

C9
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2009-0118.3A.SH

Z.A.P. DATE: August 3, 2010

SUBDIVISION NAME: Bradshaw Crossing Section Five

AREA: 4.388 acres

LOTS: 27

OWNER/APPLICANT: Lennar Buffington Zachary
Scott, L.P. (Ryan Mattox)

AGENT: Lakeside Engineering
(Chris Ruiz)

ADDRESS OF SUBDIVISION: Zachary Scott Street (and Bradshaw Road)

GRIDS: H-11

COUNTY: Travis

WATERSHED: Rinnard 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 an approved preliminary plan, namely Bradshaw Crossing Section Five. The proposed final plat is composed of 27 lots on 4.388 acres.

STAFF RECOMMENDATION: Staff recommends approval of this final plat out of an approved preliminary plan. This plat meets all City of Austin Land Development and State Local Government requirements.

ZONING AND PLATTING COMMISSION ACTION:

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

PHONE: 974-2767

C9/2

Additional Background information:

This land area was included in the C7a-04-005 - ZT Scott Tract Annexation which was approved by City Council on 3/04/04 (Ord # 040304-14, Effective 3/15/04). With the annexation, COA agrees to provide full municipal services as required and defined by the Texas Local Government Code (e.g. Police, Fire, EMS, Solid Waste, Electric, Water, etc.)

The first preliminary plan filed for this land area was under case C8J-04-0033 - Zachary Scott Preliminary. At the time of submittal (3/9/04) the land was still in 2-mile ETJ. The preliminary include the 2 tracts - Tr.1 (E of Bradshaw Rd) - 211.81 acres and Tr. 2 (W of Bradshaw Rd) - 59.14 acres. This plan was approved by ZAP on 11/16/04 (the expiration date is set for 3/9/09).

The first final plat out of the approved preliminary, C8-04-0033.1A.SH - Zachary Scott Sect. One was submitted on 9/18/2005 as a S.M.A.R.T. Certified project and included all the land in the C8J-04-0033 preliminary plan. The certification letter is dated January 7, 2005 and includes a list of fee waivers and states by when certain items - like transit - needs to be accomplished. This plat was approved 7/19/2005 and recorded 10/21/2005.

A second final out of the preliminary was filed as C8-04-0033.3A.SH - Zachary Scott Sect 2 on 12/20/2005. This plat was approved on 3/7/2006 and recorded 5/4/2006.

Two zoning cases were filed: C14-06-0084.SH - Tract 2 of the Zachary Scott Prelim (59.14 acres) City Council granted SF-4A on 3/1/2007 (Ord # 2007-3-1-059); C14-06-0085.SH - Tract 1 of the Zachary Scott Prelim (189.012 acres) City Council Granted SF-4A on 3/1/2007 (Ord # 20070301-058 & R.C. # 2007039160).

C8-04-0033.01.SH - First Revision to Zachary Scott Preliminary was filed on 2/9/2006 for the purpose adjusting some lots, ROW. This was Administratively Approved on 4/12/2006. No new final plats were approved and recorded under this revision.

The current C8-2009-0118.SH - Zachary Scott II Preliminary was filed on 10/6/2009 (approved 3/2/10) in order to for the applicant to continue the subdivision process for this land first started in 2004. Due to that previous preliminary plan expiring and some minor changes to the layout of the proposed lots and ROW, the applicant has submitted this current preliminary plan. This plan still retains it's S.M.A.R.T. Housing certification and proposes to meet those qualifications along with the other applicable code regulations for subdivision approval.

C8-2009-0118.1A.SH - Bradshaw Crossing Section 3 and C8-2009-0118.2A.SH - Bradshaw Crossing Section 4 are the first 2 final plats to be filed out of the C8-2009-0118.SH preliminary plan (both of these are now approved as of 3/16/10).

