

REUNION MIXED- USE PUD

UNIVERSAL CITY, TX



REUNION PUD

- 43 Acres
- Mixed-Use Planned Unit Development
- Access Points
 - Loop 1604
 - Kitty Hawk Road
 - Universal City Boulevard
 - Byrd Boulevard



MARKET ANALYSIS

Strong Traffic Counts

- Loop 1604 - 35,000+AADT in both directions
- Kitty Hawk Rd. - 6,000+AADT in both directions

Strong Population Density

- 1 Mile = 11,386
- 3 Mile = 85,967

Average Household Income

- 1 Mile = \$85,100
- 3 Mile = \$86,000

MARKET ANALYSIS - RECOMMENDATIONS

One Developer to Control Overall Site

Public Participation

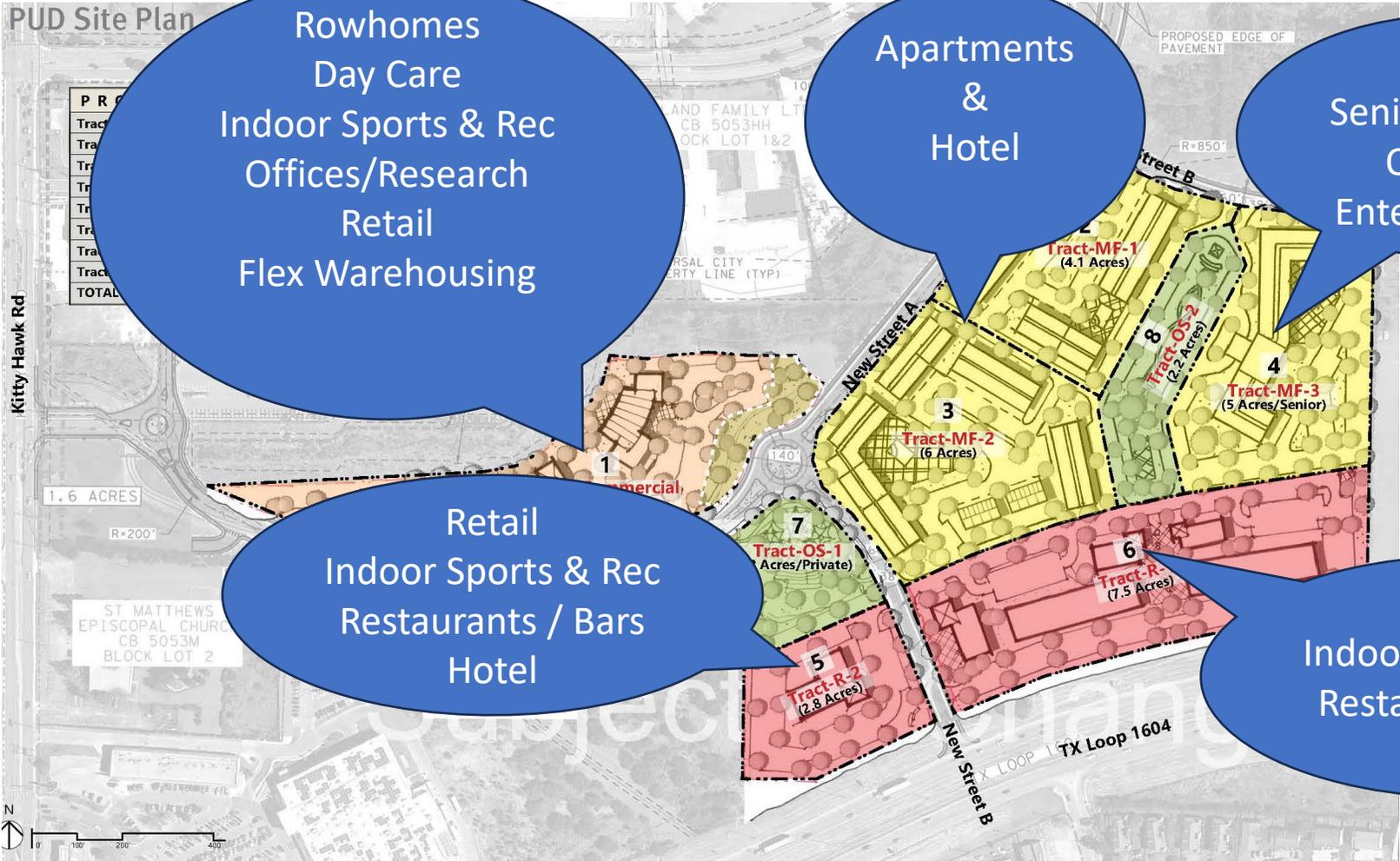
Masterplan

Zone as PUD or Mixed-Use

MARKET ANALYSIS – HIGHEST & BEST USE

- Retail
- Restaurants
- Multi-Family
- Hotel
- General Office & Medical Office

REUNION PUD – SITE PLAN



Rowhomes
Day Care
Indoor Sports & Rec
