

SUBDIVISION REVIEW SHEET

CASE NO.: C8-03-0025.04.2A.SH

Z.A.P. DATE: July 20, 2010
July 6, 2010

SUBDIVISION NAME: Sheldon 230, Section 2, Phase 5

AREA: 8.236 acres

LOTS: 53

OWNER/APPLICANT: KB Home Lone Star, Inc.
(John Zinsmeyer)

AGENT: Longaro & Clarke, LP
(Alex Clarke)

ADDRESS OF SUBDIVISION: Edmundsbury Drive

GRIDS: H/J-11/12/13

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-4A

PROPOSED LAND USE: Single Family

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the final plat out of a preliminary plan, namely Sheldon 230, Section 2, Phase 5. The proposed final plat is composed of 52 single family lots and one drainage/P.U.E. lot on 8.236 acres. This final plat is out of the approved Sheldon 230 revised preliminary plan (C8-03-0025.04.SH). The original preliminary plan, C8-03-0025.SH was first approved on 4/15/03 (the application was submitted while the land was still in the 2-mile ETJ). The land was annexed for Full Purpose in March, 2003.

This land was zoned by Ordinance No. 040108-Z-4 on 1/8/04. A Transportation Impact Analysis (T.I.A.) was filed with the zoning case, C14-03-0090.SH; a copy of this T.I.A. is attached.

Additionally attached is a memo from Joe Almazan, dated July 14, 2010, that provides further information regarding the Arterials in the area (proposed/existing).

This plat falls within the Del Valle ISD boundary. This area is serviced by AFD Station 24.

STAFF RECOMMENDATION: Staff recommends approval of this Smart Housing final plat out of a preliminary plan. The plat now meets all applicable State and City of Austin LDC requirements, and is required to be approved per Texas State law (Local Government Code Sec. 212.010.)

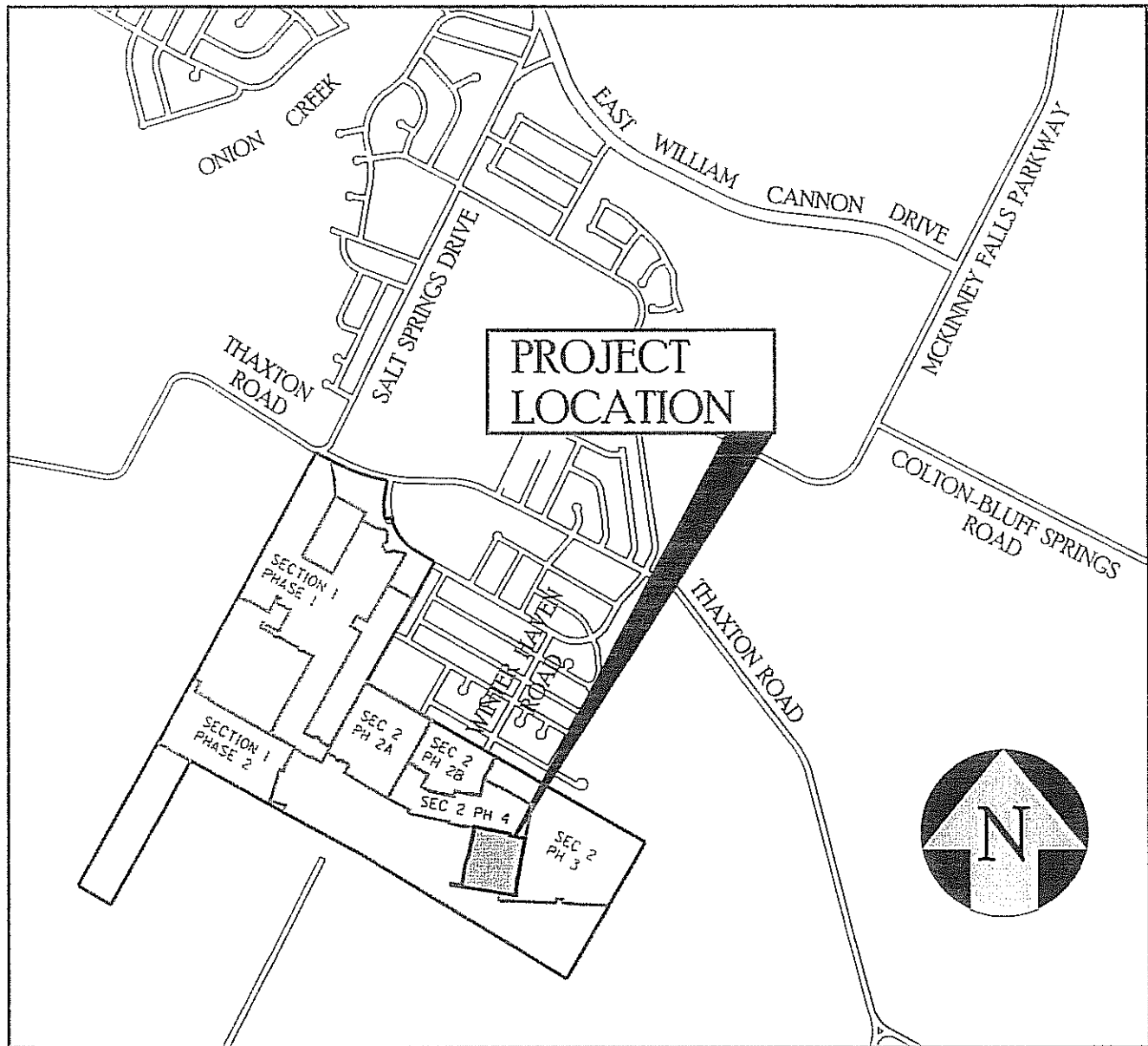
ZONING AND PLATTING COMMISSION ACTION: 7/6/10: Postponed to 7/20/10 at Commission's request. (6-0, Seeger absent)

