

Resolution Concerning Steiner Ranch Development Agreement

WHEREAS, T.H.L. Ranch, Ltd., Taylor Woodrow Communities/Steiner Ranch, Ltd, et al., the owners of Steiner Ranch development ("Steiner Ranch") are working with the City of Austin to reach an agreement for the development of approximately 4,200 acres of land within the City of Austin's extraterritorial jurisdiction (the development agreement); and

WHEREAS, the Parks and Recreation Board has reviewed the 19-paragraph summary "Proposal for Settlement and Development Agreement" presented by City Attorney Andy Martin and representatives of the developer considering only the portions relating to parkland and the BCP preserves and makes no recommendation with regard to other portions of the agreement; and

WHEREAS, portions of the development agreement concern compliance with the City of Austin's Parkland Dedication Ordinance; and

WHEREAS, the owners of the Steiner Ranch development will enter into a conservation easement agreement with Travis County for purposes of establishing an 819 acre preserve within Steiner Ranch development that will be part of the Balcones Canyonlands Preserve (BCP) system and administered by Travis County; and

WHEREAS, both the preserve to be administered by Travis County created by the conservation easement and other lands within the Steiner Ranch development are immediately adjacent to the City of Austin's Cortana tract, a BCP tract administered by the City of Austin,

WHEREAS, without addressing the merits of the conservation easement agreement between the Steiner Ranch owners and Travis County, there are different and potentially incompatible standards of use for the preserve created by the conservation easement agreement with Travis County and the Cortana tract preserve;

NOW, THEREFORE, BE IT RESOLVED, that the Parks and Recreation Board recommends that the Austin City Council move forward with further negotiations to finalize the Steiner Ranch development agreement only under the following circumstances related to parkland and preserve lands:

- That the dedication of land for a conservation easement to be held by Travis County shall not be used to satisfy 50% of the required parkland dedication required by the City of Austin's Parkland Dedication Ordinance in Steiner Ranch but the owners of Steiner Ranch shall work with Parks and Recreation Department planning staff to reach an agreement for satisfaction of the parkland dedication ordinance;

- That the owners of Steiner Ranch shall pay for fencing to be placed between the Steiner Ranch property, including the preserve to be administered by Travis County created by the conservation easement, and the City of Austin's Cortana tract, based upon negotiations between the owners of Steiner Ranch and the Manager of the City of Austin Balcones Canyonlands Preserve, Austin Parks and Recreation Department and said fencing shall be acceptable to the City of Austin's BCP Manager;
- That the conservation easement agreement between the owners of the Steiner Ranch and Travis County will be referred to and considered by the Balcones Canyonlands Conservation Plan's Science Advisory Committee for its review and recommendation prior to the finalization of the Steiner Ranch development agreement; and
- That the first sentence of item 17 of the 19-paragraph summary "Proposal for Settlement and Development Agreement" be modified to add the following underlined language: Steiner Ranch will establish an Integrated Pest Management (IPM) program and a homeowner education program addressing water quality protection, the sensitive nature of Balcones Canyonlands Preserve lands and the species of concern that depend on these lands, the requirements of the section 10(a) permit issued to the City of Austin and Travis County pursuant to the Endangered Species Act, the need to restore and re-vegetate the lands and to manage wildlife on the lands, including deer and feral hog populations. Educational programs concerning the preserve shall be ongoing and personnel from Travis County and the City of Austin BCP staff shall be invited to be presenters. In addition, Steiner Ranch will work with Travis County Natural Resources Division staff to help promote volunteer activities within the preserve, as determined to be appropriate by Travis County Natural Resources staff, to help restore and maintain the integrity of the preserve.

