

ORDINANCE NO.

AN ORDINANCE AMENDING ORDINANCE NO. 20061116-053 TO MODIFY THE LAND USE PLAN FOR THE GOODNIGHT RANCH PLANNED UNIT DEVELOPMENT, ESTABLISHING INITIAL PERMANENT ZONING, REZONING AND CHANGING THE ZONING MAP FROM INTERIM-SINGLE-FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY LOCATED ON THE EAST SIDE OF OLD LOCKHART ROAD BETWEEN NUCKOLS CROSSING ROAD AND CAPITOL VIEW DRIVE.

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

PART 1. The Goodnight Ranch Planned Unit Development (“Goodnight Ranch PUD”) is comprised of approximately ~~[703.254]~~ 695.53 acres of land located generally in the vicinity of the east side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, and more particularly described in the metes and bounds in the land use plan incorporated into Ordinance No. 20061116-053.

PART 2. The Goodnight Ranch PUD was approved on November 16, 2006, under Ordinance No. 20061116-053 (the “Original Ordinance”).

PART 3. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim-single-family residence standard lot (I-SF-2) district and planned unit development (PUD) district to planned unit development (PUD) district on the property generally known as the Goodnight Ranch Planned Unit Development, described in Zoning Case No. C814-04-0187.02 on file at the Housing and Planning Department, and more particularly described in the metes and bounds as follows:

701.655 acres of land, out of the Santiago Del Valle Grant, City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance, SAVE and EXCEPT a 6.125 acre tract (Tract K) described in a Special Warranty Deed to Austin Goodnight Ranch L.P., recorded in Document No. 2011035151 of the Official Public Records of Travis County, Texas and further described in **Exhibit “A-1”** incorporated into this ordinance for a total of 695.53 acres, (the “Property”),

locally known as the property located at the east side of Old Lockhart Highway between Nuckols Crossing Road and Capitol View Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “B”**.

PART 4. This ordinance and the attached Exhibits A through J are the land use plan (the “Land Use Plan”) for the Goodnight Ranch Planned Unit Development district (the “PUD”) created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the Goodnight Ranch Planned Unit Development land use plan. If this ordinance and the attached exhibits conflict, the ordinance applies. ~~[Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD]~~ Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD for the Goodnight Ranch property north of Slaughter Lane and the associated drainage basins that drain to the existing ponds, and that the current Code shall apply to the land south of Slaughter Lane. Current Code for tree preservation shall apply to the entire PUD.

PART 5. The attached exhibits are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The exhibits are as follows:

Exhibits A and A-1: Legal Description of the Property

Exhibit B: Zoning Map

Exhibit C: Land Use Plan

Exhibit D: Environmental Background Information

Exhibit D-1: CEF Mitigation Plan

Exhibit E: Zoning Use Summary Table

Exhibit F: Site Development Regulations

Exhibit G: ~~[Density Table]~~ Compatibility Setbacks

Exhibit H: ~~[Street Cross Section Table and Illustrations]~~ Density Table

Exhibit I: ~~[Parking Regulations and Ratios]~~ Street Cross Section Table and Illustrations

Exhibit J: Parking Regulations and Ratios

PART 6. PART 4 Definitions in the Original Ordinance are amended as follows:

(A) In this ordinance

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

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- 2) NEIGHBORHOOD MIXED USE AREA means the land use areas identified on **Exhibit “C”**. The Neighborhood Mixed Use Area serves as the center of the community, containing a variety of residential land uses as well as compatible retail, commercial, civic and public services to meet the needs of the community residents. Office, multi-family residences and mixed use building are permitted. The Neighborhood Mixed Use Area is pedestrian-oriented, and it is designed to encourage pedestrian movement between this Area and Mixed Residential Area. The Neighborhood Mixed Use Area is oriented to the Public framework of streets and open spaces.
 - 3) NEIGHBORHOOD MIXED USE VERTICAL AREA means the land use area identified on **Exhibit “C”**. The Neighborhood Mixed Use Vertical Area, adopted in the Imagine Austin Comprehensive Plan as a neighborhood center on the Growth Concept Plan, serves as a dense, mixed-use core integrating a mix of commercial, housing and civic uses, concentrates people and activities within the Area, and fronts on Slaughter Lane, a designated high-capacity transit corridor. The Neighborhood Mixed Use Vertical Area may contain a variety of residential land uses as well as compatible retail, commercial, civic and public services to meet the needs of the community residents. Office, multi-family residences and mixed use buildings are permitted. The Neighborhood Mixed Use Vertical Area is pedestrian-oriented, and it is designed to encourage pedestrian movement between this Area, the Neighborhood Mixed Use Area and the Mixed Residential Area. The Neighborhood Mixed Use Vertical Area is oriented to the public framework of streets and open space.
 - 4) MIXED RESIDENTIAL AREA means the land use areas identified on **Exhibit “C”**. The Mixed Residential land use areas allow a wide diversity of residential building types, including single family, multi-family as well as sites for commercial, civic, and mixed-use buildings.
 - 5) ONION CREEK METRO PARK DISTRICT means a political subdivision of the State of Texas created by the Legislature under Chapter 3924, Special District Local Laws Code, under the authority of Article XVI, Section 59, and Article III, Sections 52 and 52-a,

Texas Constitution, comprising approximately 701.655 acres. The creation of the District was consented to by the City of Austin in the Consent Agreement by and among the City of Austin, Texas Onion Creek Metro Park District and the Austin Goodnight Ranch LP, effective August 13, 2014.

- 6) OPEN SPACE means the land use areas identified on **Exhibit “C”**. The Open Space land use areas are intended to provide a continuous system of open space through the Goodnight Ranch PUD and include safety services and educational facilities, civic uses and commercial uses.
- 7) ROW HOUSE means an attached two or three-story townhouse on its own lot, which may include single-family attached residential, bed and breakfast, and short-term rental uses.
- 8) LIVE/WORK SHOPHOUSE means a row house with ground-level workspace or commercial space and upper-level living space. The work space or commercial space and living space ~~[must]~~ may or may not be used and occupied by the same owner or occupant/tenant. An occupant/tenant may be located on one or more lots.
- 9) MANSION HOME means a single building [structure] with a minimum of 450 square feet per unit on one lot designed to appear like a large single-family residence, but that is divided into two to [six] eight units, each with an individual entry. Mansion Home may include duplex residential, small-lot single-family residential, retirement housing (small site/large site), two-family residential, bed and breakfast, and short-term rental uses.
- 10) MULTIFAMILY HOME means condominiums or apartments, which may include multifamily residential, condominium residential, retirement housing (small site/large site), group home, bed and breakfast, and short-term rental uses.
- 11) MULTI-USE BUILDING means a building used for both commercial and residential uses.
- 12) YARD HOUSE means a detached single-family residence, which may include uses such as bed and breakfast and short-term rental.

One accessory dwelling unit containing not more than 700 square feet of gross building area may be constructed over the garage.

- 13) ~~[AUTO COURT means a group of dwelling units from 2-8 that may access off a private driveway. The Auto Court may or may not be subdivided residential lots or all within a single lot]~~ PASEO COURT means a group of dwelling units from two to eight that may be accessed by a private driveway. The Paseo Court may consist of one or more subdivided lots for each unit. Each unit within a Paseo Court shall be subject to building permit review.
- 14) BLOCK LENGTH means a distance measured along the block face and separated by any of the following, to include public or private streets, parks, open space, paseos and drainage easements, so long as the separation is a minimum of 20 feet in width and includes pedestrian access.
- 15) ACCESSORY DWELLING UNIT (ADU): An ADU is an additional dwelling unit to a primary dwelling unit and is permitted on the property developed with a residential use.

(B) All other terms have the meaning provided in the Code.

PART 7. Use Regulations

- (A) The locations of the land use areas within the PUD are shown on **Exhibit “C”** (*Land Use Plan*).
- (B) Permitted, conditional and prohibited uses applicable to each land use area are shown in **Exhibit “E”** (*Zoning Use Summary Table*).

PART 8. Affordable Housing Program.

In this Part 8, MFI means median family income for the Austin-Round Rock metropolitan statistical area, as determined annually by the United States Department of Housing and Urban Development. In order to meet the City’s affordable housing goals and to ensure long-term affordability, the Landowner agrees to the following:

- A) Landowner shall provide 5% of the new proposed ownership units at 80% MFI.

- 202 B) Landowner will dedicate 5% of the new amendment proposed ownership units
203 as affordable units at 80% MFI with an affordability period of 99 years to be
204 sold to income-eligible households. The Landowner shall submit a yearly
205 updated sales price calculation sheet for approval from the Housing and
206 Planning Department, based on the agreed-to example sales price calculation
207 sheet that was shared with the department on February 8, 2021.
- 208
- 209 C) The current Goodnight Ranch SMART letter granted the waiver of capital
210 recovery fees for both affordable and market rate units and the City has agreed
211 to honor that letter, which is limited to the original 3,533 PUD units. With the
212 amendment increasing the total number of units allowed in the PUD, an
213 updated letter will have to be issued. The updated letter will make clear that
214 while the City agrees to allow waiver of the capital recovery fee as in the
215 original letter—including waiver for market-rate units—the City is making no
216 such agreement for the additional units granted as part of the PUD
217 Amendment. The site plan that crosses the 3,533-unit threshold shall include
218 a note demarking the remaining number of market-rate units eligible for
219 capital recovery fee waivers. All new units granted by the PUD amendment
220 will only be granted capital recovery fee waivers for affordable units. In order
221 to determine when the PUD has reached the 3,533-unit mark, the developer
222 will submit quarterly tracking reports including subdivision and site plan case
223 numbers, along with the total number of units completed, under construction
224 and proposed.
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226 **PART 9.** PART 6 of the Original Ordinance is amended as follows:

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

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232 (A) Zoning

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- 234 1) Section 25-2-243 (*Proposed District Boundaries Must Be Contiguous*)
235 does not apply to the Goodnight Ranch PUD.
- 236
- 237 2) Subsection (I)(4)(a) of Section 25-2-411 (*Planned Unit Development*
238 *District Regulations*) is modified to provide that the front and side yard
239 requirements for nonresidential uses in the PUD are as established in
240 **Exhibit “F”** (*Site Development Regulations*).
- 241

- 242 3) Subsection (I)(5) of Section 25-2-411 (*Planned Unit Development*
243 *District Regulations*) is modified to delete the requirement that the
244 number of curb cuts and driveways be shown on the land use plan.
245
- 246 4) Subsections (K)(1) and (2) of Section 25-2-411 (*Planned Unit*
247 *Development District Regulations*) are modified to provide that the open
248 space requirement for the PUD is as established in **Exhibit “F”** (*Site*
249 *Development Regulations*).
250
- 251 5) This section applies to compatibility standards within the Goodnight
252 Ranch PUD. Specifically, the area of the Goodnight Ranch PUD south of
253 Slaughter Lane shall comply with the following compatibility standards:
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255 Within the boundaries of the Goodnight Ranch PUD, compatibility
256 standards as outlined in Chapter 25-2, Subchapter C, Article 10
257 (*Compatibility Standards*) of the Code apply, except as modified below.
258

- 259 a) Compatibility standards shall not apply on a residential use to
260 residential use basis, as set forth in Section 25-2-1051 (C)
261 (*Applicability*).
262
- 263 b) The following are established as compatibility standards applicable to
264 commercial and other permitted uses:
265
- 266 i) Section 25-2-1065 (A) (*Scale and Clustering Requirements*) shall
267 apply.
268
- 269 ii) A 25-foot wide vegetative buffer area, measured from a property
270 line of a residential use to a building, shall be provided and
271 maintained between residential uses to the following commercial
272 and civic uses: automotive rentals, business or trade school,
273 business support services, cocktail lounge, commercial off-street
274 parking, consumer repair services, convenience storage, custom
275 manufacturing, drive-through services, food preparation, hotel-
276 motel, indoor entertainment, indoor sports and recreation, intensive
277 recreational uses as defined in 25-2-1067 (F) (*Design Regulations*)
278 of the Code, off-site accessory parking, outdoor entertainment,
279 plant nursery, printing and publishing, service station, software
280 development, theater, and veterinary services.
281

- iii) Improvements permitted within a vegetative buffer zone area are hike and bike trails, pedestrian trails, sidewalks, solid fences, detention facilities, water quality facilities and drainage facilities consisting primarily of earthen structures, utility improvements, overhead electric or communication lines, or those improvements that may be otherwise required by the City of Austin.
- iv) A 25-foot wide vegetative buffer as described in Part 6 (A) (5) (b) (ii) does not apply to a multi-use building or a live/work shophouse.
- v) The front yard setback requirement under Section 25-2-1064 (*Front Setback*) does not apply.
- vi) Within 50 feet of an undeveloped platted residential lot (measured to the nearest setback line on the property), a commercial building may not exceed three stories or 40 feet in height. Within 50 feet of a developed residential building, a commercial building, may not exceed two stories or 30 feet above the height of the existing residential use. Beyond 50 feet from a developed residential building, a commercial building may be constructed to the permitted height as set forth in this PUD.
- vii) All exterior lighting must be hooded or shielded so that the light source is not directly visible from adjacent properties. Exterior lighting may not exceed [~~0.25~~] 0.4 footcandles across the source property line.
- viii) The noise level of mechanical equipment may not exceed [~~60~~] 70 decibels at the property line.
- ix) Dumpsters and permanently placed refuse receptacles must be located at least [~~25~~] 20 feet from adjacent residential uses. The location of an access to dumpsters or any other refuse receptacles must comply with the Transportation Criteria Manual.
- x) Commercial and civic uses must be screened in accordance with this subsection. Yards, fences, vegetative screening or berms shall be provided to screen off-street parking areas containing 12 or more parking spaces on a single site, mechanical equipment, storage areas, and areas for refuse collection. A fence used for

screening may not exceed a height of six feet unless otherwise permitted in the Land Development Code. The property owner must maintain fences, berms, and vegetative screening.