CASE MANAGER: Sylvia Limon
Email Address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767

TRANSPORTATION REVIEWER: Joe Almazan
Email Address: joe.almazan@ci.austin.tx.us

PHONE: 974-2674



KB 230 SECTION TWO, PHASE FIVE LOCATION MAP

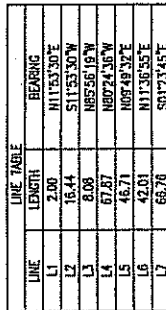
LC LONGARO & CLARKE
Consulting Engineers

Land Development • Stormwater Management • Water Resources

7501 North Capital of Texas Highway • Building A • Suite 250 Austin, Texas 78731

(512) 306-0228 ~ www.LongaroClarke.com ~ TBPE Reg. No. F-544

SCANNED

VICINITY MAP
NTS

CURVE	CURVE INGLE				TANGENT
	RADIUS	LENGTH	CHORD	CHORD BEARING	
C1	1887.10'	101.19'	101.18'	S81°56'37"E	50.61
C2	1028.00'	41.29'	41.28'	S104°47'27"W	20.65
C4	972.00'	39.04'	39.04'	S174°27'27"W	19.62
C5	1028.00'	23.54'	23.54'	S11°14'08"W	11.77
C6	1028.00'	17.75'	17.75'	S107°05'57"W	8.86
C7	972.00'	19.57'	19.57'	S111°15'53"W	9.79
C8	972.00'	19.47'	19.47'	S109°51'57"W	8.74
C9	1028.00'	41.29'	41.29'	S104°47'27"W	20.65
C10	972.00'	39.04'	39.04'	S104°47'27"W	19.62
C11	1028.00'	20.68'	20.68'	S11°15'54"W	10.34
C12	1028.00'	20.61'	20.61'	S107°02'52"W	10.30
C13	972.00'	37.11'	37.11'	S174°10'27"W	19.58
C14	972.00'	1.94'	1.94'	S11°50'04"W	0.97
C15	25.00'	39.27'	35.35'	S35°24'36"E	25.00
C16	15.00'	23.55'	21.21'	N54°35'24"E	15.00
C17	15.00'	23.75'	21.35'	S55°47'21"E	15.20
C18	972.00'	78.88'	76.66'	S82°36'04"E	38.46
C19	1028.00'	94.92'	94.89'	S87°03'18"E	47.19
C20	25.00'	19.65'	19.65'	S77°02'20"W	10.38
C21	50.00'	157.02'	100.06'	S35°24'36"E	NPNOTE
C22	25.00'	19.65'	19.65'	N32°06'28"E	10.36
C23	50.00'	15.81'	15.75'	N63°41'08"E	7.97
C24	50.00'	37.65'	36.78'	S85°40'37"E	19.77
C25	50.00'	34.74'	34.05'	S44°11'40"E	18.10
C26	50.00'	34.07'	33.37'	S04°47'55"E	12.70
C27	50.00'	34.75'	34.09'	S34°37'25"W	18.13
C28	25.00'	11.95'	11.84'	N40°55'21"E	6.10
C29	25.00'	7.69'	7.66'	N16°24'16"E	3.68
C30	1028.00'	39.43'	39.42'	S84°35'05"E	19.72
C31	1028.00'	39.43'	39.42'	S82°24'15"E	19.72
C32	1028.00'	16.07'	16.07'	S89°51'27"E	8.03
C33	1887.10'	43.60'	43.80'	S67°48'54"E	21.80
C34	1887.10'	43.74'	43.74'	S61°30'10"E	21.87
C35	1887.10'	13.65'	13.65'	S82°35'53"E	8.82

SHEET 1 OF 3

C8-03-0025.04.2A SH

LECLONGARO & CLARKE
Consulting Engineers
FIRM ID# F-544

Land Development • Stormwater Management • Water Resources
7501 North Capital of Texas Highway Building A Suite 250 Austin, Texas 78731
(512) 306-0228 • www.LongaroClarke.com • (512) 306-0333 fax

EDMUNDSBURY DRIVE	(55' ROW)	8
STAMBOURNE STREET	(56' ROW)	4
TOTAL		1

F.E.M.A. MAP NO. 48453C 0615H
DATED: SEPTEMBER 26, 2008
TRAVIS COUNTY, TEXAS

NO, OF SINGLE FAMILY LOTS:

NO. OF SINGLE FAMILY LOTS:

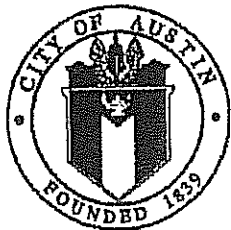
NO. OF BLOCKS:

Carlson, Brigrance & Doering, Inc.

Civil Engineering ♦ Surveying
5501 West William Cannon Drive • Austin, Texas 78749
PH: (512) 280-5180 • FAX: (512) 280-5185

PATH-J:\AC2004LP\4384\DWG\PIAT.DWG

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City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Office

Gina Copic, S.M.A.R.T. Housing Manager
(512) 974-3180, Fax (512) 974-3112, gina.copic@ci.austin.tx.us

June 5, 2003 (Revised from March 10, 2003)

S.M.A.R.T. Housing Certification
KB-Sheldon 230 Subdivision
Contact: Andy Erben (512) 795-6187

TO WHOM IT MAY CONCERN:

KB-Sheldon 230 Subdivision is a 910 unit single-family subdivision located in South Austin off Thaxton Road. The Neighborhood Housing and Community Development Office (NHCD) certifies that this proposed development meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Because 40% of the units will be "reasonably-priced," the development will be eligible for 100% of the fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by the City Council. The expected fee waivers include, but are not limited to, the following:

Zoning Fee
Traffic Impact Analysis and Revision Fees
Subdivision Fees
Public Works Construction Inspection Fees (Limit of \$500 per lot)
Capital Recovery Fees
Building Permit
Concrete Permit
Electrical Permit
Mechanical Permit
Plumbing Permit
Electric Service Inspection Fee
Site plan fees associated with offsite utility improvements

Building plans must be reviewed for S.M.A.R.T. Housing compliance by NHCD and for Green Building compliance by Austin Energy. Please call me at 974-3180 if you need additional information.

Gina Copic
S.M.A.R.T. Housing Manager
Neighborhood Housing and Community Development

cc: Ricardo Soliz, NPZD
Javier Delgado, NHCD
Timothy Kisner, Austin Energy
Robby McArthur, WWW Taps
Adam Smith, NPZD

Larry Brinkmeyer, Austin Energy
Janet Gallagher, WPDR
Tim Langan, WPDR
Katie Jensen, Austin Energy
Yolanda Parada, WPDR

Steve Barney, NHCD
Stuart Hersh, NHCD
Jim Lund, PW
Lisa Nickle, WPDR

ORDINANCE NO. 040108-Z-4

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED SOUTHEAST OF THAXTON ROAD AT SALT SPRINGS DRIVE AND CHANGING THE ZONING MAP ON SEVEN TRACTS OF LAND IN TRAVIS COUNTY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No.C14-03-0090SH, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From interim single family residence standard lot (I-SF-2) district to single family residence standard lot (SF-2) district.

A 54.56 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract Two: From interim single family residence standard lot (I-SF-2) district to rural residence (RR) district.

A 12.33 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, and

Tract Three: From family residence (SF-3) district to rural residence (RR) district.

A 0.378 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "C" incorporated into this ordinance, and

Tract Four: From interim single family residence standard lot (I-SF-2) district and family residence (SF-3) district to single family residence small lot (SF-4A) district.

A 5.495 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "D" incorporated into this ordinance, and

Tract Five: From interim single family residence standard lot (I-SF-2) district to single family residence small lot (SF-4A) district.

A 0.394 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "E" incorporated into this ordinance, and

Tract Six: From interim single family residence small lot (I-SF-4A) district to single family residence small lot (SF-4A) district.

A 103.30 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "F" incorporated into this ordinance, and

Tract Seven: From interim single family residence standard lot (I-SF-2) district and interim single family residence small lot (I-SF-4A) district to single family residence standard lot (SF-2) district.

A 6.393 acre tract of land, more or less, out of the Santiago del Valle Grant Abstract 24, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "G" incorporated into this ordinance,

locally known as the property southeast of Thaxton Road at Salt Springs Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "H".

PART 2. This ordinance takes effect on January 19, 2004.

PASSED AND APPROVED

_____, January 8, 2004 §
_____, Will Wynn §
Mayor §

APPROVED: _____ ATTEST: _____
David Allan Smith Shirley A. Brown
City Attorney City Clerk

**Zoning Case No. C14-03-0090****RESTRICTIVE COVENANT**

OWNER: KB HOME Lone Star L.P., a Texas limited partnership

ADDRESS: 11911 Burnet Road, Austin, TX 78758

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: Seven tracts of land, consisting of 182.8 acres, more or less, out of the Santiago Del Valle Grant Abstract 24, in Travis County, the tracts of land being more particularly described by metes and bounds in Exhibits "A" through "G" incorporated into this covenant, and

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by WHM Transportation Engineering, Inc., dated March 28, 2003, or as amended and approved by the Director of the Watershed Protection and Development Review Department. All development on the Property is subject to the recommendations contained in the memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated November 24, 2003. The TIA shall be kept on file at the Watershed Protection and Development Review Department.
2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

1-8-04
Z-4

5. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the 18th day of December, 2003.

OWNER:

KB HOME Lone Star L. P.,
a Texas limited partnership

By: KB SA, Inc., a Texas corporation
General Partner

By: [Signature]
John Zinsmeyer
Assistant Secretary

APPROVED AS TO FORM:

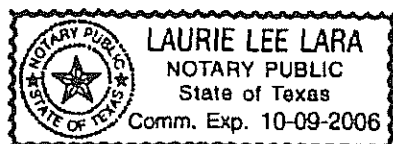
[Signature]
Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 18th day of December, 2003, by John Zinsmeyer, Assistant Secretary of KB SA, Inc., a Texas corporation, on behalf of the corporation, and the corporation acknowledged this instrument as General Partner on behalf of KB HOME Lone Star L.P., a Texas limited partnership.

[Signature]
Notary Public, State of Texas





Date: November 24, 2003
To: Wendy Walsh, Case Manager
CC: Members of the Zoning and Platting Commission
 Rashed Tanvir Islam, WHM Transportation
 Engineering, Inc.
 Carol Kaml, Fiscal Surety Officer
 Alex Clarke, Longaro & Clarke, Inc.
Reference: Case # C14-03-0090.SH

The Transportation Review Section has reviewed the Traffic Impact Analysis (TIA) dated May 21, 2003 for the KB- Sheldon 230 development and has the following summary and comments.

TRIP GENERATION

KB – Sheldon 230 is a proposed 930 single-family residential lot development located south of Thaxton Road between Salt Springs Drive and Marble Creek in southeast Austin. The development will also be accessed from future Slaughter Lane once it is built. The development is expected to be completed by 2009.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 8,066 average daily trips (ADT). Of these, 660 trips will occur during the morning peak-hour and 800 trips will occur in the evening peak-hour.

Table 1. Trip Generation

			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Single-Family Residential	930 d.u.	8,066	165	495	512	288

ASSUMPTIONS

1. No adjustments were made for internal or pass-by traffic or for transit use.
2. A compound annual growth rate of 3.0% was applied to traffic counts of area roadways.
3. Background traffic for 2009 included estimated traffic volumes for the following projects:

McKinney Falls East (C8-02-0115.0A)
McKinney Park East (C8-02-0010)
Creek View Subdivision (C8J-02-0187.0A)

TRANSPORTATION SYSTEM DESCRIPTION

Slaughter Lane – Slaughter Lane is classified as a four-lane divided major arterial roadway from Onion Creek to Bluff Springs Road in the 2025 Austin Metropolitan Transportation (AMATP). The Austin Bicycle Plan recommends Priority 1 Route 86 from the Austin City Limits to IH-35 (S). Currently, the City of Austin and Travis County do not have plans to extend this roadway east of Old Lockhart Highway. The traffic volume in 1997 on Slaughter Lane west of Old Lockhart Highway was 2,160 vehicles per day..

Bluff Springs Road/Old Lockhart Highway – Bluff Springs Road/Old Lockhart Highway is classified as a two-lane minor arterial from William Cannon Drive to Slaughter Lane in the 2025 Austin Metropolitan Transportation Plan. The Austin Bicycle Plan recommends Priority 2 Route 224 from William Cannon Drive to the Travis County line. Currently, the City of Austin does not have plans to upgrade this roadway. The traffic volume in 1997 on Bluff Springs Road was 1,300 vehicles per day at Onion Creek.

Thaxton Road/Nuckols Crossing Road - Thaxton Road/Nuckols Crossing Road will provide direct access for streets serving this development. Thaxton Road/Nuckols Crossing Road is a two-lane roadway in the vicinity of the site. Currently, the City of Austin does not have any plans to upgrade this roadway. Traffic counts conducted during this study recorded 2,395 vehicles per day west of Salt Springs Drive.

Salt Springs Drive - Salt Springs Drive is currently a two-lane residential collector street in the vicinity of the site. Traffic counts conducted during the study recorded 3,024 vehicles per day north of Thaxton Road. The Austin Bicycle Plan recommends Priority 1 Route 78 from William Cannon Drive to Colton-Bluff Springs Road. Currently, the City of Austin does not have any plans to upgrade this roadway. The substandard section of Salt Springs Drive north of Thaxton Road will be upgraded to a 48-foot pavement section as part of the Springfield development.

Colton-Bluff Springs Road/Asa Drive – Colton-Bluff Springs Road/Asa Drive is a two-lane residential collector street in the vicinity of the site. The Austin Bicycle Plan recommends Priority 1 Route 78 from Salt Springs Road to Running Water Drive. The traffic volume in 1997 for Colton-Bluff Springs Road east of Running Water Drive was 6,160 vehicles per day. Currently, the City of Austin does not have any plans to upgrade this roadway.

Panadero Drive – this roadway will provide direct access to the site. At present, a short section of Panadero Drive is constructed, but closed to public use. Panadero Drive will be constructed as part of this development.

TRAFFIC ANALYSIS

Intersections

The impact of site generated traffic on the existing area roadways and intersections was analyzed. Two time periods were analyzed, the existing conditions in 2003 and conditions in 2009 after the addition of site and non-site (background) traffic. Four intersections were analyzed, all which are currently unsignalized. Table 2 summarizes the overall level of service (LOS) at each intersection. The 2009 LOS assumes that all roadway and intersection improvements recommended in the TIA have been implemented.

All of the intersections analyzed will operate at acceptable levels of service of LOS "D" or better for 2009 build-out traffic conditions. The acceptable LOS results from the assumption

that the recommended roadway and intersection improvements will be implemented, such as a new traffic signal for the intersection of Salt Springs Drive and Thaxton Road and extending the existing left-turn lane to provide 150 feet of storage, construction of a new left-turn storage lane for the intersection of Bluff Springs Road/Old Lockhart Highway and Nuckols Crossing Road, intersection re-striping to add left-and right-turn lanes at the intersection of Panadero Drive and Thaxton Road, and adding traffic control signage to create a new all-way stop-controlled intersection at Salt Springs Drive and Colton-Bluff Springs Road/Asa Drive.

The applicant is proposing to provide multiple outlets for this subdivision: direct access to the development will be provided through a neighborhood collector street (Panadero Drive 64' ROW) from Thaxton Road; the site will also be accessed from future Slaughter Lane (140' ROW) from other collector streets once it is extended to the east (Capital View Drive 64' ROW, Winter Haven Drive 60' ROW, Coventry Hills Drive 60' ROW); the subdivision will also have secondary access from internal local streets that connect with the adjoining residential subdivision developments (McKinney Park East C8-02-0010 and Springfield Phase "C" C8-86-052.01). These connections will allow for greater dispersal of traffic as well as pedestrian access.

Table 2. Level of Service				
Intersection	2003		2009	
	AM	PM	AM	PM
Bluff Springs Road/Old Lockhart Highway and Nuckols Crossing Road	A	A	A	A
Salt Springs Drive and Thaxton Road*	A	A	A	B
Salt Springs Drive and Colton-Bluff Springs Road/Asa Drive	B	B	D	C
Panadero Drive and Thaxton Road			C	A

*signalized

Neighborhood Traffic Analysis

A neighborhood traffic analysis was performed on Salt Springs Drive, a two-lane collector street. Salt Springs Drive is a 48-foot wide, two lane collector street from a point south of Colton-Bluff Road/Asa Drive to the north. From this point to the south to Thaxton Road, it is a 24-foot wide, two lane roadway. In February 2003, the traffic volumes north of Thaxton Road was 3,024 vehicles per day. This volume is 252 percent of the desirable operating level threshold of 1,200 vehicles per day for a 24-foot pavement width as defined in the Land Development Code.

Under Section 25-6-114 of the Land Development Code, the portion of Salt Springs Drive south to Thaxton Road is classified as a residential collector street because at least 50 percent of its frontage is zoned SF-5 or more restrictive uses, within 1,500 feet from the proposed project's property line.

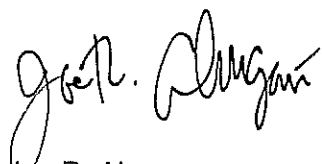
Based on 2009 build-out conditions, which include site traffic and a three percent annual growth rate, the traffic volume is projected to be 8,370 vehicles per day for the portion of Salt Springs Drive north of Thaxton Road. Site generated traffic will comprise approximately 3,540 vehicles per day or 42 percent of the total volume on Salt Springs Drive north of Thaxton Road.

Based on the results of the neighborhood traffic analysis, it appears that this section of Salt Springs Drive should be widened to 48 feet as part of the proposed KB – Sheldon 230 development to match the existing pavement section of Salt Springs Drive from south of Colton-Bluff Springs Road/Asa Drive to the north. Furthermore, when Slaughter Lane is extended to the east, traffic to and from the proposed KB – Sheldon residential development as well as adjacent development in the area will be provided with additional points of access for the area, thereby reducing traffic volumes on Salt Springs Drive.

RECOMMENDATIONS

- 1) As recommended in the TIA, the intersection of Bluff Springs Road/Old Lockhart Highway and Nuckols Crossing Road should be improved with the construction of a westbound right-turn lane. Prior to final reading of the zoning, the applicant should post fiscal for a pro-rata share of the estimated cost for this improvement: $32.9\% \times \$40,925 = \$13,464$.
- 2) As recommended in the TIA, the intersection of Salt Springs Drive and Thaxton Road should be improved with a traffic signal and the addition of a westbound approach to provide one left/through shared lane and one right-turn lane, and the extension of the existing southbound left-turn lane on Salt Springs Drive to provide 150 feet of storage. Prior to final reading of the zoning, the applicant should post fiscal for a pro-rata share of the estimated costs for these improvements: $46.9\% \times \$112,240 = \$52,641$.
- 3) As recommended in the TIA, the intersection of Salt Springs Drive and Colton-Bluff Springs Road/Asa Drive should be improved with the addition of northbound and southbound stop signage and stop bar pavement markings to create an all-way stop controlled intersection. Prior to final reading of the zoning, the applicant should post fiscal for a pro-rata share of the estimated costs for these improvements: $35.6\% \times \$3,974 = \$1,415$.
- 4) As recommended in the TIA, the intersection of Panadero Drive and Thaxton Road should be improved with the addition of a northbound left-turn lane and right-turn lane. Prior to final reading of the zoning, the applicant should post fiscal for a pro-rata share of the estimated cost for this improvement: $100\% \times \$5,777 = \$5,777$.
- 5) Although Salt Springs Drive currently operates at an undesirable level according to Section 25-6-116 of the Land Development Code, the percentage increase in traffic on this roadway as a result of this residential development will be approximately 277 percent or 8,370 vehicles per day. Site traffic will comprise approximately 42 percent of the total traffic on Salt Springs Drive north of Thaxton Road. Therefore, it is recommended that the applicant post fiscal for a pro-rata share of the estimated costs for widening the roadway to 48 feet. The 48 foot pavement section should begin approximately 1,200 feet upstream of the Thaxton Road intersection. Prior to final reading of the zoning, the applicant should post fiscal as follows: $42.9\% \times \$109,652 = \$47,041$.
- 6) Development of this site shall be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip characteristics, traffic distributions, roadway conditions, and other traffic related characteristics.
- 7) For information: three copies of the final TIA incorporating all corrections and revisions must be submitted prior to final reading of the zoning case.

If you have questions or require additional information, contact Joe Almazan at 974-2674, the assigned transportation reviewer.



Joe R. Almazan
Development Services Process Coordinator
S.M.A.R.T. Housing Program
Watershed Protection and Development Review Department
CITY OF AUSTIN
E-mail: joe.almazan@ci.austin.tx.us
Phone: (512) 974-2674 Fax: (512) 974-2934

ZONING CHANGE REVIEW SHEET

CASE: C14-03-0090.SH

Z.P.C. DATE: November 18, 2003
December 2, 2003

ADDRESS: Southeast of Thaxton Road at Salt Springs Drive

OWNER AND APPLICANT: KB Home Lone Star, LP (John Zinsmeyer) **AGENT:** Longaro & Clarke, Inc. (Alex Clarke)

ZONING FROM: I-SF-2; SF-3; I-SF-4A

TO: SF-2 – Tracts 1 & 7
RR – Tracts 2 and 3
SF-4A – Tracts 4, 5 & 6

AREA: 182.85 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-2 for Tracts 1 and 7; RR for Tracts 2 and 3; SF-4A for Tracts 4, 5 and 6. The Restrictive Covenant would limit limits the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA memorandum provided as Attachment A (November 24, 2003).

ZONING & PLATTING COMMISSION RECOMMENDATION:

November 18, 2003: *POSTPONED TO 12/02/03 (STAFF)*
[J.M; J.G 2ND] (9-0)

December 2, 2003: *APPROVED STAFF'S RECOMMENDATION FOR RR, SF-2 AND SF-4A WITH CONDITIONS OF THE T.I.A.*
[K.J; J.C 2ND] (6-0-3) J.M; M.W; B.B – ABSTAINED

ISSUES:

This rezoning case has been approved to participate in the City's S.M.A.R.T. (Safe, Mixed-Income, Accessible, Reasonably-priced, Transit-Oriented) Housing expedited review program. Please refer to Attachment B.

The Director of Planning Services of the Austin ISD has provided a memo identifying the need for additional schools in this area. Please refer to Attachment C.

Update on December 2, 2003: Prior to the Zoning and Platting Commission meeting, Staff spoke with the Director of Planning Services at AISD. The Director says that a representative of KB Homes has supplied him with information on the number of new single family residences within KB Sheldon 230 subdivision that will be constructed annually. This information allows the Director to estimate the impact to nearby school capacities over time. The Director added that he is now more comfortable that KB Homes will work with AISD in the siting of additional schools in this general area.

DEPARTMENT COMMENTS:

The subject property consists of undeveloped acreage and is zoned interim – single family residence (I-SF-2), family residence (SF-3) and interim-single family residence-small lot (I-SF-4A) district upon its annexation into the City limits in March of 2003. Primary access to the proposed development is presently taken by Salt Spring Drive and Thaxton Road. In addition, connectivity between the existing McKinney Park East subdivision and the proposed KB Sheldon 230 subdivision is provided by three streets: Quinton Drive, Wiley Way and Winter Haven Court. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and A-2 (Vicinity Map).

The applicant proposes to zone the property to the single family residence – standard lot (SF-2) district for Tracts 1 and 7; rural residence (RR) district for Tracts 2 and 3 which is the 100-year floodplain; and single family residence – small lot (SF-4A) for Tracts 4, 5 and 6. As shown on the approved Preliminary Plan, the project consists of a total of 930 single family residences to be constructed in two development phases, as summarized below:

Phase One (west side of the property – 104 acres)

296 single family residential lots (2.85 units per acre)
 2 drainage / utility easement / access lots
 1 open space lot
 1 landscape lot

Phase Two (east side – 129 acres)

634 s.f. residential lots (5.02 u.p.a.)
 5 drainage / utility / access lots
 2 open space lots
 2 landscape lots
 1 park lot
 1 future development lot *

*not part of this zoning case

The approved Preliminary Plan is provided in Exhibit B. A future segment of East Slaughter Lane is adjacent to the southeast border of the zoning area and will be dedicated with the final plat.

Because complete subdivision applications were filed with the City before the date the annexation proceedings were instituted, the applicant has continuation of land use rights, as outlined in Section 43.002 of the Texas Local Government Code. This section allows for a developer to begin to use the land in the manner that was planned prior to annexation, consistent with the development applications (i.e., subdivision, site plan) on file with the City. The City allows for the development of the properties to be completed in accordance with the subdivisions on file, without requiring that they first receive zoning consistent with the proposed uses. In this case, the preliminary plan application was filed in February 2003, the property was annexed in March 2003, the preliminary was approved by the Zoning and Platting Commission in April 2003, and City staff received a zoning application and accompanying Traffic Impact Analysis in June 2003. The SMART Housing program policy is that proper, permanent zoning must be obtained prior to final plat approval.

