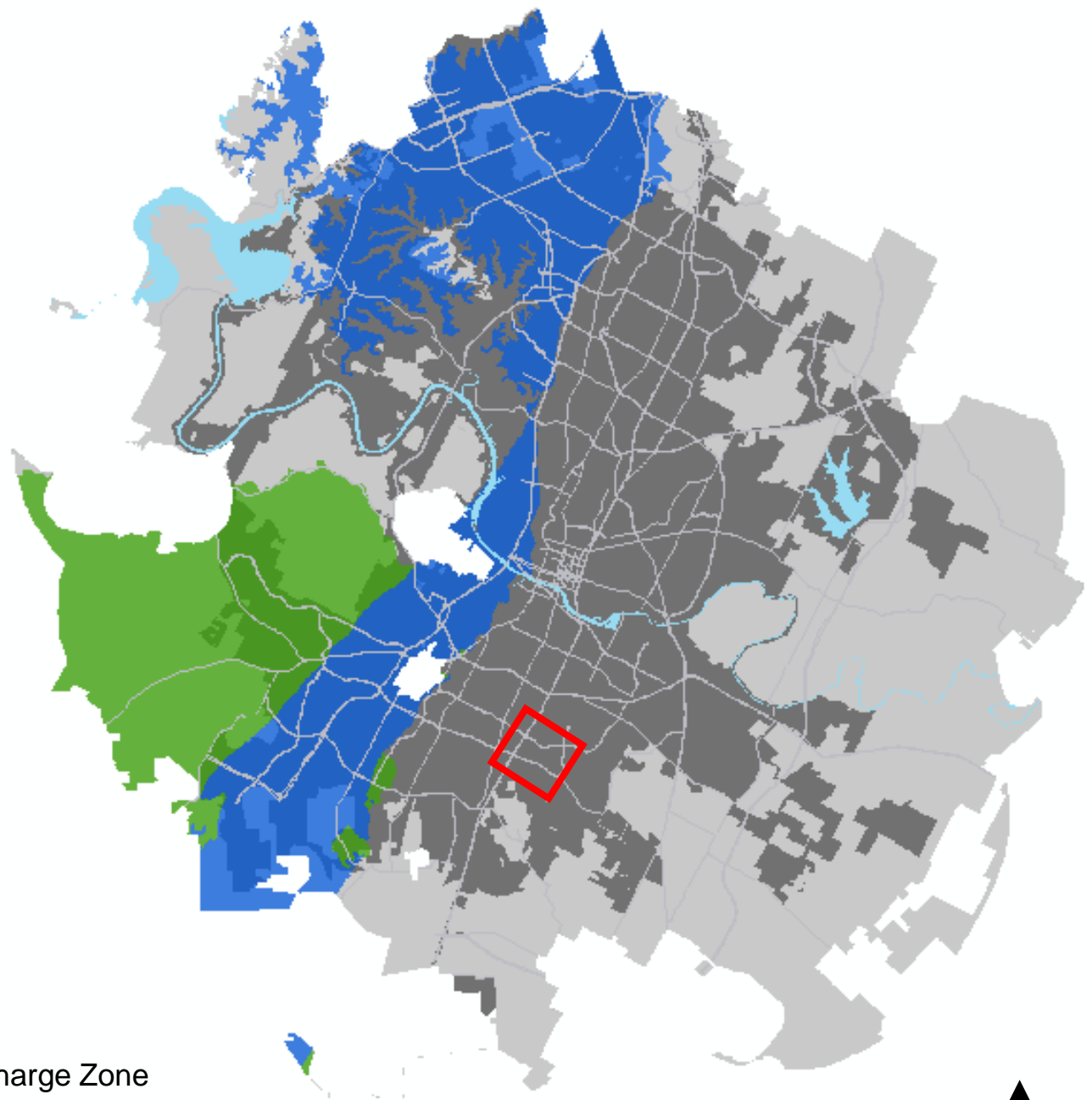







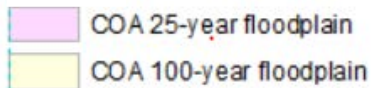
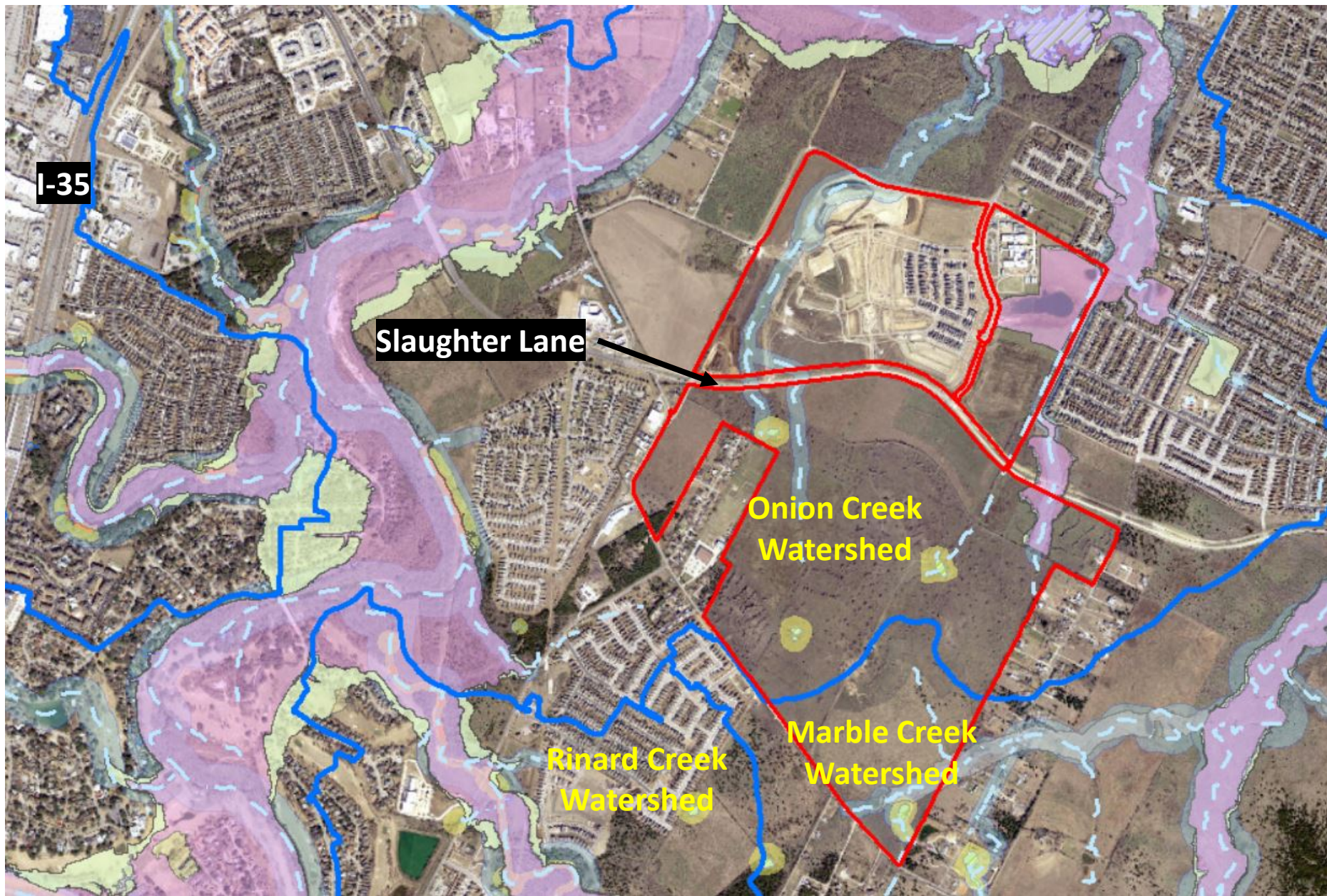
Good Night Ranch PUD

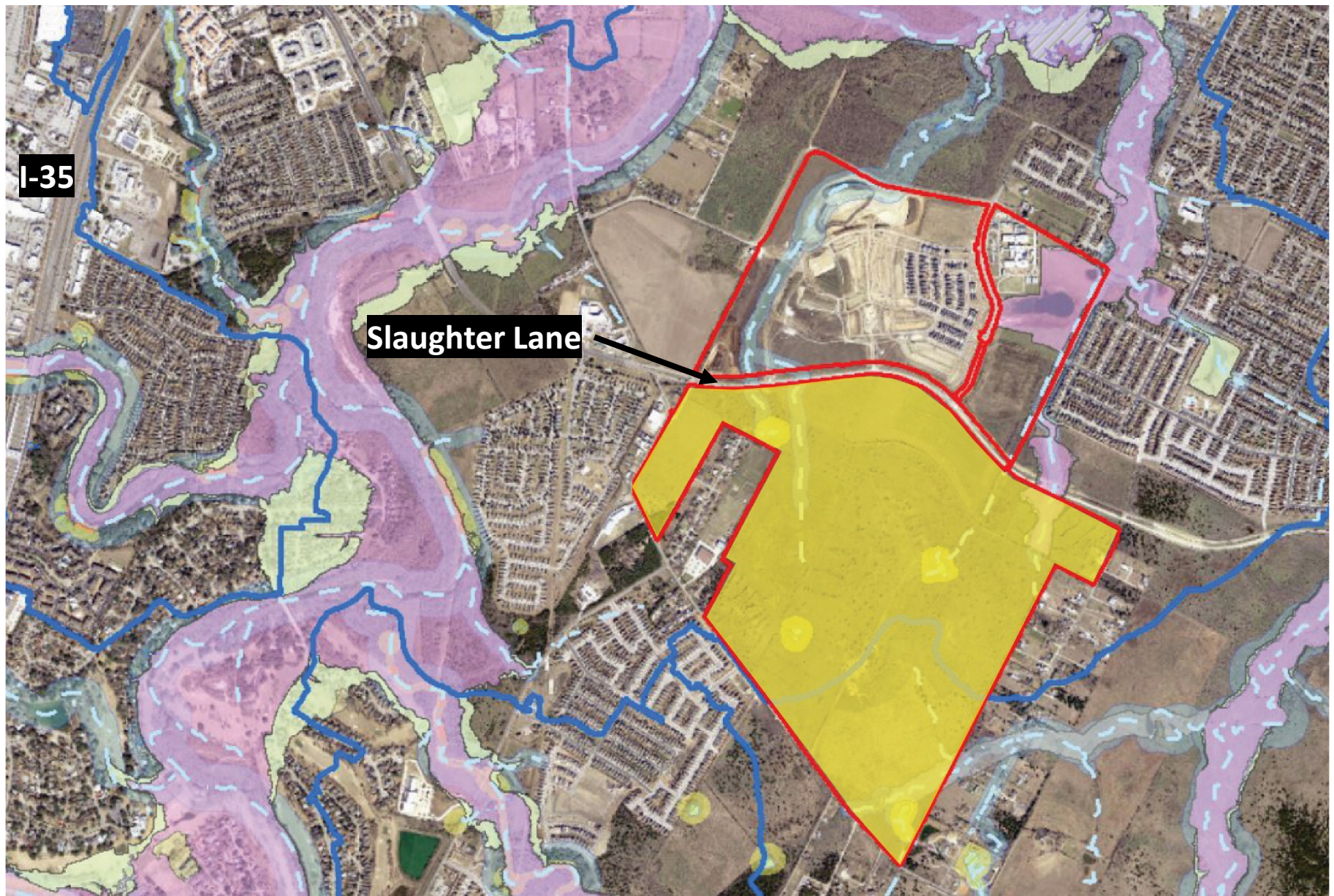
Second Amendment
C814-04-0187.02.SH

Atha Phillips
Environmental Officer's Office



-  Site Location
-  Austin ETJ
-  Austin City Limits
-  Edwards Aquifer Recharge Zone
-  Edwards Aquifer Contributing Zone

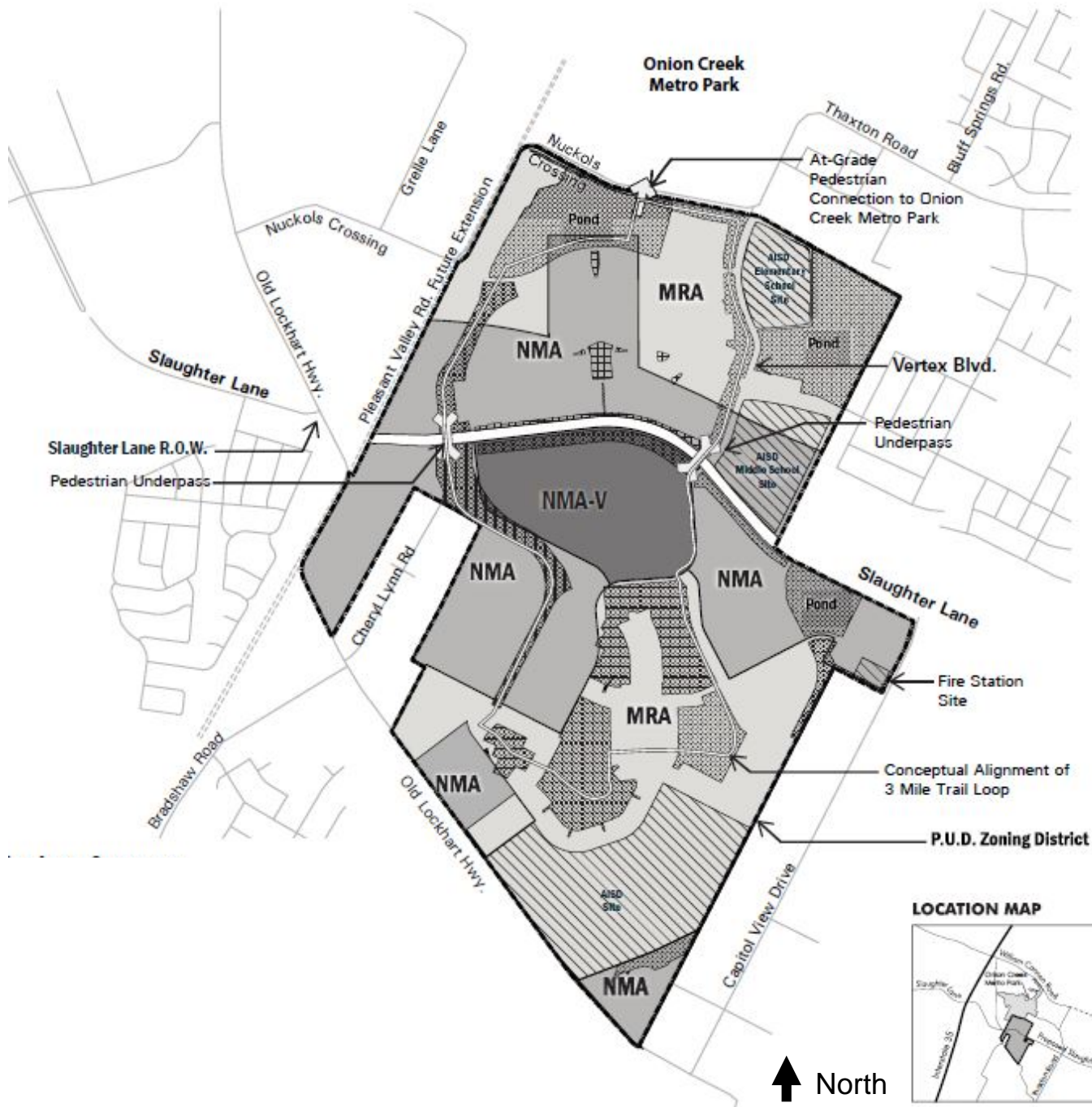




Area south of Slaughter Lane is the focus of the second amendment.

Background:

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



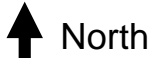
MAP KEY

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

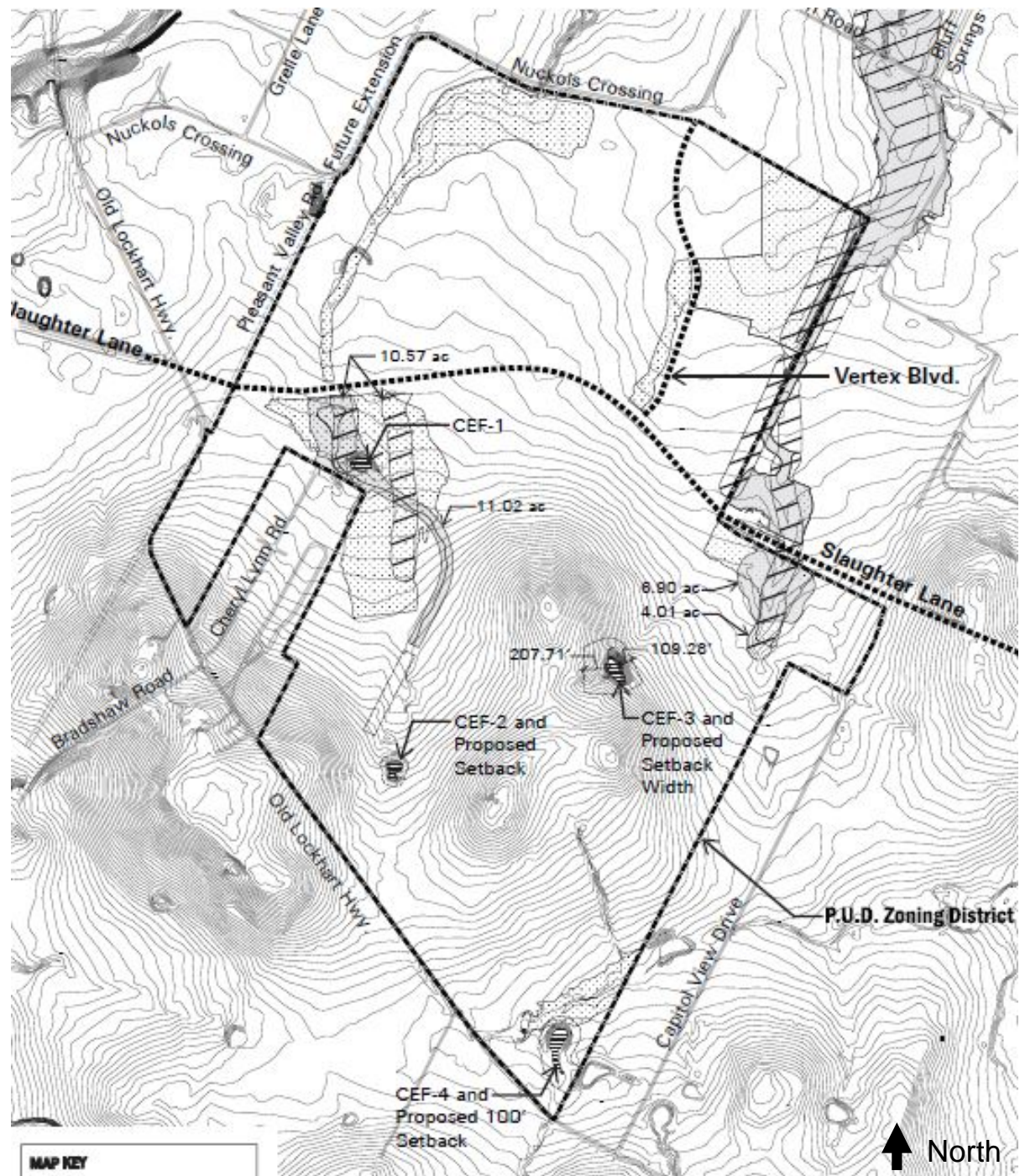
OPEN SPACE

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

Total: 129 acres

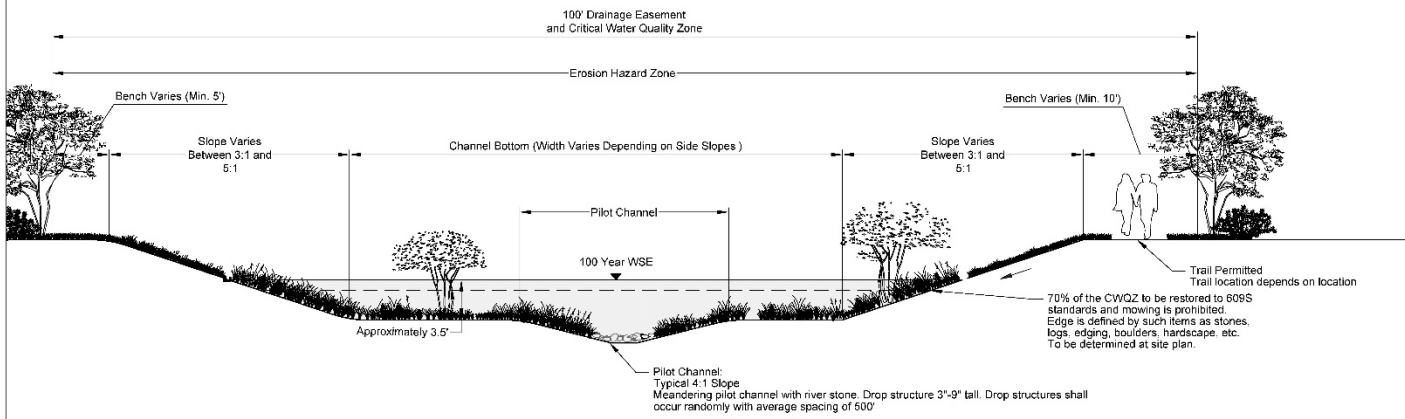


Land Use Plan

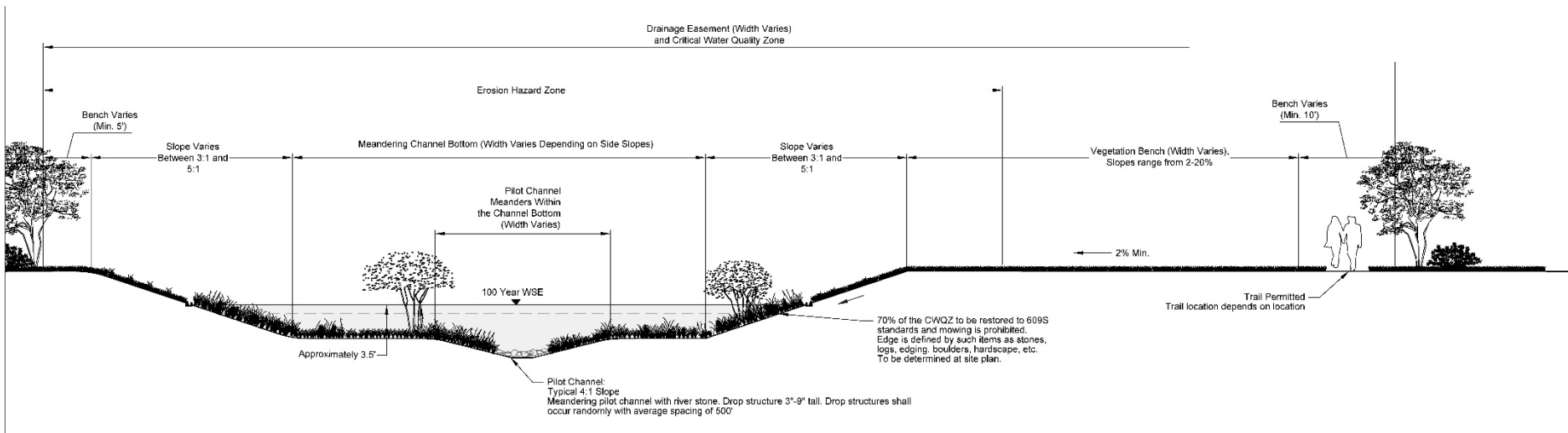


Environmental Features

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



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



Proposed Critical Water Quality Zone

Environmental Code Modifications

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

Recommended with the following conditions:

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

Questions?

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