighting shall be shielded so that the luminous elements of the fixture are not visible from any other property. Outdoor lighting fixtures are not allowed to have light escape above a horizontal plane running through the lowest point of the luminous elements.*
3. *Set a Total Outdoor Light Output: maximum lumens allowed per net acre:*
 - *Nonresidential property, including mixed use or multifamily: 100,000 lumens/net acre*
 - *Same exceptions in non-residential area include sports fields, outdoor performance facility, or display lots. These areas would require additional submission requirements for the ARC to review and approve. Large overhead and safety pedestrian level lighting shall have an separate controls. Event overhead lights to be turned off within 30 minutes of the end of an event. Pedestrian level and safety lights can remain on till facility is vacated.*
 - *HOA or public trails, parks, or other task oriented spaces are permitted to provide pedestrian level lighting to provide safety.*
 - *Residential property: 25,000 lumens/net acre*
4. *Prevent light trespass: Focus light on activity and use activity appropriate lighting.*

Sincerely,
 Austin Goodnight Ranch, L.P.
 a Texas limited partnership

By: Austin Goodnight Ranch GP LLC
 a Texas limited liability company, general partner

By: Benchmark Land & Exploration, Inc.
 a Texas corporation, member

By: 
 Myra Goepf, Vice President

Date: 5.13.2021

Attachment E

Rhoades, Wendy

From: Gary Sanchez [REDACTED]
Sent: Thursday, May 13, 2021 3:47 AM
To: Rhoades, Wendy
Subject: Case Number C814-04-0187.02.SH

*** External Email - Exercise Caution ***

I AM IN FAVOR

Gary Sanchez
5900 Baythorne Dr
Austin, TX 78747
210-382-0739

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: July 18, 2017, Zoning and Platting Commission

FRANCIS J. MEIRON JR.

Your Name (please print)

10106 CAPTOL VIEW DR AUSTIN, TX 78747

Your address(es) affected by this application

[Signature]

Signature

☐ I am in favor
☐ I object

15 July 2017

Date

Daytime Telephone: *512-848-7975*

Comments: *MY CONCERN IS THE RAIN (WATER) RUN OFF. WHAT IS THE DEVELOPERS / CITY OF AUSTIN'S PLAN FOR THE RUN OFF? THERE ARE SEVERAL WATER Ponds AND A DRY CREEK. WITH LARGE AMOUNTS OF RAIN THE RESIDENCE / ROADWAY NORTH OF MY RESIDENCE FLOODS. HOW WILL YOU PREVENT FUTURE FLOODING WITH THE NEW DEVELOPMENT? THANK YOU.*

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: June 16, 2015, Zoning and Platting Commission

The Vistas of Austin, Ltd.

Your Name (please print)
c/o 1401 Burnham Drive
Plano, TX 75093

☐ I am in favor
☒ I object

Your address(es) affected by this application

Signature

06-10-15

Date

Daytime Telephone: 972-964-9050 Ext. 123

Comments: Applicant is reaching for too great a density in the proposed PUD, to the detriment of neighboring properties.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C814-04-0187.02.SH

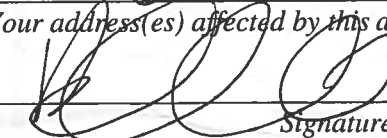
Contact: Wendy Rhoades, 512-974-7719

Public Hearing: June 16, 2015, Zoning and Platting Commission

Barbara Dickie
Your Name (please print)

☐ I am in favor
☒ I object

8133 Laurelwood
Your address(es) affected by this application


Signature

6/15/15
Date

Daytime Telephone: _____

Comments: _____

~~enough building~~
would like to keep the
beauty of the land scape -

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: July 7, 2015, Zoning and Platting Commission

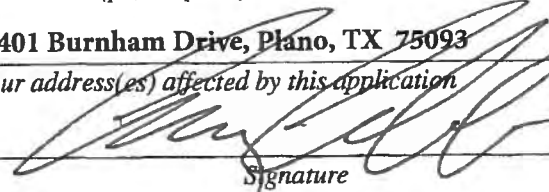
The Vistas of Austin, Ltd.