The single family residential project under the City's subdivision review process is within the parameters of SF-2, RR and SF-4A zoning and the uses are consistent and compatible with the surrounding zoning and development which includes other single family residences and undeveloped land. The Restrictive Covenant limits the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final Traffic Impact Analysis memorandum.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2; SF-3; I-SF-4A	Undeveloped
<i>North</i>	SF-3; SF-4A-CO; County	Undeveloped; Single family residences within the Springfield B-6 and the McKinney Park East Section Three subdivisions
<i>South</i>	I-SF-2; County; I-SF-4A	Undeveloped
<i>East</i>	SF-4A-CO	Single family residences within the Springfield Phase C and McKinney Park East Section Three subdivisions
<i>West</i>	County	Undeveloped

AREA STUDY: N/A**TIA:** Is required – Please refer to Attachment A**WATERSHEDS:** Marble Creek / Onion Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

428 – Barton Springs / Edwards Aquifer Conservation District

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

SCHOOLS:

Palm Elementary School

Paredes Middle School

Akins High School

Langford Elementary School

Menchaca Elementary School

CASE HISTORIES:

NUMBER	REQUEST	ZONING AND PLATTING COMMISSION	CITY COUNCIL
C14-03-0089.SH	I-RR to SF-3	To Grant SF-3	Approved SF-3 (7-31-03)
C14-02-0161	I-RR to SF-4A	To Grant SF-4A-CO	Approved SF-4A-CO (4-3-03)
C14-02-0063.SH	I-RR to SF-4A; MF-3; LR & GR	To Grant SF-4A-CO; MF-3-CO; GR-CO; LR-CO; RR-CO and P-CO subject to TIA recommendations	Approved SF-4A-CO; MF-3-CO; LR and RR (10-2-03)

RELATED CASES:

The subject property was annexed into the City limits on March 17, 2003 (C7A-03-003).

The Preliminary Plan of KB-Sheldon 230 Phase One & Phase Two was approved by the Zoning and Platting Commission on April 15, 2003 and is provided in Exhibit B (C8-03-0025.SH). Two Final Plats of Sheldon 230 are presently under staff review (C8-03-0025.1A and C8-03-0025.1B).

ABUTTING STREETS:

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
Thaxton Road	64 feet	44 feet	Collector	2,395 (2003)
Capital View Drive	60 feet	Unconstructed right-of-way	Collector	Not available

There are existing sidewalks along Thaxton Road.
There are no sidewalks along Capital View Drive.

Capital Metro bus service is available at Salt Springs Road and Tara Drive, approximately 2,000 feet north of Tract 2.

CITY COUNCIL DATE: January 8, 2004

ACTION:

ORDINANCE READINGS: 1st

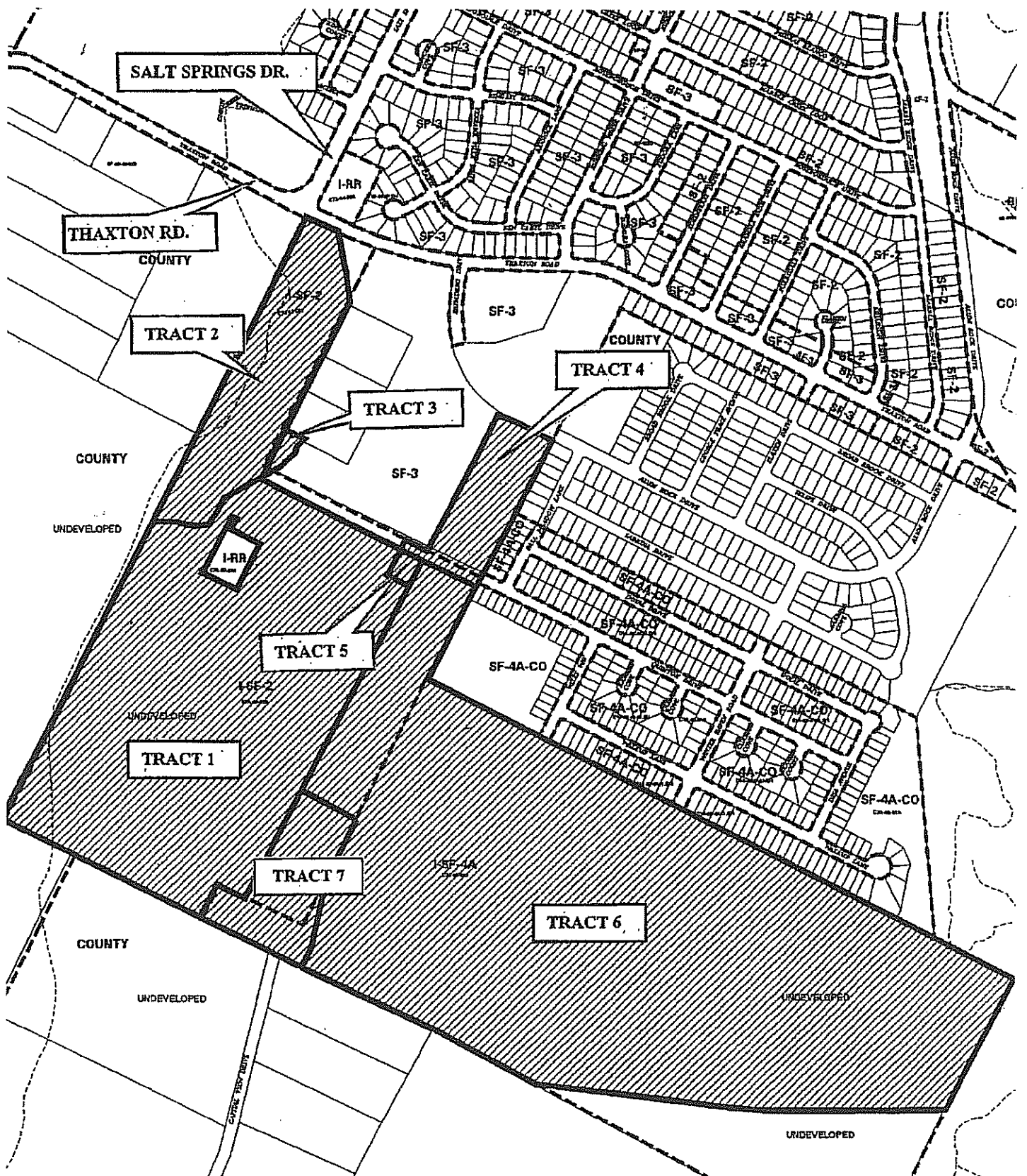
2nd


3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



 1" = 600'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W.WALSH	<div data-bbox="860 1791 1169 1858"> ZONING <i>Exhibit A</i> </div> <div data-bbox="552 1858 901 1900"> CASE #: C14-03-0090.SH </div> <div data-bbox="552 1900 812 1932"> ADDRESS: THAXTON RD. </div> <div data-bbox="552 1932 885 1967"> SUBJECT AREA (acres): 182.850 </div> <div data-bbox="1015 1890 1153 1921"> DATE: 03-11 </div> <div data-bbox="1015 1942 1144 1967"> INTLS: TRC </div>	CITY GRID REFERENCE NUMBER J12
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MEMORANDUM

TO: Sylvia Limon, PDRD, Case Manager
Members of the Zoning & Platting Commission

FROM: Joe Almazan, PDRD, Transportation Review

DATE: July 14, 2010

SUBJECT: KB Sheldon 230
Subdivision Case No.: C8-03-0024.04.2A, 3A, 4A, and 5A.SH

This memorandum is in response to questions raised by the members of the Zoning and Platting Commission during the last public hearing on July 7, 2010. The requested information was regarding arterial roadways in the vicinity of the KB Sheldon 230 development and future improvements.

Slaughter Lane – Slaughter Lane, east of Old Lockhart Highway, is classified as a four-lane, divided arterial roadway in the 2030 CAMPO Plan and the 2025 Austin Metropolitan Area Transportation Plan (AMATP). Travis County included funds for a public-private partnership agreement through the Goodnight Ranch property in its 2005 bond referendum. Currently, the agreement with the developer is to divide the costs of designing and building a 4-lane divided extension of Slaughter Lane across their property and the owner donating the required right-of-way. The CIP design is 90% complete and all the right-of-way has been dedicated. However, the Goodnight development has been delayed in their efforts to obtain financing for their half of Slaughter Lane due to the economic downturn. The section of Slaughter Lane between the eastern boundary of Goodnight Ranch and Thaxton Road, which includes the KB Sheldon 230 property, will be a future Travis County and City of Austin CIP project. The design is also 90% complete and a portion of the ROW was acquired previously through an interlocal agreement with the City that was used to expedite a City waterline extension project. The County has asked the City to include \$2 million in its upcoming bond referendum to pay for the construction of that portion of Slaughter Lane that crosses through the City's corporate limits. The County will be asking the Commissioners Court to include funds for the County portion (\$8 million) in the next County bond referendum, tentatively scheduled for Nov 11. In addition, there is a preliminary 2300-acre mixed-use project ("Carma-Easton" planning site) that proposes to construct and extend future Slaughter Lane from McKinney Falls Parkway to US Hwy. 183 as part of this large development.

Pleasant Valley – Both the 2030 CAMPO Plan and the 2025 AMATP recommend the future extension of Pleasant Valley Road as a four-lane, divided arterial and will follow the existing alignment of Nuckols Crossing Road (the western boundary of the Goodnight Ranch property) from Onion Creek Drive to future Slaughter Lane East. Travis County will construct an intersection and a realignment of a section of Old Lockhart Highway to accommodate the future extension of Pleasant Valley Road as part of the ongoing Goodnight Ranch development. However, the City of Austin and Travis County do not have any additional plans to extend Pleasant Valley Road. Since it is included in the 2030 CAMPO Plan and 2025 AMATP, the potential for a future CIP project remains a possibility.

McKinney Falls Parkway/Thaxton Road – McKinney Falls Parkway/Thaxton Road is classified as a 4-lane, divided arterial in the 2030 CAMPO Plan and 2025 AMATP from William Cannon Drive to future Slaughter Lane. Travis County is currently constructing improvements to McKinney Falls Parkway between William Cannon Drive and Colton-Bluff Springs Road and extending the roadway southward to Thaxton Road. The county also has an interlocal agreement with the City of Austin to improve a low water crossing on Thaxton Road as part of the McKinney Falls Parkway CIP project. All work related to this county CIP is scheduled to be completed in 2011.

William Cannon Blvd. – William Cannon Blvd. is classified as a six-lane, divided arterial in the 2030 CAMPO Plan and 2025 AMATP from IH-35 to McKinney Falls Parkway. Currently, the City of Austin and Travis County do not have any plans to upgrade William Cannon Blvd. from Pleasant Valley Road to McKinney Falls Parkway. However, there is a preliminary 2300-acre mixed-use project ("Carma-Easton" planning site) that proposes to upgrade and extend William Cannon Blvd. from McKinney Falls Parkway to US Hwy. 183 as part of this large development.

If you have any further questions or required additional information, please contact me at 974-2674.



Joe Almazan
Development Services Process Coordinator
Land Use Review Division, 4th floor
Planning and Development Review Department