- xi) ~~[A 100-foot wide buffer area, measured from the property line for property developed with residential uses to a building developed with industrial, commercial or civic uses, shall be provided and maintained between all residential areas and property developed as research assembly services, research services, research testing services and postal facilities exceeding 10,000 square feet]~~ A 100-foot wide buffer area shall be provided between property developed with a residential use and a custom manufacturing use or limited warehousing and distribution use. A 150-foot wide buffer area shall be provided between property developed with residential use and a light manufacturing or general warehousing and distribution use. The buffer areas shall be measured from the property line of property developed with residential uses to a building with the following uses: custom manufacturing, limited warehousing and distribution, general warehousing and distribution, and light manufacturing. Exterior bulk chemical storage, High-hazard Group H occupancies as defined in the Building Code, and distillation processes are prohibited under the land use definitions of custom manufacturing, limited warehousing and distribution, general warehousing and distribution, and light manufacturing.
- xii) Improvements permitted within [the 100-foot buffer] any setback or buffer area are hike and bike trails, pedestrian trails, open space amenities, including seating, play structures, signage, pavilions, gazebos, and other pedestrian oriented streetscapes and shade structures, lighting, art features, landscape planting, irrigation, public restrooms, solid fences, detention facilities and water-quality facilities consisting primarily of earthen structures, drainage facilities, underground utility improvements, overhead electric or communication lines, streets, alleys, driveways, surface parking facilities limited to 12 spaces or fewer or those requirements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

(B) Site Development

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

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

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

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

(C) Landscaping

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

(D) Subdivision

- 404 1) Subsection (H) (K) and (L) of Section 25-3-52 (*Subdivision Layout*
405 *Requirements*) applies to development within the PUD.
- 406
- 407 2) Subsection (N) of Section 25-3-52 (*Subdivision Layout Requirements*) is
408 modified to provide the following, excluding to the boundary of the
409 PUD:
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- 411 a) The maximum block length is 800 feet. The director may approve a
412 length up to 1,000 feet in length based on topography or existing
413 street layout.
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- 415 b) A block length that exceeds 800 feet must be traversed by a pedestrian
416 path near the midpoint.
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- 418 c) ~~[The maximum block width is 300 feet. The director may approve a~~
419 ~~block width up to 400 feet based on topography or existing street~~
420 ~~layout.~~
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- 422 (d)] There is no limit to the block length for open space that is parallel to a
423 right-of-way internal to the PUD.
- 424
- 425 3) Except as modified in this Subsection, Subsection (C) of Section 25-3-82
426 (*Vehicular Access*) applies to the PUD.
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- 428 a) Direct vehicular access from a ~~[single-family]~~ residential lot to an
429 alley is permitted and preferred, but not required. Lots containing
430 ~~[auto]~~ paseo court, multi-family residential, condominium, mixed use,
431 commercial and civic uses do not require direct vehicular access from
432 a lot to an alley.
- 433
- 434 b) Except for the uses noted in Part 6 (D)(3)(a), direct vehicular access
435 from a lot to a street is not permitted except as follows:
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- 437 i) if a lot does not abut and take access to an alley or
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- 439 ii) the Director determines it is warranted by exceptional
440 circumstances.
- 441
- 442 c) Notwithstanding the above, vehicular access from a single-family
443 residential lot to a street, alley or driveway is permitted provided that
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i) a lot does not abut and take access to an alley or driveway, or access is taken to a street with a standard cross-section as set forth in the Transportation Criteria Manual, and

ii) driveway separation requirements are met.

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

a) An approved preliminary plan expires [~~five~~] seven years after the date the application for approval of the preliminary plan is submitted.

[4]5) Subsection (A)(1) of Section 1 3 2 (*Classification Design Criteria*) of the Transportation Criteria Manual may be utilized when it can be demonstrated that significant off-street parking will not occur or that off-street parking ratios are comparable to that achieved under the density provisions of single-family residence standard lot (SF-2) district zoning.

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

(E) Transportation

1) Subsection (A) of Section 25-6-2 (*Driveway Approaches Described*) is modified to provide that a type 1 driveway approach is a concrete driveway approach that provides access from a roadway to property on which a yard house, row house or mansion home with a driveway that serves four or fewer parking spaces is located.

2) Subsection (B) of Section 25-6-2 (*Driveway Approaches Described*) is modified to provide that a type 2 driveway approach is a concrete driveway approach that provides access from roadway other than a principal roadway to property used for a purpose other than a yard house, row house, mansion home with a driveway that serves four or fewer parking spaces is located.

3) Section 25-6-173 (*Collector Streets*) does not apply to development within the PUD and is replaced by **Exhibit “H”** (*Street Cross Section Table and Illustrations*).

4) Subsection (A) of 25-6-292 (*Design and Construction Standards*) applies to the PUD.

- 5) Section 25-6-321 (*Existing Driveway*) applies to the PUD.
- 6) Section 25-6, Article 7 (*Off-Street Parking*) and Section 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) do not apply in the PUD. Development in the PUD shall comply with **Exhibit [I] “J”** (*Parking Regulations and Ratios*).
- 7) Subsections (A) (B) and (C) of Section 25-3-81 (*Roadway Design*) and Subsection (I) of Section 25-3-52 (*Subdivision Layout Requirements*) are modified to provide that streets, alleys, and pedestrian paths shall be designed and constructed in accordance with the Traditional Neighborhood District Manual, except as modified in **Exhibit [H] “I”** (*Street Cross Section Table and Illustrations*).
- 8) Section 25-3-84 (*Parking Area Design and Construction Standards*) is modified to provide that design and construction guidelines for parking and loading facilities, circulation area, and queuing areas do not apply to the PUD.
- 9) Street connections to Capitol View Drive and Cheryl Lynn Drive are not required.
- 10) On street parking on public or private streets shall be counted towards the required parking.
- 11) Private streets are permitted in accordance with Section 1.4.3. “E” of the Transportation Criteria Manual.

F) Sign Regulations

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

PART 10. This part is applicable to the location and site development of a Fire/EMS station site.

- A) A Fire/EMS station site shall be reserved for a period of twenty years from the effective date of the zoning ordinance of the Goodnight Ranch PUD, and fee simple dedication of the site to the City of Austin prior to or concurrent with the issuance of a building permit for the Fire/EMS station upon a written request from the City of Austin. The City may release the reservation of the site prior

to the twenty year period if the City has constructed or is in the process of constructing a Fire/EMS station site within 15 roadway miles of the reserved site.

- B) The Fire/EMS station site shall have 45,000 square feet of impervious cover in development rights after any required boundary street impervious cover deduction. The development rights may be based on the net site area calculation of the tract or assigned from some other tract on the PUD.
- C) The specific location of the Fire/EMS station site shall be determined prior to approval of the first Preliminary Plan or final plat application that includes any PUD tracts on the south side of Slaughter Lane.
- D) The initial location of the Fire/EMS station site may be approved by the Director of the Housing and Planning Department in accordance with the provisions of Section 25-3-403 of the Land Development Code.
- E) The specific location of the Fire/EMS station site may be changed by mutual agreement between the developer and the City as long as the new station site meets all of the same site development and location criteria. The relocation of the Fire/EMS station site may be approved by the Director of the Housing and Planning Department in accordance with the provisions of Section 25-2-403 of the Land Development Code.
- F) The Fire/EMS station site shall be located on a roadway classified as a Neighborhood Center Boulevard, Neighborhood Main Street or Neighborhood Avenue, as described in **Exhibit [H] "I"** and in a manner that permits alignment with a full-function median break approved by the Transportation Department, or its successor.
- G) Any roadway segment intersecting the southern right-of-way boundary line of Slaughter Lane shall be classified as a Neighborhood Center Boulevard, Neighborhood Main Street or Neighborhood Avenue for a minimum of 1500 feet south of the intersection with the Slaughter Lane right-of-way boundary line.
- H) The fiscal posting for the final plat that abuts the Fire/EMS station site shall include fiscal posting for a traffic signal pre-emption device at the intersection of that roadway and Slaughter Lane.
- I) Street parking is prohibited on the roadway segment abutting the Fire/EMS station site. An advance traffic control device system that may include signage,

548 markings, and flashing lights, or other devices as approved by the City of
549 Austin shall be required.

550 **PART 11.** Part 8 of the Original Ordinance is amended as follows:

551 This Part [8] 11 is applicable to the development of public elementary and secondary
552 schools within the PUD. Notwithstanding anything herein to the contrary, the Austin
553 Independent School District's development of schools within the PUD shall be governed
554 by the School District Land Development Standards Agreement by and between the City
555 of Austin and the Austin Independent School District, as amended from time to time.

556 **PART 12.** This Part 12 is applicable to development of open space and trails within the
557 Goodnight Ranch PUD, notwithstanding anything herein to the contrary. The Onion
558 Creek Metro Park District's development of open space and trails shall be governed by
559 the Consent Agreement by and among the City of Austin, Texas Onion Creek Metro Park
560 District and the Austin Goodnight Ranch L.P., effective August 13, 2014, and any future
561 amendments. If there is a conflict between the PUD and the Consent Agreement and its
562 Amendments, the Consent Agreement and its Amendments shall control. Section 7.04
563 Timing of the First Amendment of the Consent Agreement by and among the City of
564 Austin, Texas Onion Creek Metro Park District and the Austin Goodnight Ranch L.P.,
565 dictates the process of trail and open space improvements.

566 **PART 13.** Except as specifically provided under this ordinance, the property may be
567 developed by regulations applicable under the City Code.

568 **PART 14.** This ordinance takes effect on _____, 2021.

569
570 **PASSED AND APPROVED**

571 §
572 §
573 _____, 2021 § _____

574 Steve Adler
575 Mayor

576
577
578 **APPROVED:** _____ **ATTEST:** _____
579 Anne L. Morgan Jannette S. Goodall
580 City Attorney City Clerk
581
582
583



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**701.655 ACRES
GOODNIGHT RANCH**

A DESCRIPTION OF 701.655 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, CONSISTING OF:

A PORTION OF A 679.66 ACRE TRACT AND A 0.805 ACRE TRACT, DESCRIBED IN A SPECIAL WARRANTY DEED TO MVE VENTURE, LTD. DATED MAY 2, 2005 AND RECORDED IN DOCUMENT NO. 2005078856 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 22.818 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO M.V.E. VENTURE DATED DECEMBER 28, 1989 AND RECORDED IN VOLUME 11093, PAGE 219 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 175.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO BENCHMARK LAND DEVELOPMENT, INC. DATED MAY 02, 2005 AND RECORDED IN DOCUMENT NO. 2005078857 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF AN 85.600 ACRE TRACT DESCRIBED IN A CASH WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED JUNE 30, 2006 AND RECORDED IN DOCUMENT NO. 2006197891 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 26.519 ACRE TRACT AND A 2.495 ACRE TRACT, BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH L.P., DATED MAY 26, 2006 AND RECORDED IN DOCUMENT NO. 2006099945 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 0.023 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH, L.P. AND RECORDED IN DOCUMENT NO. 2007076804 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF VERTEX BOULEVARD (70' RIGHT-OF-WAY WIDTH) DESCRIBED IN DOCUMENT NO. 200800081 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 2.031 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO

AUSTIN GOODNIGHT RANCH, L.P., DATED JANUARY 31, 2006 AND RECORDED IN DOCUMENT NO. 2006022592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 6.125 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P., DATED MARCH 18, 2011 AND RECORDED IN DOCUMENT NO. 2011035151 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 6.658 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED JUNE 29, 2007 AND RECORDED IN DOCUMENT NO. 2007211337 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 0.828 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO TRAVIS COUNTY, TEXAS, DATED AUGUST 9, 2011 AND DESCRIBED IN DOCUMENT NO. 2011118719 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF SLAUGHTER LANE EAST DESCRIBED IN DOCUMENT NO. 2007094816 AND DOCUMENT NO. 2010044359 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 24.529 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN GOODNIGHT RANCH, L.P., DATED APRIL 4, 2011 AND RECORDED IN DOCUMENT NO. 2011053055 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

ALL OF A 0.144 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED APRIL 14, 2011 AND RECORDED IN DOCUMENT NO. 2011053054 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

SAID 701.655 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north right-of-way line of Old Lockhart Highway (right-of-way width varies), being the southeast corner of the 679.66 acre tract, being also the southwest corner of Lot 1 of Capitol View Estates, a subdivision of record in Volume 45, Page 13 of the Plat Records of Travis County, Texas;

THENCE with the north right-of-way line of Old Lockhart Highway and the south line of the 679.66 acre tract the following ten (10) courses and distances:

1. North 52°14'14" West, a distance of 88.15 feet to a 1/2" rebar found;

2. North 41°41'09" West, a distance of 711.88 feet to a 1/2" iron pipe found;
3. North 40°58'33" West, a distance of 460.57 feet to a 1/2" rebar found;
4. North 35°38'06" West, a distance of 332.61 feet to a 1/2" iron pipe found;
5. North 38°14'16" West, a distance of 94.62 feet to a 1/2" iron pipe found;
6. North 34°52'34" West, a distance of 116.37 feet to a 1/2" iron pipe found;
7. North 36°52'03" West, a distance of 761.83 feet to a 1/2" iron pipe found;
8. North 36°04'28" West, a distance of 525.66 feet to a 3/4" iron pipe found;
9. North 37°05'20" West, a distance of 350.14 feet to a metal fence post found;
10. North 35°03'44" West, a distance of 102.42 feet to a 3/4" iron pipe found for the southeast corner of the 0.805 acre tract;

THENCE North 36°56'38" West, with the north right-of-way line of Old Lockhart Highway and the south line of the 0.805 acre tract, a distance of 158.54 feet to a 3/4" iron pipe found for the southwest corner of the 0.805 acre tract, being in the south line of the 679.66 acre tract;

THENCE North 36°41'16" West, with the north right-of-way line of Old Lockhart Highway and the south line of the 679.66 acre tract, a distance of 400.57 feet to a 1/2" rebar found for a southwest corner of the 679.66 acre tract, being the southeast corner of a 0.994 acre tract of land described in Volume 12478, Page 528 of the Real Property Records of Travis County, Texas;

THENCE North 28°56'17" East, with the west line of the 679.66 acre tract and the east line of the 0.994 acre tract, a distance of 321.00 feet to a calculated point for the northeast corner of the 0.994 acre tract, being a southeast corner of a 3.59 acre tract of land described in Document No. 2009200063 of the Official Public Records of Travis County, Texas;

THENCE with the common line of the 679.66 acre tract and the 3.59 acre tract the following two (2) courses and distances:

1. North 28°50'57" East, a distance of 437.63 feet to a 1/2" rebar found for the northeast corner of the 3.59 acre tract;
2. North 60°15'24" West, a distance of 130.11 feet to a 1/2" rebar found for the northwest corner of the 3.59 acre tract, being an angle point in the east line of a 16.46 acre tract of land described in Document No. 2004222100 of the Official Public Records of Travis County, Texas;

THENCE with the common line of the 679.66 acre tract and the 16.46 acre tract the following three (3) courses and distances:

1. North 59°54'43" West, a distance of 44.13 feet to a 1/2" rebar found;
2. North 29°01'25" East, a distance of 1551.18 feet to a 3/4" iron pipe found for the northeast corner of the 16.46 acre tract;
3. North 62°41'57" West, a distance of 345.07 feet to a 1/2" iron pipe found for the northwest corner of the 16.46 acre tract, being the northeast corner of Lot 7, Block D, Perkins Park, Section One, a subdivision of record in Volume 50, Page 78 of the Plat Records of Travis County, Texas;

THENCE North 62°57'34" West, with the south line of the 679.66 acre tract and the north line of Perkins Park, Section One, a distance of 310.24 feet to a 1/2" rebar found for the northwest corner of Lot 8, Block K, Perkins Park, Section One, being the northeast corner of a 6.59 acre tract of land described in Document No. 2000167421 of the Official Public Records of Travis County, Texas;

THENCE with the common line of the 679.66 acre tract and the 6.59 acre tract the following three (3) courses and distances:

1. North 62°54'58" West, a distance of 162.11 feet to a 1" iron pipe found for the northwest corner of the 6.59 acre tract;
2. South 29°33'50" West, a distance of 963.76 feet to a 1/2" rebar with Chaparral cap set;
3. South 29°33'00" West, a distance of 753.69 feet to a 1/2" rebar found in the north right-of-way line of Old Lockhart Highway, being an angle point in the southwest line of the 679.66 acre tract, being also the southwest corner of the 6.59 acre tract;

THENCE with the common right-of-way line of Old Lockhart Highway and the 679.66 acre tract the following five (5) courses and distances:

1. North 26°32'14" West, a distance of 566.22 feet to a 1/2" rebar found;
2. North 18°08'20" West, a distance of 141.82 feet to a 1/2" rebar found;
3. North 07°42'27" East, a distance of 89.82 feet to a 1/2" rebar found;
4. North 28°37'37" East, a distance of 229.06 feet to a 1" iron pipe found;

5. North 29°33'21" East, at a distance of 460.01 feet, passing a 1/2" rebar with Chaparral cap set for the south corner of the 0.828 acre tract, continuing with the common right-of-way line of Old Lockhart Highway and the 0.828 acre tract, in all, a distance of 670.57 feet to a 3/4" iron pipe found;

THENCE North 30°58'10" East, with the common right-of-way line of Old Lockhart Highway and the 0.828 acre tract, same being the west line of the 679.66 acre tract, a distance of 129.75 feet to a 1/2" rebar found in the south line of a 1.5 acre tract of land described in Volume 11234, Page 365 of the Real Property Records of Travis County, Texas;

THENCE with the common line of the 0.828 acre tract and the 1.5 acre tract, same being the west line of the 679.66 acre tract, the following three (3) courses and distances:

1. South 26°34'49" East, a distance of 11.29 feet to a 1/2" rebar found;
2. North 27°27'35" East, a distance of 172.54 feet to a 1/2" rebar found;
3. North 26°27'24" East, at a distance of 227.52 feet passing a 1/2" rebar found for an angle point in the south right-of-way line of Slaughter Lane East (right-of-way width varies) as described in Document No. 2008134870 of the Official Public Records of Travis County, Texas, being in the west line of the said 85.600 acre tract, being also the northeast corner of a 1.5 acre tract described in Volume 11234, Page 365 of the Real Property Records of Travis County, Texas, continuing with the south right-of-way line of Slaughter Lane East and the west line of the 0.828 acre tract, in all, a distance of 229.16 feet to a 1/2" rebar found for an angle point in the south right-of-way line of Slaughter Lane East, being the northwest corner of the 0.828 acre tract;

THENCE North 26°54'47" East, with the west line of the 679.66 acre tract, crossing Slaughter Lane East, a distance of 146.04 feet to a 1/2" rebar with Chaparral cap found in the north right-of-way line of Slaughter Lane East, being a point in the west line of the 175.000 acre tract and also being in the east line of a 67.95 acre tract described in Document No. 2002232017 of the Official Public Records of Travis County, Texas;

THENCE North 26°54'47" East, with the west line of the 679.66 acre tract, the west line of the 175.000 acre tract and the east line of the 67.95 acre tract, a distance of 1458.21 feet to a 1/2" rebar found for an angle point in the east line of the 67.95 acre tract, being the southeast corner of the 1.477 acre tract;

THENCE North 26°55'30" East, with the west line of the 697.66 acre tract, the west line of the 175.000 acre tract and the east line of the 1.477 acre tract, at a distance of 351.90 feet, passing an angle point in the west line of the 85.600 acre tract, continuing with the west line of the 85.600 acre tract, the west line of the 697.66 acre tract and the east line of the 1.477 acre tract, in all, a distance of 364.88 feet to a 1/2" rebar found at

an angle point in the west line of the 85.600 acre tract, being the northeast corner of the 1.477 acre tract and being also an angle point in the south right-of-way line of Nuckols Crossing Road (70' right-of-way width);

THENCE with the common line of Nuckols Crossing Road, the 85.600 acre tract and the 679.66 acre tract, the following seven (7) courses and distances:

1. North 27°13'23" East, a distance of 107.04 feet to a 1/2" rebar found;
2. North 36°26'26" East, a distance of 98.94 feet to a 3/4" iron pipe found;
3. North 27°09'55" East, a distance of 1122.38 feet to a 3/4" iron pipe found;
4. With a curve to the right, having a radius of 136.02 feet, an arc length of 214.24 feet, and a chord which bears North 72°14'38" East, a distance of 192.77 feet to a 3/4" iron pipe found;
5. South 62°37'40" East, a distance of 734.70 feet to a nail found in a fence post;
6. With a curve to the left, having a radius of 990.40 feet, an arc length of 286.98 feet, and a chord which bears South 70°56'14" East, a distance of 285.97 feet to a 1/2" rebar found;
7. South 79°14'59" East, a distance of 524.60 feet to a 1/2" rebar with cap set for the northeast corner of the 85.600 acre tract, being in the north line of the 679.66 acre tract;

THENCE with the south right-of-way line of Nuckols Crossing Road and the north line of the 679.66 acre tract the following two (2) courses and distances:

1. South 79°14'59" East, a distance of 645.80 feet to a 3/4" iron pipe found, from which, a 1/2" rebar found bears South 84°49'23" East, a distance of 5.32 feet;
2. South 85°18'25" East, at a distance of 77.47 feet, passing a 1/2" rebar with cap set for the intersection of Nuckols Crossing Road and Vertex Boulevard, continuing with the prolongation of the south right-of-way line of Nuckols Crossing Road, in all, a distance of 178.50 feet to a 1/2" rebar found for the southwest corner of Lot 1, Gentry Estates, a subdivision of record in Volume 75, Page 88 of the Plat Records of Travis County, Texas, being also the northwest corner of a 15.604 acre tract described in Document No. 2006099949 of the Official Public Records of Travis County, Texas;

THENCE crossing the 679.66 acre tract with the east right-of-way line of Vertex Boulevard and the west line of the 15.604 acre tract, the following two (2) courses and distances:

1. South $31^{\circ}49'52''$ West, a distance of 11.02 feet to a 1/2" rebar with Chaparral cap found;
2. With a curve to the left, having a radius of 1050.00 feet, an arc length of 631.79 feet, and a chord which bears South $14^{\circ}35'36''$ West, a distance of 622.31 feet to a 1/2" rebar with Chaparral cap found for the southeast termination of Vertex Boulevard, being also a point in the east line of a 2.495 acre described in Document No. 2006099945 of the Official Public Records of Travis County, Texas;

THENCE continuing across the 679.66 acre tract with the west line of the 15.604 acre tract and the east line of the 2.495 acre tract the following two (2) courses and distances:

1. With a curve to the left, having a radius of 1050.00 feet, an arc length of 356.17 feet, and a chord which bears South $12^{\circ}21'43''$ East, a distance of 354.46 feet to a 1/2" rebar with Chaparral cap found;
2. South $22^{\circ}04'46''$ East, a distance of 217.30 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of said 15.604 acre tract, being the northwest corner of said 26.519 acre tract;

THENCE continuing across the 679.66 acre tract with the common line of the 15.604 acre and 26.519 acre tracts, the following three (3) courses and distances:

1. North $89^{\circ}49'06''$ East, a distance of 173.88 feet to a 1/2" rebar with Chaparral cap found;
2. North $84^{\circ}49'06''$ East, a distance of 389.86 feet to a 1/2" rebar with Chaparral cap found;
3. North $00^{\circ}06'16''$ East, a distance of 814.03 feet to a 1/2" rebar with Chaparral cap found for an angle point in the north line of the 26.519 acre tract, being in the north line of the 679.66 acre, same being the northeast corner of the 15.604 acre tract, and being also a point in the south line of Lot 1 of said Gentry Estates;

THENCE South $61^{\circ}01'04''$ East, with the north line of the 26.519 acre tract, the north line of the 679.66 acre tract and the south line of Lot 1, Gentry Estates, a distance of 484.73 feet to a 3/4" iron pipe found for the southeast corner of Lot 1, Gentry Estates, being the southwest corner of Block B of Final Plat of Thaxton Place, a subdivision of record in Document No. 200800080 of the Official Public Records of Travis County, Texas;

THENCE South $61^{\circ}02'12''$ East, with the , the north line of the 679.66 acre tract, the north line of the 26.519 acre tract and the south line of Block B of Thaxton Place, at a distance of 509.80 feet, passing the northwest corner of the 2.031 acre tract, continuing

with the north line of the 679.66 acre tract, the north line of the 2.031 acre tract, the north line of the 26.519 acre tract, and the south line of Block B of Thaxton place, in all, a distance of 549.85 feet to a 1/2" rebar found for the northeast corner of the 679.66 acre tract, the northeast corner of the 2.031 acre tract, the northeast corner of the 26.519 acre tract, and also being the southeast corner of Block B of Thaxton Place and a point in the west line of Lot 13, Block X of Sheldon 230, Section 1, Phase 1 a subdivision of record in Document No. 200500225 of the Official Public Records of Travis County, Texas

THENCE South $26^{\circ}18'36''$ West, with the east line of the 697.66 acre tract, the east line of the 2.031 acre tract, the east line of the 26.519 acre tract, and the west lines of Block X of Sheldon 230, Section 1, Phase 1, Block DD of Sheldon 230 Section 1, Phase 3 a subdivision of record in Document No. 200600032 of the Official Public Records of Travis County, Texas, Baythorne Drive (60' right-of-way described in Document No. 200700032 of the Official Public Records of Travis County, Texas, and Block DD of Sheldon 230 Section 1, Phase 2 a subdivision of record in Document No. 200600033 of the Official Public Records of Travis County, Texas, a distance of 2090.63 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of Block DD of Sheldon 230 Section 1, Phase 2, being the northwest corner of the 6.125 acre tract;

THENCE South $63^{\circ}39'27''$ East, with the north line of the 6.125 acre tract and the south line of Block DD of Sheldon 230 Section 1, Phase 2, a distance of 375.16 feet to a 1/2" rebar with Chaparral cap set for the northeast corner of the 6.125 acre tract, being the northwest corner of a 22.802 acre tract described in Document No. 2007210182 of the Official Public Records of Travis County, Texas;

THENCE South $26^{\circ}22'18''$ West, with the east line of the 6.125 acre tract, the west line of the 22.802 acre tract and the west line of a 7.598 acre tract described in Document No. 2009200351, a distance 721.24 feet to a 1/2" rebar with Chaparral cap found for the northeast termination of Slaughter Lane East, described in Document 2010044359 of the Official Public Records of Travis County, Texas, being a point in the west line of the 22.802 acre tract;

THENCE South $26^{\circ}22'18''$ West, with the east termination of Slaughter Lane East and the west line of the 22.802 acre tract, a distance of 141.81 feet to a 1/2" rebar found for the southeast termination of Slaughter Lane East, being the southwest corner of the 22.802 acre tract, the northwest corner of the 22.818 acre tract and being also the northeast corner of the 6.658 acre tract;

THENCE South $63^{\circ}41'20''$ East, with the north line of the 22.818 acre tract and the south line of the 22.802 acre tract, at a distance of 1246.34 feet passing 1/2" rebar found, in all, a distance of 1246.85 feet to a calculated point for the northeast corner of the 22.818 acre tract, being the southeast corner of the 22.802 acre tract, being in the west right-of-way line of an apparent road;

THENCE with the east line of the 22.818 acre tract and the west line of the apparent road the following two (2) courses and distances:

1. South $13^{\circ}52'34''$ West, a distance of 157.47 feet to a 1/2" rebar found;
2. South $27^{\circ}10'07''$ West, a distance of 638.82 feet to a 1/2" rebar with Chaparral cap set for the southeast corner of the 22.818 acre tract, being in the north right-of-way line of Capitol View Drive (60' right-of-way width), being also the northeast corner of Lot 15-B, Resubdivision of Lots 14 & 15, Capitol View Estates, a subdivision of record in Volume 47, Page 100 of the Plat Records of Travis County, Texas;

THENCE North $62^{\circ}33'37''$ West, with the south line of the 22.818 acre tract and the north line of Lot 15-B, a distance of 561.95 feet to a 1/2" rebar found for the northwest corner of Lot 15-B, being an angle point in the east line of the 679.66 acre tract;

THENCE South $27^{\circ}16'23''$ West, with the east line of the 679.66 acre tract, the west line of the said Resubdivision of Lots 14 & 15, Capitol View Estates, the west line of Capitol View Estates, the west line of the Resubdivision of Lots 10, 11, 21, 22 & 23, Capitol View Estates, a subdivision of record in Volume 48, Page 1 of the Plat Records of Travis County, Texas, the west line of the Resubdivision of Lot 5, Capitol View Estates, a subdivision of record in Volume 55, Page 47 of the Plat Records of Travis County, Texas, and the west line of the Resubdivision of Lot 4, Capitol View Estates, a subdivision of record in Volume 58, Page 66 of the Plat Records of Travis County, Texas, a distance of 4347.40 feet to the **POINT OF BEGINNING**, containing 701.655 acres of land, more or less.

Initial survey of 679.66 acre tract made in April 2005, updated January 2013 to reflect current ownership and deed information. Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on 1983/93 HARN values from LCRA Control Network. Attachments: Drawing 471-001-TAX DISTRICT.dwg.

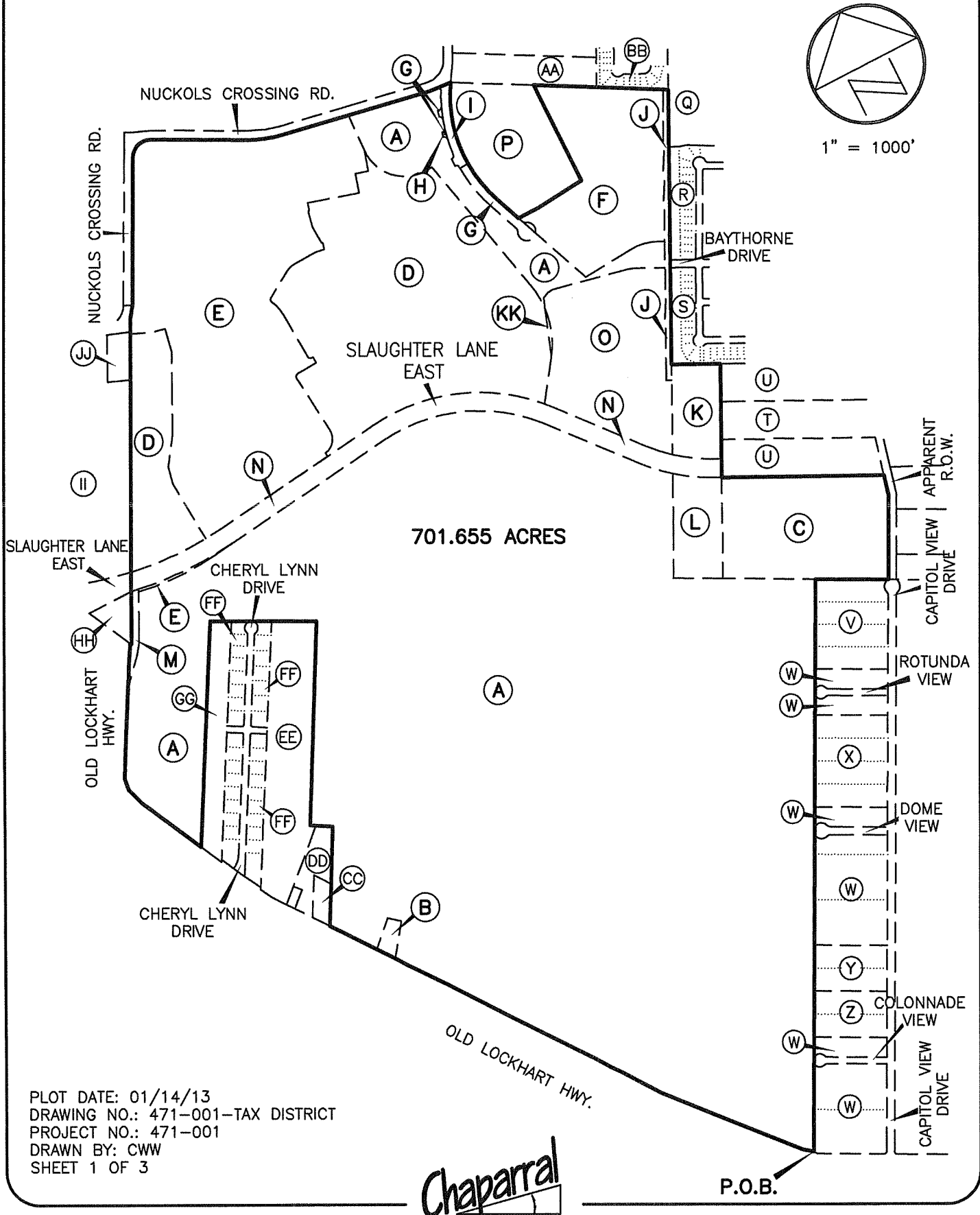
mw
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



1-14-13

SKETCH TO ACCOMPANY A DESCRIPTION OF 701.655 ACRES IN THE
SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS

*SEE SHEETS 2 AND 3 FOR OWNER INFORMATION



PLOT DATE: 01/14/13
DRAWING NO.: 471-001-TAX DISTRICT
PROJECT NO.: 471-001
DRAWN BY: CWW
SHEET 1 OF 3

Chaparral

**701.655 ACRES IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS;
CONSISTING OF:**

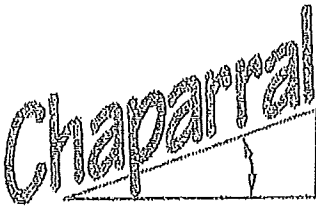
- (A) A PORTION OF A 679.66 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO MVE VENTURE, LTD. DATED MAY 2, 2005 AND RECORDED IN DOCUMENT NO. 2005078856 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (B) ALL OF A 0.805 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO MVE VENTURE, LTD. DATED MAY 2, 2005 AND RECORDED IN DOCUMENT NO. 2005078856 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (C) ALL OF A 22.818 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO M.V.E. VENTURE DATED DECEMBER 28, 1989 AND RECORDED IN VOLUME 11093, PAGE 219 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS;
- (D) ALL OF A 175.00 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO BENCHMARK LAND DEVELOPMENT, INC. DATED MAY 02, 2005 AND RECORDED IN DOCUMENT NO. 2005078857 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (E) ALL OF AN 85.600 ACRE TRACT DESCRIBED IN A CASH WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED JUNE 30, 2006 AND RECORDED IN DOCUMENT NO. 2006197891 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (F) ALL OF A 26.519 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH L.P., DATED MAY 26, 2006 AND RECORDED IN DOCUMENT NO. 2006099945 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (G) ALL OF A 2.495 ACRE TRACT, BOTH DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH L.P., DATED MAY 26, 2006 AND RECORDED IN DOCUMENT NO. 2006099945 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (H) ALL OF A 0.023 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO GOODNIGHT RANCH, L.P. AND RECORDED IN DOCUMENT NO. 2007076804 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (I) ALL OF VERTEX BOULEVARD (70' RIGHT-OF-WAY WIDTH) DESCRIBED IN DOCUMENT NO. 200800081 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (J) ALL OF A 2.031 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P., DATED JANUARY 31, 2006 AND RECORDED IN DOCUMENT NO. 2006022592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (K) ALL OF A 6.125 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P., DATED MARCH 18, 2011 AND RECORDED IN DOCUMENT NO. 2011035151 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (L) ALL OF A 6.658 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED JUNE 29, 2007 AND RECORDED IN DOCUMENT NO. 2007211337 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (M) ALL OF A 0.828 ACRE TRACT DESCRIBED IN A GENERAL WARRANTY DEED TO TRAVIS COUNTY, TEXAS, DATED AUGUST 9, 2011 AND DESCRIBED IN DOCUMENT NO. 2011118719 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (N) THE PORTIONS OF SLAUGHTER LANE EAST DESCRIBED IN DOCUMENT NO. 2007094816 AND DOCUMENT NO. 2010044359 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (O) ALL OF A 24.529 ACRE TRACT DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN GOODNIGHT RANCH, L.P., DATED APRIL 4, 2011 AND RECORDED IN DOCUMENT NO. 2011053055 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
- (KK) ALL OF A 0.144 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO AUSTIN GOODNIGHT RANCH, L.P. DATED APRIL 14, 2011 AND RECORDED IN DOCUMENT NO. 2011053054 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

PLOT DATE: 01/14/13
DRAWING NO.: 471-001-TAX DISTRICT
PROJECT NO.: 471-001
DRAWN BY: CWW
SHEET 2 OF 3

Chaparral

ADJOINING PROPERTIES (NOT PART OF 701.655 ACRES):

- (P) A 15.604 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2006099949 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (Q) SHELTON 230 SECTION1, PHASE 1, RECORDED IN DOCUMENT NO. 200500225 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (R) SHELTON 230 SECTION1, PHASE 3, RECORDED IN DOCUMENT NO. 200600032 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (S) SHELTON 230 SECTION 1, PHASE 2, RECORDED IN DOCUMENT NO. 200600033 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (T) A 7.598 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2009200351, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (U) PORTION OF 22.802 ACRES DESCRIBED IN DOCUMENT NO. 2007210182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (V) RESUBDIVISION OF LOTS 14 & 15 CAPITOL VIEW ESTATES, RECORDED IN VOLUME 47, PAGE 100 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (W) CAPITOL VIEW ESTATES, RECORDED IN VOLUME 45, PAGE 13 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (X) RESUBDIVISION OF LOTS 10, 11, 21, 22, & 23 CAPITOL VIEW ESTATES, RECORDED IN VOLUME 48, PAGE 1 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (Y) RESUBDIVISION OF LOT 5 CAPITOL VIEW ESTATES, RECORDED IN VOLUME 55, PAGE 47 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (Z) RESUBDIVISION OF LOT 4 CAPITOL VIEW ESTATES, RECORDED IN VOLUME 58, PAGE 66 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (AA) GENTRY ESTATES, RECORDED IN VOLUME 75, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (BB) FINAL PLAT OF THAXTON PLACE, RECORDED IN DOCUMENT NO. 200800080 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (CC) A 0.994 ACRE DESCRIBED IN VOLUME 12478, PAGE 528 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
- (DD) A 3.59 ACRE TRACT, SAVE AND EXCEPT 1.00 ACRE DESCRIBED IN DOCUMENT NO. 2009200063 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (EE) A 16.46 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2004222100 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (FF) PERKINS PARK SECTION ONE, RECORDED IN VOLUME 50, PAGE 78 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- (GG) A 6.59 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000167421 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (HH) A 1.5 ACRE TRACT DESCRIBED IN VOLUME 11234, PAGE 365 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.
- (II) A 67.95 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2002232017 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- (JJ) A 1.477 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2003115738 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



**Professional Land Surveying, Inc.
Surveying and Mapping**

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

**6.125 ACRES
THE SANTIAGO DEL VALLE GRANT**

A DESCRIPTION OF 6.125 ACRES (APPROXIMATELY 266,798 SQ. FT.) IN THE SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 236.54 ACRE TRACT CONVEYED TO KB HOME LONE STAR LP IN SPECIAL WARRANTY DEED DATED APRIL 30, 2003 AND RECORDED IN DOCUMENT NO. 2003099256 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 6.125 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with Chaparral cap found for the northeast termination of Slaughter Lane East (right-of-way width varies) as described in Document No. 2010044359 of the Official Public Records of Travis County, Texas, being in the east line of the said 236.54 acre tract, being also in the west line of a 22.802 acre tract described in Document No. 2007210182 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar found for the southeast termination of Slaughter Lane East, being the southwest corner of the said 22.802 acre tract, being the northwest corner of a 22.818 acre tract described in Volume 8478, Page 700 of the Deed Records of Travis County, Texas, being also the northeast corner of a 6.658 acre tract described in Document No. 2007211337 of the Official Public Records of Travis County, Texas, bears South 26°22'18" West, a distance of 141.81 feet;

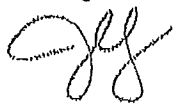
THENCE with the north right-of-way line of Slaughter Lane East and over and across the said 236.54 acre tract with a curve to the right, having a radius of 1346.00 feet, a delta angle of 16°03'55", an arc length of 377.41 feet, and a chord which bears North 58°06'08" West, a distance of 376.17 feet to a 1/2" rebar with Chaparral cap found for an angle point in the north right-of-way line of Slaughter Lane East, being in the west line of the said 236.54 acre tract, being also in the east line of a 679.66 acre tract described in Document No. 2005078856 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with Chaparral cap found for an angle point in the north right-of-way line of Slaughter Lane East, being in the east line of the said 679.66 acre tract, bears South 26°18'36" West, a distance of 0.25 feet;

THENCE North 26°18'36" East with the west line of the said 236.54 acre tract, the east line of the said 679.66 acre tract and the east line of a 2.031 acre tract described in Document No. 2006022592 of the Official Public Records of Travis County, Texas, a distance of 684.82 feet to a 1/2" rebar with Chaparral cap found for the southwest corner of Lot 1, Block DD, Sheldon 230, Section 1, Phase 2, a subdivision of record in Document No. 200600033 of the Official Public Records of Travis County, Texas;

THENCE South $63^{\circ}39'27''$ East over and across the said 236.54 acre tract and with the south line of said Lot 1, a distance of 375.16 feet to a 1/2" rebar with Chaparral cap found in the east line of the said 236.54 acre tract, being the northwest corner of the said 22.802 acre tract, from which a 1/2" rebar with Chaparral cap found for the northwest termination of Capitol View Drive (60' right-of-way width) as described in Volume 5064, Page 2307 of the Deed Records of Travis County, Texas, being the northeast corner of the said 22.802 acre tract, bears South $63^{\circ}39'27''$ East, a distance of 1055.76 feet;

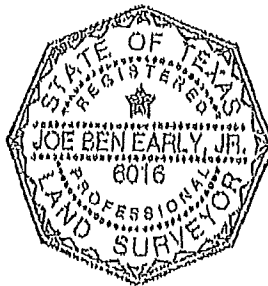
THENCE South $26^{\circ}22'18''$ West with the east line of the said 236.54 acre tract, the west line of the said 22.802 acre tract and the west line of a 7.598 acre tract described in Document No. 2009200350 of the Official Public Records of Travis County, Texas, a distance of 721.24 feet to the **POINT OF BEGINNING**, containing 6.125 acres of land, more or less.

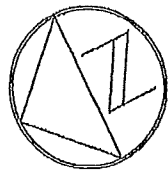
Surveyed on the ground March 18, 2009. Bearing Basis: Grid azimuth for Texas central zone; 1983/93 HARN values from LCRA control network. Attachments: Drawing 471-001-6.125AC



8/24/10

Joe Ben Early, Jr.
Registered Professional Land Surveyor
State of Texas No. 6016

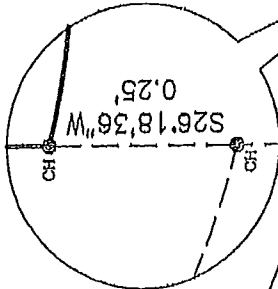




1" = 200'

AUSTIN GOODNIGHT RANCH, L.P.
2.031 ACRES
(2006022592)

MVE VENTURE, LTD.
PORTION OF 679.66 ACRES
(2005078856)



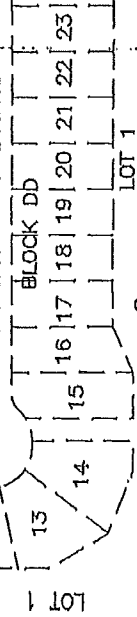
SLAUGHTER LANE EAST
(140' R.O.W.) (2007094816)

MVE VENTURE, LTD.
PORTION OF 679.66 ACRES
(2005078856)

DATE OF SURVEY: 03/18/09
PLOT DATE: 8/24/10
DRAWING NO.: 471-001-6.125AC
PROJECT NO.: 471-001
DRAWN BY: JBE
SHEET 1 OF 1

SHELDON 230
SECTION 1, PHASE 2
(200600033)

IPSWICH BAY DRIVE



S63°39'27\"/>

6.125 ACRES
APPROX. 266,798
SQ. FT.

KB HOME
LONE STAR LP
PORTION OF
236.54 ACRES
(2003099256)

N58°06'08\"/>

SLAUGHTER LANE EAST
(R.O.W. VARIES)
(2010044359)

AUSTIN GOODNIGHT RANCH, L.P.
6.658 ACRES
(2007211337)

S63°39'27\"/>

DANNELLY TRACT, LTD.
PORTION OF 22.802 ACRES
(2007210182)

DONALD J. REESE, TRUSTEE
JOHN L. NEEDHAM, TRUSTEE
JEREMY L. SMITH, TRUSTEE
7.598 ACRES
(2009200350)

DANNELLY TRACT, LTD.
PORTION OF 22.802 ACRES
(2007210182)

PROPOSED
SLAUGHTER LANE
EXTENSION

S26°22'18\"/>

MVE VENTURE
22.818 ACRES
(11093/219)
(DESCRIBED IN
8478/700)

BEARING BASIS: GRID AZIMUTH FOR TEXAS
CENTRAL ZONE, 1983/93 HARN VALUES
FROM LCRA CONTROL NETWORK
ATTACHMENTS: METES AND BOUNDS
DESCRIPTION 471-001-6.125AC

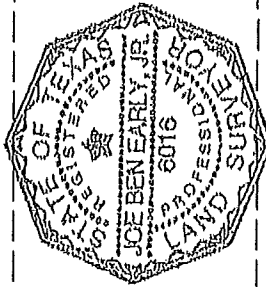
Chaparral

SKETCH TO ACCOMPANY A DESCRIPTION OF
6.125 ACRES (APPROXIMATELY 266,798 SQ. FT.)
IN THE SANTIAGO DEL VALLE GRANT, TRAVIS
COUNTY, TEXAS, BEING A PORTION OF A 236.54
ACRE TRACT CONVEYED TO KB HOME LONE
STAR LP IN SPECIAL WARRANTY DEED DATED
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NO. 2003099256 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS.

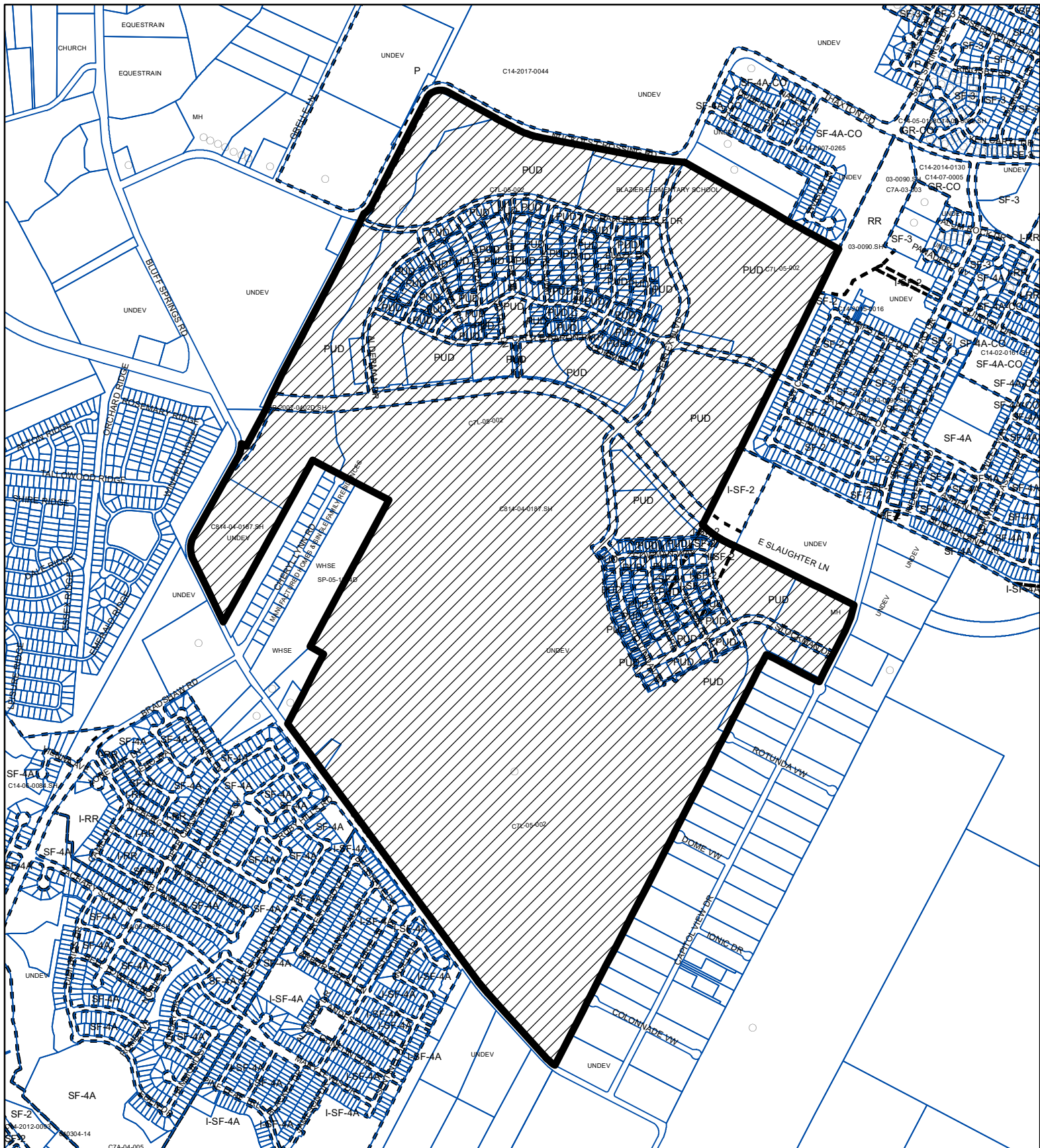
CAPITOL VIEW DRIVE
(60' R.O.W.) (5084/2307)

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH
CHAPARRAL CAP FOUND
- () RECORD INFORMATION



8/24/10



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

PLANNED UNIT DEVELOPMENT

ZONING CASE#: C814-04-0187.02.SH

Exhibit B

1" = 1,200'

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

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



Owner:

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

MVE Venture, Ltd.

4504 South Congress Avenue
Austin, TX 78745
512.455.1471

Benchmark Land Development, Inc.

610 W. 5th Street, Ste. 601
Austin, TX 78701
512.472.7455

Agent:

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

Land Planner:

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

Engineer:

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

PUD Development Land Use Areas Summary:

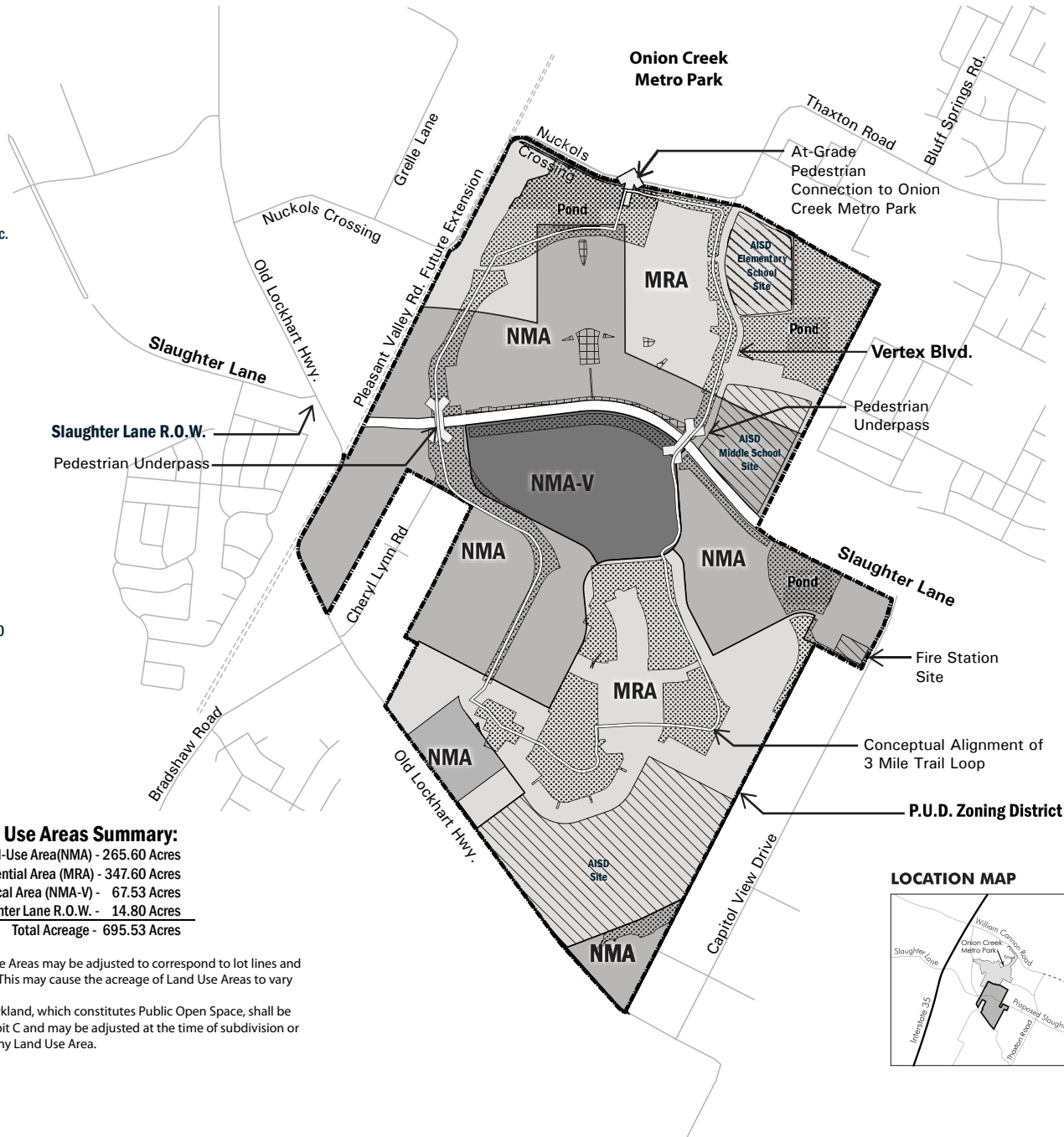
Neighborhood Mixed-Use Area (NMA) - 265.60 Acres
Mixed Residential Area (MRA) - 347.60 Acres
Neighborhood Mixed-Use - Vertical Area (NMA-V) - 67.53 Acres
Slaughter Lane R.O.W. - 14.80 Acres
Total Acreage - 695.53 Acres

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

Revised: July 07, 2020

February 28, 2006

Case Number: C814-04-0187.SH

Goodnight Ranch PUD**PUD General Land-Use Map (Exhibit C)****TOTAL DEVELOPMENT PERMITTED ALLOCATION SUMMARY**

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

NOTES:

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

MAP KEY

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

OPEN SPACE

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

LOCATION MAP

0 800' 1600' 3200'



TBG

NOTES:

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

Owner:

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Austin, TX 78701
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512.455.1471

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Agent:

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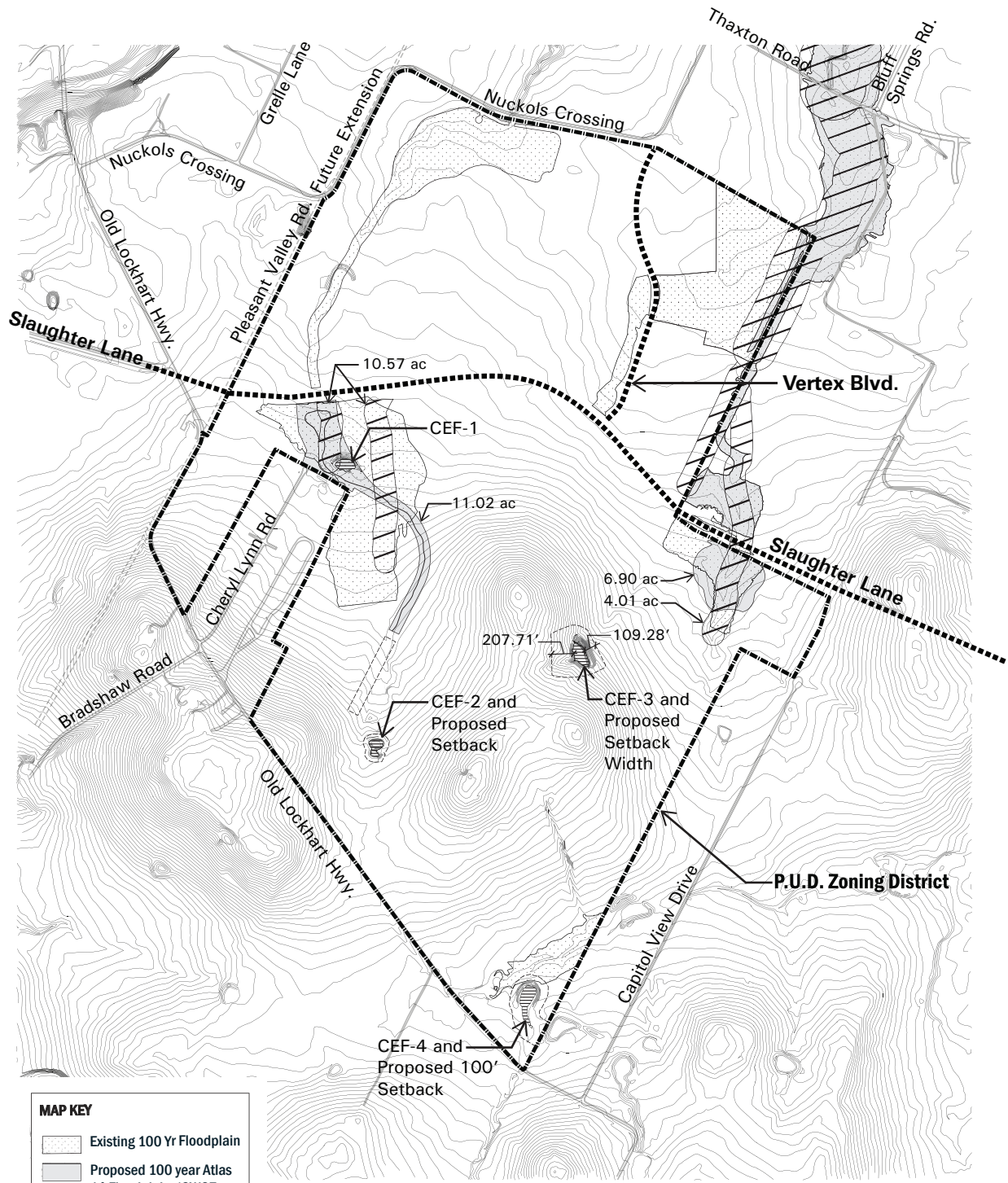
Engineer:

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

Revised: July 07, 2020

February 28, 2006

Case Number: C814-04-0187.5H



MAP KEY

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

LOCATION MAP

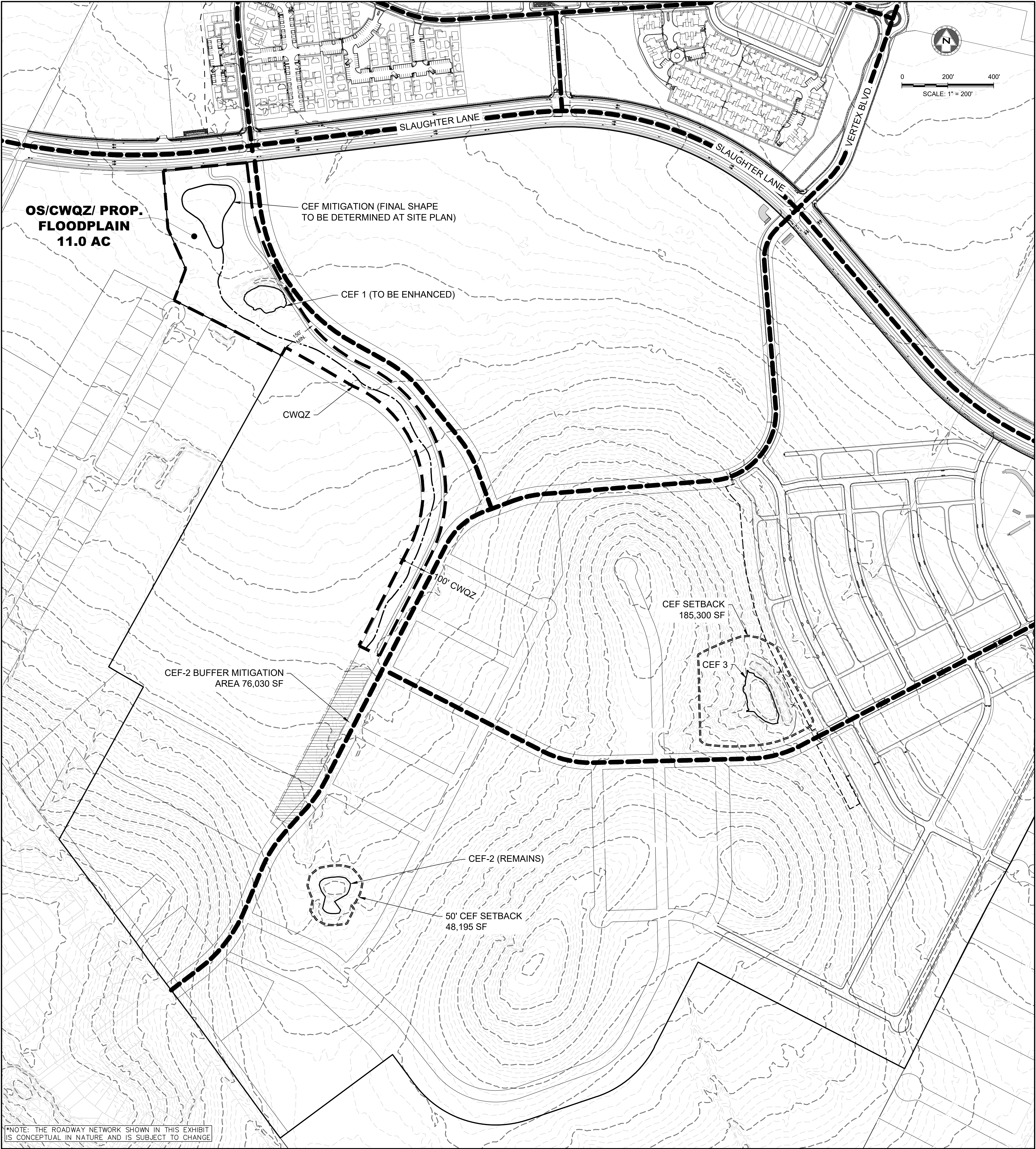


Environmental Summary:

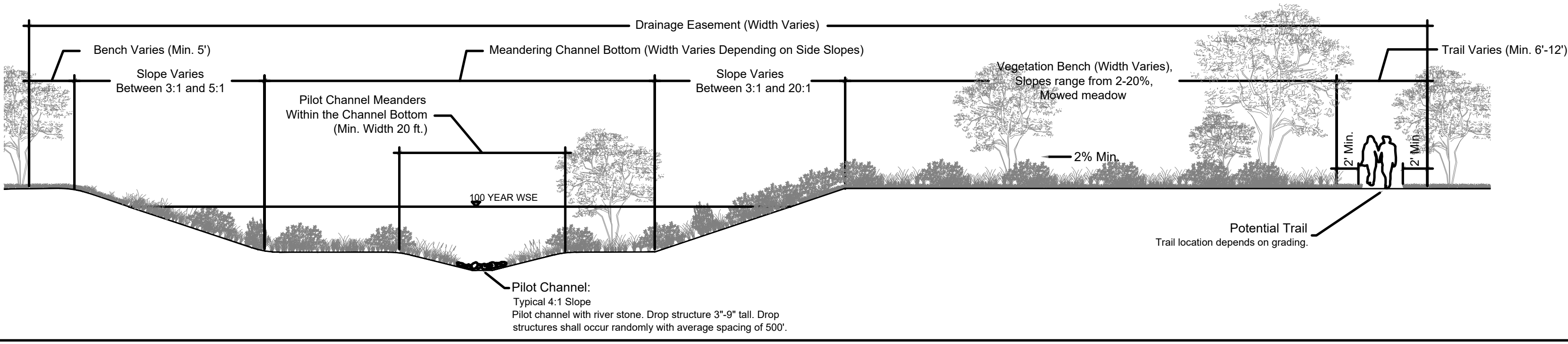
Contour Interval: 2 ft
Topography Source: LIDAR
100 year floodplain source: LandDev Consulting, LLC

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

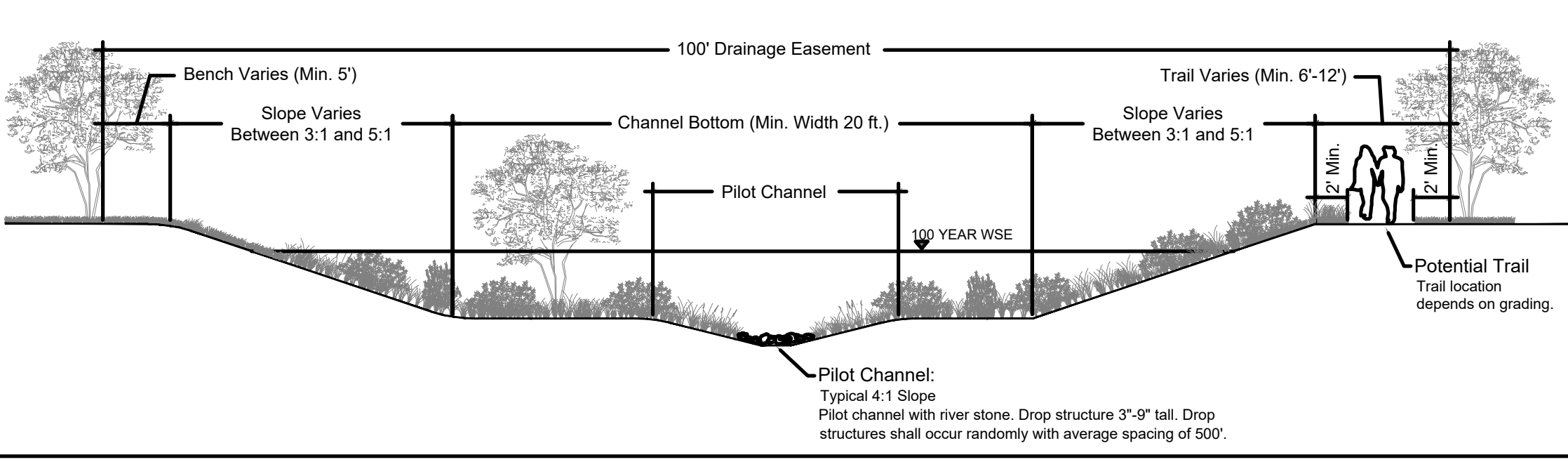




UNCONSTRAINED CHANNEL DIAGRAM > 100' CWQZ CEF MITIGATION OR DRAINAGE EASEMENT AREA - TYPICAL SECTION



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



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

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

LEGEND

— — — PROPOSED CWQZ / FLOODPLAIN

— — — MEANDERING CHANNEL FLOWLINE

— — — TRAIL ALIGNMENT (ALIGNMENT MAY VARY)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

GOODNIGHT RANCH PUD

SITE DEVELOPMENT REGULATIONS, EXHIBIT “F”

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

Notes

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

GOODNIGHT RANCH PUD

SITE DEVELOPMENT REGULATIONS, EXHIBIT “F”

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

Notes

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

GOODNIGHT RANCH PUD

SITE DEVELOPMENT REGULATIONS, EXHIBIT “F”

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

Notes

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

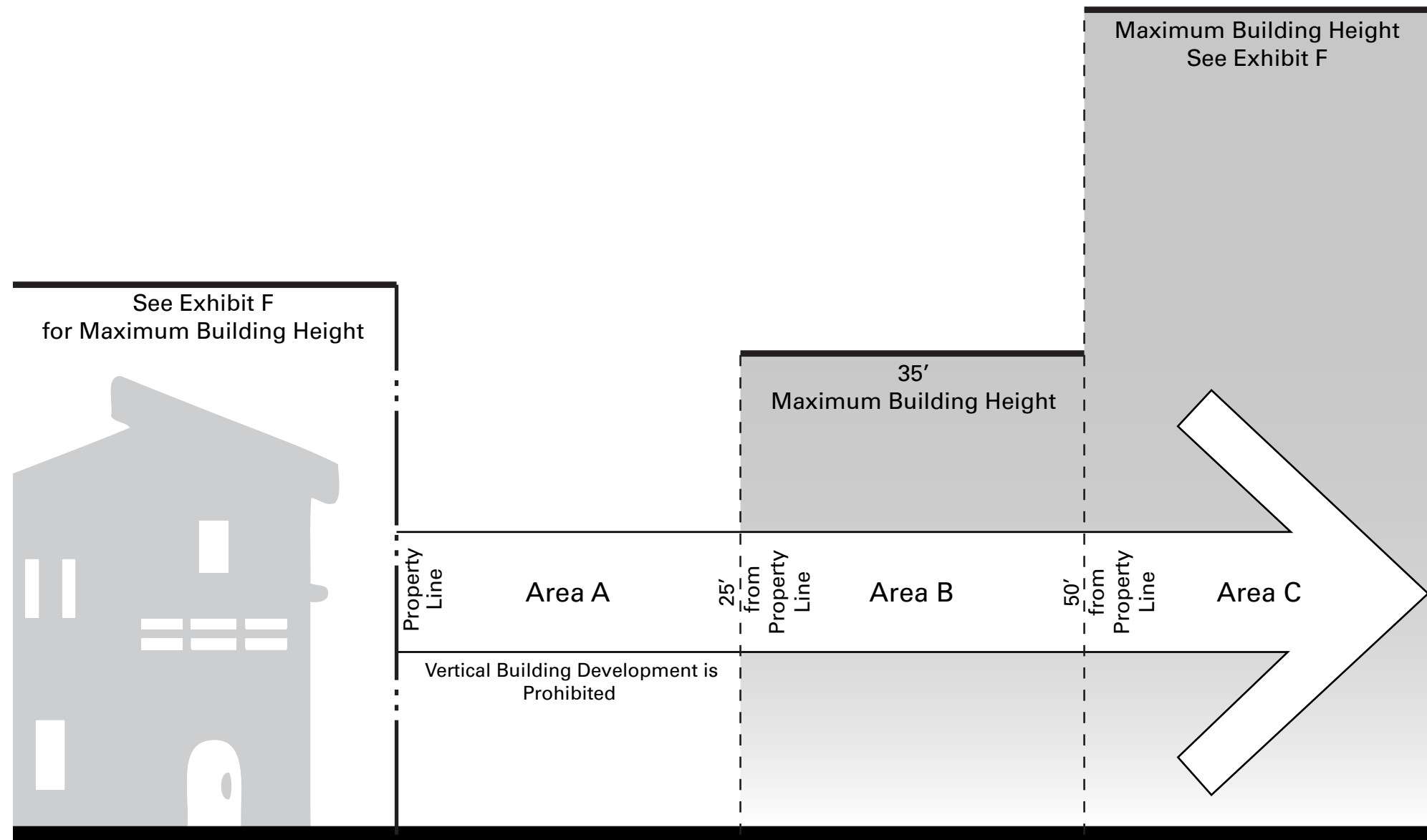
GOODNIGHT RANCH PUD

SITE DEVELOPMENT REGULATIONS, EXHIBIT “F”

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

Notes

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



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

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

Area A:

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

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

Area B:

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

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

Area C:

Allowable uses beyond 50' from property line:

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

NOTES:

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

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



**Goodnight Ranch
PUD**

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

Austin, Texas
July 25, 2019

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

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

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

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

Notes:

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

GOODNIGHT RANCH PUD

STREET CROSS SECTION TABLE

Exhibit ~~H~~ **I**

(See following street sections for additional requirements)

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

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

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

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

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

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

Goodnight Ranch PUD

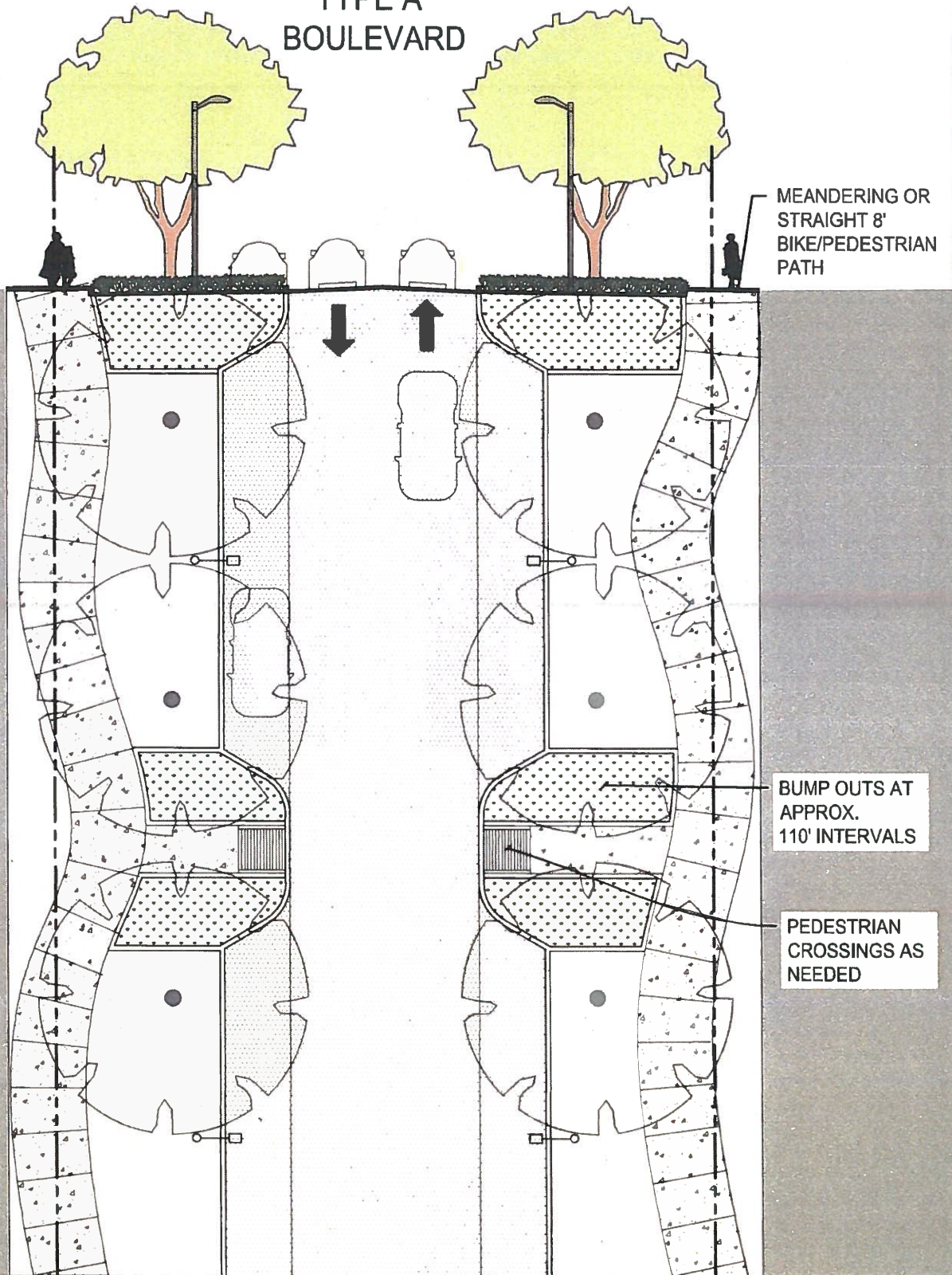
~~February 28, 2006~~

July 25, 2019

~~C814-04-0187 SH~~

C814-04-0187.02 SH

TYPE A BOULEVARD



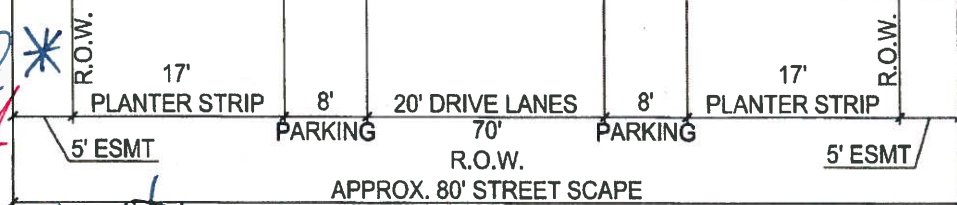
MEANDERING OR
STRAIGHT 8'
BIKE/PEDESTRIAN
PATH

BUMP OUTS AT
APPROX.
110' INTERVALS

PEDESTRIAN
CROSSINGS AS
NEEDED

APPROVED:

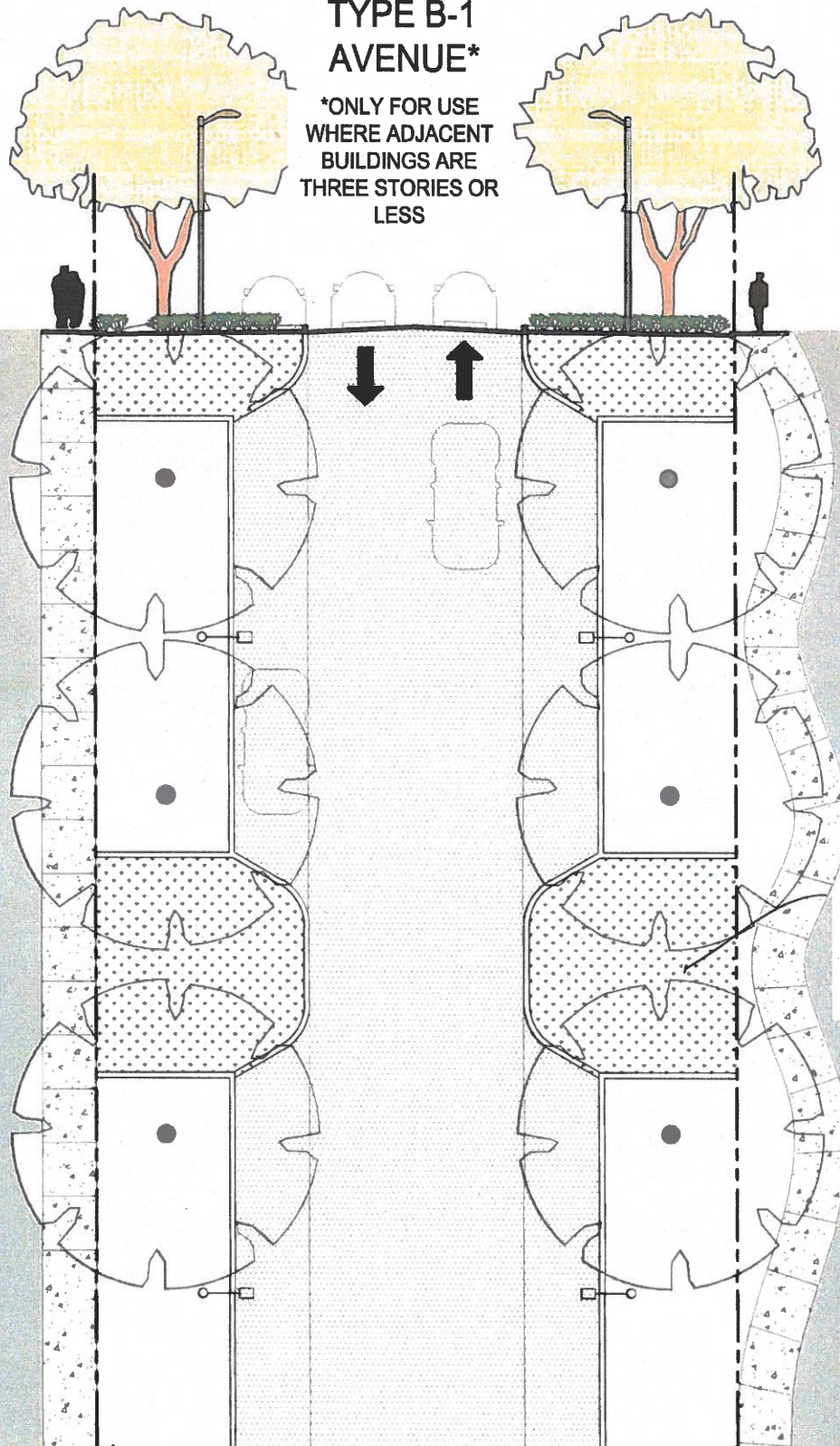
AFD *[Signature]*
ATD *[Signature]*



w/ comments
SEE Type E

TYPE B-1 AVENUE*

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



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

APPROVED:

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

5' ESMT
SIDE
WALK

R.O.W.

MIN. 13'
PLANTER
STRIP

7'

20' DRIVE LANES

60'
R.O.W.

7'

PARKING

MIN. 13'

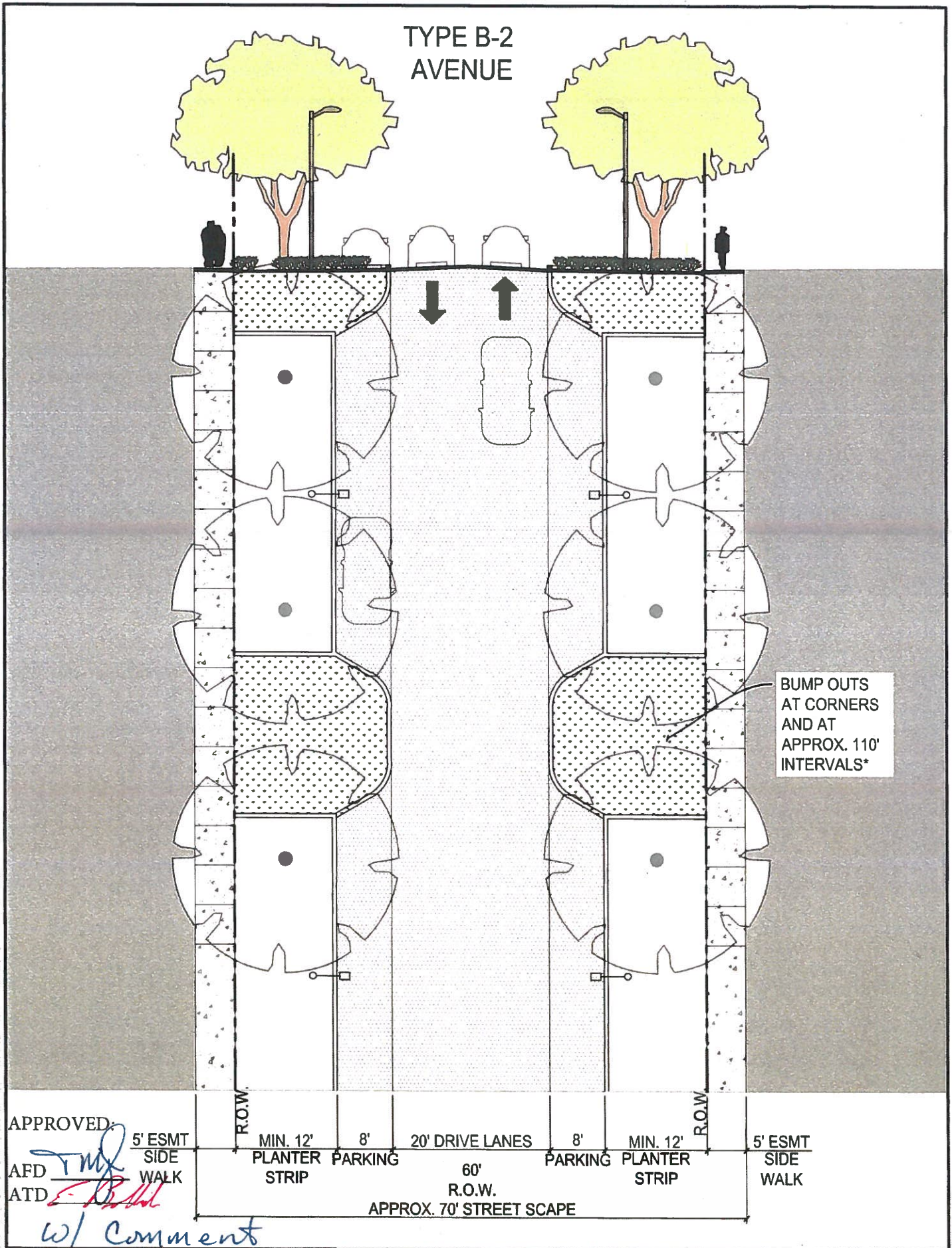
PLANTER
STRIP

R.O.W.

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

APPROX. 70' STREET SCAPE

TYPE B-2 AVENUE



W/ Comment
see type E

TYPE C RESIDENTIAL STREET

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

MIN. 20' CLEAR

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

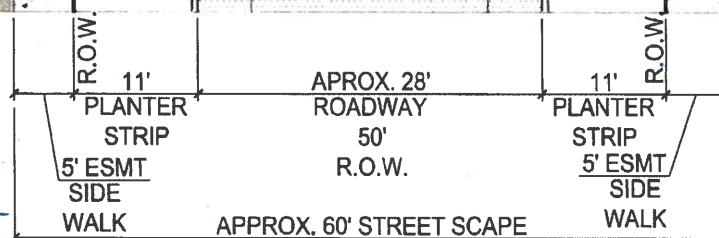
- AT APPROXIMATELY 110' INTERVALS OR IN CONTEXT WITH OTHER IMPROVEMENTS.
- OPPOSING DRIVEWAYS AND INTERSECTIONS ARE FAAZ'S.
- PARKING ON ONE SIDE OF STREET ONLY.

APPROVED:

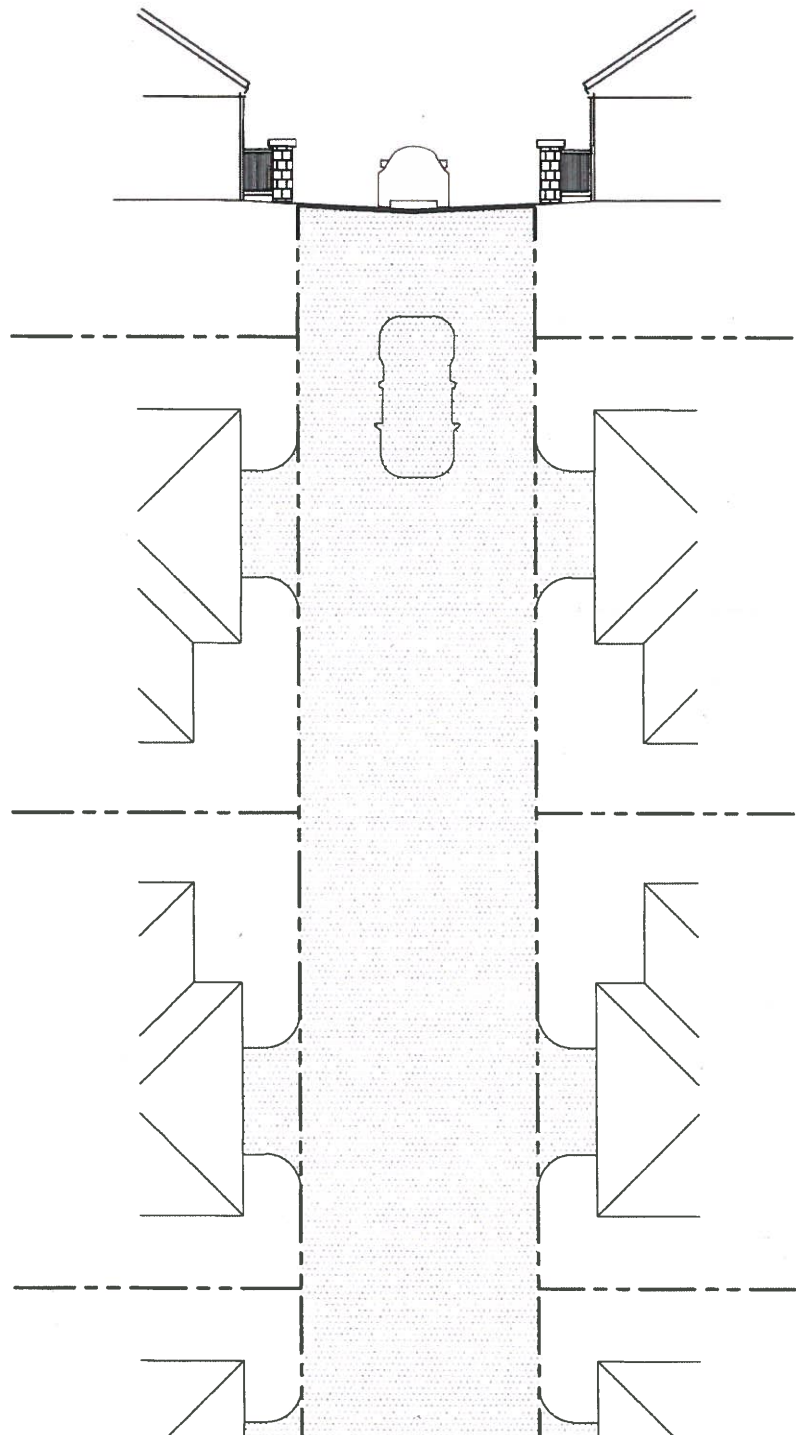
AFD

ATD

*W/Comment
see type E*



TYPE D
20' ALLEY



APPROVED:

AFD *TML*
ATD *[Signature]*

REAR YARD
SETBACK
VARIES

R.O.W.

20' DRIVE
LANE
(PARKING NOT
PERMITTED)

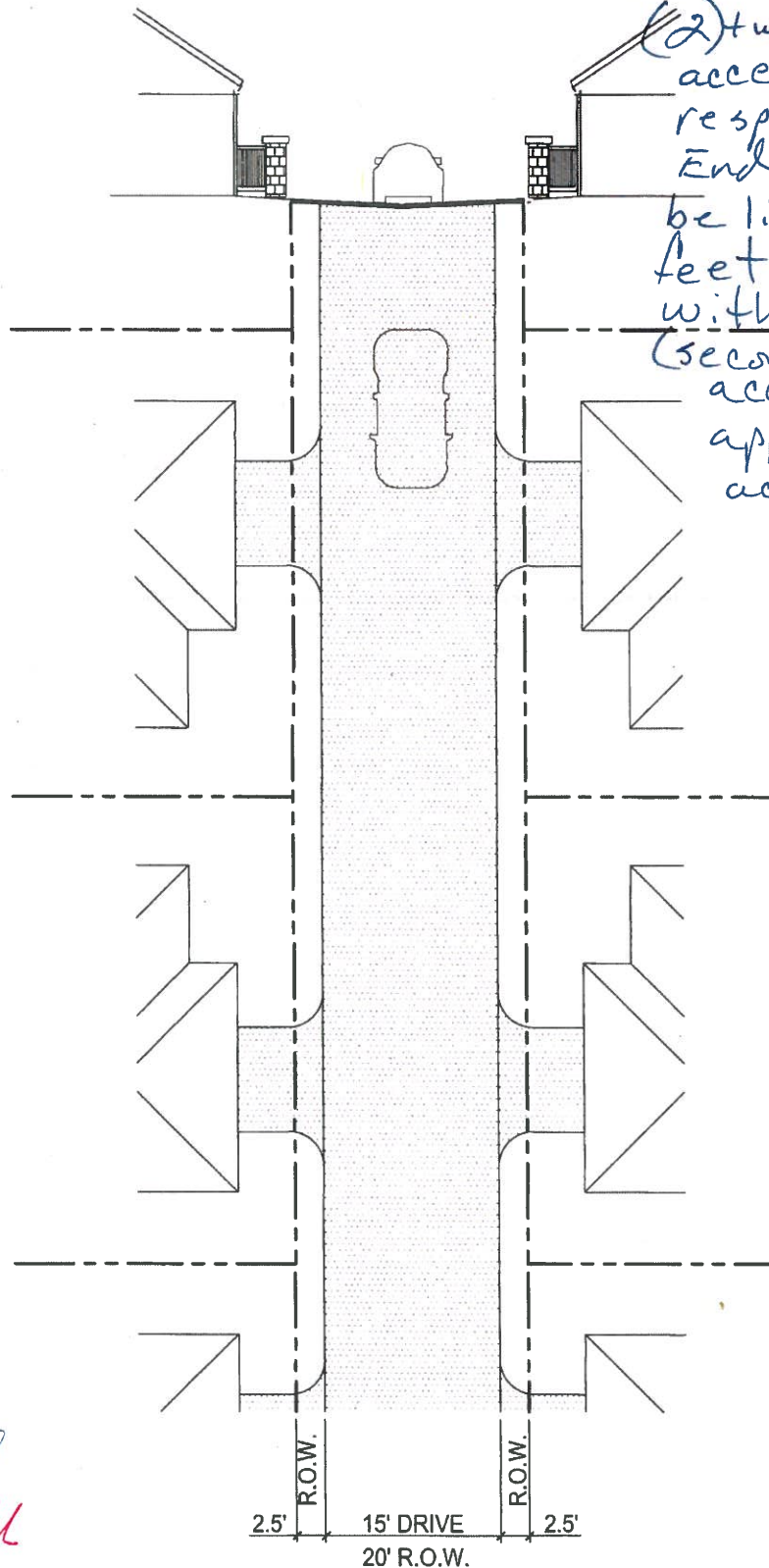
R.O.W.

REAR YARD
SETBACK
VARIES

*w/ comment
see type E*

TYPE E 15' ALLEY

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



APPROVED:

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

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

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

w/ comment *

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

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

PARKING

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

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

Goodnight Ranch PUD

February 28, 2006

Revised April 08, 2019

C814.04.0187-SH

C814.04.0187.02 SH

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

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

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

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

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