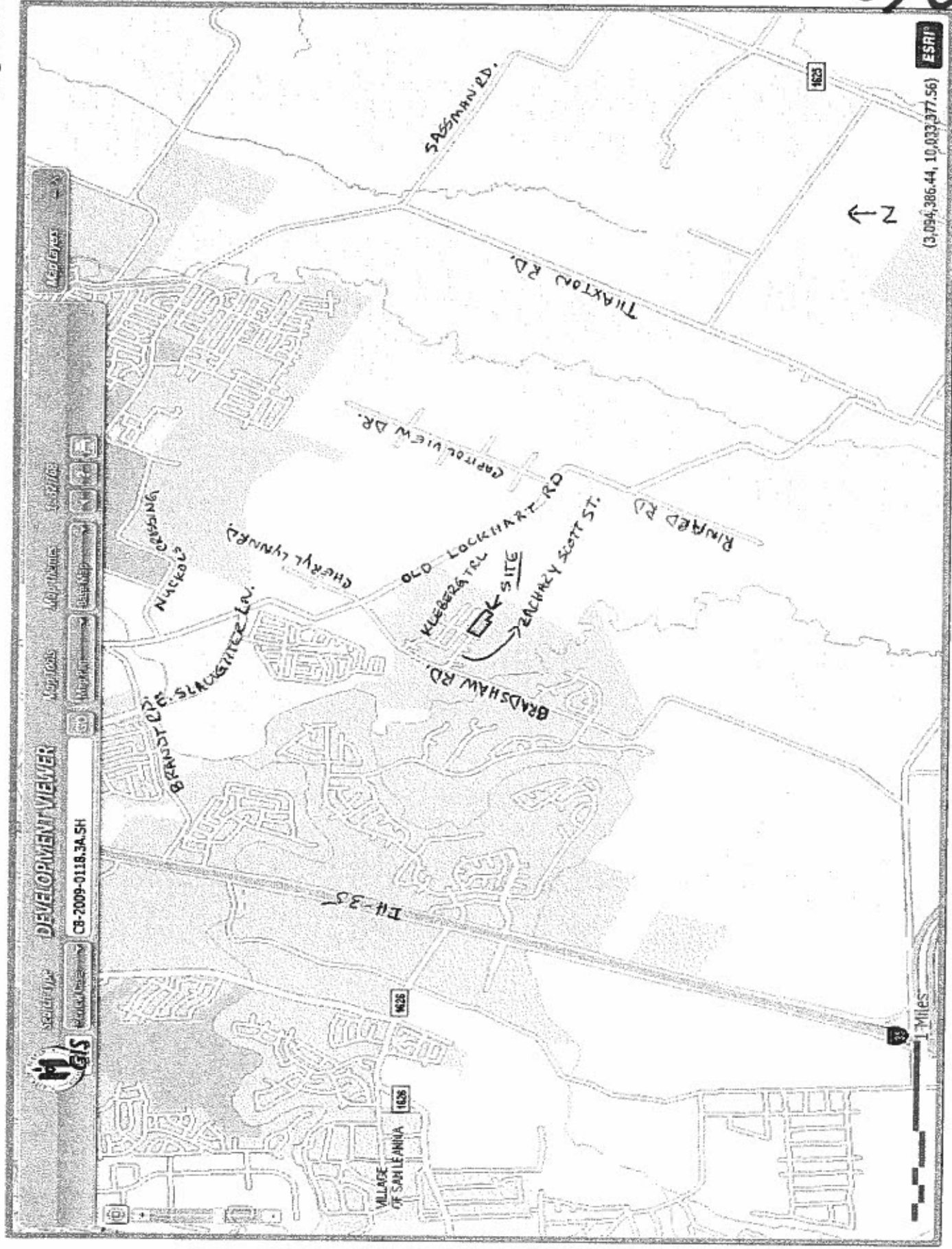
At the time of annexation - according to the service plan, this tract of land would be serviced by the Austin Fire Station/EMS unit located at 400 Ralph Ablanado Drive.

According to Austin Independent School District information - this land falls with in the boundaries for Blazier Elementary located at 8601 Vertex Blvd.; Paredes Middle School located at 10100 S. Mary Moore Searight Drive, and W. Charles Akins High School located at 10701

C9
3

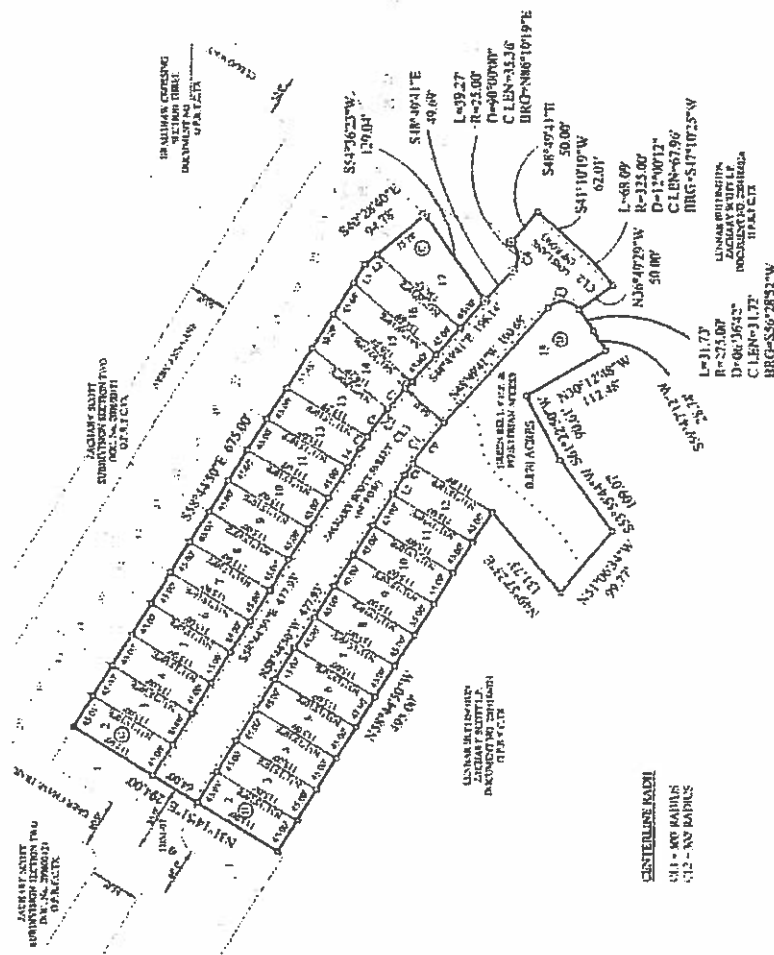
South 1st Street. At this time, there are no provisions for applicable school district guidelines or requirements in the subdivision approval process. In the past, AISD has informed COA Staff that they will deal with additional enrollment through the district's own planning process. However, there are some initial discussions with Austin I.S.D. personnel regarding an educational impact statement process; though nothing is finalized at this time.

Additionally, attached is copy of memo from Joe Almazan provided for the nearby Sheldon 230 plats that includes information regarding arterial roadways planned in the area. Some or all of that information can be applied in this area, too.



09/4

| Case | Age | Sex | Height | Weight | Diagnosis | Ref. 1 | Ref. 2 | Ref. 3 |
|------|-----|-----|--------|--------|-------------|--------|--------|--------|
| 1 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |
| 2 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |
| 3 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |
| 4 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |
| 5 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |
| 6 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |
| 7 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |
| 8 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |
| 9 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |
| 10 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |
| 11 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |
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| 13 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |
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| 23 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |
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| 99 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |
| 100 | 14 | M | 157.5 | 52.0 | Myocarditis | 1 | 1 | 1 |



SCANNED LEGENDS

- [illegible]

| | |
|----------------|----|
| SF LOTS: | 27 |
| DRAINAGE LOTS: | 0 |
| OTHER LOTS: | 1 |
| BLOCKS: | 2 |

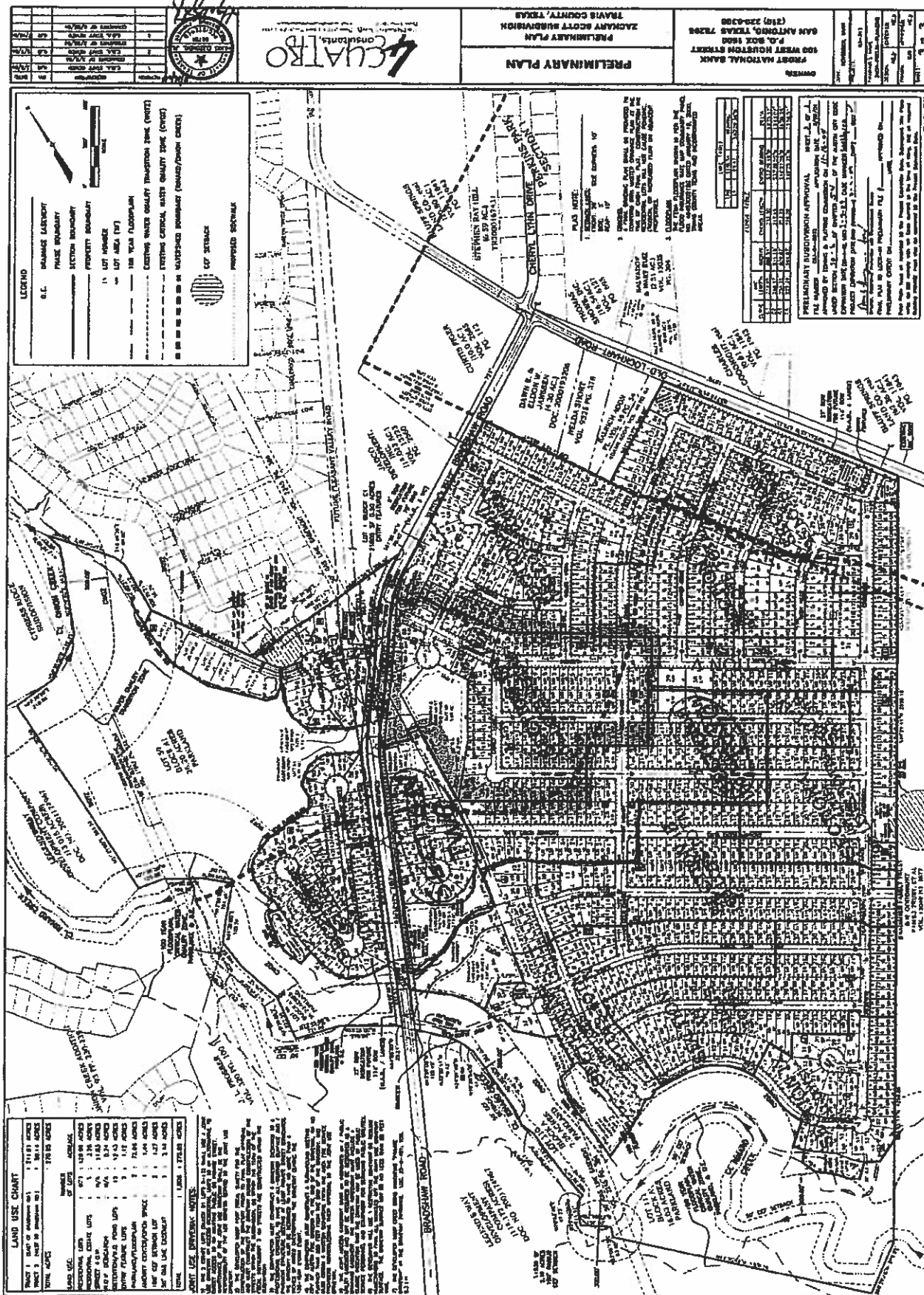
PROPOSED PLAT

Delta Survey Group Inc.
8211 Bredle Lane Ste. 102 Austin, TX. 78745
Office: 512/721-2825 Fax: 512/721-2820

BRADSHAW CROSSING SUBDIVISION
SECTION FIVE

3 OF 3

CASE NO. CR-2019-01183A.5H



Previous Approved Preliminary
Section One Approved & Recorded
Section Two Approved & Recorded.

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8



City of Austin

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

Neighborhood Housing and Community Development Department

Gina Copic, S.M.A.R.T. Housing Program Manager
(512) 974-3180, Fax: (512) 974-3112, gina.copic@austintx.us

January 7, 2005

S.M.A.R.T. Housing Certification
Lennar Buffington Zachary Scott Subdivision
Southeast of intersection of Old Lockhart Rd and Bradshaw

TO WHOM IT MAY CONCERN:

Lennar Homes (Paul Powell, 418-0258 x274 (o), 294-4146 (m), Paul.Powell@Lennar.com) is planning to develop a 992 unit single-family development southeast of intersection of Old Lockhart Rd and Bradshaw Rd. This proposed development is out in an active City of Austin Neighborhood Planning Area.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 60% of the homes will serve households at or below 80% Median Family Income (MFI) or below, the development will be eligible for full waiver 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 fees:

| | | |
|-------------------------|-------------------------|---------------------------|
| Capital Recovery Fees | Concrete Permit | Mechanical Permit |
| Building Permit | Electrical Permit | Plumbing Permit |
| Construction Inspection | Subdivision Plan Review | Zoning Verification |
| | Regular Zoning Fee | Land Status Determination |

Prior to filing of building permit applications and starting construction, the developer must:

- ♦ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Dick Peterson, 482-5372).
- ♦ Submit the S.M.A.R.T. Housing Residential Completeness Check, Permit Application, and plans demonstrating compliance with visitability and transit-oriented standards to single-family permit intake staff at One Texas Center, 505 Barton Springs Road.

Before a Certificate of Occupancy will be granted, units in the development must:

- ♦ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ♦ Pass a final inspection by NHCD to certify that visitability and/or accessibility and transit-oriented standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the homes, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3126 if you need additional information.


Steve Barney, Project Coordinator
Neighborhood Housing and Community Development Office

Cc: Gina Copic, NHCD
Javier Delgado, NHCD
Robby McArthur, WWW Taps
Adam Smith, NPZD

Stuart Hersh, NHCD
Janet Gallagher, WPDR
Dick Peterson, Austin Energy
Ricardo Soliz, NPZD

Yolanda Parada, WPDR
Maczia Volpe, WPDR
Lisa Nickle, WPDR

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C9
9

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.

C9
10

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