Proposal for Settlement and Development Agreement

The owners of the Steiner Ranch propose the following as a term sheet to lay out substantive areas of agreement and to resolve all current claims and disputes between the owners and the City of Austin relating to the development of Steiner Ranch:

1. This proposal applies to the approximately 4,200 acres of land in the Steiner Ranch development ("Steiner Ranch") owned by T.H.L. Ranch, Ltd., Taylor Woodrow Communities/Steiner Ranch, Ltd., et al (collectively referred to as "Steiner Ranch Owners"), as identified on the attached map.
2. Development of the Steiner Ranch will comply with all applicable provisions of the Austin City Code in existence on the effective date of this proposed agreement, except to the extent the agreement specifically establishes an alternative method of compliance. Future development of Steiner Ranch pursuant to this agreement shall be deemed to be development of a single project initiated on the effective date of this proposed agreement for purposes of Chapter 245 of the Local Government Code.
3. The owners of Steiner Ranch agree that the maximum impervious cover that may be developed in Steiner Ranch is the amount of impervious cover that could be built under current city regulations in effect on the effective date of this proposed agreement. Development of a single family tract within Steiner Ranch may exceed applicable density restrictions (up to a maximum of seven units per acre) with a maximum impervious cover of 45%. Development of a non-single family tract may exceed applicable impervious cover limits (up to a maximum of 40% of impervious cover of the net site area of the tract) that otherwise apply to the tract. As long as runoff from future phases of Quinlan Park Road is captured and treated, water quality controls will not be required for preliminary plats which do not propose to exceed 25% impervious cover on a net site basis. (Future phases meaning Phases 3, 4 and 5.) **The total number of single-family residential units and the amount of impervious cover used for commercial and multi-family development shall not exceed what is authorized by existing city regulations. In addition, the total amount of development at Steiner Ranch will not exceed the amount of development that could be accomplished without city wastewater service as calculated using mutually agreed upon assumptions for wastewater application rates (see paragraph 7). Steiner Ranch and the City acknowledge that with anticipated development, approximately 1.2 MGD of effluent can be disposed of on Steiner Ranch absent city wastewater service.**

4. Subject to compliance with criteria established by the final agreement, city staff shall have the authority to grant an administrative variance or waiver from the code requirements that otherwise regulate:
 - A. cut and fill of eight feet or less;
 - B. construction of roadways, driveways, and buildings on slopes in excess of 35%; or
 - C. on a drainage area basis, the use of storm sewer outfalls with energy/velocity dissipaters and spreader berms/weirs at outfalls as a means of complying with two-year detention requirements.
5. Upon presentation to the City of a letter from the provider of fire protection and emergency medical services stating no objection, the City shall grant waivers to the code requirements that otherwise regulate:
 - A. single access roadways; or
 - B. block length in excess of 1,200 feet.
6. Steiner Ranch shall be granted waivers or variances if requested from code, rule criteria, or regulations which otherwise regulate:
 - A. sidewalks on only one side of a street;
 - B. inclusion of bluffs and rimrocks (CEF's) within a lot platted and intended for private ownership with covenants prohibiting construction of homes within 50 feet of the CEF's; or
 - C. posting a letter of credit, a bond, or cash to secure the developer's obligation to construct subdivision infrastructure. Specifically, fiscal shall be posted with the City to secure erosion controls and re-vegetation only; all other fiscal shall be posted with Travis County in accordance with the County's practices.
7. Section 25-8-361(c) (Wastewater Irrigation Restrictions) of the Land Development Code shall not apply to Steiner Ranch. *[City staff is proposing language that will address this issue. Once the language is made available to Steiner Ranch, it will be reviewed and commented on and the intent is to include it in the final agreement.]*

8. Development in Steiner Ranch will be designed and intended to provide housing, services, and employment for the existing and future residents of Steiner Ranch, as opposed to uses designed and intended to primarily serve people who do not live in Steiner Ranch. The following caps apply to the respective uses:

USE	CAP
Single-Family Residential	3,000 units maximum
Retail	500,000 rentable SF maximum
Multi-Family	2,000 units maximum
All Other Uses	3,000,000 rentable SF maximum