Your Name (please print)

1401 Burnham Drive, Plano, TX 75093

Your address(es) affected by this application

☐ I am in favor
☒ I object



Signature

06-24-15

Date

Daytime Telephone: **972-964-9050, Ext. 123**

Comments: **The Vistas of Austin, Ltd., maintains that Applicant is reaching for too great a density in the proposed PUD, to the detriment of neighboring properties.**

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rezonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet:
<http://www.austintexas.gov/planning>.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C814-04-0187.02.SH

Persona designada: Wendy Rhoades, 512-974-7719

Audiencia Publica: Jun 16, 2015, Zoning and Platting Commission

Edgar Gutierrez

Su nombre (en letra de molde)

☐ I am in favor
☒ I object

9601 Cheryl Lynn Rd

Su domicilio(s) afectado(s) por esta solicitud

[Signature]

Firma

6/16/15
Fecha

Daytime Telephone: 512-750-7697

Comments: Nuestra area es muy tranquila y tiene un muy buen ambiente familiar creo que un parque recreacional seria una mejor opcion, ademas los caminos no estan bien diseñados para soportar el aumento de tráfico con el transito de vehiculos actual hay demasiados accidentes

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: January 5, 2016, Zoning and Platting Commission

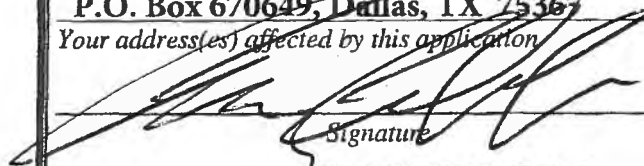
The Vistas of Austin, Ltd.

Your Name (please print) Note New Address:

P.O. Box 670649, Dallas, TX 75367

Your address(es) affected by this application

☐ I am in favor
☒ I object


Signature

01-05-16

Date

Daytime Telephone: 972-964-9050, Ext. 1

Comments: **The Vistas of Austin, Ltd. maintains that
Applicant is reaching for too great a density
in the proposed PUD, to the detriment of
neighboring properties.**

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: July 5, 2016, Zoning and Platting Commission

The Vistas of Austin, Ltd., P.O. Box 670649, Dallas, TX 75367

Your Name (please print)

**Approx. 148 acres on the opposite site of Old
Lockhart Rd. - see attached sketch**

Your address(es) affected by this application

☐ I am in favor
☒ I object

Signature

06-28-16

Date

Daytime Telephone: **972-964-9050, Ext. 1**

Comments: **Applicant is reaching for too great a density in the
proposed PUD, to the detriment of neighboring
properties.**

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SII

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jan 3, 2017, Zoning and Platting Commission

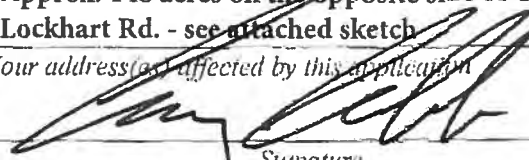
The Vistas of Austin, P.O. Box 670649, Dallas, TX 75367

Your Name (please print)

Approx. 148 acres on the opposite side of Old
Lockhart Rd. - see attached sketch

Your address(es) affected by this application

☐ I am in favor
☒ I object



Signature

01-02-16

Date

Daytime Telephone: 972-964-9050, Ext. 1

Comments: Applicant is reaching for too great a density in the
proposed PUD, to the detriment of neighboring
properties.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: July 18, 2017, Zoning and Platting Commission

The Vistas of Austin, P.O. Box 670649, Dallas, TX 75367

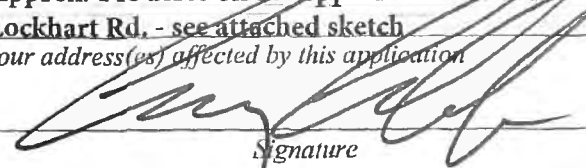
Your Name (please print)

Approx. 148 acres on the opposite site of Old

Lockhart Rd. - see attached sketch

Your address(es) affected by this application

☐ I am in favor
☒ I object



Signature

07-11-17

Date

Daytime Telephone: 972-964-9050, Ext. 2

Comments: Applicant is reaching for too great a density in the
proposed PUD, to the detriment of neighboring
properties.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: July 18, 2017, Zoning and Platting Commission

JORJA Noel

Your Name (please print)

☐ I am in favor
☒ I object

10116 Gertrudis Loop

Your address(es) affected by this application

AUSTIN 78747

Joy Noel

Signature

7/13/17

Date

Daytime Telephone: 703 863 0291

Comments: I am not interested in add'l
commercial space.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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It should also be noted that old Lockhard Rd is a small rural 2 lane road also the projected area is in Travis county and NOT Austin city limits. City limits end at Nickels crossing Road.