Offices/Research
Retail
Flex Warehousing

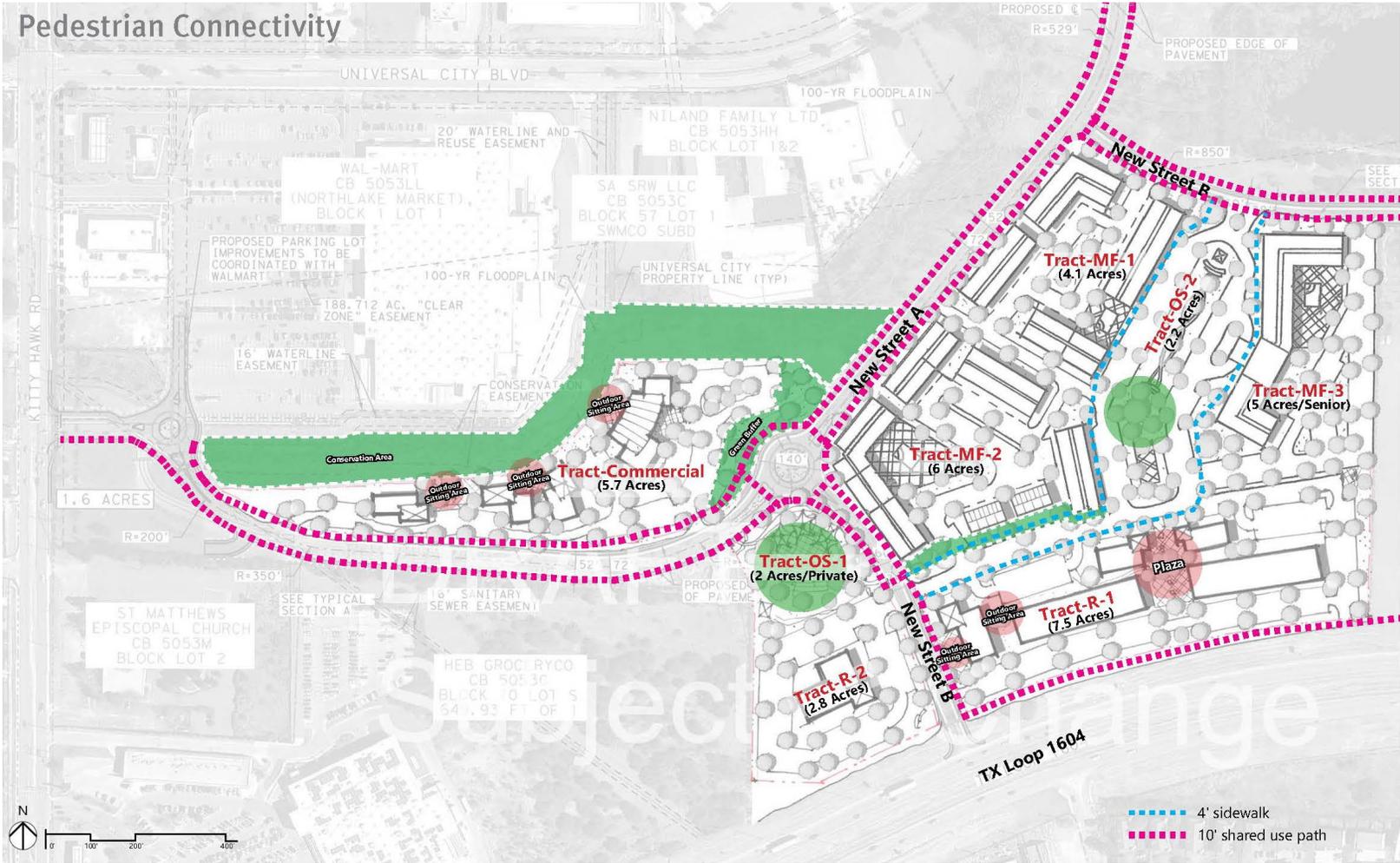
Apartments
&
Hotel

Hotel
Senior Housing
Outdoor
Entertainment

Retail
Indoor Sports & Rec
Restaurants / Bars
Hotel

Retail
Indoor Sports & Rec
Restaurants / Bars

REUNION PUD – PEDESTRIAN CONNECTIVITY



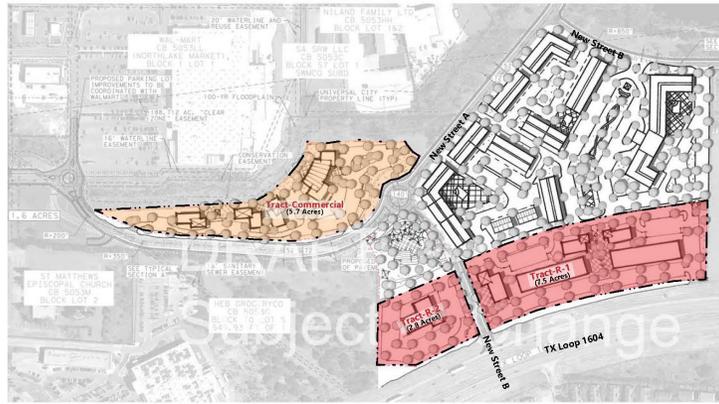
REUNION PUD – RESIDENTIAL DESIGN IMAGES

Residential Design Images



REUNION PUD – COMMERCIAL DESIGN IMAGES

Retail/Commercial Design Images

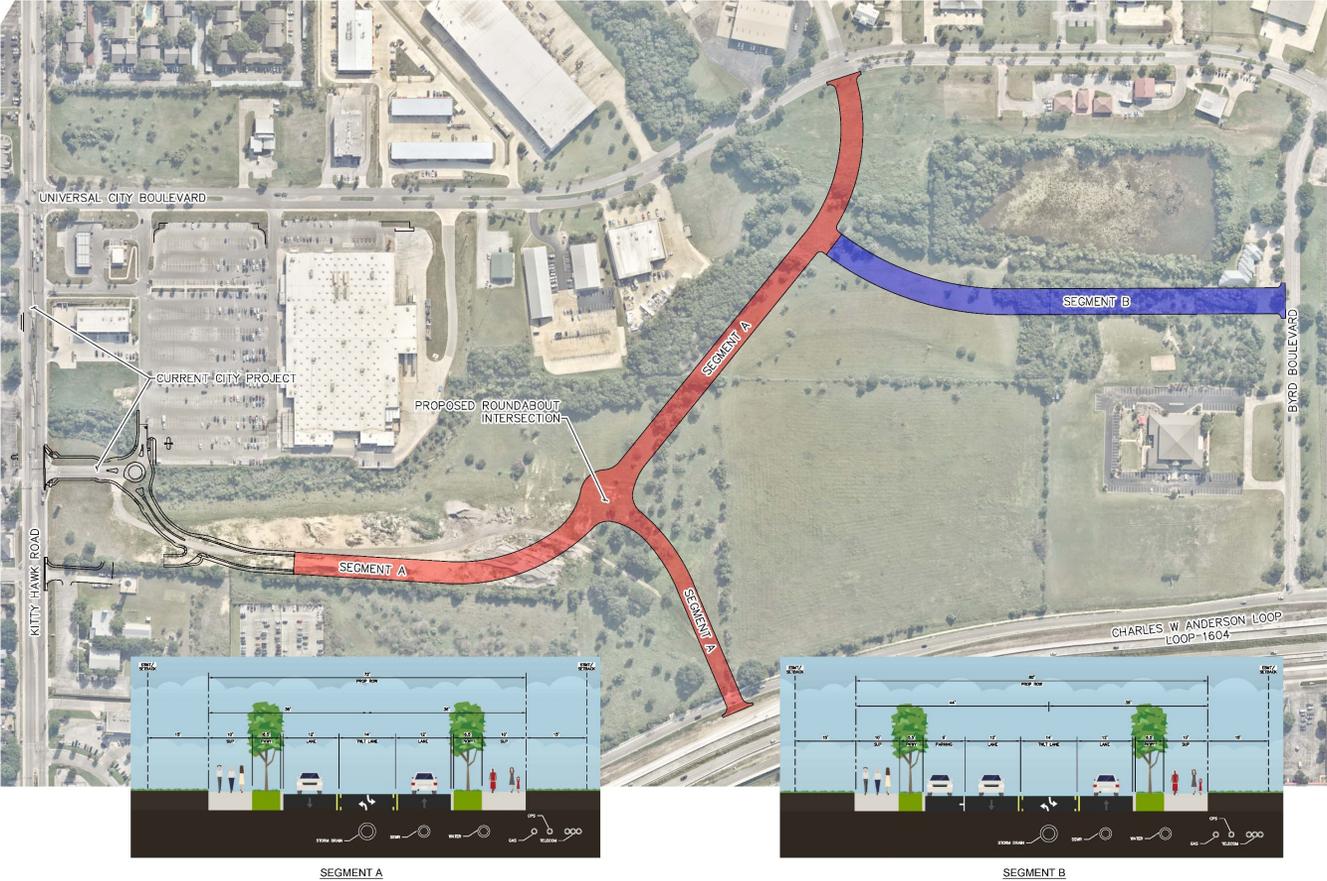


REUNION PUD – OPEN SPACE DESIGN IMAGES

Open Space Design Images

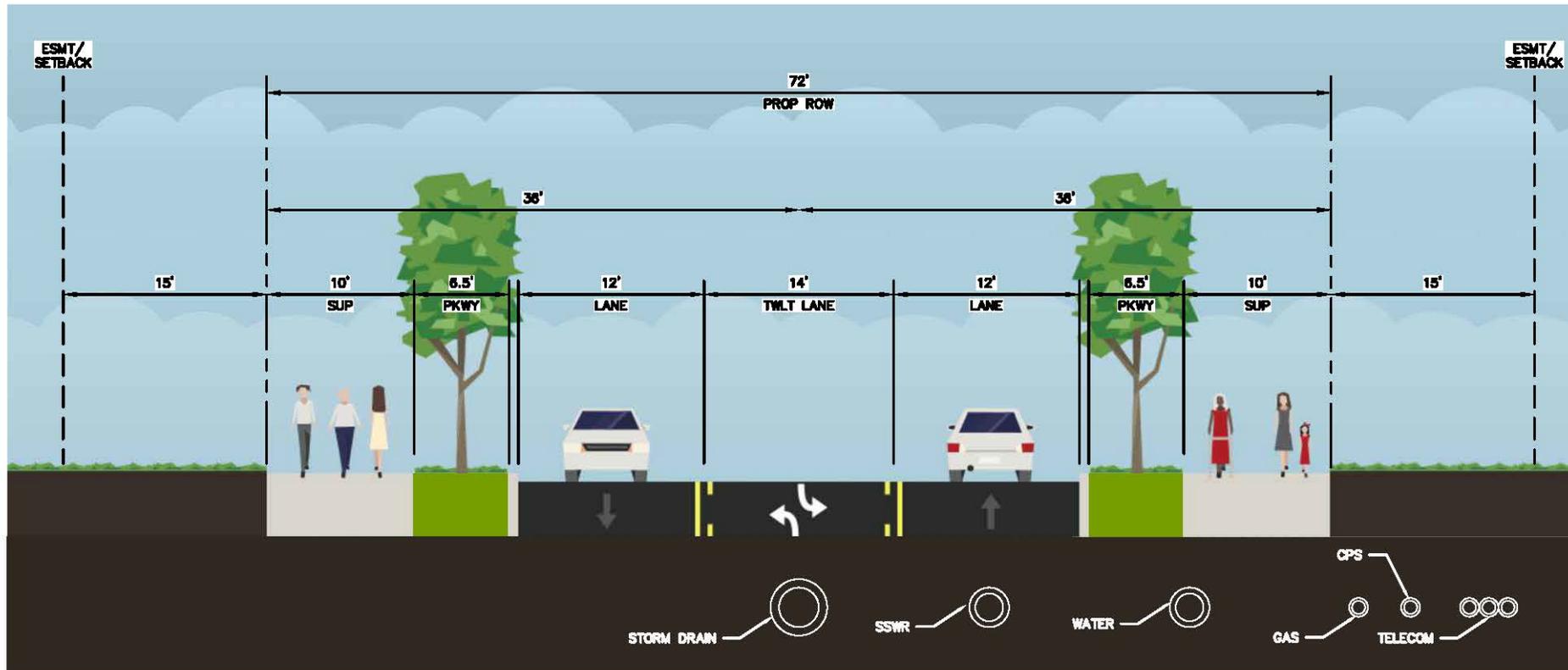


REUNION PUD – ROAD NETWORK



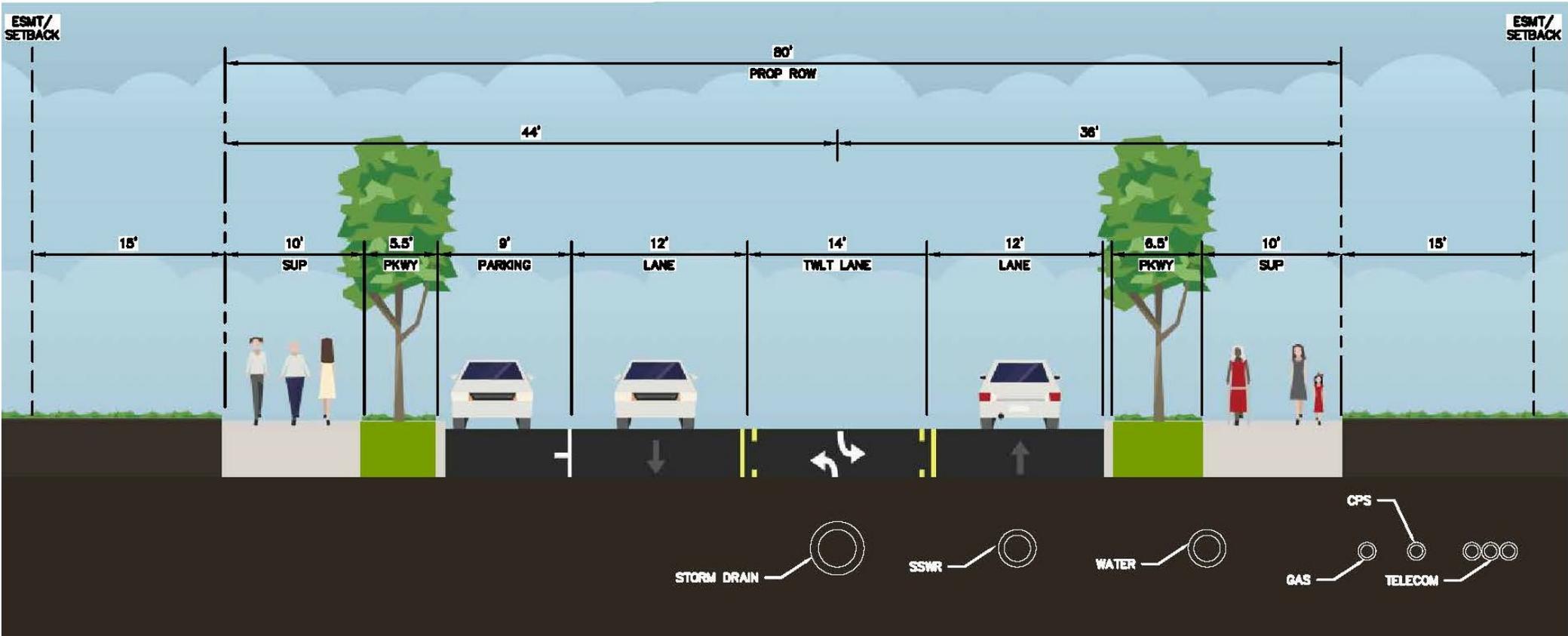
REUNION PUD – ROAD NETWORK

SEGMENT A
TYPICAL SECTION

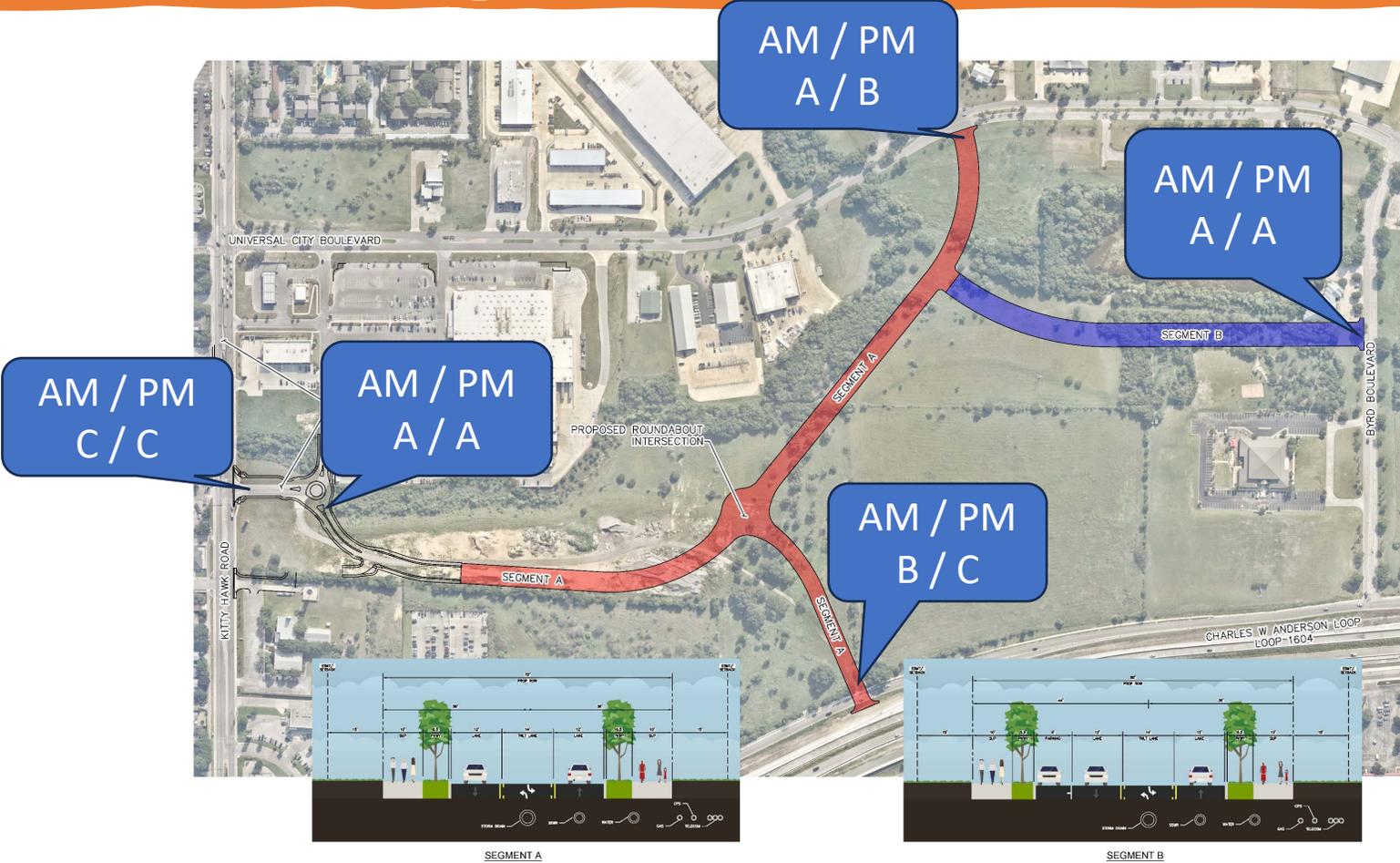


REUNION PUD – ROAD NETWORK

SEGMENT B TYPICAL SECTION



REUNION PUD – ROAD NETWORK - LOS



AAADT = 10,616
 AM PEAK = 732
 PM PEAK = 1,037

CONCLUSION:
 ACCEPTABLE



REUNION PUD – NORTHLAKE POND

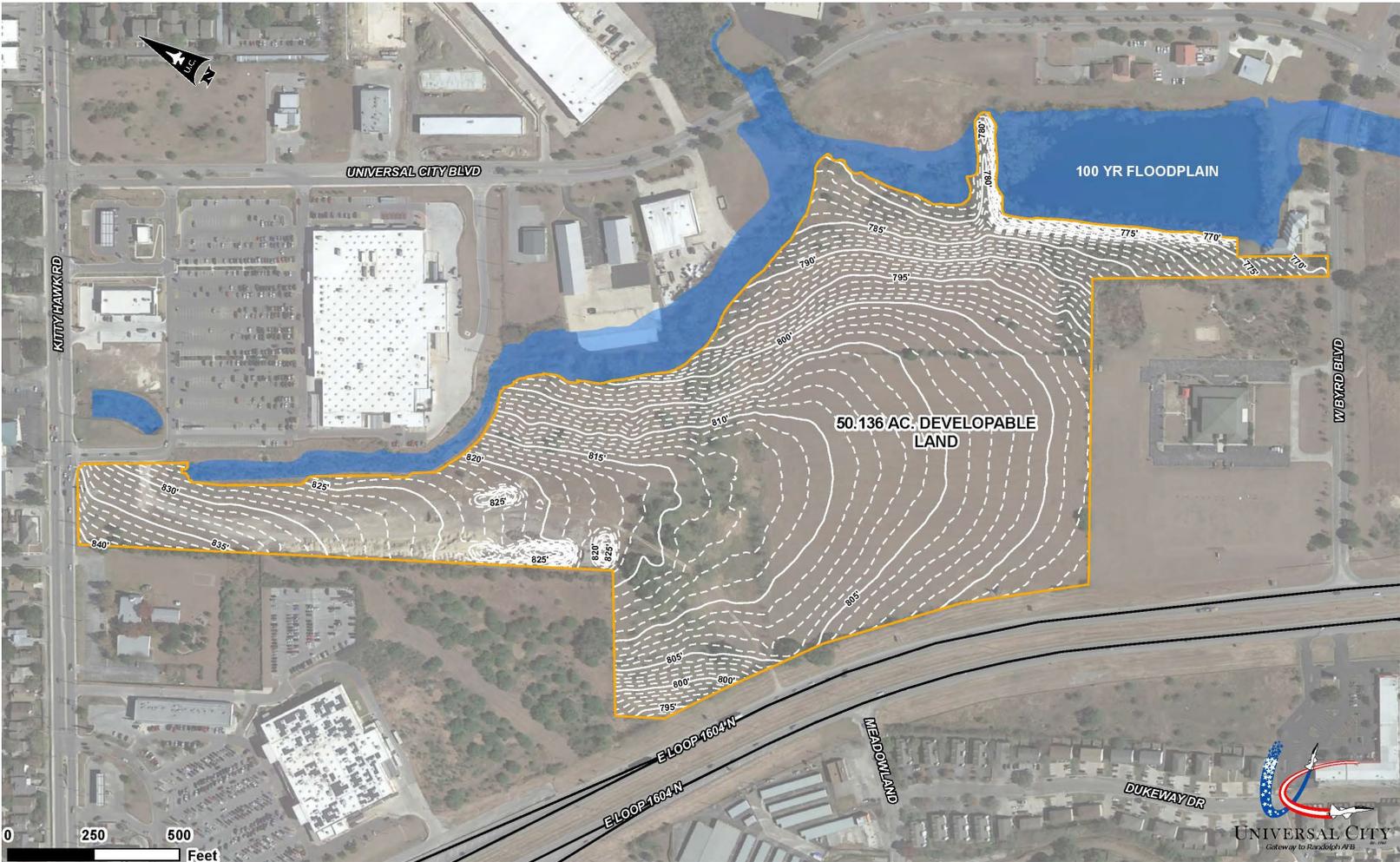


NORTHLAKE POND & PARK IMPROVEMENTS - CONCEPTUAL DRAFT

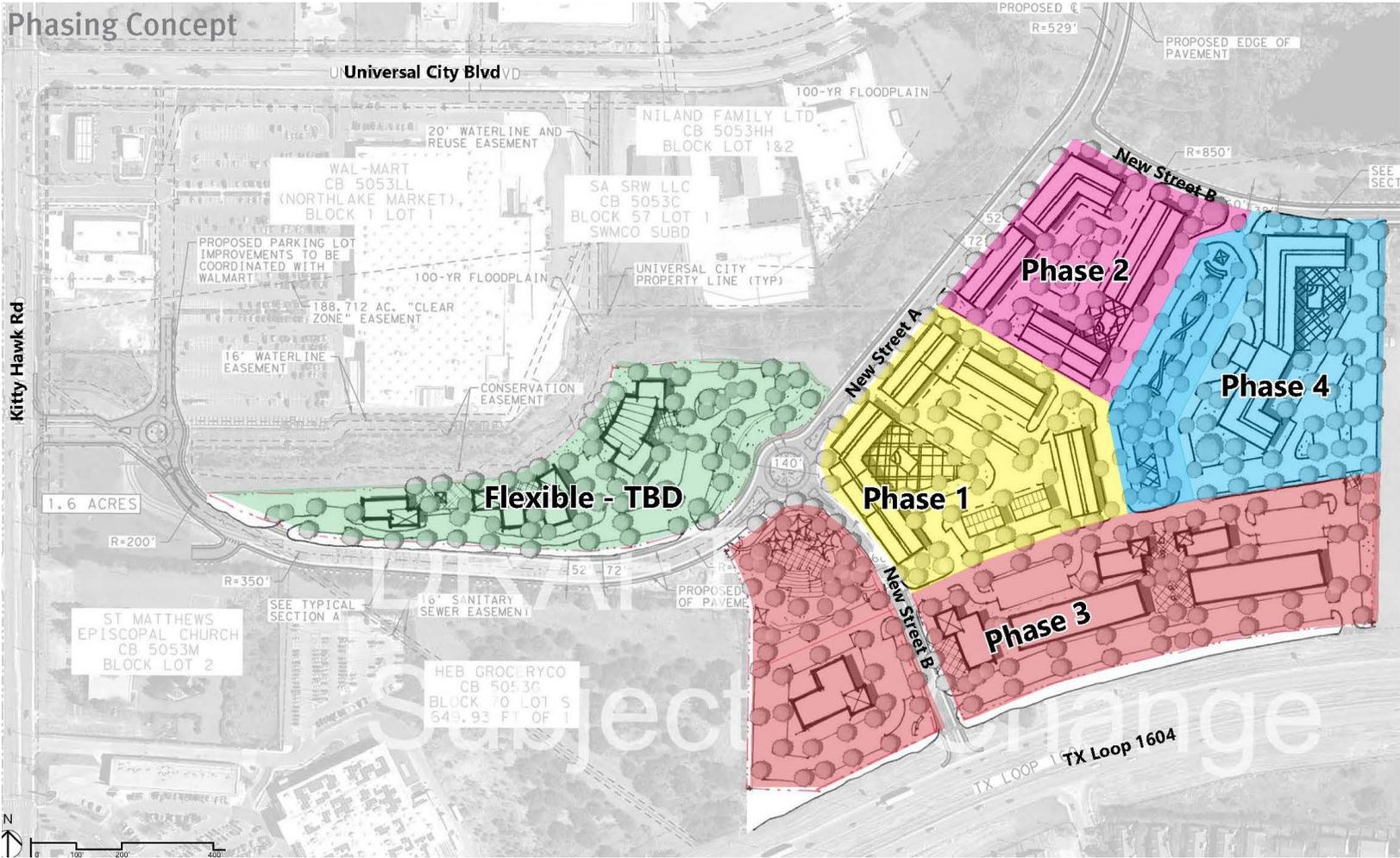


MARCH 2024

REUNION PUD – FLOODPLAIN



REUNION PUD – PHASING PLAN



CONSTRUCTION TIMELINE

- May 2024 – Zoning Entitlements Finalized
- Jan 2025 – Infrastructure Plans Completed
- Mar 2025 – Bid & Award
- Dec 2025 – Infrastructure Construction Completed

