

NEWS AROUND AUSTIN AND SURROUNDING AREAS

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www.landstrat.com

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REGIONAL NEWS

CAMPO

Design and engineering contracts have been awarded to Rodriguez Transportation Group, Inc. (RTG) for the expansion of US 183A. Contracts for the Manor Expressway have been awarded to Jacobs Engineering Group, IJA Engineering, and KCI Kennedy Consulting, one for each of the three segments of the project. The Manor Expressway is a \$624 million, six lane, 6.2 mile long limited access toll road that will be constructed in an expanded median of US 290 from US 183 to Parmer Lane. The existing US 290 will be widened and the outer lanes will be untolled. Construction is expected to begin by late 2009, and may be finished by 2013. More information is on [this page](#) of the Regional Mobility Authority web site, as well as this [concept map](#) of the 290 toll road.

TXDOT US 183 SOUTH OF 290

The project is still under development and designs are preliminary, but in the location of Loyola and US 183, the proposed design would be for US 183 to go under a proposed bridge structure for Loyola. The toll lanes would be grade separated while the non-toll lanes would be at grade. There is a proposed entrance ramp just north of the Little Walnut Creek area. Proposed pedestrian facilities would diverge from a ten foot sidewalk to a pair of parallel six foot sidewalks. Landscaping and other Context Sensitive Design elements will be included in the project, and project graphics will be added to the TxDOT web page soon.

WILLIAMSON COUNTY REGIONAL HABITAT CONSERVATION PLAN ADOPTED

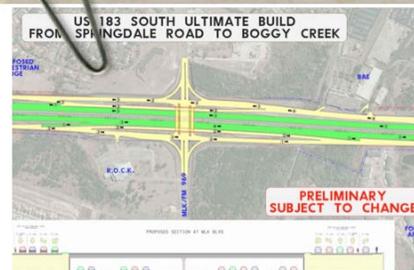
The Plan streamlines compliance with the Endangered Species Act, and provides an umbrella permit for developers whose tracts are known or potential habitat for Golden-cheeked Warblers, Black-capped Vireos, and several species of karst invertebrates. Participation in the plan will involve contributions to a fund set up to acquire and maintain habitat preserves. The Williamson County Conservation Fund is now accepting applications for participation in the regional plan, using the downloadable application form found at the [Williamson County Conservation Fund](#) web site. Land Strategies, Inc. is already pursuing an application for one of our Georgetown clients.

INNOVATION, CRITICAL THINKING, APPROPRIATE STRATEGIES, SMART DESIGNS

Land Strategies, Inc. is always in the lead, in an industry full of complexities and challenges. It is a point of pride that LSI pushes forward with new ideas, new strategies and time appropriate solutions to bring the best possible design and land development strategy forward for any project. With this in mind, Land Strategies is pleased to announce;

E. Mitchell Wright, Vice President, is now a LEED Accredited Professional.

Mr. Wright has 22 years of professional experience in landscape architecture, site planning, master planning and associated entitlement and construction experience. Adding to a growing list of certifications, Mr. Wright became a registered landscape architect in North Carolina and Texas in 1987 and a certified planner in 2002. This combined experience coupled with a sharp team of experienced professionals, makes Land Strategies, Inc. a powerful choice for any level of related service from strategic planning, design and entitlements to construction documents.



Part of the US 183 Alignment for the the full info at [TXDOT website click here](#)



Mitch Wright, Vice President
Now LEED Certified

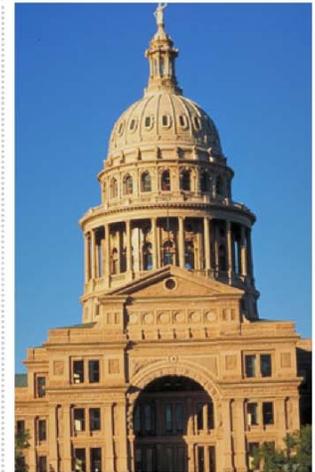


Concept Map for US 290 Going from Hwy 183 and beyond SH 130

Designing for the Future



Land Strategies Christmas Fun



Austin Capitol

AUSTIN NEWS

COMMERCIAL DESIGN STANDARDS

A series of amendments have been proposed for the Commercial Design Standards. Many of these are going forward with the consent of RECA members and neighborhood representatives, with the probable final meeting on December 19, 2008. Many of the changes are clarification of provisions that aren't stated as clearly as they should be. After that date, Mayor Pro Tem Brewster McCracken plans to move forward with an ordinance codifying consensus items, and will request City Council to postpone consideration of non-consensus items until at least the summer of 2009. The draft amendments are available in links located [here](#) on the RECA web site.

CHANGE IN PROJECT EXPIRATION

Land Strategies, Inc. continues to be a driving force behind the move to extend site plan lifetimes by two years. A resolution was passed on December 11 in support of this initiative, and we are meeting with the Assistant City Manager to develop language for necessary revisions of the Land Development Code, and to develop a fast-tracked process for eligible projects. An amendment inserted by Laura Morrison would tie eligibility for the two year extension to developer willingness to comply with current regulations. We remain in negotiations and discussion with City staff regarding actual language for necessary ordinance and rule changes.

CHANGE IN NOTIFICATION DISTANCE

The City of Austin requires notification of nearby property owners for rezoning, site plans, and subdivision of land. This change to §25-1-806 of the Land Development Code would widen the area of notification from 300 feet to 500 feet — property owners within 500 feet of the proposed project would be notified. This does not affect the 200 foot criteria used to determine valid petition issues for rezoning.

CHANGE IN APPLICATION AND PROCESSING FEE

New fees have been established for development application and processing. These fees are available for download on [this page](#) of the City of Austin's web site.

AUSTIN NEWS CONT.

CHANGES IN PID CREATION

Austin City Council approved a resolution affecting creation of Public Improvement Districts (PID), stating that the City's basic requirements for creation a PID should include a requirement that the PID be located in the Desired Development Zone. The full text of the resolution is available as a Microsoft Word document located [here](#).

WATERFRONT OVERLAY DISTRICT CHANGES

The Waterfront Overlay Task Force presented recommendations to the Austin City Council at its December 18 meeting to restore some of the development criteria that were removed by the 1999 re-codification of the original 1986 ordinance. Criteria recommended for restoration are district specific height limits, and clarification that Waterfront Overlay District regulations will take precedence over any other citywide design regulations, to include Commercial Design Standards. It is anticipated that the Task Force recommendations will also include extension of the Waterfront Overlay Districts from their current eastern terminus of US Highway 183, all the way to SH 130.

COMPREHENSIVE PLAN CHANGES TO COME

The City of Austin has begun the process of updating and revising their comprehensive plan. Consultants are expected to be considered in January 2009 and to be under contract by February, with a March 2009 kick-off of the comprehensive plan effort.

BUDA NEWS

BUDA UPDATES ITS UNIFIED DEVELOPMENT CODE

As of September 9, 2008, Buda adopted updates to its Unified Development Code. Changes were made throughout the document, and the updated code can be downloaded as a Microsoft Word document at [this location](#) on their web site.

GEORGETOWN NEWS

GEORGETOWN'S 2030 PLAN AMENDMENT PROPOSAL DEADLINE APPROACHING

The Georgetown 2030 Comprehensive Plan Annual Update is coming up soon. This is the document that charts Georgetown's projected growth for the next 21 years, and proposed development is required to comply with the future land uses shown in the plan. The deadline for proposed amendments to the plan is Friday, January 16, 2009. [This article](#) on the Georgetown city web site has additional information.

GEORGETOWN'S UNIFIED DEVELOPMENT CODE ANNUAL REVIEW

Georgetown is considering a list of proposed amendments to their Unified Development Code. [This link](#) will take you to the Georgetown web site, where you may download a list of proposed amendments current as of November 18, 2008. Items addressed include extending deadlines for certain plan applications. [Team meeting agendas and summaries](#) can also be seen, addressing aspects of the UDC review. All in all, a top to bottom review of the UDC is in progress.

LAKEWAY NEWS

NEW BUILDING ORDINANCE AMENDMENTS

Lakeway passed building ordinance amendments on December 15, regarding plan submittal requirements, constructions, and other associated matters. Highlights include requiring proof of home owner's association review of plans prior to submittal to the city and the elimination of landscaping requirements in golf course setbacks.

STAFF CHANGES AROUND THE AREA

BUDA

Kenneth Williams is the new City Manager since September 2008. He comes to the City Manager position from the City Manager spot in Diboll. More information is available [here](#) on Buda's web site.

GEORGETOWN

Georgetown Assistant City Manager Tom Yantis resigned effective December 12. No replacement has been named at this time.

PFLUGERVILLE

Autumn Speer has replaced Trey Fletcher as the Planning Director. Trey has become the new Community Development Director, responsible for Planning, Engineering, and Building Permits.