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: July 18, 2017, Zoning and Platting Commission

TERRY WEAVER / KATHY DEAN

Your Name (please print)

☐ I am in favor
☒ I object

1601 E SLAUGHTER #90 Austin 78747

Your address(es) affected by this application

Terry Weaver / Kathy Dean

Signature

7-11-17

Date

Daytime Telephone: 512 614-2390

Comments: There are NOT enough Roads to service this area. East Slaughter Lane is already overloaded with traffic from all the homes in the area. It would have to have more traffic signals and be widened to 6 lanes because the current 4 lanes would not handle the load.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: January 2, 2018, Zoning and Platting Commission

Terry Weaver

Your Name (please print)

☐ I am in favor
☒ I object

1601 E Slaughter #490 Austin TX 78747

Your address(es) affected by this application

Terry C Weaver

Signature

1-10-18

Date

Daytime Telephone: 512 614-2390

Comments: THIS AREA IS ONLY SERVED
by mostly 2 lane Roads. TRAFFIC
congestion problems.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: June 19, 2018, Zoning and Platting Commission

Terry Weaver
 Your Name (please print)

1601 E. Slaughter Ln #490
 Your address(es) affected by this application

☐ I am in favor
☒ Object

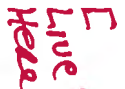
Terry Weaver
 Signature

6/19/18
 Date

Daytime Telephone: 512 614-2390

Comments: On map is new construction
that has been going on for 3 months
that we never received a notice on!!
GREEN ARE TWO LANE ROADS THAT
CANNOT HANDLE EXTRA TRAFFIC FLOW!!
BLUE NATURAL GAS PIPE LINE (High pressure)
They are working close to!!

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Zoning Department
 Wendy Rhoades
 P. O. Box 1088
 Austin, TX 78767-8810



PLANNED UNIT DEVELOPMENT

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This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: December 4, 2018, Zoning and Platting Commission

Dennis & Margie Korman
Your Name (please print)

☐ I am in favor
☒ I object

10100 Capitol View Dr. Austin
Your address(es) affected by this application

78749

Margie Korman
Signature

11-26-18
Date

Daytime Telephone: 512-350-8046

Comments: our concern is we have
a creek behind our property in
which 1/3 of property floods, so
we don't want it to be worst
without proper water drainage.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 21, 2019, Zoning and Platting Commission

HAROLD TREYND

Your Name (please print)

ANDY CHERYL LYND RD

☐ I am in favor
☒ I object

Your address(es) affected by this application

512-414-0203

05-11-2019

Signature

Date

Daytime Telephone: _____

Comments:

*THE ROADS WILL NOT PERMIT
THE ADDED NUMBERS. THEY ARE
"PARKING LOTS" 3 or 4 hrs daily - Rg
THINK THIS CHANGE UNTIL NEW ROADS
CAN BE BUILT - "HORSE BEFORE
THE CART"*

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City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C814-04-0187.02.SH

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 21, 2019, Zoning and Platting Commission

Gilbert Diaz

Your Name (please print)

☐ I am in favor
☒ I object

8900 Blaze Dr. Austin TX 78747

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-450-4130

Comments: There still needs to be 2 elementary schools!!! It is bad enough the city/ASD took away promised funding for the expansion of Blazier and gave it to the Mueller development and their schools.

"Expect HS expansion of elementary vs. mobile huts"

- Completion of park way behind schedule
- Jr high school
- No additional expansion until completed

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Note: Should additional backup be submitted after the online publishing of this staff report, it may be found at the following link:

https://www.austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm