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MEMORANDUM

TO: Members of the Planning Commission

FROM: David Wahlgren, Subdivision Review

DATE: April 26, 2011

SUBJECT: Creation of a Road District relating to the Northwoods Road District No. 1 (Related to Cases C8-07-0043.01.1A and C8-07-0043.01.2A on this agenda)

Recommendation: To recommend the approval, to the City Manager and City Council, for the Creation of a Road District relating to the Northwoods Road District No. 1 in Williamson County, Texas.

The applicant is requesting the approval of the Northwoods Road District No. 1. The applicant has submitted a request (see attached letter dated February 25, 2011) for a road district to be located in northwest Austin (north of Hwy 620 and east of Hwy 183) on a portion of the site known as the Leander Rehabilitation Site PUD. The City review and approval of the roadway are nearly identical to a non-Road District roadway with the exception that the applicant may be able to be reimbursed by the District for the construction of the roadway in the future after the construction is complete.

The roadway itself (Staked Plains Drive) is a needed collector street which will provide additional north/south access. At this time only Parmer Lane and Hwy 183 move traffic north/south in this area. The road will help allow access from Avery Ranch Blvd. to Hwy 620, and will allow much faster access to the Capital Metro Lakeline Station site than can be achieved at this time.

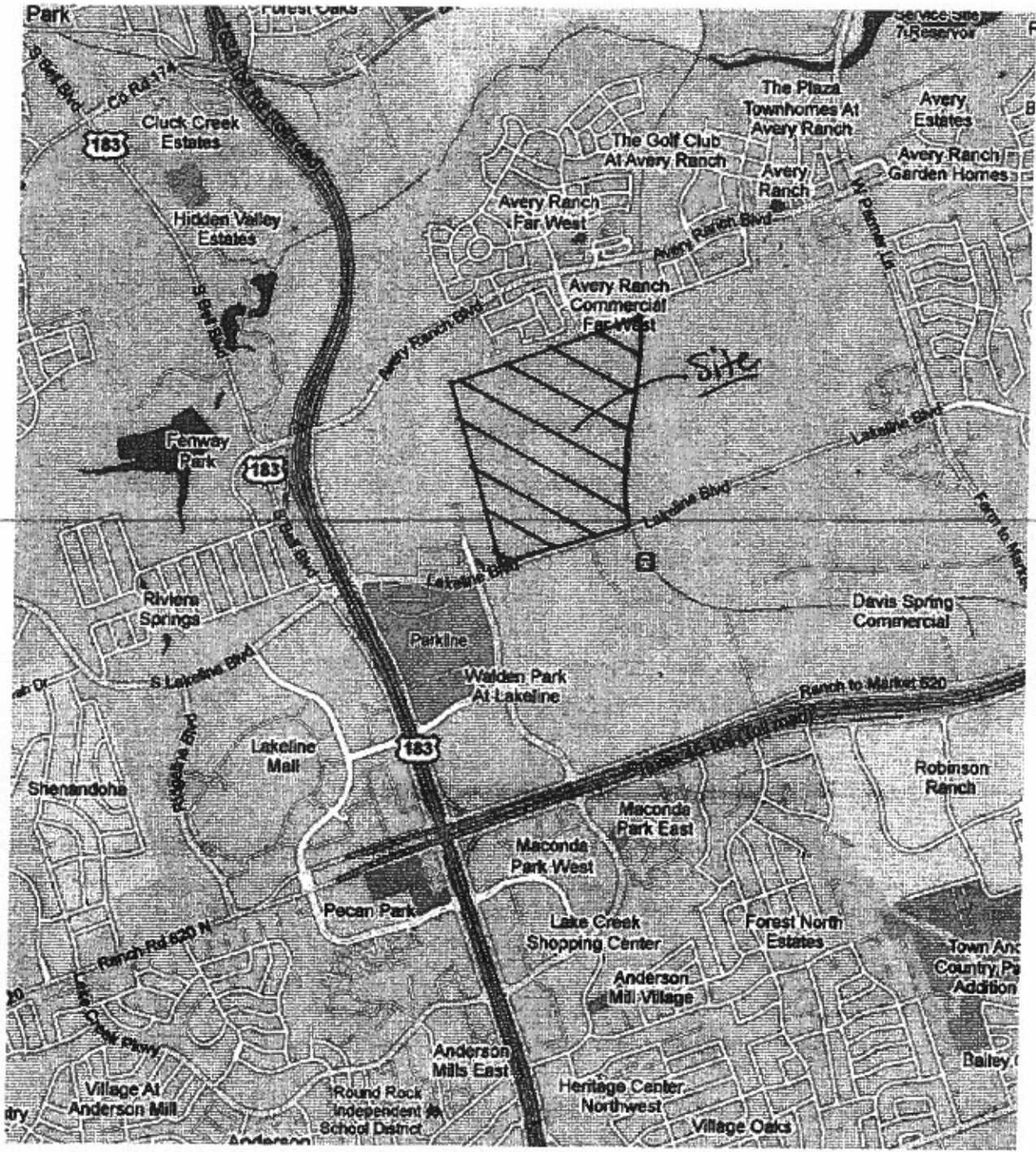
The final plats for portions of Staked Plains Drive is on this agenda in the form of two plats, Cases C8-07-0043.01.1A and C8-07-0043.01.2A. It should be noted that the Urban Transportation Commission, the Planning Commission, and Environmental Board are all required to make a recommendation to the City Manager and City Council regarding this issue.

Staff recommends that the Commission recommend the approval, to the City Manager and City Council, for the creation of a Road District know as Northwoods Road District No. 1 in Williamson County Texas for the following reasons:

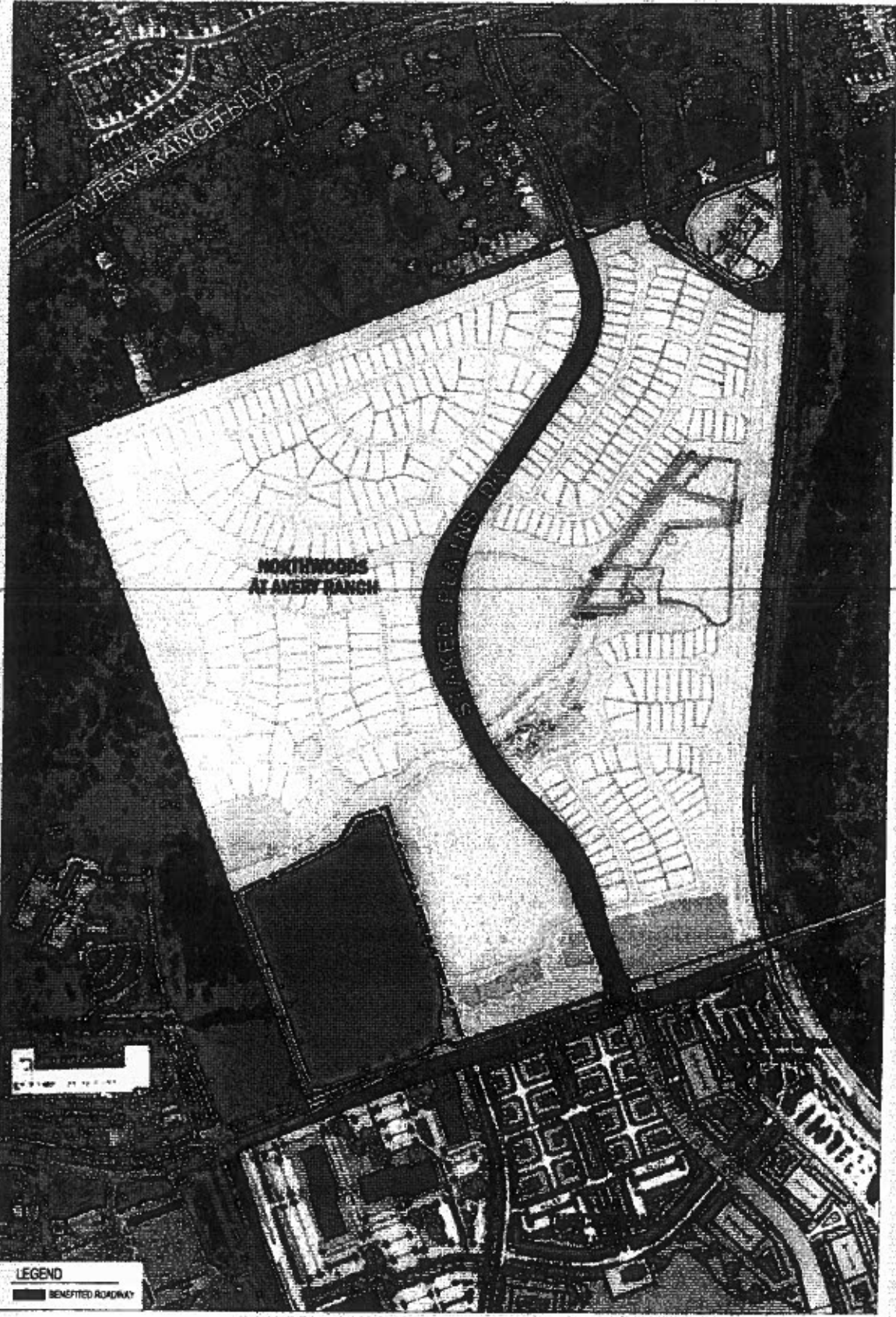
- The roadway will benefit the City of Austin, and is a needed north/south arterial providing traffic relief to the area, as well as better access to the Captial Metro Rail Lakeline Station and Emergency services.
- Approval of the District will not have a negative impact on the health, safety, or welfare of the community.

If you have any further questions or required additional information, please contact me at 974-6455.
david.wahlgren@ci.austin.tx.us

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LEGEND
 ■ BENEFITED ROADWAY



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NORTHWOODS COUNTY ROAD DISTRICT
NORTHWOODS at AVERY RANCH
 AUSTIN, TEXAS

North
 Scale: 1" = 400'
 Date: October 3, 2010

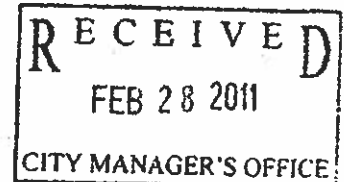
SWRT FILE 1: User: austin@secplanning.com Date: 10/03/10 10:04 AM
 This mapping compiled from base aviation information. All map data should be considered as preliminary, in need of verification, and subject to change. This final plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.



JACKSON WALKER L.L.P.
ATTORNEYS & COUNSELORS

C5/A

Timothy C. Taylor
Partner
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February 25, 2011

Mr. Marc Ott
City Manager
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Northwoods Road District No. 1

Dear Mr. Ott:

This law firm represents Northwoods Avery Ranch, LLC ("*Owner*"). ~~Owner is the owner of approximately 181.954 acres of land, more or less, in the City of Austin, Travis County, Texas.~~ Owner intends to create a road district (the "*District*") under the terms and provisions of Article III, Section 52 of the Constitution of Texas and Chapter 257 of the Texas Transportation Code and Subchapter B of Chapter 1471 of the Texas Government Code.

This letter serves as formal notice, under Section 25-6-622 of the City of Austin Code, of Owner's intent to file with the City of Austin a Petition for Consent to the Creation of a Road District thirty (30) days from the date hereof.

The District is a real estate development project known as Northwoods at Avery Ranch. There are active cases (under the name "Avery Station") being processed with the City of Austin. The information concerning those subdivisions is on the enclosed document entitled "Northwoods - Avery Station". Additional information and a conceptual plan showing the benefited roads is also enclosed.

We look forward to working with you and City staff on this matter.

Please call me if you have any questions or comments.

Very truly yours,


Timothy C. Taylor

138200.00001

SENT BY CERTIFIED MAIL,
RETURN RECEIPT REQUESTED
AND COPY BY E-MAIL

100 Congress Avenue, Suite 1100 • Austin, Texas 78701 • (512) 236-2000 • fax (512) 236-2002

Mr. Marc Ott
City of Austin
February 25, 2011
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c: Gregory Miller, Esq.
City of Austin Law Department

Northwoods Avery Ranch, LLC
Attn: Mr. Glenn Aaronson

Mr. Todd Janssen
Mr. Gary L. Newman

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NORTHWOODS - AVERY STATION

NORTHWOODS ROAD DISTRICT NO. 1

Avery Station Section IB, Phase 1 (Staked Plains Drive, Phase 1)

Subdivision – C8-07-0043.01.1A

Construction Plans – C8-07-0043.01.1B

Avery Station Section IB, Phase 2 (Staked Plains Drive, Phase 2)

Subdivision – C8-07-0043.01.2A

Construction Plans – C8-07-0043.01.2B

Case Manager for both Subdivisions:

David Wahlgren

Watershed Protection and Development Review

Land Use Review

505 Barton Springs Road, 4th Floor

Austin, TX 78704

512-974-6455

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