- A. No retail use building constructed on Steiner Ranch will have over 150,000 square feet of rentable floor area. Moreover, no single retail occupant (or a group of two or more affiliated occupants) may occupy more than 100,000 square feet of rentable floor area in any structure. Retail structures on two or more contiguous parcels shall be treated as one structure for the purpose of this restriction if there are three drive lanes on such parcels that allow traffic flow between the parcels, if there is common parking serving such structures, or if the structures are situated, or generally operated, in a manner which creates the appearance that the same are operated as a single integrated project. This restriction shall not prohibit the construction of a town center concept which includes a mix of uses connected by walkways or drives.
- B. No office building will exceed 250,000 rentable square feet or exceed five stories.
9. Any golf course in Steiner Ranch will be managed and operated in accordance with a golf course management plan reviewed and approved by appropriate City staff. *[A golf course permit and related management plan have been previously reviewed and approved by the City. The City shall review the previously approved management plan and will provide Steiner Ranch with additional comments as part of this agreement. The intent is to include a revised management plan in the final agreement.]*

10. No property within Steiner Ranch will be included in any application for a "10-A" permit under the U.S. Endangered Species Act, so long as the authorization provided by participation in the BCCP is effective.
11. Steiner Ranch will continue to participate in the Balcones Canyonland Conservation Plan ("BCCP") by donating conservation easements for 819 acres of habitat preserve and by making additional financial contributions to BCCP pursuant to a proposed agreement approved by the U.S. Fish and Wildlife Service.
12. The City Manager is authorized, but not obligated, to waive any provision of this Agreement or of the Austin City Code that directly and specifically conflicts with a regulation, recommendation, restriction, requirement, or condition imposed by the U.S. Fish & Wildlife Service or the BCCP regional permit, as certified in writing by the U.S. Fish & Wildlife Service.
13. The City will make wastewater service available through the West Bull Creek Interceptor to Steiner Ranch through a wholesale contract with WCID No. 17 or Steiner Utility Company. All facilities needed to extend wastewater service to Steiner Ranch will be constructed at no cost to the City. The City will authorize Steiner Ranch Owners to use existing wastewater utility easements and rights-of-way for the extension of wastewater facilities. All infrastructure necessary to extend service will be designed and built to City and State standards pursuant to City of Austin permits.
14. After wastewater service is available from the City and all infrastructure and agreements are in place to provide the service, overflow effluent from a treatment plant serving Steiner Ranch that is not used to irrigate a golf course in a manner and amounts consistent with the golf course management plan established under paragraph 9 of this proposal. Steiner Ranch may irrigate other greenspace approved by the City, will be diverted to the City's wastewater system and may not be used or discharged for any other purpose.
15. The Steiner Ranch Owners will pay to the City \$100 per residential unit (i) finally platted with approved construction plans or (ii) approved through a site plan and site development permit after the effective date of this proposed agreement, to be used by the City exclusively for the purpose of facilitating development of housing that is affordable to low- and moderate-income persons. The Steiner Ranch Owners will explore possibilities to provide affordable housing within Steiner Ranch that meets the City's SMART housing objectives.

16. Land otherwise required by City ordinance to be dedicated for parks will be dedicated to the Steiner Ranch Homeowners Association, with a restriction enforceable by the City to prohibit any use of that land for other than park and recreational uses. Dedication of land for preserves shall satisfy 50% of the required parkland dedication in Steiner Ranch.
17. Steiner Ranch will establish an Integrated Pest Management (IPM) program and a homeowner education program addressing water quality protection. It is intended that the IPM shall be included in the final agreement and may include provisions similar to those previously used in the City and other jurisdictions.
18. Steiner Ranch Owners agree to convey a conservation easement to the City so that all development restrictions included in a final settlement agreement are enforceable by the City as a property right.
19. Private streets and gated communities will be allowed in Steiner Ranch.

