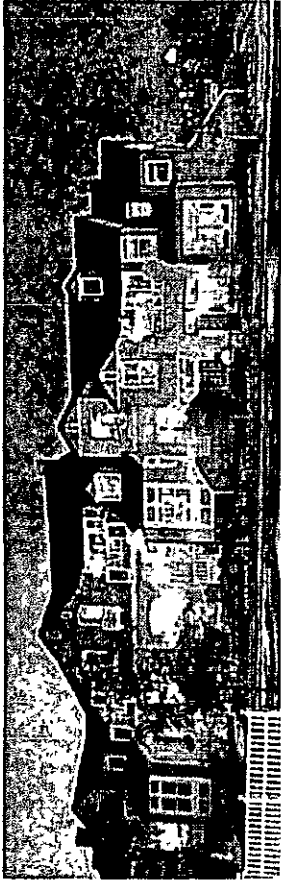
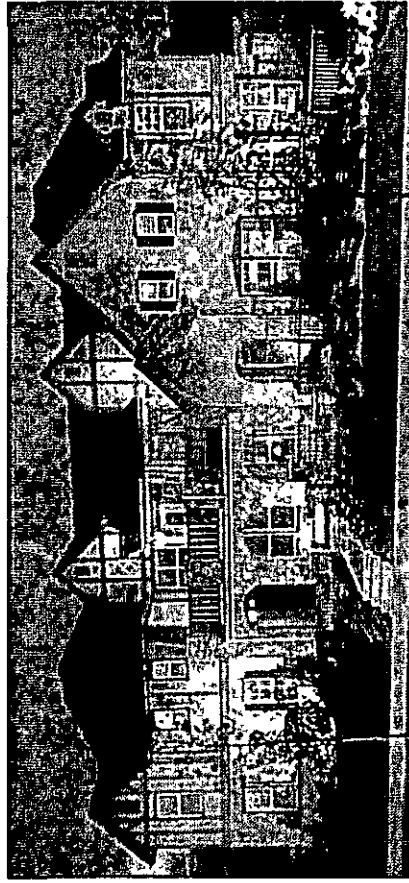


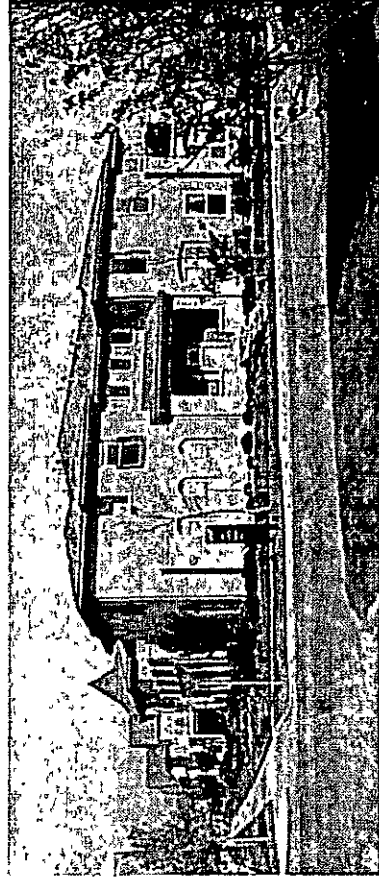
Below are representative examples of appropriate mansion homes and site planning elements which fit the scale, proportion, massing and spatial relationships of the intended character.



Portland



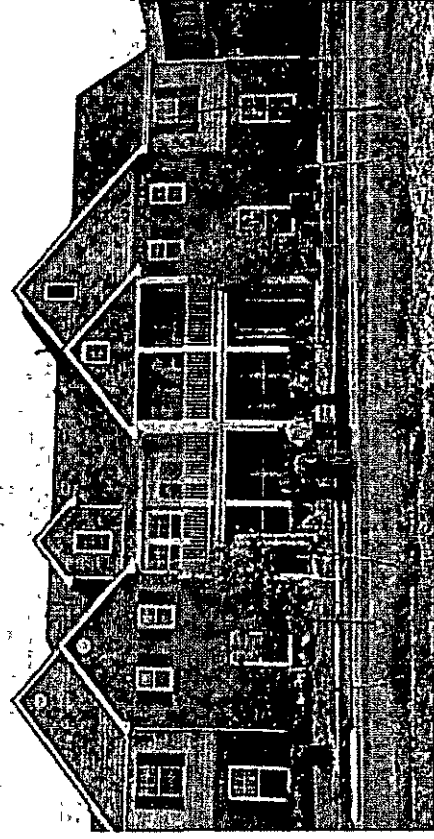
Portland



Stapleton, Denver



Stapleton, Denver



Stapleton, Denver

## Mansion Home - Architectural Visual Guidelines

### Goodnight Ranch PUD - Exhibit G

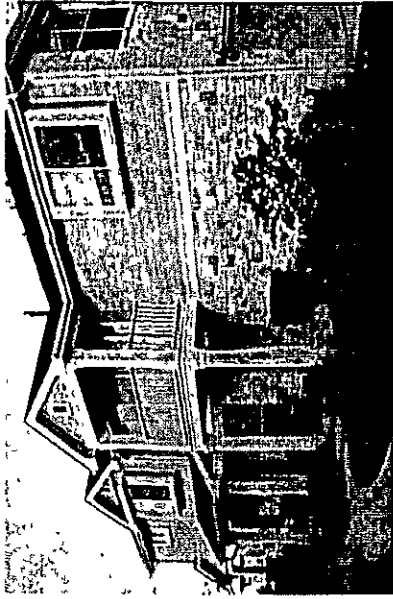
February 28, 2006

Case Number: C814-04-0187.SH

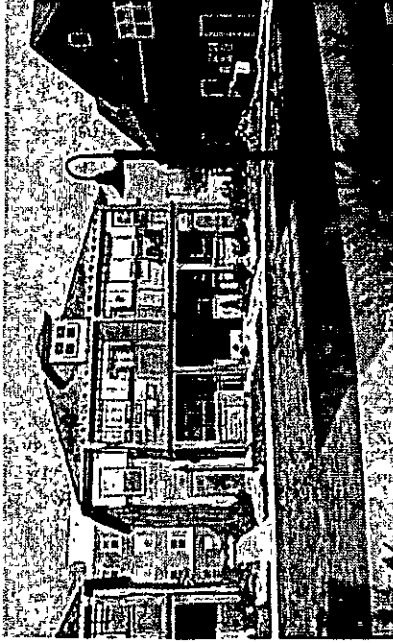
Sheet 1/5

T B G

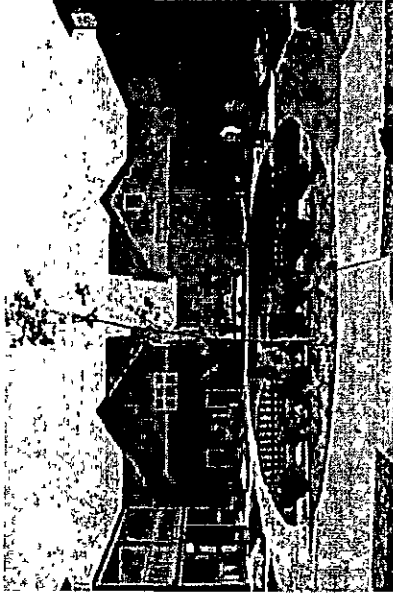
Below are representative examples of appropriate multifamily homes and site planning elements which fit the scale, proportion, massing and spatial relationships of the intended character.



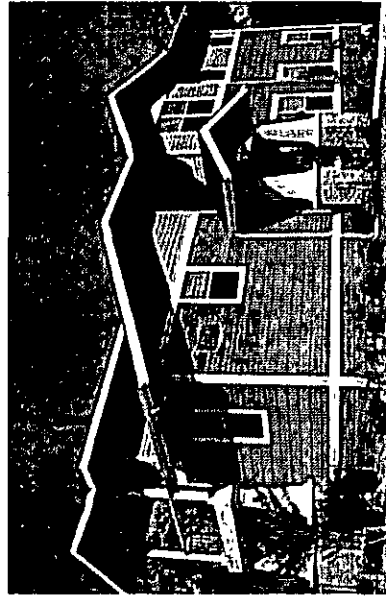
Scofield, Austin



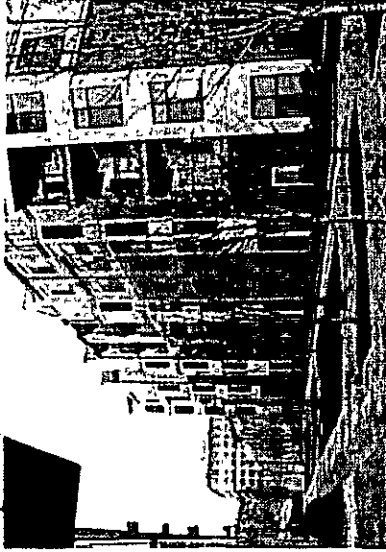
Stapleton, Denver



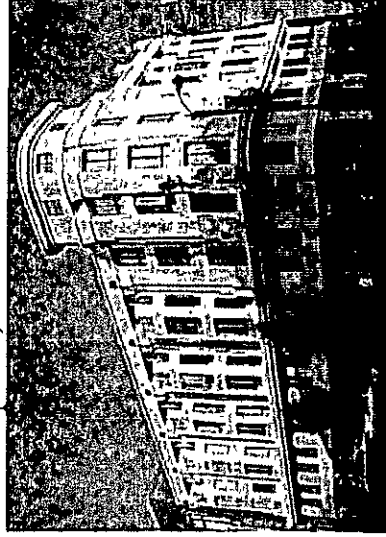
Stapleton, Denver



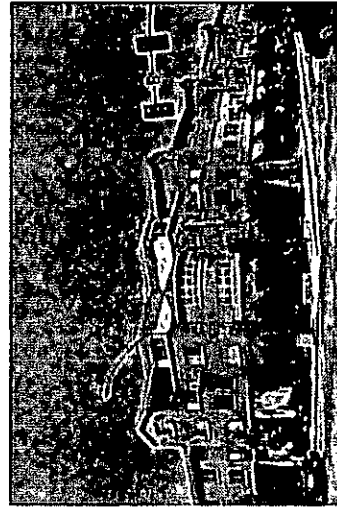
Rosemont, Austin



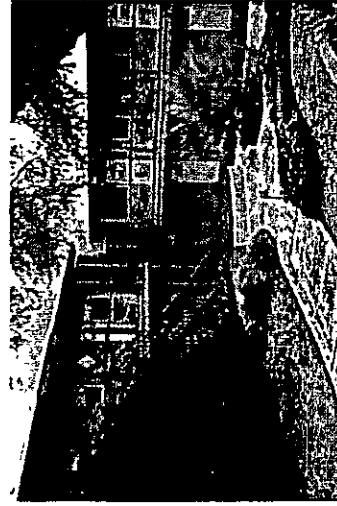
Portland



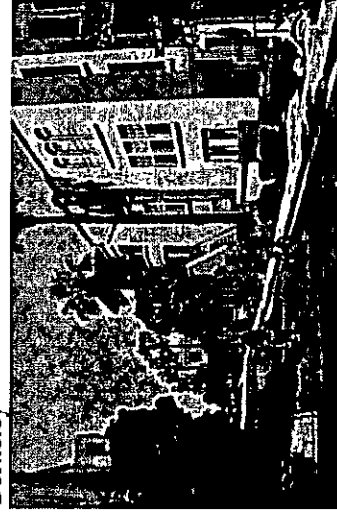
Berkeley



Redwood City



Austin



San Diego

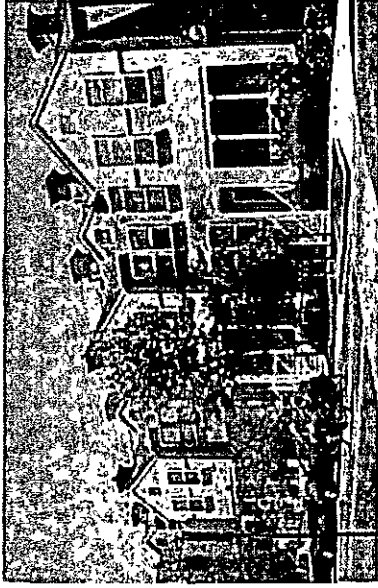
## Multifamily Home - Architectural Visual Guidelines

### Goodnight Ranch PUD - Exhibit G

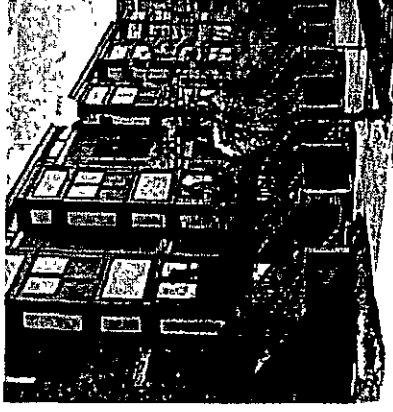
How are representative examples of rowhouses and site planning elements which fit the scale, proportion, massing and spatial relationships of the intended character



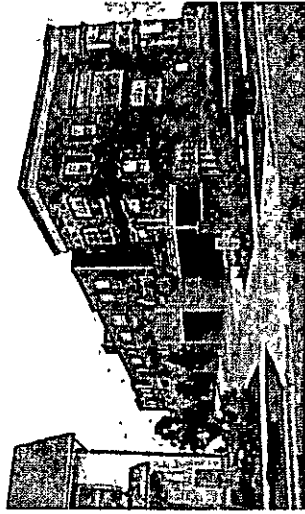
Issaquah Highlands, Washington



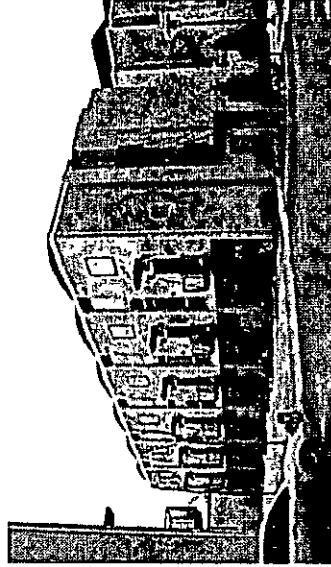
Mountain View



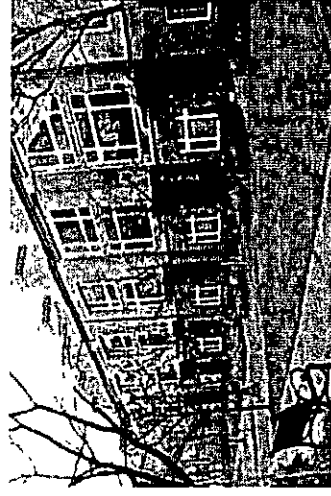
Orenco Station, Portland



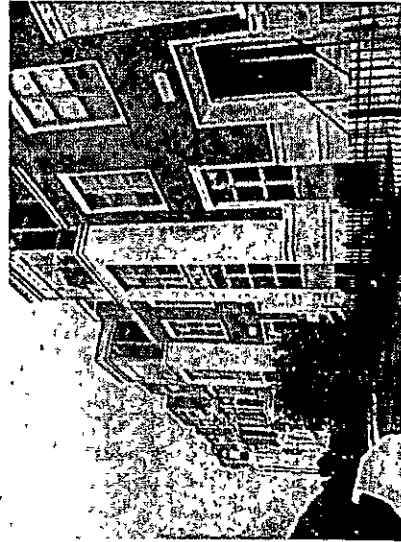
Stapleton, Denver



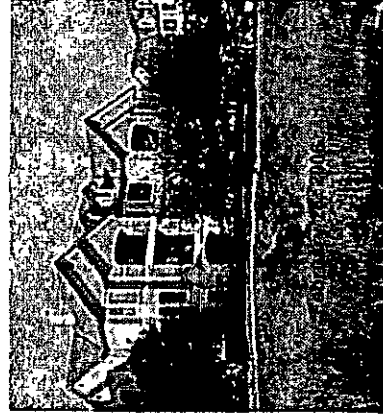
Portland



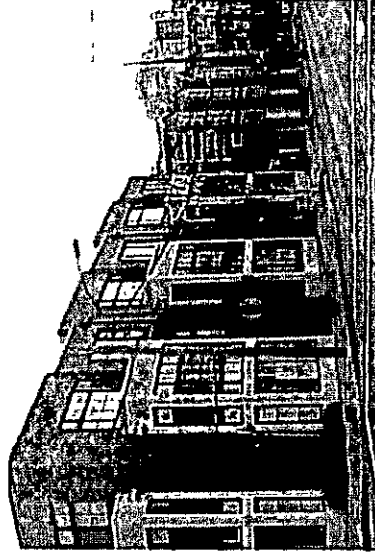
Portland



Chicago



Gables, Austin



Portland

## Rowhouse - Architectural Visual Guidelines

### Goodnight Ranch PUD - Exhibit G

February 28, 2006

Case Number: C814-04-0187.SH

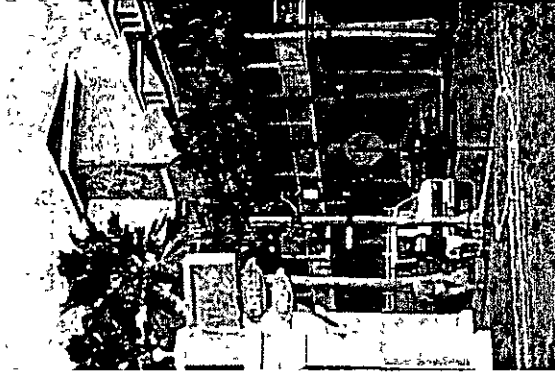
Sheet 3/5

186

Below are representative examples of appropriate live/work shophouses and site planning elements which fit the scale, proportion, massing and spatial relationships of the intended character



