

ARMBRUST & BROWN, PLLC

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MEMORANDUM

TO: Robin Campbell
Brenda Richter
Felix Amaro, Jr.
Scott Gray
Alex Martinez

FROM: Cindy Arias, Legal Assistant

DATE: February 8, 2013

RE: Northtown Municipal Utility District
February 13, 2013 Special Meeting

Attached please find the agenda and meeting materials for a *special* meeting of the Board of Directors of Northtown Municipal Utility District scheduled for **Wednesday, February 13, 2013 at 5:45 p.m. at the Wells Branch Tech Center, 1421 Wells Branch Parkway, Suite 106, Pflugerville, Texas.**

Please let us know if you will be unable to attend the meeting so that we can determine if a quorum of the Board of Directors will be present.

cc: Sue Brooks Littlefield
Robert Anderson
Scott Foster
Cheryl Allen
Mary Bott
Mona Oliver
Michael DeMotte*
Keith Kinnard*
Tom Anker*
Lupe Serna*
Lee Hill *via email**
Chrissie Bryant, Wildflower HOA *via email**
Amanda Gomez *via email**
Alan J. Rivaldo *via email**
Tawnya Walker, Wildflower HOA *via email**
James N. Nias*
Richard Fadal*
Trent Rush*
Ray Bryant*
Carol Polumbo*
John Zinsmeyer, KB Home*
Kathy Haught*
Kay Taylor*
Blake Magee*
Leonard De Leon *via email**
Nick Contreras *via email**
Ian Asselstine *via email**
Pat Patterson *via email**
Dustin Butler *via email**
Esmeralda Tapia *via email**

*Agenda Only

**NORTHTOWN MUNICIPAL UTILITY DISTRICT
AGENDA**

February 13, 2013

TO: THE BOARD OF DIRECTORS OF NORTHTOWN MUNICIPAL UTILITY DISTRICT
AND ALL OTHER INTERESTED PARTIES:

Notice is hereby given that the Board of Directors of Northtown Municipal Utility District will hold a special meeting at **5:45 p.m. on Wednesday, February 13, 2013**, at the District office located at the Wells Branch Tech Center, 1421 Wells Branch Parkway, Suite 106, Pflugerville, Texas. The following matters may be considered and acted upon at the meeting:

PUBLIC INPUT

1. Resident communications;
2. Board member announcements;

DISCUSSION/ACTION ITEMS

3. Report from Village @ Northtown, including Resolution Authorizing Change in Land Use Plan, Contingent Upon Consent of the City of Austin;
4. Future agenda items.

The Board of Directors is authorized by the Texas Open Meetings Act, Chapter 551, Texas Government Code, to convene in closed or executive session for certain purposes, including receiving legal advice from the District's attorney (Section 551.071); discussing real property matters (Section 551.072); discussing gifts and donations (Section 551.073); discussing personnel matters (Section 551.074) and discussing security personnel or devices (Section 551.076). If the Board of Directors determines to go into executive session to discuss any item on this agenda, the presiding officer will announce that an executive session will be held and will identify the item to be discussed and the provision of the Open Meetings Act that authorizes the closed or executive session.

(SEAL)



Attorney for the District

Northtown Municipal Utility District is committed to compliance with the Americans With Disabilities Act. Reasonable accommodations and equal access to communications will be provided upon request. Please call Armbrust & Brown, PLLC at (512) 435-2300 for additional information.

Approved and adopted this 13th day of February, 2013.

**NORTHTOWN MUNICIPAL UTILITY
DISTRICT**

**Robin Campbell, President
Board of Directors**

ATTEST:

**Alex Martinez, Secretary
Board of Directors**

VILLAGE @ NORTH TOWN LUE SUMMARY

Summary	9th Amendment				Proposed Amendment						
	9 Amendment	Units	Units/AC	Unit/LUE	LUE	Latest	Units	Units/AC	Unit/LUE	LUE	
Single Family Attached	74.51	AC	1,043	14	U/AC	1	1,043	14	U/AC	1	868
Multifamily 2003 Amendment	141.02	AC	3,102	22	U/AC	0.7	2,172	22	U/AC	0.7	2,172
Retail	44.78	AC	0.5	FAR	1660	588		0.5	FAR	1660	588
Office	3.37	AC	0.35	FAR	3000	17		0.35	FAR	3000	17
PISD School	-	AC		Student	13	0		0.35	Student	13	62
Public Use-Fire Station	1.25	AC				6					6
TOTAL (developed)	264.93	AC	4,146	Units		3,826		3,970	Units		3,712
ROW Dedication	24.24	Ac						24.24	Ac		
Green Space & Park	37.54	Ac						37.54	Ac		
TOTAL	326.71	Ac						326.71	Ac		
SF Land Bought from Sealy	2.40	Ac									
	329.11	Ac									

VILLAGE @ NORTH TOWN LUE - McALLEN PASS INTERCEPTOR

Summary	9 Amendment				Proposed Amendment						
	9 Amendment	Units	Units/AC	Unit/LUE	LUE	Latest	Units	Units/AC	Unit/LUE	LUE	
Single Family Attached	-	AC	14	U/AC	1	0		14	U/AC	1	0
Multifamily 2003 Amendment	15.50	AC	341	22	U/AC	0.7	239	22	U/AC	0.7	172
Retail	19.76	AC	0.5	FAR	1660	259		0.5	FAR	1660	316
Office	-	AC	0.35	FAR	3000	0		0.35	FAR	3000	0
PISD School	-	AC		Student	13	0			Student	13	0
Public Use-Fire Station	1.25	AC				6					6
TOTAL	36.51	AC	341	Units		504		246	Units		494

VILLAGE @ NORTH TOWN LUE - EAST LIFT STATION

Summary	9 Amendment				Proposed Amendment						
	9 Amendment	Units	Units/AC	Unit/LUE	LUE	Latest	Units	Units/AC	Unit/LUE	LUE	
Single Family Attached	37.79	AC	529	14	U/AC	1	529	14	U/AC	1	354
Multifamily 2003 Amendment	64.96	AC	1,429	22	U/AC	0.7	1,000	22	U/AC	0.7	1,094
Retail	24.82	AC	0.5	FAR	1660	326		0.5	FAR	1660	245
Office	3.37	AC	0.35	FAR	3000	17		0.35	FAR	3000	17
PISD School	-	AC		Student	13	0		0.35	Student	13	62
Public Use-Fire Station	-	AC				0					0
TOTAL	130.94	AC	1,958	Units		1,872		1,917	Units		1,775

VILLAGE @ NORTH TOWN LUE - LOW FLOW LIFT STATION

Summary	9 Amendment				Proposed Amendment						
	9 Amendment	Units	Units/AC	Unit/LUE	LUE	Latest	Units	Units/AC	Unit/LUE	LUE	
Single Family Attached	36.72	AC	514	14	U/AC	1	514	14	U/AC	1	514
Multifamily 2003 Amendment	60.56	AC	1,332	22	U/AC	0.7	933	22	U/AC	0.7	905
Retail	0.20	AC	0.5	FAR	1660	3		0.5	FAR	1660	26
Office	-	AC	0.35	FAR	3000	0		0.35	FAR	3000	0
PISD School	-	AC		Student	13	0			Student	13	0
Public Use-Fire Station	-	AC				0					0
TOTAL	97.48	AC	1,846	Units		1,449		1,807	Units		1,445

SUMMARY TOTAL 264.93 AC 4,146 Units 3,826 264.93 AC 3,970 Units 3,712

Summary check

Single Family Attached	74.51
Multifamily 2003 Amendment	141.02
Retail	44.78
Office	3.37
PISD School	-
Public Use-Fire Station	1.25
TOTAL	264.93