CIRCLE C HOMEOWNERS ASSOCIATION, INC.
THE CASTLE • 1111 WEST 11TH STREET • AUSTIN, TEXAS 78703 • (512) 480-9821

October 3, 2000

Parks and Recreation Department
c/o Parks Board
200 South Lamar
Austin, Texas 78704

Via Hand Delivery

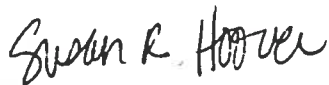
Dear Parks Board,

The Circle C Homeowners Association will be happy to adopt the Slaughter Creek Metropolitan Park as one of the major projects of the Association. A resolution by the Board of Directors will be adopted simultaneously as the name of the park is changed to Circle C Metropolitan Park on Slaughter Creek.

We currently have a Parks Advisory Committee that includes representatives from the Association who have interests in all aspects of the park including soccer, the Veloway, hike and bike trails, community use, volunteerism, park improvements and enhancements, etc.

Please let us know if there is any special paperwork or anything else you would require at this point. We are looking forward to a long term and very positive relationship with the Parks and Recreation Department and the Parks Board. Thank you for all of your assistance.

Sincerely,



Susan R. Hoover
Secretary/Treasurer
on behalf of the Circle C Homeowners Association



CIRCLE C RANCH

Haines, Dina

From: Mike Librik [mlibrik@earthlink.net]
Sent: Wednesday, October 04, 2000 8:30 AM
To: rosemarycastleberry@austin.rr.com; Haines, Dina
Subject: Resolution to Settle the Dust in Austin Parks

Below is an action item for the upcoming Parks Board meeting. Please place it on the agenda.

Resolution to Settle the Dust in Austin Parks

WHEREAS Austin's climate is characterized by frequent dry spells and periods of drought, and

WHEREAS Austin's hike and bike trails become very dusty during dry spells, and

WHEREAS the wind carries dust from dry hike and bike trails into adjacent creeks and river, and

WHEREAS silt from the hike and bike trails affects the well-being of animals and plants that live in the creeks and river, and

WHEREAS dust carried by the wind blows into the faces of trail users, filling their eyes and noses with dust and possibly affecting their health, and

WHEREAS cars parked on the grass in Austin parks wear away the grass and leave dry soil exposed, to be blown by the wind into the air,

THEREFORE BE IT RESOLVED that the Austin Parks and Recreation Board recommends: (i) that water be sprinkled on the hike and bike trails at intervals of once every few weeks during periods of drought, to prevent the dust from blowing into the air and water; (ii) that motorists not be permitted to park cars on the grass in Austin parks; and (iii) that the dusty areas already created by parked cars be watered during dry spells, so that the grass can grow again.

- Bud. /water trucks
Special Events need parking /enforcement
- Bud. /irrig. sys.

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Amy Babich
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Parks Board
Programs Sub-Committee Meeting Minutes
Tuesday, September 26, 2000

Present: Rocky Medrano, Robert Armistead, Lee Ramirez

Absent: Rosemary Castleberry, Mendy Marshall

Meeting called to order at 12:05 p.m.

Presentation: Lee Ramirez, a Program Specialist at Camacho shared information about the opening of the new Lorraine "Grandma" Camacho Activity Center. The center opened on Saturday, September 16.

Lee also told about all of the program and activities that will be held at the center; including mountain biking, rowing and kayaking, camping, fishing, rock climbing, hiking, traveling, tutoring, digital video production and more. The staff at Camacho is very excited about all the new activities that will be offered.

Robert shared a listing of upcoming programs. (attached)

The next meeting is scheduled for Tuesday, October 24, at noon.

Meeting was adjourned at 1:15 p.m.

Austin Parks and Recreation Department
 Programs Division
 Upcoming Programs 2000

<u>Date</u>	<u>Time</u>	<u>Event</u>	<u>Location</u>
September 28	6-8p	Rosewood Neighborhood Pancake Supper	Rosewood Recreation Center
September 29	7a-6p	C-Day Camp	Metz Recreation Center Parque Zaragoza Recreation Center Rosewood Recreation Center Givens Recreation Center Austin Recreation Center Hancock Recreation Center
September 29	10a-2p	"Older Workers Week Celebration"	Conley-Guerrero Senior Activity Center
October 1		Fall Softball League Begins	Krieg/Havins Softball Complex
October 6-8	9a-8p	Youth Taking Action for Life 3 on 3 Basketball Tournament	Givens Recreation Center
October 5	6-8p	Fall Harvest Wreath Design	Rosewood Recreation Center
October 7	8a-4p	Yard Sale	Alamo Recreation Center
October 7	11a-1p	Punt, Pass & Kick Competition	Montopolis Recreation Center
October 9	7a-6p	C-Day Camp	Parque Zaragoza Recreation Center Metz Recreation Center Rosewood Recreation Center Givens Recreation Center Austin Recreation Center Hancock Recreation Center
October 12	6:30-8:30p	Youth Harvest Fun	Rosewood Recreation Center
October 14	9:30a-2p	Girl's Liv in the Game Soccer Clinic	Martin Fields (Roving Leader)
October 7	7-10p	Parent's Night Out	Northwest Recreation Center
October 13	7-10p	Teen Night	Northwest Recreation Center
October 13	6-11p	Parents' Night Out	Hancock Recreation Center
October 14	9a-4p	World Food Day Celebration	Alamo Recreation Center
October 14	1-5p	Hill Elementary Fall Hoe Down	Northwest Recreation Center
October 14	7-10p	Halloween Dance and Carnival	South Austin Senior Activity Center
October 14-15		Summer II Post Season Tournament	Krieg/Havins Softball Complex
October 18	10a-3p	Senior Appreciation Day: Senior Nutrition	Reicher Ranch
October 20	6-11p	Parent's Night Out	Dottie Jordan Recreation Center

Austin Parks and Recreation Department
 Programs Division
 Upcoming Programs 2000

<u>Date</u>	<u>Time</u>	<u>Event</u>	<u>Location</u>
October 21	9a-12p	Chestnut Neighborhood Tree Planting	Chestnut Area (Roving Leaders)
October 21	6-8p	Harvest Festival	South Austin Recreation Center
October 21		Pet Show and Festival	McBeth Recreation Center
October 21		Metz Menudo Cookoff	Fiesta Gardens
October 21-22		Austin Invitational Flag Football Tournament	Barton/JC Fields
October 22	1-10p	Menudo Cook off & Salsa Festival	
October 26	6-8p	Halloween Pumpkin Carving Carnival	Parque Zaragoza Recreation Center
October 26	4-6p	Neighborhood Halloween Party	Metz Recreation Center
October 26	3:30-5:00p	Halloween/All Saint's Day Carnival	Rosewood Recreation Center
October 26		Halloween Social	Conley-Guerrero Senior Activity Center
October 26 & 27		Z House of Horrors	Parque Zaragoza Recreation Center
October 27	6-8p	Halloween Carnival	Alamo Recreation Center
October 27	5:30p	Fall Harvest Carnival	Dove Springs Recreation Center
October 27	6:30-8p	Nightmare on Dittmar Road	Dittmar Recreation Center
October 27	6-8p	Halloween Carnival & Trick or Treat Path	Northwest Recreation Center
October 27	6-9p	Halloween Party	Montopolis Recreation Center
October 28	7-11p	Halloween Happening	So. Salvation Army (Roving Leaders)
October 28	9a-2p	University Hill's Community Garage Sale	Dottie Jordan Recreation Center
October 28	7-10p	Parent's Night Out	Northwest Recreation Center
October 28	9a	Punt, Pass & Kick Sectionals	Barton/JC Fields
October 29	3-6p	Halloween Trail	Zilker Park
October 30	5-6p	Halloween Workshop	Parque Zaragoza Recreation Center
October 31	5-7p	Halloween Carnival	AB Cantu/Pan Am Recreation Center
October 31	6p	Teen Horror or Hope House	Givens Recreation Center
October 31		Halloween Party	Conley-Guerrero Senior Activity Center
November 2	6-8p	Thanksgiving Wreath Design	Rosewood Recreation Center