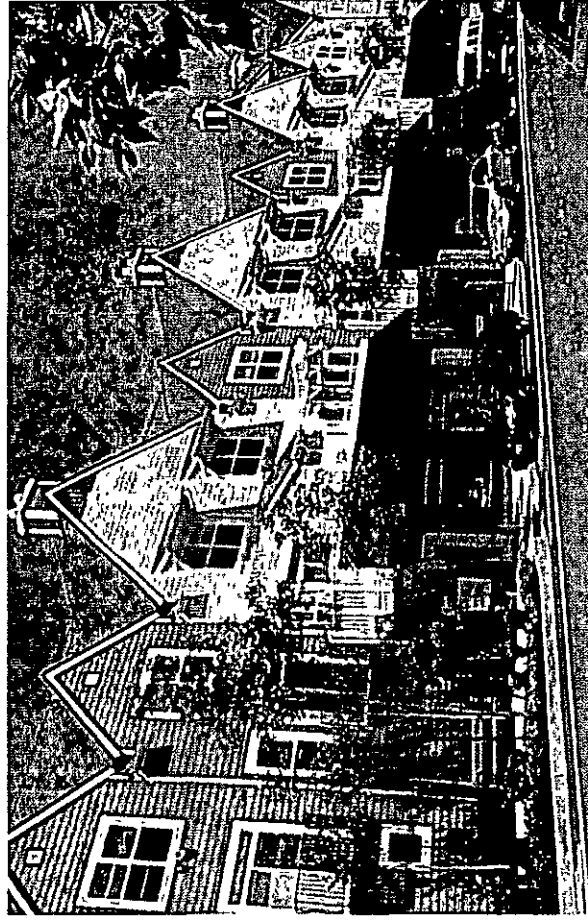
Portland



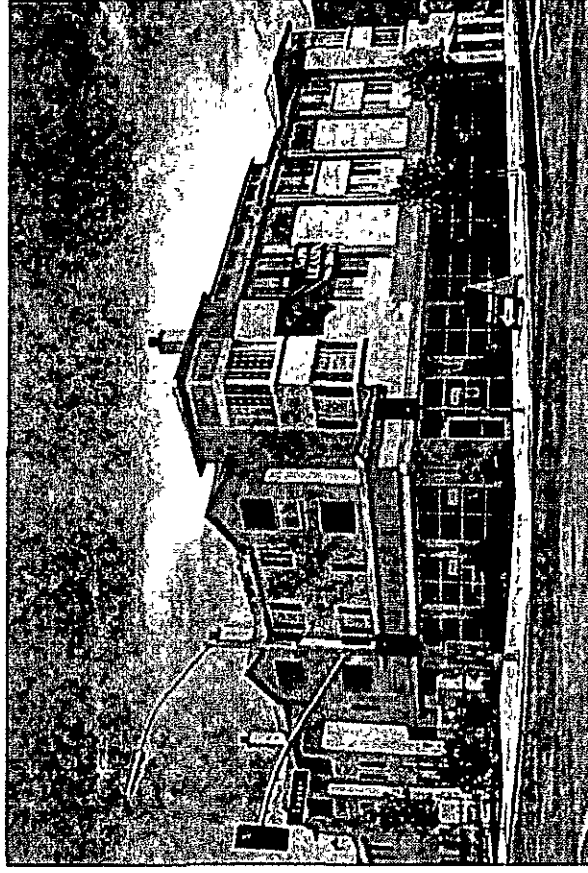
Celebration, Florida



Jefferson Center, Austin



Lions Gate, Seattle

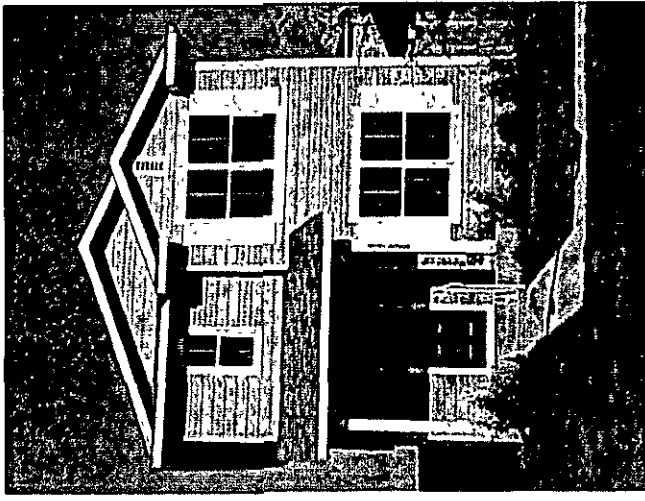


## Live/Work Shophouses - Architectural Visual Guidelines

### Goodnight Ranch PUD - Exhibit G



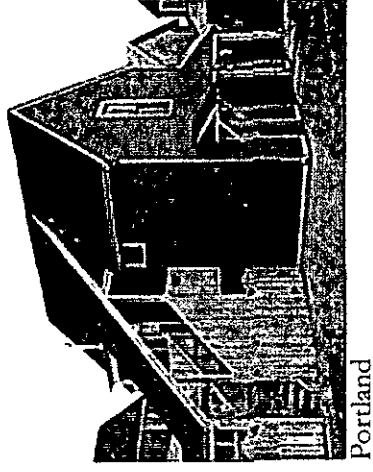
Below are representative examples of appropriate yard houses and site planning elements which fit the scale, proportion, massing and spatial relationships of the intended character.



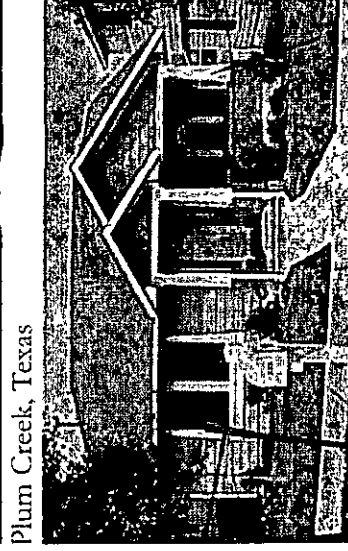
Briercreek, Texas



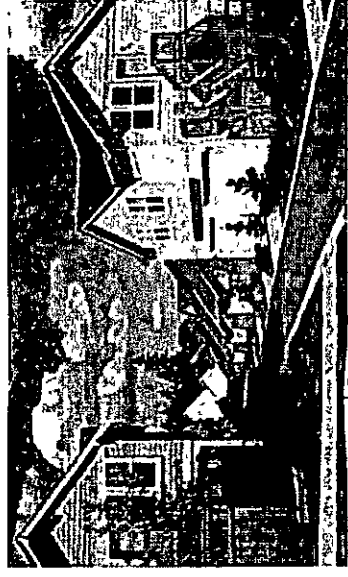
Plum Creek, Texas



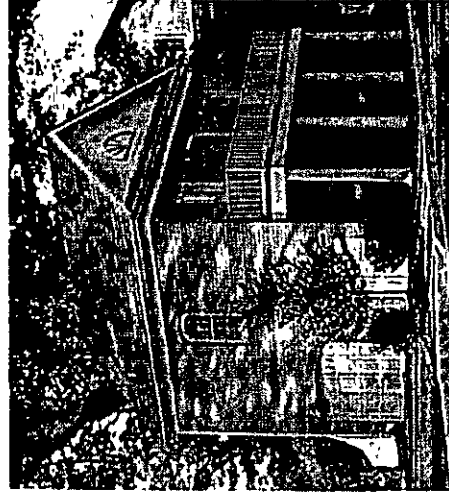
Portland



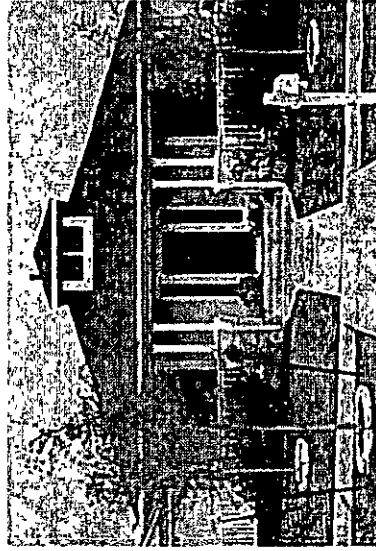
Plum Creek, Texas



Issaquah Highlands, Washington



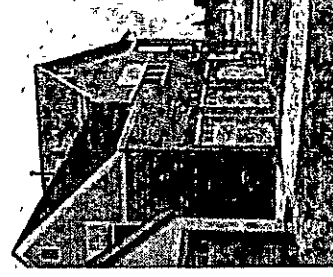
Kentlands, Maryland



Plum Creek, Texas



Stapleton, Denver



Stapleton, Denver

## Yard House - Architectural Visual Guidelines Goodnight Ranch PUD - Exhibit G

February 28, 2006

Case Number: C814-04-0187 SH

Sheet 5/5

T B G

**Owner:**

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

**Agent:**

Momark Development  
P.O. Box 5654  
Austin, TX 78763

512.391.1789  
Contact Terry Mitchell

**Land Planner:**

TBG Partners  
901 South Mopac  
Building II, Suite 350  
Austin, TX 78746

512.327.1011  
Contact Sean Compton

**Engineer:**

Hanrahan Pritchard  
Engineering, Inc.  
8333 Crosspark Drive  
Austin, TX 78754

512.459.4734  
Contact Larry Hanrahan, P.E.

**Environmental Summary**

Contour Interval 2 feet

Source Analytical Survey Inc 1997

100 Year Floodplain - [Symbol]

Source FEMA 1996

0% - 15%	638.83 acres
15% - 25%	1.13 acres
25% - 35%	.13 acres
Over 35%	.01 acres

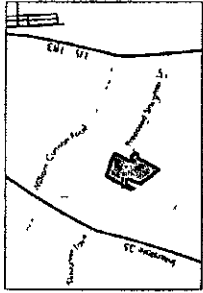
Total Acreage - 700.10 acres

February 28, 2006

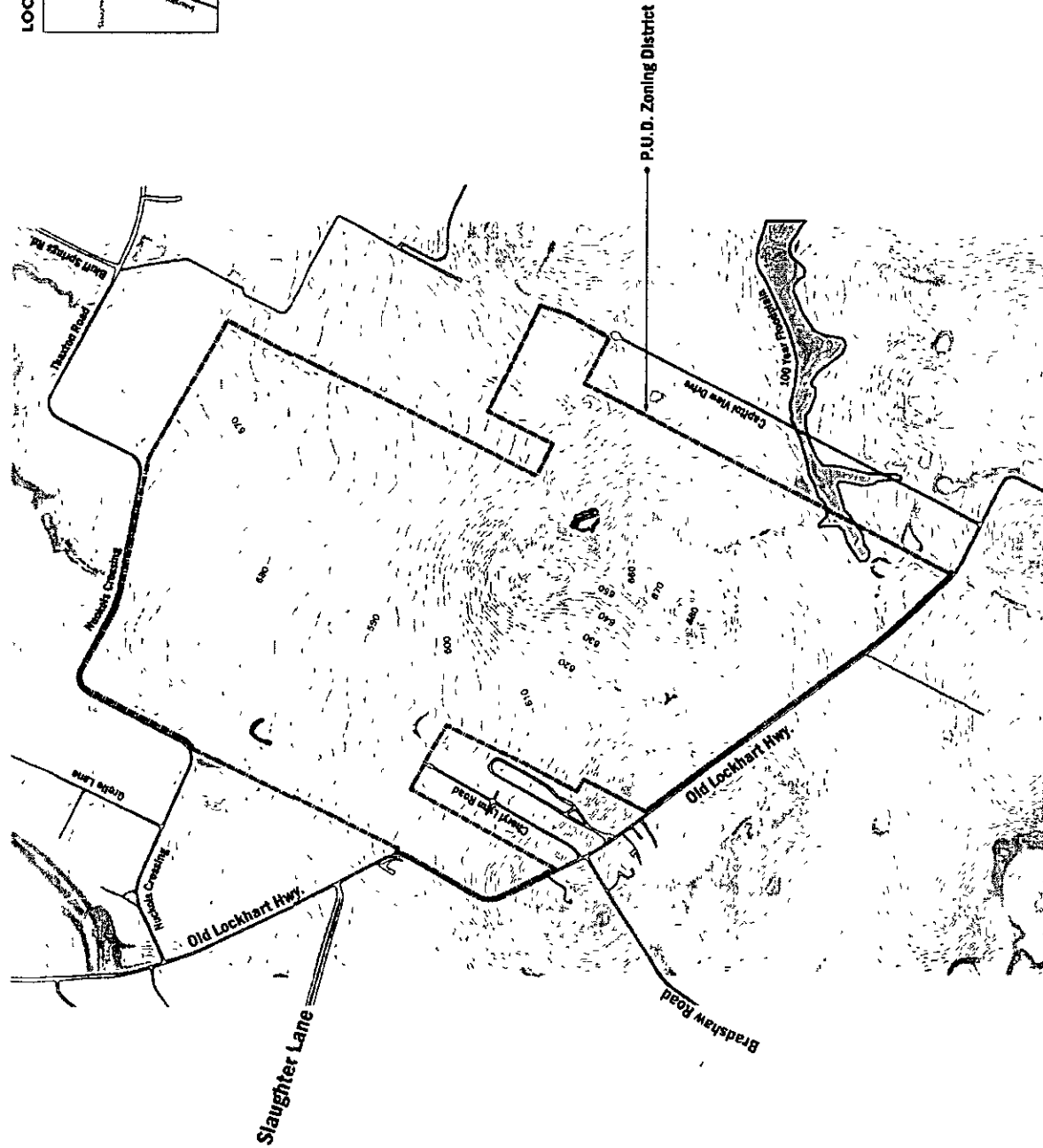
Case Number: C814-04 0187 SH

EXHIBIT B-9

**LOCATION MAP**



NTS



P.U.D. Zoning District

Goodnight Ranch PUD

PUD Environmental Background Information (Exhibit H)



TBG

PARTNERS



## MEMORANDUM

**TO:** Wendy Walsh, Case Manager  
**CC:** Members of the Zoning and Platting Commission  
Terry Mitchell, Momark Development, Inc  
Rashed Tanvir Islam, P.E., WHM Transportation Engineering, Inc.  
**FROM:** Joe Almazan, Transportation Reviewer  
**DATE:** December 6, 2005  
**SUBJECT:** Traffic Impact Analysis for Goodnight Ranch PUD  
Zoning Case No. C814-04-0187.SH

The Transportation Review Section has reviewed the traffic impact analysis for Goodnight Ranch PUD dated July 6, 2005, prepared by Rashed Islam, P.E WHM Transportation Engineering, Inc and offer the following comments:

### Trip Generation

Goodnight Ranch PUD is a 703.28-acre development located along the east side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Road in southeast Austin. The proposed development will consist of 260,000 sq ft. of retail shopping center, 1,192 single-family residential dwelling units, 696 town home residential dwelling units, 1,645 multifamily residential dwelling units, 15,000 sq.ft. of community recreation center, and two elementary schools with 2,000 students

The property is currently undeveloped and located in the Limited Purpose Jurisdiction. The property was annexed into the City's Limited Purpose Jurisdiction on July 4, 2005 and given Interim Rural Residential or I-RR zoning. The applicant has filed a zoning request for Planned Unit Development or PUD zoning. The Goodnight Ranch site is planned for development in ten (10) phases with final build-out for the project anticipated by 2026. Access to the site is proposed via eight (8) site roadways, three (3) on Nuckols Crossing Road, two (2) proposed roadways on Old Lockhart Highway, and three (3) proposed roadways on the future extension of Slaughter Lane east of Old Lockhart Highway.

The table below shows the trip generation by land use for the proposed development:

Table 1. Trip Generation By Phases						
			AM Peak		PM Peak	
Land Use	Size	ADT	Enter	Exit	Enter	Exit
Phase 1 - 2008						
Single-Family Residential	245 d.u.	2,089	43	130	129	76
Townhouses	105 d.u	504	6	30	30	15
Elementary Schools	1,000 students	1,290	230	190	0	0
Subtotal		3,833	279	350	159	91

<b>Phase 2 - 2010</b>						
Single-Family Residential	245 d.u.	2,089	43	130	129	76
Townhouses	105 d.u.	504	6	30	30	15
<b>Subtotal</b>		<b>2,593</b>	<b>49</b>	<b>160</b>	<b>159</b>	<b>91</b>
<b>Phase 3 - 2010</b>						
Single-Family Residential	245 d.u.	2,089	43	130	129	76
Townhouses	105 d.u.	504	6	30	30	15
<b>Subtotal</b>		<b>2,593</b>	<b>49</b>	<b>160</b>	<b>159</b>	<b>91</b>
<b>Phase 4 - 2014</b>						
Single-Family Residential	245 d u.	2,089	43	130	129	76
Townhouses	105 d u	504	6	30	30	15
<b>Subtotal</b>		<b>2,593</b>	<b>49</b>	<b>160</b>	<b>159</b>	<b>91</b>
<b>Phase 5 - 2016</b>						
Single-Family Residential	212 d.u.	1,809	39	113	112	65
Townhouses	105 d.u.	504	6	30	30	15
Shopping Center	43,000 sq.ft	2,090	28	18	93	101
Community Recreation Center	15,000 sq.ft.	343	15	9	7	17
<b>Subtotal</b>		<b>4,746</b>	<b>88</b>	<b>170</b>	<b>242</b>	<b>198</b>
<b>Phase 6 - 2018</b>						
Apartments	278 d.u	1,696	27	110	101	55
Townhouses	105 d.u.	504	6	30	30	15
Elementary School	1,000 students	1,290	230	190	0	0
Shopping Center	43,000 sq.ft	2,090	28	18	93	101
<b>Subtotal</b>		<b>5,580</b>	<b>291</b>	<b>348</b>	<b>224</b>	<b>171</b>
<b>Phase 7 - 2020</b>						
Apartments	284 d.u.	1,733	28	112	104	56
Townhouses	66 d.u.	317	5	22	22	7
Shopping Center	43,000 sq.ft.	2,090	28	18	93	101
<b>Subtotal</b>		<b>4,140</b>	<b>61</b>	<b>152</b>	<b>219</b>	<b>164</b>
<b>Phase 8 - 2022</b>						
Apartments	350 d.u.	2,136	34	138	128	69
Shopping Center	43,000 sq.ft.	2,090	28	18	93	101
<b>Subtotal</b>		<b>4,226</b>	<b>62</b>	<b>156</b>	<b>221</b>	<b>170</b>
<b>Phase 9 - 2024</b>						
Apartments	350 d.u.	2,136	34	138	128	69
Shopping Center	43,000 sq.ft	2,090	28	18	93	101
<b>Subtotal</b>		<b>4,226</b>	<b>62</b>	<b>156</b>	<b>221</b>	<b>170</b>
<b>Phase 10 - 2026</b>						
Apartments	383 d u	2,338	39	150	139	74
Shopping Center	45,000 sq.ft	2,186	29	18	100	107



<b>Subtotal</b>		<b>4,524</b>	<b>68</b>	<b>168</b>	<b>238</b>	<b>181</b>
<b>Total Unadjusted Trips</b>		<b>39,102</b>	<b>1,058</b>	<b>1,980</b>	<b>1,998</b>	<b>1,418</b>
<b>Total Adjusted Trips</b>		<b>32,131</b>	<b>666</b>	<b>1,669</b>	<b>1,768</b>	<b>1,168</b>

### Assumptions

1. Traffic growth rates provided by the City of Austin and Travis County were as follows:

<b>Table 2. Growth Rates Per Year</b>	
<b>Roadway Segment</b>	<b>Percent (%)</b>
All Roads	3%

2. In addition, background traffic volumes for 2026 included estimated site traffic for the following projects:

Double Creek Village (C14-03-0053, C14-04-0018, C14-04-0019, C14-04-0020)  
 Tobin Tract (C14-03-0186)  
 Slaughter Lane at Brandt Road (C14-02-0120.SH)  
 Slaughter Lane at South IH-35 (C14-03-0066/SP-03-0283C)  
 Parkside at Slaughter Creek (C14-04-0104)  
 Southpark Meadows (C14-04-0075, C14-04-0094)  
 Harrell Tract (C14-04-0124, C14-04-0125, C14-04-0126)  
 Onion Creek Section 100 (C14-04-0074)  
 St. Alban's Expansion (SP-02-0115D)  
 Onion Creek Office Park (SP-03-0140D)  
 Fairfield at Slaughter (SP-01-0044C)  
 Terrace at Onion Creek (SP-02-0005D)  
 Parkside at Slaughter Lane (C8J-02-0198)  
 Brandt Road Industrial Park (C8J-03-0046)  
 Slaughter Creek Subdivision (C8-01-0178.0A, SP-01-0345D)  
 Slaughter Lane Commercial Park (C8J-01-0074.0A)  
 Crossing at Onion Creek Sections 3 & 4 (C8-02-0184.4A.SH)  
 Bella Fortuna (C8J-03-0167)

3. Reductions were assumed for pass-by capture and internal capture for the following uses.

<b>Table 3. Pass-By and Internal Capture Reductions in Percent (%)</b>				
<b>Land Use</b>	<b>Pass-By</b>		<b>Internal Capture</b>	
	<b>AM</b>	<b>PM</b>	<b>AM</b>	<b>PM</b>
Shopping Center	34%	34%	10%	10%
Single-Family Residential				
Apartments				
Townhouses				
Community Recreation Center			10%	10%
Elementary Schools			70%	70%

4. No reductions were assumed for transit use.

## **Existing and Planned Roadway System**

**Slaughter Lane** – This roadway is classified as a four-lane, divided major arterial from Onion Creek to US 183 in the CAMPO 2025 Transportation Plan and the Austin Metropolitan Area Transportation Plan (AMATP). Traffic counts conducted during the study show 5,782 vehicles per day on Slaughter Lane, west of Old Lockhart Highway. The Austin Bicycle Plan recommends Priority 1 Route 86 from the Austin City Limit to IH-35 South. The CAMPO 2025 Transportation Plan shows Slaughter Lane to be upgraded to a six-lane, divided major arterial from Bluff Springs Road to US 183 by 2025. Travis County has preliminary plans to extend McKinney Falls Parkway from its current terminus at Colton Bluff Springs to Thaxton Road by 2007. Based on discussions with Travis County staff, the future extension of Slaughter Lane between Bluff Springs Road and the proposed McKinney Falls Parkway extension is likely to occur by 2010 so as to provide for additional connectivity to US 183 and eventually to future SH 130 by 2025.

**Pleasant Valley Road** – The CAMPO 2025 Transportation Plan and the Austin Metropolitan Area Transportation Plan recommend the future extension of Pleasant Valley Road with a four-lane, divided arterial and will follow the existing alignment of Nuckols Crossing Road (western boundary of the Goodnight PUD site) from Onion Creek Drive to future Slaughter Lane. However, neither the City of Austin nor Travis County have plans to upgrade this roadway.

**Bluff Springs Road/Old Lockhart Highway** – This roadway is classified as a two-lane minor arterial from William Cannon Drive to FM 1625 in the CAMPO 2025 Transportation Plan and the Austin Metropolitan Area Transportation Plan. Traffic counts conducted during the study on Bluff Springs Road, north and south of Slaughter Lane, show 5,320 and 2,512 vehicles per day, respectively. The Austin Bicycle Plan recommends Priority 2 Route 224 from William Cannon Drive to the Travis County line. The CAMPO 2025 Transportation Plan and AMATP show Bluff Springs/Old Lockhart Highway to be upgraded to a four-lane, divided major arterial between William Cannon Drive and US 183 by 2025.

**Nuckols Crossing Road** – This roadway is classified as a two-lane collector roadway in the vicinity of the site. The CAMPO 2025 Transportation Plan and the Austin Metropolitan Area Transportation Plan recommend the future extension of Pleasant Valley Road as a four-lane divided arterial and will follow the existing alignment of Nuckols Crossing Road (western boundary of the Goodnight Ranch PUD site) from Onion Creek Drive to future Slaughter Lane. Traffic counts conducted during the study show 3,491 vehicles per day east of Bluff Springs Road. Currently, the City of Austin does not have any plans to upgrade the roadway.

**Bradshaw Road** – This roadway is classified as a two-lane collector roadway in the vicinity of the site. The CAMPO 2025 Transportation Plan and the Austin Metropolitan Area Transportation Plan recommend the future extension of Pleasant Valley Road as a four-lane divided arterial and will follow the existing alignment of Bradshaw Road west of Old Lockhart Highway. No traffic count information was available for this roadway.

**Cheryl Lynn Road** – This roadway is classified as a two-lane local residential roadway in the vicinity of the site (east of Old Lockhart Highway). No traffic count information was available for this roadway.

**Capitol View Road** – This roadway is classified as a two-lane local residential roadway in the vicinity of the site (east of Old Lockhart Highway). No traffic count information was available for this roadway.

## Intersection Level of Service (LOS)

The TIA analyzed twelve (12) intersections, four of which currently exist. Existing and projected levels of service for the AM and PM peak hour travel periods are as follows, assuming that all roadway and intersection improvements recommended in the TIA are constructed:

**Table 4. Intersection AM Level of Service (LOS)**

Intersection	2004 Existing	2008 Phase 1	2010 Phase 2	2012 Phase 3	2014 Phase 4	2016 Phase 5	2018 Phase 6	2020 Phase 7	2022 Phase 8	2024 Phase 9	2026 Phase 10
Bluff Springs Road/Old Lockhart Highway and Nuckols Crossing Road	A	C	D	D	B	C	C	C	C	D	D
Old Lockhart Highway and Slaughter Lane	B	D	D	D	C	D	C	D	D	D	D
Old Lockhart Highway and Bradshaw Road/Cheryl Lane	A	A	A	A	A	A	A	A	A	A	A
Old Lockhart Highway and Capitol View Road	A	A	A	A	A	A	A	A	A	A	A
Street A and Nuckols Crossing Road	-	A	A	A	A	B	B	C	C	D	D
Street B and Nuckols Crossing Road	-	-	A	A	A	A	A	A	A	A	A
Street C and Nuckols Crossing Road	-	-	-	A	A	A	A	A	A	A	A
Street D and Slaughter Lane	-	A	A	A	A	A	B	C	C	C	D
Street E and Slaughter Lane	-	-	A	A	A	A	A	A	A	A	A
Street F and Slaughter Lane	-	-	-	A	A	A	A	A	A	A	A
Old Lockhart Highway and Street G	-	-	-	-	-	-	-	A	A	A	A
Old Lockhart Highway and Street H	-	-	-	-	-	-	-	A	A	A	A

**Table 5. Intersection PM Levels of Service (LOS)**

Intersection	2004 Existing	2008 Phase 1	2010 Phase 2	2012 Phase 3	2014 Phase 4	2016 Phase 5	2018 Phase 6	2020 Phase 7	2022 Phase 8	2024 Phase 9	2026 Phase 10
Bluff Springs Road/Old Lockhart Highway and Nuckols Crossing Road	A	C	D	D	D	D	D	D	D	D	D
Old Lockhart Highway and Slaughter Lane	A	C	C	D	C	D	C	D	D	D	D
Old Lockhart Highway and Bradshaw Lane/Cheryl Lane	A	A	A	A	A	A	A	A	A	A	A
Old Lockhart Highway and Capitol View Road	A	A	A	A	A	A	A	A	A	A	A
Street A and Nuckols Crossing Road	-	A	A	A	A	A	A	A	A	A	A
Street B and Nuckols Crossing Road	-	-	A	A	A	A	A	A	A	A	A
Street C and Nuckols Crossing Road	-	-	-	A	A	A	A	A	A	A	A
Street D and Slaughter Lane	-	A	A	A	A	A	B	C	C	C	C
Street E and Slaughter Lane	-	-	A	A	A	A	A	A	A	A	B
Street F and Slaughter Lane	-	-	-	A	A	A	A	A	A	A	B
Old Lockhart Highway and Street G	-	-	-	-	-	-	-	A	A	A	A
Old Lockhart Highway and Street H	-	-	-	-	-	-	-	A	A	A	A

## Recommendations/Conclusions

- (1) Prior to 3<sup>rd</sup> reading at City Council, fiscal surety is required to be posted for the following improvements:

Intersection	Improvement	Total Costs	Pro-Rata Fiscal Share (%)	Pro-Rata Fiscal Dollars (\$)
<b>Phase 1 - 2008</b>	<b>250 Adjusted PM Peak Hour Trips</b>			
Slaughter Lane	+Construct Slaughter Lane with two lane section with this project	-	-	-
Pleasant Valley Road	+Reserve right-of-way for a four-lane, divided major arterial along site frontage	-	-	-
Bluff Springs Road/Old Lockhart Highway	+Reserve right-of-way for a four-lane, divided major arterial along site frontage	-	-	-
Bluff Springs Road/Old Lockhart Highway and Nuckols Crossing Road	*Install traffic signal *Construct a left-turn lane on the SB Bluff Springs approach	\$82,500 \$39,919	14 8% 63 8%	\$12,210 \$25,468
Old Lockhart Highway and Slaughter Lane	*Install traffic signal +Construct a left-turn lane on NB Old Lockhart Highway approach *Construct a left-turn lane on SB Old Lockhart Highway approach *Construct a right-turn lane on SB Old Lockhart Highway approach *Restripe SB Old Lockhart Highway approach to provide a left-turn lane, a thru/right shared lane and a right-turn lane *Restripe EB approach to provide a left-turn lane and thru/right shared lane *Construct a WB approach to provide a left-turn lane and a thru/right shared lane	\$110,000 \$44,244 \$38,477 \$44,371 \$4,529 \$4,275 -	13 8% - 100 0% 13 7% 16 3% 9.1% -	\$15,180 - \$38,477 \$6,079 \$738 \$389 -
<b>Phase 1 Totals</b>				<b>\$98,541</b>
<b>Phase 2 - 2010</b>	<b>250 Adjusted PM Peak Hour Trips</b>			
Bluff Springs Road/Old Lockhart Highway and Nuckols Crossing Road	*Construct a right-turn lane on the WB Nuckols Crossing Road approach	\$41,805	54.5%	\$22,748
<b>Phase 2 Totals</b>				<b>\$22,748</b>
<b>Phase 3 - 2012</b>	<b>250 Adjusted PM Peak Hour Trips</b>			
<b>Phase 4 - 2014</b>	<b>250 Adjusted PM Peak Hour Trips</b>			
Bluff Springs Road/Old Lockhart Highway and Nuckols Crossing Road	*Construct right-turn lane on the NB Old Lockhart Highway approach	\$43,935	47 7%	\$20,957
Old Lockhart Highway and Slaughter Lane	*Construct an additional left-turn lane on the EB Slaughter Lane approach to provide dual left-turn lanes	\$52,454	12 9%	\$6,767
<b>Phase 4 Totals</b>				<b>\$27,724</b>
<b>Phase 5 - 2016</b>	<b>359 Adjusted PM Peak Hour Trips</b>			

<b>Phase 6 - 2018</b>	<b>316 Adjusted PM Peak Hour Trips</b>			
Old Lockhart Highway and Slaughter Lane	*Widen the WB Slaughter Lane approach to provide a left-turn lane, a thru-lane, and a thru/right shared lane	\$41,232	95.5%	\$39,377
<b>Phase 6 Totals</b>				<b>\$39,377</b>
<b>Phase 7 - 2020</b>	<b>304 Adjusted PM Peak Hour Trips</b>			
<b>Phase 8 - 2022</b>	<b>312 Adjusted PM Peak Hour Trips</b>			
Old Lockhart Highway and Slaughter Lane	*Construct an additional left-turn lane on the NB Bluff Springs Road approach to provide dual left-turn lanes	\$42,599	62.7	\$26,710
	*Construct a right-turn lane on the EB Slaughter Lane approach	\$38,642	57.0	\$22,026
<b>Phase 8 Totals</b>				<b>\$48,736</b>
<b>Phase 9 - 2024</b>	<b>312 Adjusted PM Peak Hour Trips</b>			
<b>Phase 10 - 2026</b>	<b>336 Adjusted PM Peak Hour Trips</b>			
				<b>\$237,161</b>

+To be constructed as part of the site development

- (2) In accordance with the Austin Metropolitan Area Transportation Plan (AMATP), dedication of right-of-way for the future extension of Slaughter Lane west of Old Lockhart Highway will be required at the time of subdivision application.
- (3) In accordance with the Austin Metropolitan Area Transportation Plan (AMATP), dedication of additional right-of-way will be required for Pleasant Valley Road at the time of subdivision application.
- (4) In accordance with the Austin Metropolitan Area Transportation Plan (AMATP), dedication of additional right-of-way will be required for Bluff Springs Road/Old Lockhart Highway at the time of subdivision application.
- (5) In accordance with the Transportation Criteria Manual, additional right-of-way may be required for Nuckols Crossing Road (northern boundary of the Goodnight Ranch PUD site) at the time of subdivision application.
- (6) It is also recommended that appropriate pedestrian and bicycle linkages between the proposed mixed residential developments and the proposed parkland and community recreational amenity areas be emphasized to assure readily visible relationships between the uses and available amenities. Sidewalks should be designed to accommodate pedestrian safety, reduced walking distances, convenience, and comfort. Convenient and secure bicycle facilities are also recommended. Bicycle trails or "routes" should be designated with proper signage and markings.
- (7) Development of this property should be limited to uses and intensities which do not exceed or vary from the from the projected traffic conditions assumed in the TIA, including peak hour trip generation, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2674.

*Joe R. Almazan*

Joe R. Almazan  
Development Services Process Coordinator  
Land Use Review/S M A R.T. Housing Program  
Watershed Protection and Development Review Department



## MEMORANDUM

**TO:** Wendy Walsh, Case Manager  
**CC:** Rashed Tanvir Islam, P.E., WHM Transportation Engineering, Inc.  
**FROM:** Joe Almazan, Transportation Reviewer  
**DATE:** May 22, 2006  
**SUBJECT:** Goodnight Ranch PUD TIA, Zoning Case C814-04-0187.SH  
 Fiscal Requirements and Staff Report Addendum

The Transportation Review Section has no objection to deferring and posting of fiscal surety until the subdivision or site plan application process based on the intersection improvements identified by phase in the TIA.

### Recommendations/Conclusions

- (1) Prior to any approval for subdivision or site plan application, fiscal surety is required to be posted for the following improvements by phase:

Intersection	Improvement	Total Costs	Pro-Rata Fiscal Share (%)	Pro-Rata Fiscal Dollars (\$)
<b>Phase 1 - 2008</b>	<b>250 Adjusted PM Peak Hour Trips</b>			
Slaughter Lane	+Construct Slaughter Lane with two lane section with this project	-	-	-
Pleasant Valley Road	+Reserve right-of-way for a four-lane, divided major arterial along site frontage	-	-	-
Bluff Springs Road/Old Lockhart Highway	+Reserve right-of-way for a four-lane, divided major arterial along site frontage	-	-	-
Bluff Springs Road/Old Lockhart Highway and Nuckols Crossing Road	*Install traffic signal	\$82,500	14.8%	\$12,210
	*Construct a left-turn lane on the SB Bluff Springs approach	\$39,919	63.8%	\$25,468
Old Lockhart Highway and Slaughter Lane	*Install traffic signal	\$110,000	13.8%	\$15,180
	+Construct a left-turn lane on NB Old Lockhart Highway approach	\$44,244	-	-
	*Construct a left-turn lane on SB Old Lockhart Highway approach	\$38,477	100.0%	\$38,477
	*Construct a right-turn lane on SB Old Lockhart Highway approach	\$44,371	13.7%	\$6,079
	*Restripe SB Old Lockhart Highway approach to provide a left-turn lane, a thru/right shared lane and a right-turn lane	\$4,529	16.3%	\$738
	*Restripe EB approach to provide a left-turn lane and thru/right shared lane	\$4,275	9.1%	\$389
	*Construct a WB approach to provide a left-turn lane and a thru/right shared lane	-	-	-



<b>Phase 1 Totals</b>				<b>\$98,541</b>
<b>Phase 2 - 2010</b>	<b>250 Adjusted PM Peak Hour Trips</b>			
Bluff Springs Road/Old Lockhart Highway and Nuckols Crossing Road	*Construct a right-turn lane on the WB Nuckols Crossing Road approach	\$41,805	54.5%	\$22,748
<b>Phase 2 Totals</b>				<b>\$22,748</b>
<b>Phase 3 - 2012</b>	<b>250 Adjusted PM Peak Hour Trips</b>			<b>\$0.00</b>
<b>Phase 4 - 2014</b>	<b>250 Adjusted PM Peak Hour Trips</b>			
Bluff Springs Road/Old Lockhart Highway and Nuckols Crossing Road	*Construct right-turn lane on the NB Old Lockhart Highway approach	\$43,935	47.7%	\$20,957
Old Lockhart Highway and Slaughter Lane	*Construct an additional left-turn lane on the EB Slaughter Lane approach to provide dual left-turn lanes	\$52,454	12.9%	\$6,767
<b>Phase 4 Totals</b>				<b>\$27,724</b>
<b>Phase 5 - 2016</b>	<b>359 Adjusted PM Peak Hour Trips</b>			<b>\$0.00</b>
<b>Phase 6 - 2018</b>	<b>316 Adjusted PM Peak Hour Trips</b>			
Old Lockhart Highway and Slaughter Lane	*Widen the WB Slaughter Lane approach to provide a left-turn lane, a thru-lane, and a thru/right shared lane	\$41,232	95.5%	\$39,377
<b>Phase 6 Totals</b>				<b>\$39,377</b>
<b>Phase 7 - 2020</b>	<b>304 Adjusted PM Peak Hour Trips</b>			<b>\$0.00</b>
<b>Phase 8 - 2022</b>	<b>312 Adjusted PM Peak Hour Trips</b>			
Old Lockhart Highway and Slaughter Lane	*Construct an additional left-turn lane on the NB Bluff Springs Road approach to provide dual left-turn lanes	\$42,599	62.7%	\$26,710
	*Construct a right-turn lane on the EB Slaughter Lane approach	\$38,642	57.0%	\$22,026
<b>Phase 8 Totals</b>				<b>\$48,736</b>
<b>Phase 9 - 2024</b>	<b>312 Adjusted PM Peak Hour Trips</b>			<b>\$0.00</b>
<b>Phase 10 - 2026</b>	<b>336 Adjusted PM Peak Hour Trips</b>			<b>\$0.00</b>
				<b>\$237,161</b>

+To be constructed as part of the site development

- (2) In accordance with the Austin Metropolitan Area Transportation Plan (AMATP), dedication of right-of-way for the future extension of Slaughter Lane west of Old Lockhart Highway will be required at the time of subdivision application.
- (3) In accordance with the Austin Metropolitan Area Transportation Plan (AMATP), dedication of additional right-of-way will be required for Pleasant Valley Road at the time of subdivision application.
- (4) In accordance with the Austin Metropolitan Area Transportation Plan (AMATP), dedication of additional right-of-way will be required for Bluff Springs Road/Old Lockhart Highway at the time of subdivision application.

- (5) In accordance with the Transportation Criteria Manual, additional right-of-way may be required for Nuckols Crossing Road (northern boundary of the Goodnight Ranch PUD site) at the time of subdivision application.
- (6) It is also recommended that appropriate pedestrian and bicycle linkages between the proposed mixed residential developments and the proposed parkland and community recreational amenity areas be emphasized to assure readily visible relationships between the uses and available amenities. Sidewalks should be designed to accommodate pedestrian safety, reduced walking distances, convenience, and comfort. Convenient and secure bicycle facilities are also recommended. Bicycle trails or "routes" should be designated with proper signage and markings.
- (7) Development of this property should be limited to uses and intensities which do not exceed or vary from the from the projected traffic conditions assumed in the TIA, including peak hour trip generation, traffic distribution, roadway conditions, and other traffic related characteristics.

---

If you have any questions or require additional information, please contact me at 974-2674



Joe R. Almazan  
Development Services Process Coordinator  
Watershed Protection and Development Review Department



May 3, 2005

Mr. Lawrence M. Hanrahan  
Hanrahan Pritchard Engineering, Inc.  
8000 Anderson Square Road, Suite 110  
Austin, Texas 78757

Re: Goodnight Ranch PUD (700-acre master planned district)  
Request for Service Commitment Status

Dear Mr. Hanrahan

Thank you for meeting with Capital Metro planning staff recently and providing us with the concept plan for your proposed Goodnight Ranch PUD project. We appreciate receiving information on development projects early enough to offer a thorough review of transit-related issues. Upon reviewing your information, we believe that as your project and the surrounding area develops, Capital Metro will want to consider introducing fixed-route service when we believe that it can be successful.

Based upon the findings in our review, fixed-route service could be provided when the following conditions are met (further explanation is provided in Attachment A).

1. Full annexation into the City of Austin
2. Appropriate arterial street upgrades (shoulders, continuous sidewalks, curb ramps, lighting, and drainage improvements)
3. Appropriate street infrastructure to reverse vehicle direction (signalized intersection or 4-way stop for protected turns onto arterial street)
4. Build-out of approximately 3600 of the estimated 4000 dwelling units

We encourage you to continue to work with Capital Metro staff as your project develops. Please keep us advised of project milestones and we will reevaluate transit-related issues as necessary. If you would like to further discuss this issue, please contact me at 512-389-7442 or by email at [annette.polk@capmetro.org](mailto:annette.polk@capmetro.org)

Sincerely,

Annette Polk  
Capital Metro Planning Department

Attachment B

## ATTACHMENT A

### **Goodnight Ranch PUD Background**

The Goodnight Ranch master planned district contains just over 700 acres in southern Travis County east of Old Lockhart Highway, approximately one-tenth of a mile east of the intersection of Slaughter Lane and Old Lockhart Highway. Project developers have indicated that by final build-out, they expect the Goodnight Ranch project to include 4,000 residential dwelling units (both single- and multiple-family units), 260,000 square feet of commercial use, 15,000 square feet of civic use, and school and fire station sites. Based on information received from the City of Austin, full build-out for this project is estimated to be in 2016, and it is anticipated that final phase areas will be converted from limited-purpose to full-purpose annexation status around that same time period.

### **Potential Transit Service Review**

Capital Metro reviews locations for potential transit service based upon service guidelines that allow us to assess cost, potential ridership, and other issues that help us introduce successful and productive services. We also consider conditions that we believe help us safely accommodate pedestrians, potential transit passengers, and our operators. Key factors used in this review are as follows:

### **Annexation Status**

Capital Metro services are not available directly to this area of Travis County Precinct Four because Precinct Four is currently not a member jurisdiction of the Capital Metropolitan Transportation Authority. Capital Metro is able to provide transportation service options in fully annexed portions of our member jurisdictions. A factor in our ability to serve Goodnight Ranch is the conversion in annexation status by the City of Austin from limited-purpose to full-purpose.

### **Population Density**

A key factor reviewed by Capital Metro is population density, which is closely correlated with ridership. Ideally, Capital Metro expects areas served by fixed-route buses to have densities of at least 2,000 to 4,000 persons per square mile, and preferably over 4,000. Based on the projected dwelling unit information provided by project developers, we foresee population densities that should fall into our normal parameters as the project reaches build-out of approximately 3,600 of the 4,000 projected dwelling units. Capital Metro will want to work with the project developers in the coming years as the project progresses so that projections can be revised accordingly, and we may better assess how and when we may want to consider adding service.

### **Service Extension Cost**

Another key factor is the distance that buses would travel to reach the proposed development. Extension of service would require at least one dedicated vehicle (annual cost of approximately \$250,000 in current dollars) in order to maintain a minimum of hourly service each weekday. Based upon distances required, Capital Metro would need at least 100 to 150 riders each weekday to justify a service extension to Goodnight Ranch. Our projections suggest that near full build-out, this development could generate that amount.

### **Road Infrastructure**

A fourth factor is the design and condition of the road infrastructure that a route will travel. At present E. Slaughter Lane ends where it intersects with Old Lockhart Highway. City of Austin officials indicate that early concept plans show that Slaughter Lane would be extended east through the Goodnight Ranch project area. However, it would be constructed as a two lane road and may or may not have paved shoulders. We believe that two lane roads without shoulders are not currently sized or adequately paved to safely accommodate our transit vehicles. In addition, sidewalks, lighting, and drainage improvements should be present and in accordance with ADA guidelines so that pedestrians and potential transit passengers are safely accommodated. Until improvements would be made to upgrade Slaughter Lane with wider lane widths, shoulders, sidewalks, curb and gutter construction, and lighting that would allow safe and continuous accommodation for passengers and transit vehicles, Capital Metro would not be able to operate regular fixed-route service.

### **Park and Ride Option**

In 2008, Capital Metro plans to open a park and ride in the vicinity of IH-35 and Slaughter. Upon opening, we have plans to extend Route 1 North Lamar/South Congress and our first "rapid" bus route that also will operate in the North Lamar/South Congress corridor, to the new facility. Both are high-frequency routes that allow direct access to downtown Austin and UT, and provide numerous opportunities to transfer to most other Capital Metro bus routes. Residents of Goodnight Ranch would have easy access to this park and ride as soon as it opens.

### **Additional Capital Metro Services**

In lieu of fixed-route service, other direct-service options would be available upon full-purpose annexation by the City of Austin. These services would include our STS service for persons with disabilities, and our vanpooling program. Our STS program provides transportation for qualified individuals with mobility impairments who are unable to ride other services. The current fare for this service is 60 cents per trip and requires advance reservations. For more information, please call 512-389-7480 or visit the STS page on the Capital Metro website at [www.capmetro.org](http://www.capmetro.org) under Services.

Through our vanpooling and Green Ride programs, Capital Metro can provide a van or car for groups of 4 to 12 employees who live and work near each other (with similar work schedules). Membership is on a month-to-month basis. Basic fare is \$25 per month and is based on the origin and destination of the work trip. The fare covers all work trip costs: insurance, maintenance, gasoline, roadside service, etc. For more information, please call 512-477-RIDE or visit the vanpooling page on the Capital Metro website at [www.capmetro.org](http://www.capmetro.org) under Services.



## MEMORANDUM

Butch Smith, Senior Planner, Parks and Recreation  
Dept.

**FROM:** Sean Compton  
**DATE:** September 8, 2005  
**PROJECT:** Goodnight Ranch PUD  
**PROJECT NO.:** Case # C814-04-0187

**SUBJECT:** Parkland Dedication

**FOR:**

- ☐ YOUR USE
- ☐ APPROVAL
- ☐ REVIEW/COMMENT
- ☐ INFORMATION ONLY
- ☐ AS REQUESTED

**REMARKS:**

### Parkland Dedication for Goodnight Ranch PUD:

#### A. Fees in lieu of Parkland Dedication

We agree that the 398-acre Onion Creek Park (located along the northern boundary of the property) is an important asset for the Goodnight Ranch PUD. That this parkland remains unimproved is a disadvantage to our community as well as other residents in the South Austin area. Since we anticipate that our residents will be significant users of future improvements in this existing City parkland, we agree that fees in lieu of Parkland Dedication should be utilized to facilitate development of these public park facilities.

1. The developer will pay full fees in lieu of parkland dedication, calculated as set forth in City code.
2. Fees shall be paid for the entire PUD development, paid up front at the time of first Preliminary Plat - rather than on a plat-by-plat basis.
3. The highest possible intensity of development, set forth in the Allowable Intensity Table, Exhibit D of the PUD, shall be the basis of the fee determination. The type of residential uses applied to the formula may be either as set for in

Attachment C





Table "D" or by using 100% single family detached – whichever the City wishes to use

- 4 The fees shall be based on the market value of the property using the latest County tax appraisal of the property, current at the time of the first Preliminary Plat submittal.
5. At the time of the last Plat of the entire PUD, the Parkland Dedication fee calculation shall be re-calculated based on the actual number of residential dwellings built, and if the acreage calculation is greater (using the same formula as the original), the developer will pay the difference in fees.

## **B. Neighborhood Parks**

- 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.

## **C. Additional Private Open Space Open to Residents**

- 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 C 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 0.251 F.A.R.).
- 3 Detention and water quality facilities will be owned and maintained by the Homeowners Association.

## **D. Pedestrian Trail Corridors**

- 1 We are proposing that two grade-separated pedestrian connections be included under the proposed section of Slaughter Lane within the project. These features are diagrammatically located on the PUD land plan (Exhibit A of the PUD). The details of these features will need



to be worked out since this section of Slaughter Lane has not been designed We will work with PARD and the County to have these features built

2. Greenway corridors will be designed throughout the project. We anticipate that these corridors will include an pedestrian trail, overland drainage and drainage and water quality facilities. These facilities will be privately owned and maintained.

As set forth above, the items above satisfy all Parkland Dedication requirements of the entire PUD.

If this proposal is acceptable and adequately addresses the issues that you have raised, please indicate your acceptance by signing and dating below.

Butch Smith  
Butch Smith, Senior Parks Planner

9-16-05  
Date

Creedmoor Maha WSC  
12100 Laws Road  
Mustang ridge, Texas 78610  
512-243-2113/1991 Fax 512 243-2137  
Aug 8, 2005

To: City of Austin

Ref. Goodnight Ranch  
Water Service Availability

To whom It May concern:

A large part of the Goodnight Ranch is in the Creedmoor Maha Water Supply Corporation's service area. Water service is available if the tariff rules of CMWSC are met

  
Charles Laws  
General Manager CMWSC

attachment D



# City of Austin

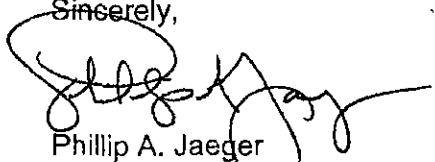
## Administrative Approval Results

Lawrence M. Hanrahan, P.E.  
Hanrahan Pritchard Engineering, Inc  
8333 Cross Park Drive  
Austin, TX 78754

Re: **Goodnight Ranch Phase 1**  
**Wastewater Service Extension No. 2417**

On 06/08/2005, your Service Extension Request was Administratively approved. This approval is subject to staff recommendations (see attached)

Sincerely,



Phillip A. Jaeger  
Project Manager  
Utility Development Services  
Water and Wastewater Utility

PAJ:paj

encl: Recommendations

xc: S.E.R. No. 2417  
Date Mailed: Tuesday, June 21, 2005

pdax englet rsl

Attachment E

WATER AND WASTEWATER  
SERVICE EXTENSION  
REQUEST FOR  
CONSIDERATION

240291

Name Goodnight Ranch Phase 1

Service Requested : Wastewater

S.E.R. No 2417

Date Received : 04/05/2005

Location Nuckols Crossing Road

Acres : 253

Land Use : Mixed

Alt. Utility Service or S.E.R. Number Not 2416 Administrative Approval

Quad1 J-12,13

Quad2 H-12,13

Drainage Basin Onion Creek

Pressure Zone : Central

DDZ : Yes

Flow (Estimated Peak Wet Weather Flow, Gallons per Minute) 705 gpm

DWPZ : No

Cost Participation : \$0.00

% Within City Limits 0

% Within Limited Purpose : 0

Description of Improvements:

Applicant will construct approximately 3,500 feet of 21-inch gravity wastewater line (minimum slope of 0.35%) from the existing 54-inch wastewater interceptor north of Onion Creek, south to the subject tract. Applicant will also construct appropriately sized internal gravity wastewater lines to serve the subject tract and the remaining wastewater drainage basin.

NOTE: The proposed internal gravity wastewater lines that are sized to serve the subject tract and the remaining wastewater drainage basin will be dedicated as public lines and must be placed within an appropriately sized wastewater easement or right-of-way.

Completion and acceptance of the improvements described above and the conditions set forth below:

- 1) Construction of all Service Extensions are subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Section 25-9, Water and Wastewater Utility Service.
- 3) The level of service approved by this document does not imply commitment for land use.
- 4) The proposed (within right-of-ways or public easements) improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 5) The approved Service Extension will automatically expire 120 days after date of approval unless a development application has been accepted by the Watershed Protection and Development Review Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.

Austin Water Utility, Director

Date

ESPD, Assistant Director

Date

Prepared By

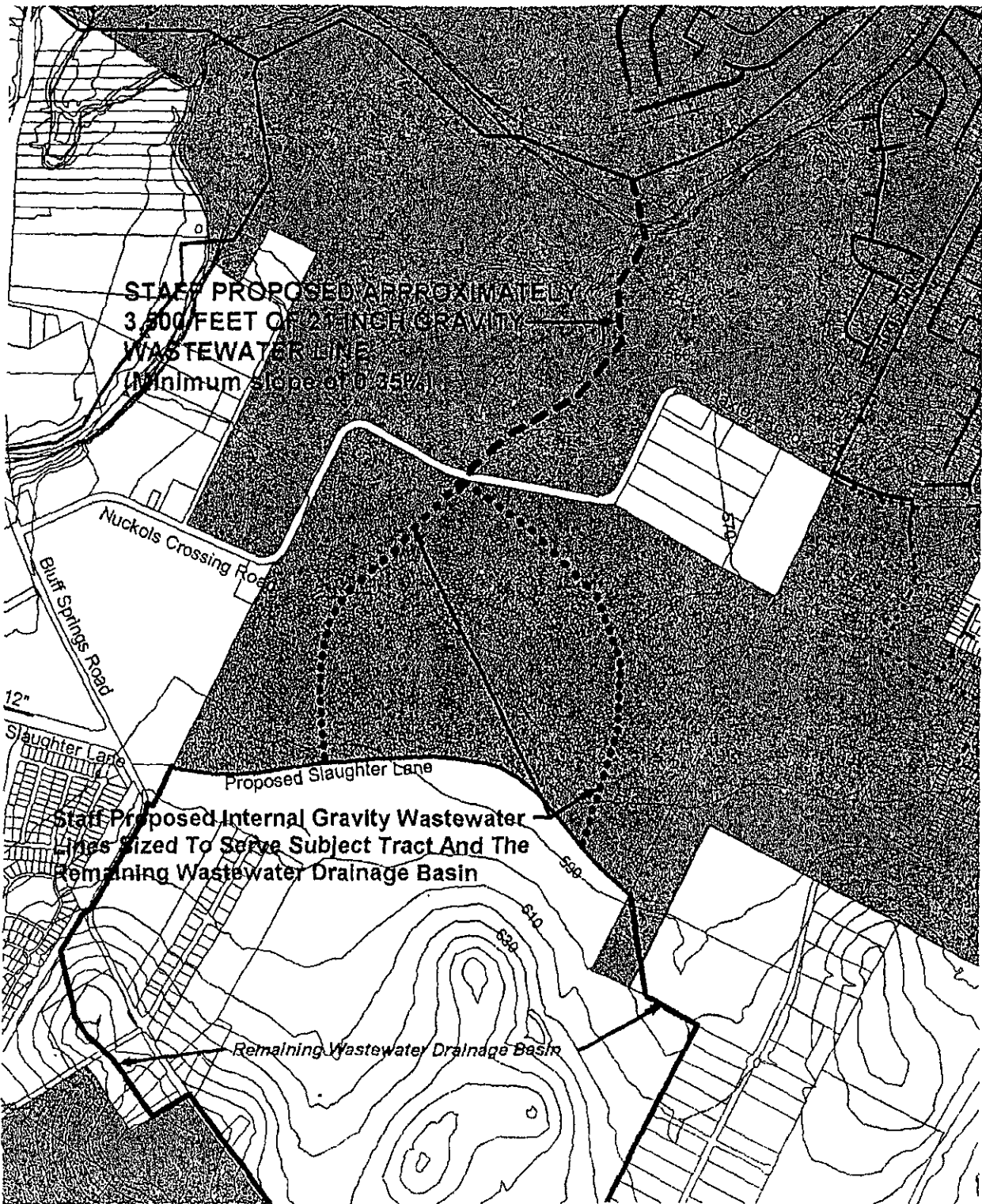
Date

Utility Development Services, Manager

Date

Technical Reviews/Date


UDS 1040 PDDX\WWW\SERBG FSL



1000 0 1000 Feet



 Subject Tract

 City Limits

W.W. S E R. Name: Goodnight Ranch  
Phase One,

W.W. S.E.R. Number: 2417





# City of Austin

---

## Administrative Approval Results

Lawrence M. Hanrahan, P.E.  
Hanrahan Pritchard Engineering, Inc  
8333 Cross Park Drive  
Austin, TX 78754

**Re: Goodnight Ranch Phase 1**  
Water Service Extension No. **2416**

On 07/11/2005, your Service Extension Request was Administratively approved. This approval is subject to staff recommendations (see attached)

Sincerely,

Phillip A. Jaeger  
Project Manager  
Utility Development Services  
Water and Wastewater Utility

PAJ paj

encl. Recommendations

xc: S E R No. 2416  
Date Mailed Friday, July 22, 2005

pdx englet rsl

**WATER AND WASTEWATER  
SERVICE EXTENSION  
REQUEST FOR  
CONSIDERATION**

24 128 6

Name Goodnight Ranch Phase 1

Service Requested Water

S E R No 2416

Date Received 4/5/2005

Location Nuckols Crossing Road

Acres 253

Land Use Mixed

Alt Utility Service or S E R Number No 2417 Administrative Approval

Quad1 J-12,13

Quad2 H-12,13

Drainage Basin Onion Creek

Pressure Zone Central

DDZ Yes

Flow (Estimated Peak Hour Flow, Gallons per Minute)

2189 gpm

DWPZ No

Cost Participation \$0.00

% Within City Limits 0

% Within Limited Purpose 0

**Description of Improvements**

**Phase One Central Water Improvements**

Applicant will construct approximately 4,100 feet of 24-inch Central Water Pressure Zone water line from the existing 24-inch Central Water Pressure Zone water line in Salt Springs Drive at Thaxton Road, west and south to the subject tract.

**Phase One South Water Improvements (for development above the 590 foot contour)**

Applicant will construct approximately 2,400 feet of 36 or 48-inch (pipe sized to be determined prior to design) South Water Pressure Zone water line from the proposed 24-inch South Water Pressure Zone water line by others (Zachry Scott WSR 2259) in Bluff Springs Road at Slaughter Lane east along the proposed extension of Slaughter Lane within the subject tract.

**Phase Two**

Applicant will construct approximately 1,900 feet of 24-inch Central Water Pressure Zone water line from the end of the Phase One Central Water Improvements south to the proposed extension of Slaughter Lane within the subject tract and the proposed Phase Two 36 or 48-inch water line improvements.

Applicant will construct approximately 2,600 feet of 36 or 48-inch South Water Pressure Zone water line from the end of the Phase One South Water Improvements, east along the extension of Slaughter Lane to the eastern property line of the subject tract. These improvements will connect to the Phase Two 24-inch water improvements.

**Additional Phase Two Central/South Water Improvements**

Applicant will convert the existing 24-inch water line in Salt Springs Drive from the Central Water Pressure Zone to South Water Pressure Zone by connecting the 24-inch water line to the existing 24 inch South Water Pressure Zone water line in East William Cannon Drive at Salt Springs Drive, connect the existing 20-inch Central Water Pressure Zone water line in Colton-Bluff Springs Road at Salt Springs Drive to the existing 12-inch Central Water Pressure Zone water line in Salt Springs Drive, and connect the existing 12-inch Central Water Pressure Zone water lines together in Salt Springs Drive and Thaxton Road. Applicant will also construct approximately 1,400 feet of 24-inch water line from the existing 20 inch Central Water Pressure Zone water line in Colton-Bluff Springs Road east of Springme Trail, north to the existing 36 inch Central Water Pressure Zone water line in East William Cannon Drive.

NOTE All lots within the subject tract will need individual Pressure Reducing Valves (PRV's)

**Completion and acceptance of the improvements described above and the conditions set forth below**

- 1) Construction of all Service Extensions are subject to all environmental and planning ordinances
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Section 25.9 Water and Wastewater Utility Service
- 3) The level of service approved by this document does not imply commitment for land use
- 4) Approval of a site plan that meets the Fire Department requirements for fire control
- 5) Engineering Report submitted to Utility Development Services detailing the proposed water improvements
- 6) The proposed water (within right-of-ways or public easements) improvements will be dedicated to the City of Austin for ownership, operation, and maintenance
- 7) The approved Service Extension will automatically expire 120 days after date of approval unless a development application has been accepted by the Watershed Protection and Development Review Department. The Service Extension expires on the date the development expires or if approved, on the date the development application approval expires.

Austin Water Utility, Director

Date

ESPO Assistant Director

Date

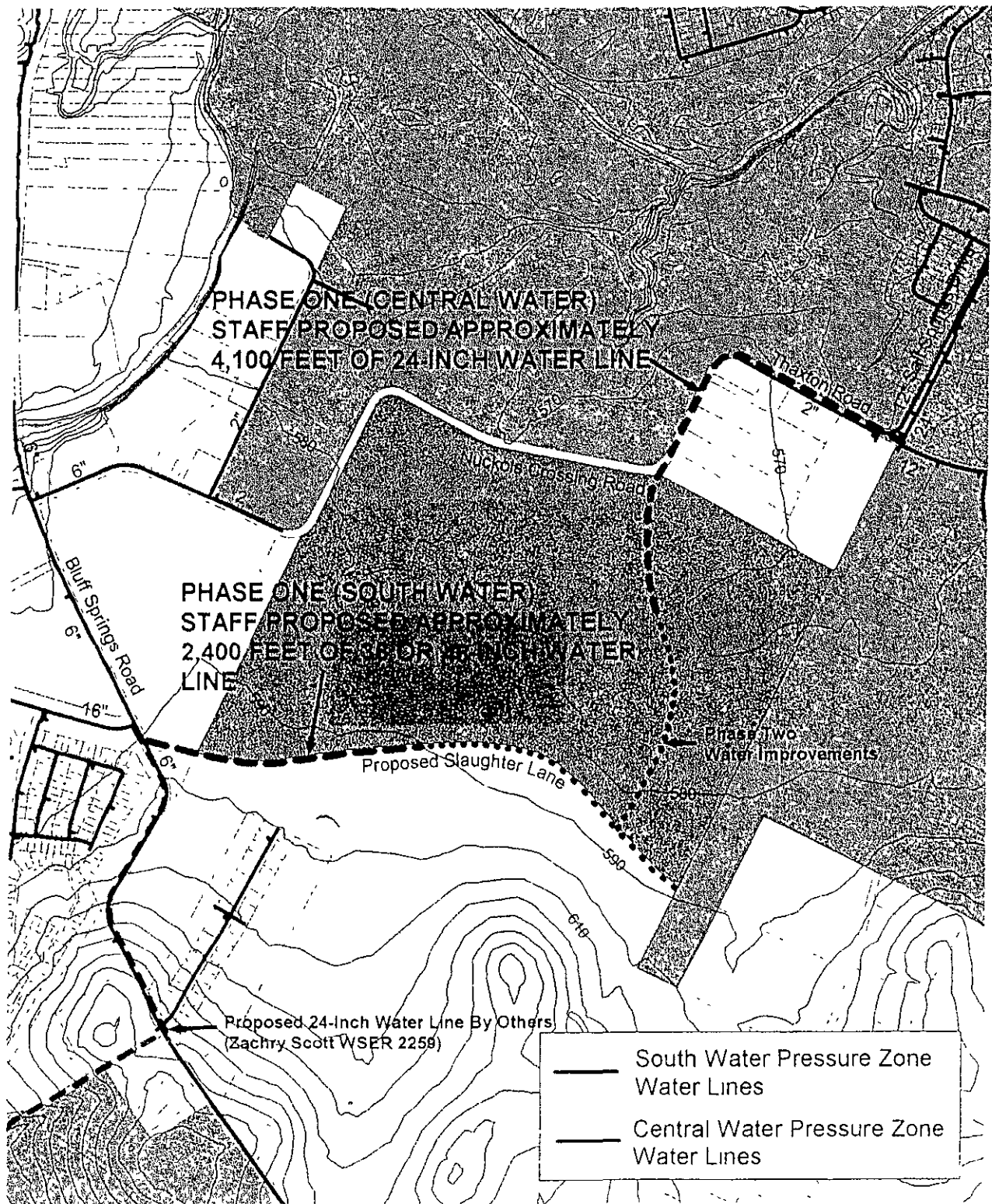
Prepared By

Date

Utility Development Services, Manager

Date

Technical Reviews/Date



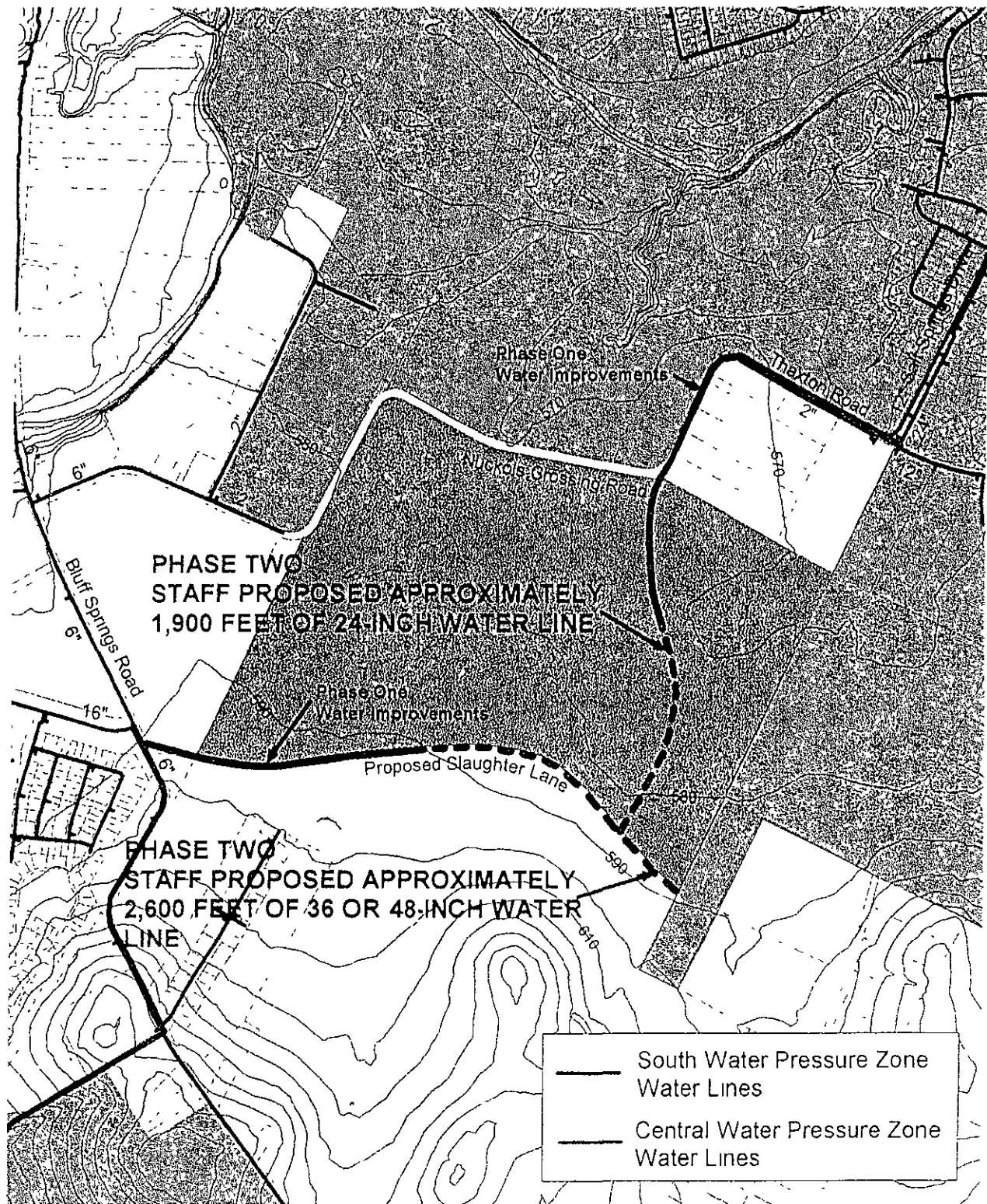
1000 0 1000 Feet

Subject Tract

City Limits

W S E R Name: Goodnight Ranch Phase One  
Water Improvements Phase One

W S E R Number 2416



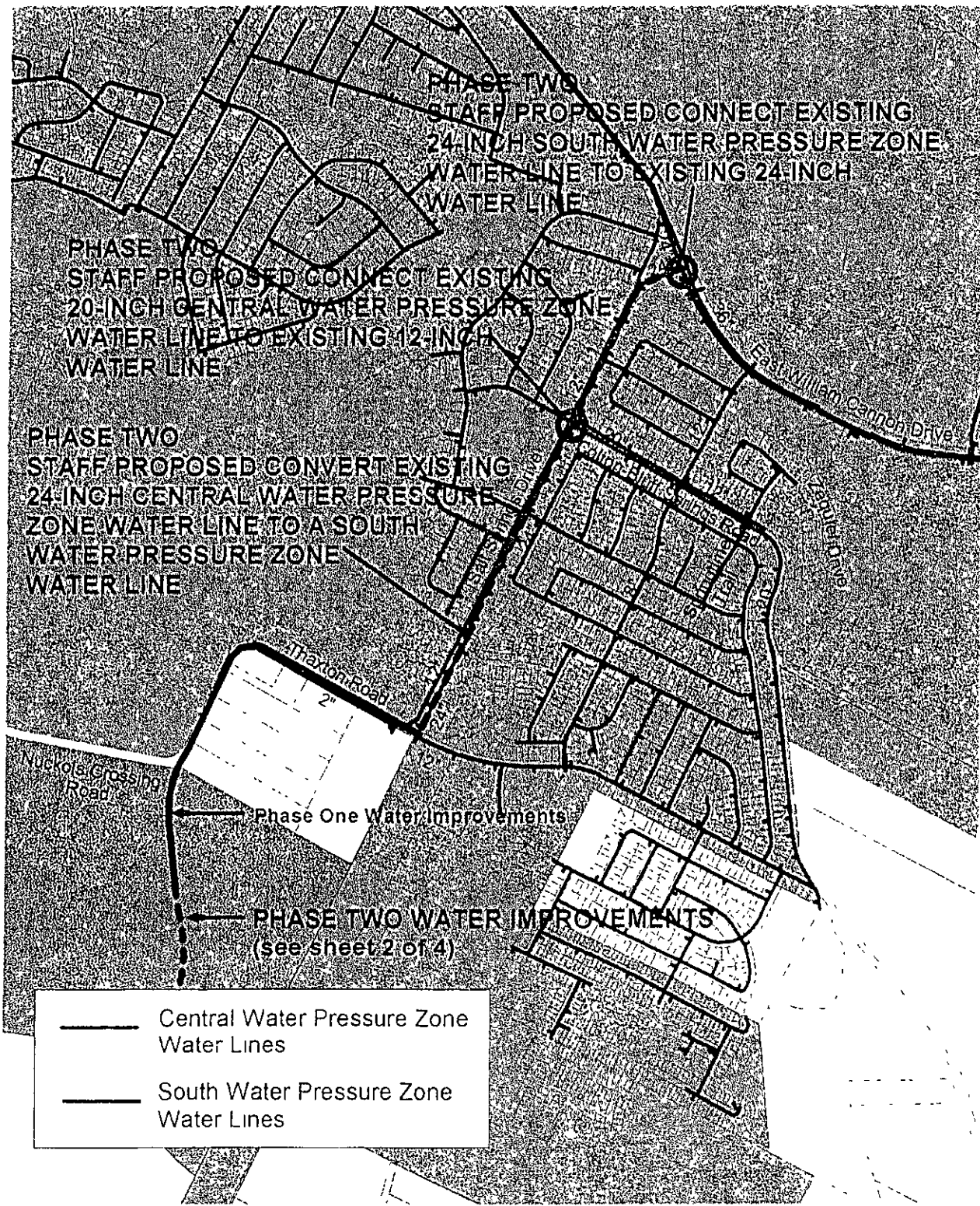
1000 0 1000 Feet

Subject Tract

City Limits

W S E R Name Goodnight Ranch Phase One  
Water Improvements Phase Two

W S E R Number 2416

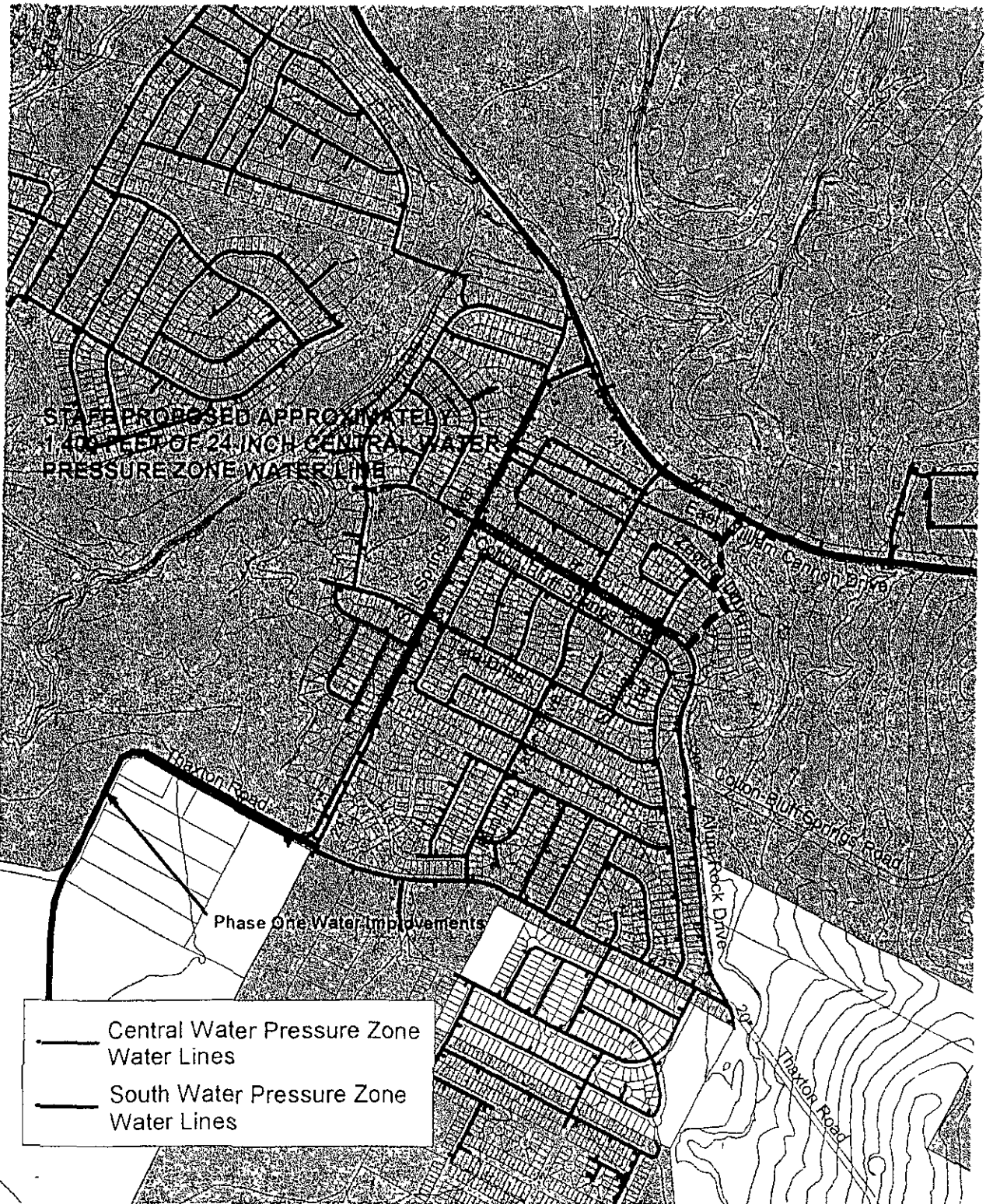


1000 0 1000 Feet

Subject Tract  
City Limits

W S E R Name Goodnight Ranch Phase One  
Additional Phase Two  
South Water Pressure Zone Improvements  
W S E R Number 2416





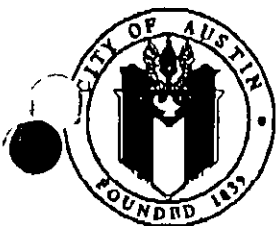
900 0 900 Feet

Subject Tract

City Limits

W S E.R Name: Goodnight Ranch Phase One  
Additional Phase Two  
Central Water Pressure Zone Improvements  
W S E.R Number 2416





## City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

### Neighborhood Housing and Community Development Department

Gina Copic, S.M.A.R.T. Housing Program Manager  
 (512) 974-3180, Fax: (512) 974-3112, [gina.copic@ci.austin.tx.us](mailto:gina.copic@ci.austin.tx.us)

November 9, 2004

#### S.M.A.R.T. Housing Certification

Bradsher Family Trust and MVE Ventures, Ltd.: Goodnight Ranch PUD (E. side of Old Lockhart Highway between Nuckols Crossing Rd and Capitol View Rd)

#### TO WHOM IT MAY CONCERN:

Bradsher Family Trust and MVE Ventures, Ltd., with Momark Development (Terry Mitchell, 391-1789 (o), 924-8066 (m)) are planning to develop a 4000 unit development of **single- and multi-family** units, south of the Onion Creek Metro Park, on the E. side of Old Lockhart Highway between Nuckols Crossing Rd and Capitol View Rd. This area is not located in a current Neighborhood Planning Area.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 40% of the units will serve households at or below 80% Median Family Income (MFI) or below, the development will be eligible for full waiver of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees  
 Building Permit  
 Site Plan Review  
 Construction Inspection

Concrete Permit  
 Electrical Permit  
 Subdivision Plan Review  
 Regular Zoning Fee

Mechanical Permit  
 Plumbing Permit  
 Zoning Verification  
 Land Status Determination  
 Building Plan Review

#### Prior to filing of building permit applications and starting construction, the developer must:

- ♦ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating (Austin Energy: Dick Peterson, 322-6172).
- ♦ Submit plans to NHCD demonstrating compliance with accessibility and transit-oriented standards.

#### Before a Certificate of Occupancy will be granted, the development must:

- ♦ Pass a final inspection and obtain a signed Final Approval from the Green Building Program (Separate from any other inspections required by the City of Austin or Austin Energy)
- ♦ Pass a final inspection by NHCD to certify that visitability, accessibility and transit-oriented standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the homes, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3126 if you need additional information.

*Steve Barney*  
 Steve Barney, Project Coordinator

Neighborhood Housing and Community Development Office

Cc Amick Beaudet, NPZD  
 Javier Delgado, NHCD  
 Timothy Kisner, Austin Energy  
 Robby McArthur, WWWW Taps  
 Adam Smith, NPZD

Larry Brinkmeyer, Austin Energy  
 Janet Gallagher, WPDOR  
 Tim Langan, WPDOR  
 Dick Peterson, Austin Energy  
 Ricardo Soliz, NPZD

Gina Copic, NHCD  
 Stuart Hersh, NHCD  
 Jim Lund, PW  
 Lisa Nuckels, WPDOR  
 Maria Volpe, WPDOR

Attachment F

## 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.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

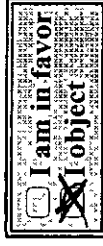
Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number:** C814-04-0187.SH

**Contact:** Wendy Walsh, (512) 974-7719

**Public Hearing:**

January 31, 2006 Zoning and Platting Commission



*Francis J. Mason*

Your Name (please print)

*10106 Capitol View Drive 78747*

Your address(es) affected by this application

*Francis J. Mason*

Signature

Date

*1/27/06*

Comments

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

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

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.

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.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

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.SH

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

January 31, 2006 Zoning and Platting Commission

cell 9140712

phone me @

home 291 1018



Stewart Mihalik

Your Name (please print)

9806 Capitol View Dr Austin TX 78747

Your address(es) affected by this application

*Stewart Mihalik*

Signature

1/31/06

Date

*I'm against rezoning for this parcel*

*① Effect on Onion Creek and Maple Creek Watershed. I request an Environmental Study / Watershed Study on the impact of a development of the proposed development.*

*② I've seen Dry Creek on Capitol View Dr. Flood*

*This Goodnight hillside behind my lot has*

*been water historically down through our block*

*clay lots. 67% Impervious cover is SCARY.*

*③ Downright. What if it doesn't rain?*

*④ Rezoning proposed does not fit in with existing*

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

*Local characteristics*

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

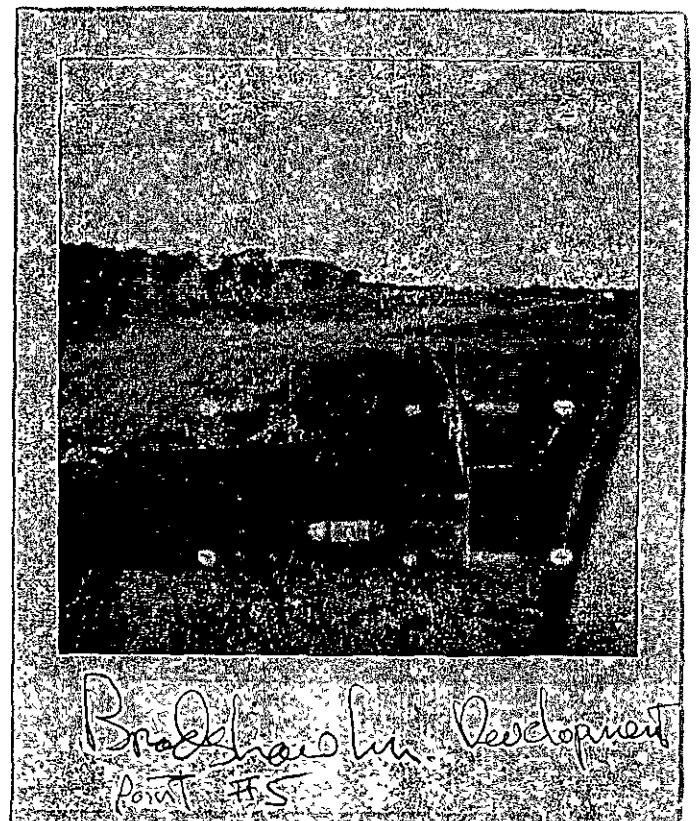
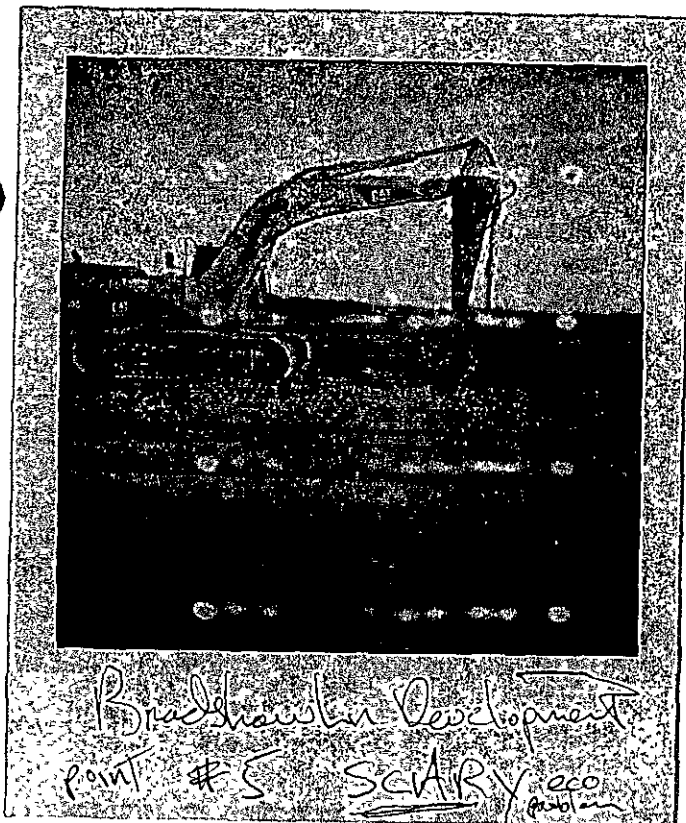
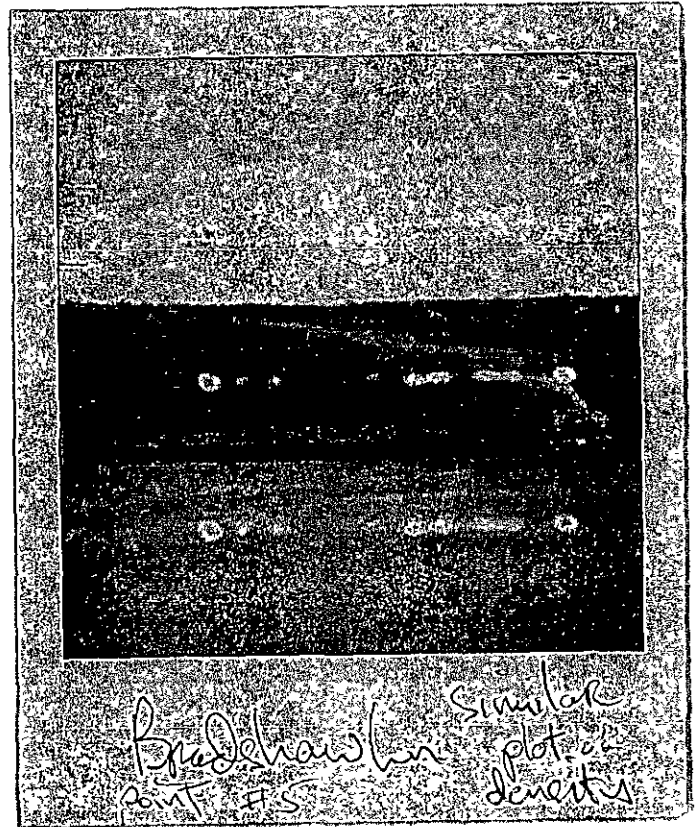
Austin, TX 78767-8810

*Similar development in Bradshaw*

*was left not one living thing on it*

*check side location. No trees the creek*

*CR 10187 SH*



## 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.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

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.SH

**Contact:** Wendy Walsh, (512) 974-7719

**Public Hearing:**

March 7, 2006 Zoning and Platting Commission

Your Name *(please print)*

Your address(es) affected by this application

Signature

Date

Comments



27 Feb 06

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

*Commissioner Rabago – Second.*

*Commissioner Baker – Plus the residential treatment.*

*Ms Walsh – If it's going to be LO, residential treatment is not permitted, so you'll need to prohibit it*

*Commissioner Baker – So you won't have a trip problem*

*Ms Walsh – No, we won't have a trip problem.*

*Commissioner Baker – Not if even if we all come out of the shopping center?*

*Ms Walsh – That's right; there is an existing rezoning site plan on this, so they will reanalyze the trip generation at that time of a future subdivision or site plan.*

*Commissioner Baker – So the motion is to approve LO zoning?*

*Commissioner Martinez – Yes, LO zoning.*

*Commissioner Rabago – And I'm the second*

*Motion carried. (8-0)*

<b>18. Zoning:</b>	<b>C814-04-0187.SH - Goodnight Ranch PUD</b>
Location	East side of Old Lockhart Highway, between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed
Owner/Applicant	MVE Venture, Ltd. (Dean Goodnight); Bradsher Family Trust (Jack Bradsher)
Agent:	Momark Development (Terry Mitchell)
Request	<b>I-RR to PUD</b>
Staff Rec.	<b>RECOMMENDATION OF PUD, WITH CONDITIONS</b>
Staff.	Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us Neighborhood Planning and Zoning Department

**A COMMITTEE WAS CREATED TO FURTHER ASSESS THIS APPLICATION. THE COMMITTEE IS COMPOSED OF COMMISSIONERS HAMMOND, RABAGO, MARTINEZ, JACKSON AND HALE; PLUS ZONING, LEGAL AND TRANSPORTATION STAFF. COMMISSIONER JACKSON IS THE COMMITTEE'S CHAIRPERSON.**

**THE COMMITTEE WILL GIVE A REPORT AT THE FEBRUARY 21, 2006, ZAP COMMISSION MEETING. RE-NOTIFICATION WILL OCCUR PRIOR TO PLACING THIS ITEM BACK ON THE AGENDA.**

**[J.MARTINEZ; S.HALE 2<sup>ND</sup>] (8-0) J.GOHIL – ABSENT**

**SUMMARY**

*Commissioner Baker – I pulled this, I'd like to ask some questions. We're looking at over 700-acres off the Old Lockhart Highway, we're looking at where Slaughter Lane will be extended through this property, SMART housing bothers me to the extent that there's 700-acres of it; also they are asking for PUD zoning; why wouldn't conventional zoning serve this purpose and why does PUD make this so much better; and why does the applicant have vested rights?*

*Ms. Walsh – The Applicant does not have vested rights, there are no preliminary plans that are in at this time or previously; I know that they have no vested right*

*Commissioner Baker – Can you tell us how the PUD is better?*

*Ms. Walsh – They are able to do a variety of different types of housing, mixed uses, they are going to be dedicating the full right-of-way width on Slaughter Lane.*

*Commissioner Baker – If we zoned this PUD, we have no site plan, so we have no assurances that it will be all SMART Housing. It could be 700-acres of small lots, is that correct?*

*Ms. Walsh – There is a unit cap based on their traffic impact analysis at 3,533 dwelling units; they are also committing to building two elementary school sites with one being developed in the first phase, and there's also a fire station site that will be built out here. That's another plus in terms of PUD zoning*

*Commissioner Baker – The two elementary school sites, will they be conveyed or will they be sold? .....Commissioners, I do not have a problem with SMART Housing, I just have a problem with the fact that we have 700-acres and there's no assurance that it will be ALL SMART Housing or where this will go*

*Terry Mitchell, applicant – This entire project will not be SMART Housing in a sense that it will all be affordable, the challenge for us today is we believe this project will take between 10 up to 20 years to develop. We believe that a mixed income, a mixed use project, 8-miles from downtown Austin; it will be urban in the future and will take about 20 years to develop this. We are planning pedestrian connectivity, street connectivity, bicycle connectivity with a range of housing in there. Our goal is to create a variety of housing, starting at the low 100's up to the high 200's*

*Stuart Hersch, Neighborhood Housing & Community Development – The whole development is called SMART Housing, but not all of the units will be reasonably priced, 40% of the units are planned to be reasonably priced, 60% will be market priced. They all have to meet Green Building and transit oriented and visibility standards of SMART Housing, but they will not all serve families at 80% or below*

*Commissioner Baker – When will service be available from Capitol Metro, when will they serve this area?*

*Mr. Mitchell – Their response to us was that as we begin to develop we would request a bus line, there was not a specific time as to when they were going to provide particular bus service.*

*Commissioner Baker – Is there anything in the City funding for the extension of Slaughter Lane?*

*Mr Mitchell – Yes, Travis County bond package in 2005 approved the extension of Slaughter Lane, and we're also going to pay for a portion of that extension.*

*Commissioner Baker – And what's the timing of that?*

*Mr Mitchell – The bond issue has been approved and we have to have our agreements in place within a year*

*Commissioner Baker – So there's not a timeline set?*

*Mr. Mitchell – No, we're working with the County to establish that*

*Commissioner Baker – There's a letter in our back-up that says that Capital Metro would want to consider service.*

*Stuart Hersh – We have been meeting with Capital Metro about this and other projects; their indication to us is that their budget process works in such a way that when we know our build out schedule, then they can plan budget wise for route expansion so that the number of buses and routes will be available when the large enough phase builds out All units do not need to be built out before they serve it, but there's some point between the first couple of hundred homes*

*Commissioner Baker – I understand that, but we're looking at 20 years?*

*Mr Mitchell – For the complete build out, we'll have service before 20 years*

*Commissioner Martinez – Is there a time constraint upon approval of this project? Is there something we need to know about?*

*Mr Mitchell – No, we've been in the process for about 15-months.*

*Commissioner Martinez – This is a huge project, there are a lot of questions that I have*

*Commissioner Hawthorne – I think for me, I need something that I can comprehend as far as a map*

*Commissioner Baker – We're not going to do this tonight I'm going to ask for volunteers for a subcommittee.*

*Volunteers raised their hands*

*Martinez, Rabago, Hammond, Jackson, Hale – raised their hands to volunteer*



*Commissioner Baker – Okay, there can be a quorum, but you will not take a vote, you'll take a summary assessments of the case; no recommendations. You're just going to review it and bring it back to the full Commission. We would like to see what type of a document would be prepared to make this legally binding, when we do take action. We also need to study the transportation plans, because every road will go out there.*

*Commissioner Baker – Commissioner Jackson you will Chair the subcommittee. So our action tonight is to continue indefinitely.*

*Commissioner Jackson – We'll probably operate better if we have a date set. Let's continue to 90-days with a potential to come back before 90-days.*

*Stuart Hersh – The action that you're taking this evening is inconsistent with the SMART Housing Policy.*

*Commissioner Baker – I'm going to say that something of this magnitude and for us to make a good recommendation we'll need about 90-days.*

*Wendy Walsh, staff – Is there anything that you will need staff to prepare?*

*Commissioner Baker – I'll get with you about maps.*

*Commissioner Baker – I will do nothing to kill a SMART Housing project, so I need clarification about timelines on the City Council agenda.*

*Mr. Hersh – We need an opportunity to discuss this with the Applicant. There is no lapse on the application, it's just that there are some SMART Housing policies.*

*Jerry Rusthoven, staff – This has not been noticed for City Council yet; and since your setting your action to a date certain, we suggest that we renotify for Zoning & Platting Commission.*

*Commissioner Baker – Is there a problem, Mr. Mitchell, in asking for continuance?*

*Mr. Mitchell – No, I'd just ask for a speedy action.*

*Commissioner Baker – We'll certainly do that.*

*Commissioner Martinez – I call the question.*

*Motion carried.*

**CITY ZONING AND PLATTING COMMISSION**  
**Goodnight Ranch PUD Subcommittee Meeting**  
**Monday, February 13, 2006**  
**One Texas Center, 505 Barton Springs**  
**5<sup>th</sup> Floor, Conference Rm. 523**

**CALL TO ORDER – 5:30 PM**

**Commission Members:**

Keith Jackson – Subcommittee Chair  
Clarke Hammond  
Joseph Martinez  
Stephanie Hale  
Teresa Rabago

**EXECUTIVE SESSION (No public discussion)**

The Goodnight Ranch PUD Subcommittee will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda

**Private Consultation with Attorney – Section 551.071**

**Although a quorum of the Zoning and Platting Commission membership may be present at a subcommittee meeting, any action of the subcommittee does not constitute an action of the Zoning and Platting Commission.**

**PUBLIC HEARING**

**A. REGULAR AGENDA**

- |                   |  |
|-------------------|--|
| <b>1. Zoning:</b> | <b>C814-04-0187.SH - Goodnight Ranch PUD</b>   |
| Location:         | East side of Old Lockhart Highway, between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed |
| Owner/Applicant:  | MVE Venture, Ltd. (Dean Goodnight); Bradsher Family Trust (Jack Bradsher)                                      |
| Agent             | Momark Development (Terry Mitchell)  |
| Request:          | <b>I-RR to PUD</b>   |
| Staff Rec.        | <b>RECOMMENDATION OF PUD, WITH CONDITIONS</b>  |
| Staff:            | Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us<br>Neighborhood Planning and Zoning Department              |

**B. OTHER BUSINESS**

For information, contact Jerry Rusthoven, Neighborhood Planning and Zoning Department, 974-3207

**POSTED: February 8, 2006**

*The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call John Beasley, Neighborhood Planning & Zoning Department, at 974-7280, for information, text phone users route through Relay Texas at (800) 735-2989*

**CITY ZONING AND PLATTING COMMISSION**

**Goodnight Ranch PUD Subcommittee Meeting**

**Monday, February 20, 2006**

**One Texas Center, 505 Barton Springs**

**5<sup>th</sup> Floor, Conference Rm. 500**

**CALL TO ORDER – 5:30 PM**

**Commission Members:**

Keith Jackson – Subcommittee Chair  
Clarke Hammond  
Joseph Martinez  
Stephanie Hale  
Teresa Rabago

**EXECUTIVE SESSION (No public discussion)**

The Goodnight Ranch PUD Subcommittee will announce it will go into Executive Session, if **necessary**, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda

**Private Consultation with Attorney – Section 551.071**

**Although a quorum of the Zoning and Platting Commission membership may be present at a subcommittee meeting, any action of the subcommittee does not constitute an action of the Zoning and Platting Commission.**

**PUBLIC HEARING**

**A. REGULAR AGENDA**

- |                   |  |
|-------------------|--|
| <b>1. Zoning:</b> | <b>C814-04-0187.SH - Goodnight Ranch PUD</b>   |
| Location:         | East side of Old Lockhart Highway, between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed |
| Owner/Applicant   | MVE Venture, Ltd (Dean Goodnight), Bradsher Family Trust (Jack Bradsher)                                       |
| Agent:            | Moniark Development (Terry Mitchell)   |
| Request:          | <b>I-RR to PUD</b>   |
| Staff Rec.:       | <b>RECOMMENDATION OF PUD, WITH CONDITIONS</b>  |
| Staff             | Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us<br>Neighborhood Planning and Zoning Department              |

**B. OTHER BUSINESS**

For information, contact Jerry Rusthoven, Neighborhood Planning and Zoning Department, 974-3207

**POSTED: February 16, 2006**

*The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call John Beasley, Neighborhood Planning & Zoning Department, at 974-7280, for information, text phone users route through Relay Texas at (800) 735-2989*

Sean Compton, TBG Partners and Terry Mitchell, Agent, described the 70 acres of **open space** and said that park land fees would be paid. Trails and linkages would be owned and maintained by the Homeowners Association. Three to four amenity centers are also proposed within this development. It was also noted that there is a (City) regional park to the north, known as Onion Creek Metro Park.

**Timing of development:** The land north of the Slaughter Lane extension would be built first. The south side of the property is generally within the Creedmoor / Maha Water Supply Corporation's service area and is scheduled for development at a later date.

The Subcommittee requested that the exhibit showing the trails plan be incorporated within the PUD and a note added that: "The greenbelt configuration as shown in Exhibit A will be built as adjacent property is developed."

**Drainage to Marble Creek:** There will be a detention pond at the southeast corner of the property, adjacent to the subdivision on Capitol View Drive. Exhibit H will be incorporated into the PUD as it shows the location of the 100-year flood plain.

**Vehicular connections** to Capitol View and Cheryl Lynn Drives were discussed. Connections are not contemplated because these roads are not in good condition. This will be written into the PUD and then corresponding variances will be requested at the subdivision stage of development.

**Streets** are to be consistent with the spirit of the City's TND Ordinance, and sidewalks are to be 5 feet wide.

The possible deletion of Exhibit I, Mixed Residential Side Street with a 20 foot wide shared driving lane and no parking permitted was discussed. It was noted that although this could be a useful design tool, Mr. Mitchell has not built a street like this and Mr. Compton has not designed one. Exhibit J was also discussed along with notes to be added.

**Alleys:** A Stapleton (Denver area), Colorado example was shown. There are 6 foot tall wooden fences, but also lights on the garages for crime deterrent.

**Block length** A greenbelt will break up long stretches of block and thus avoid variances.

A temporary **tree farm** is another component of the project; it will be developed along Old Lockhart Highway and supply mature trees to the Goodnight Ranch PUD.

**Parking** Standards were drawn from RMMA, and the idea is to promote parking on the street. It was noted that street parking is not "credited" in fulfillment of City parking

requirements. Then again, parking requirements set minimum standards, but market factors will also be a part of how much off-street parking is provided.

**Compatibility Standards:** Sean Compton introduced the topic, by noting that site development standards were drawn from RMMA and Pioneer Hill, although the intensity of development is less than RMMA.

Staff is to re-notify Goodnight Ranch PUD for the Zoning and Platting Commission meeting of March 7, 2006. Terry Mitchell volunteered to do a brief version of the original presentation made to the Subcommittee.

**The next Subcommittee meeting is for Monday, February 27<sup>th</sup> at 5:30 p.m.**

**CITY ZONING AND PLATTING COMMISSION**  
**Goodnight Ranch PUD Subcommittee Meeting**  
**Monday, February 27, 2006**  
**One Texas Center, 505 Barton Springs**  
**5<sup>th</sup> Floor, Conference Rm. 523**

**CALL TO ORDER – 5:30 PM**

**Commission Members:**

Keith Jackson – Subcommittee Chair  
Clarke Hammond  
Joseph Martinez  
Stephanie Hale  
Teresa Rabago

**EXECUTIVE SESSION (No public discussion)**

The Goodnight Ranch PUD Subcommittee will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda

**Private Consultation with Attorney – Section 551.071**

**Although a quorum of the Zoning and Platting Commission membership may be present at a subcommittee meeting, any action of the subcommittee does not constitute an action of the Zoning and Platting Commission.**

**PUBLIC HEARING**

**A. REGULAR AGENDA**

- |                   |  |
|-------------------|--|
| <b>1. Zoning:</b> | <b>C814-04-0187.SH - Goodnight Ranch PUD</b>   |
| Location:         | East side of Old Lockhart Highway, between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed |
| Owner/Applicant:  | MVE Venture, Ltd (Dean Goodnight); Bradsher Family Trust (Jack Bradsher)                                       |
| Agent:            | Momark Development (Terry Mitchell)  |
| Request:          | <b>I-RR to PUD</b>   |
| Staff Rec.:       | <b>RECOMMENDATION OF PUD, WITH CONDITIONS</b>  |
| Staff:            | Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us<br>Neighborhood Planning and Zoning Department              |

**B. OTHER BUSINESS**

For information, contact Jerry Rusthoven, Neighborhood Planning and Zoning Department, 974-3207

**POSTED: February 22, 2006**

*The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call John Beasley, Neighborhood Planning & Zoning Department, at 974-7280, for information, text phone users route through Relay Texas at (800) 735-2989*

The meeting was called to order by Joseph Martinez at 5:45 p.m. All subcommittee members (Martinez, Keith Jackson, Clark Hammond, Teresa Rabago and Stephanie Hale) were present.

Teresa Rabago inquired about **transit availability** by Capital Metro. Terry Mitchell, Agent, and Stuart Hersh, Neighborhood Housing and Community Development said that houses must be on the ground first, and then Capital Metro service will follow. Factors that justify ridership include: annexations, upgrades to arterial roads, street infrastructure and intersection improvements, and in this case 90% build-out (3,600 dwelling units). At present, Capital Metro service is available along William Cannon Drive. It was noted that a future park and ride facility is being considered for the intersection of Slaughter Lane and IH-35

Teresa Rabago inquired about a various **street standards**. Terry Mitchell mentioned that the street standards are drawn from Pioneer Hill TND. The Mixed Residential Street (One Way - Exhibit I) will have a note added that residential lots may be either front-loaded or side-loaded.

Greg Guernsey and Wendy Walsh, Staff, and Sean Compton, TBG Partners for the Agent, summarized the **compatibility standards**. If commercial uses are being built next to existing residential uses, then the building height cannot exceed two stories above the height of the existing residential uses. The idea is to control the scale of development between adjacent residential and commercial uses. Vegetative buffers, hooded and shielded lighting, noise levels, dumpster locations, off-street parking location and limitations were also discussed.

Descriptions of the **Neighborhood Mixed Use Area (NMA) and the Mixed Residential Area** followed. The NMA, generally located along both sides of the Slaughter Lane alignment and Old Lockhart Highway, features more commercial development, up to 225,000 square feet of it. The MRA is generally located along the perimeters of the property. This will be primarily developed with residential uses, although it will also incorporate a maximum of 35,000 square feet of low intensity neighborhood services. A greater range of permitted uses and more intensive development standards are allowed in the NMA.

Stuart Hersh explained that greater density in turn provides more opportunities for affordable housing. Another key to affordable housing is providing more "vertical" (multiple story, multiple units) residential development rather than traditional, "horizontal" development. All units will meet **S.M.A.R.T. Housing** development standards, including Green Building and accessibility, and a portion will be reasonably priced (in Goodnight Ranch, 10 – 40% will be reasonably-priced). Stuart also described the fee waiver process and checkpoints along the way.

Terry Mitchell's concept is to develop a range of housing types and at various price points, beginning on the north side of the Slaughter Lane alignment

The meeting was adjourned at approximately 7:00 p.m.



- 8. Zoning:** **C814-04-0187.SH - Goodnight Ranch PUD**  
Location: East side of Old Lockhart Highway, between Nuckols Crossing Road and Capitol View Drive, Onion Creek Watershed  
Owner/Applicant: MVE Venture, Ltd. (Dean Goodnight); Bradsher Family Trust (Jack Bradsher)  
Agent: Momark Development (Terry Mitchell)  
Postponements: Item on the 1/31/06 agenda.  
Request: **I-RR to PUD**  
Staff Rec.: **RECOMMENDATION OF PUD, WITH CONDITIONS**  
Staff: Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us  
Neighborhood Planning and Zoning Department

**APPROVED STAFF'S RECOMMENDATION FOR PUD DISTRICT ZONING WITH A RESTRICTIVE COVENANT FOR THE TRAFFIC IMPACT ANALYSIS, INTEGRATED PEST MANAGEMENT PLAN AND A STATEMENT OF A PUBLIC/PRIVATE PARTNERSHIP BETWEEN THE DEVELOPER AND TRAVIS COUNTY REGARDING THE CONSTRUCTION OF SLAUGHTER LANE THROUGH THE PROPERTY.**

**[K.JACKSON, C.HAMMOND 2<sup>ND</sup>] (8-0-1) B.B – ABSTAINED**

**SUMMARY**

*Commissioner Baker stated that she will be abstaining on this case because of the letter that was addressed to City Council members*

*Commissioner Jackson gave a report on what the subcommittee reviewed during their subcommittee meetings. I want to thank everyone who made it to the meetings. This is a great project for people who want to have a good quality of life. This is a mixture of everything and it will be very pedestrian friendly. They are asking for two zoning categories which are mixed residential areas and neighborhood mixed use areas, capping the number of units to 3,500 with 2,150 being multi-family, it could be very dense multi-family, but it can also be duplex. We worked through the development regulations, the variances, and the changes that they are offering in this development. We also talked about SMART Housing, their application goal is 40%, our concerns about that is, what happens if they don't meet that goal? There's no answer as to when Cap Metro will be out there, that will be when the development is built out enough to justify those trips, but the goal will be to be served by Cap Metro.*

*Commissioner Rabago thanked staff and the Applicant.*

*Commissioner Hammond – Thanked Commissioner Jackson for Chairing the subcommittee, Staff and Applicant.*

*Commissioner Martinez thanked Staff, Applicant and Commissioner Jackson.*

*Commissioner Pinnelli – Did you all discuss the setbacks on the front, going from 25-feet to 5-feet, did you discuss that?*

*Commissioner Jackson – We did discuss that and some of these areas are intended to be very dense and close to the street, but I think when you see the plan, there is significant open space that may be across the street or adjacent to these at some fashion, that's kind of the offset.*

*Commissioner Martinez – We'll start with the Applicant and we'll give him 15 minutes.*

*Terry Mitchell, Applicant, apologized for the letter Mr Mitchell explained the project using a PowerPoint presentation. Because of the size of this project we think it will develop between a 12 to 20-year period; this area will in fact become urban with a large amount of retail and density going in. We have contributed to the break down of communities because we have been designing upscale communities. We'll have larger sidewalks, trail-lined streets, open space; we'll have a trail system. There will be a variety of housing. We'll have parks coming off the greenbelt, there will be pond facilities, and ball fields. We will be enhancing this community, this area.*

### **FAVOR**

*No Speakers*

### **OPPOSITION**

*Stewart Mihalik, land owner in the area – The country has been good to me and I have enjoyed the rural lifestyle. The proposed change will change the rural land out there and I was shocked by this because this has been going on forever, but as citizens we do not get notified until it comes within 300-feet and it comes before this Commission. There are cattle there now and I wonder if there will be any in the future when it turns into the Goodnight Ranch vision. There is also a 2000 FEMA floodplain map and I read in the proposal that there is no floodplain affected, if you look at that map you'll see that Capitol View Drive has a floodplain running through it. I've seen that road close before due to flooding. I wondered if that floodplain was taken into consideration, I would like to request a survey and a complete study by the City of Austin, and also a watershed supply study. I have witnessed my neighbor who was flooded out of his property. I would suggest that the developer do this one watershed at a time.*

*Mr. Mihalik had questions for Mr. Mitchell regarding watershed concerns, also if he has had any complaints from any of his past developments.*

*Commissioner Hammond – Did you hear anything in the subcommittee meetings that reassured you about this flooding issue that seems to be a big issue for you?*

*Mr. Mihalik – No sir, I heard that we were not in a floodplain, and therefore I said that they have not studied the issue correctly.*

*Commissioner Hammond – Okay, I'll ask the Applicant to address that.*

### **REBUTTAL**

*Terry Mitchell – We are required by ordinance not to affect our downstream neighbors and I want to show a topographic map; there are three hills on the southern portion of the property and the southeast quadrant does flow back toward that creek then flows to the northeast. That area is proposed as green space. He is right, we cannot develop in that area we will have to put detention above that to the north. We fully respect his concerns and would not do anything to continue the flooding problems to our neighbors, but that is anticipated to be greenbelt.*

*Commissioner Hammond – Have you looked at what is causing the flooding in the other subdivision, so that maybe the City can help them out?*

*Mr. Mitchell – It's in the floodplain presently, we may be able to over detain and help maintain that process, we only have 50-acres draining that direct, so most of our drains the other direction towards Onion Creek, which is why we have the two large detention ponds on our north side.*

*Commissioner Hale – Can you speak to development over time, the phased development and what impact that will have on the neighbors?*

*Mr Mitchell – Our intention is to develop in phases over time, presently we would develop north of Slaughter Lane first, running through the middle; then begin to the south. The last area that we will get to is the back side of these hills. We have no intentions of directing traffic through Old Lockhart Highway, we'll come through our community, so our infrastructure getting to Slaughter Lane has to be built before we can develop back there, so that will be the last area developed years down the road. I would be shocked if this is done in 10 years, it could be as much as 20 years, we've been saying 12 to 20 years.*

*Commissioners Rabago and Hammond moved to close the public hearing.*

*Commissioner Jackson – I'll make a motion to approve the Goodnight Ranch PUD zoning, per Staff's recommendation.*

*Commissioner Hammond – I'll second that.*

*Commissioner Jackson – I think I already spoke to this when we started, there was a lot of thought and effort that went into this, we have to decide as a City. I think these kinds of communities do work, this one is well thought out and I'm supportive of it.*

*Commissioner Hammond – I wish more developers would look at this area for development, there is some beautiful land and I'm hopeful that this will be a successful development. I'm supportive of it.*

*Motion carried.*

<b>9. Rezoning:</b>	<b>C814-89-0006.03 - Canyon Ridge PUD Amendment #3</b>
Location	7300 F.M. 2222, 6500 and 6508 Jester Boulevard, West Bull Creek Watershed
Owner/Applicant:	FM 2222/Jester, L.P. (Louis R. Williams)
Agent:	Armbrust & Brown, L.L.P. (Richard T. Suttle, Jr.)
Postponements	Postponed from 01/31/06 (staff); 02/07/06 (staff & applicant), 02/21/06 (staff)
Request	<b>PUD to PUD</b>
Staff Rec :	<b>RECOMMENDED WITH CONDITIONS</b>
Staff:	Sherri Sirwaitis, 974-3057, sherri.sirwaitis@ci.austin.tx.us Neighborhood Planning and Zoning Department

**POSTPONED TO 03/21/06 (NEIGHBORHOOD)**  
**[J.MARTINEZ, J.PINNELLI 2<sup>ND</sup>] (9-0)**