

SUBDIVISION REVIEW SHEET

C11

CASE NO: C8J-2010-0139

ZAP DATE: September 6, 2011

SUBDIVISION NAME: Greyrock Ridge Preliminary Plan

AREA: 177.853 Acres

LOTS: 394

APPLICANT: Wildflower Commons II, LP

AGENT: LJA Engineering & Surveying, Inc.
(Dan Ryan)

ADDRESS OF SUBDIVISION: S. Mopac Expressway SB

GRIDS: B14, B13

COUNTY: Travis

WATERSHED: Bear/Slaughter

JURISDICTION: Limited

EXISTING ZONING: N/A

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: The applicant has requested and received the following administrative waiver from Title 30 of the Land Development Code:

1. 30-5-341, four feet cut requirements for pond construction

VARIANCES: None

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 Greyrock Ridge Subdivision Preliminary Plan. The tracts are identified as Tracts 15, 16-A and 16-B of the Bradley Parties Settlement Agreement. The plan is proposed for 387 single family lots, one greenbelt/conservation lot, 2 water quality lots, an amenity center lot and associated right-of-way on 177.853 acres. The proposed lots will take access via State Highway 45 via the proposed Archeleta Blvd. Internal streets will be designed under alternate design criteria. The City of Austin will provide water and wastewater service and electric service will be provided by the Pedernales Electric Co-Operative. Parkland dedication requirements will be satisfied at time of final platting. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

The staff recommends approval of the above referenced preliminary plan. The plan meets all applicable State and City of Austin LDC requirements.

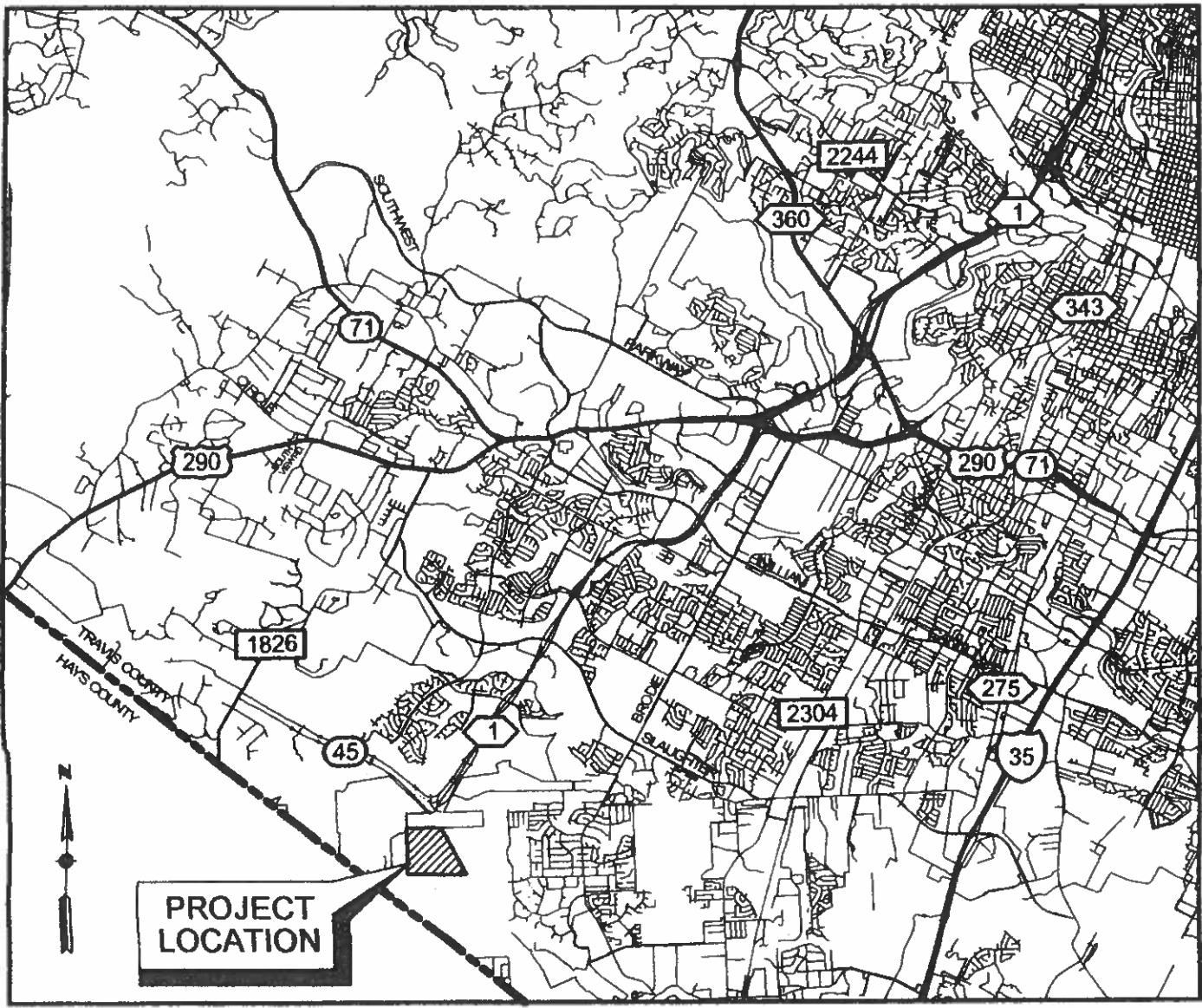
ZONING AND PLATTING ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786

RELIMINARY PLAN

CH/2



LOCATION MAP
(N.T.S.)

5316 Highway 290 West
Suite 150
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
www.ljaengineering.com

CLL/3

April 13, 2011

Victoria Li, P.E.
Watershed Protection and Development Review Department
City of Austin
One Texas Center
505 Barton Springs Road, 4th Floor
Austin, Texas

Re: Greyrock Ridge Preliminary Plan (formerly Wildflower Commons)
City of Austin, File No. C8J-2010-0139
LJA Job No. A160-403-310

Dear Ms. Li:

On behalf of the Owner for the Greyrock Ridge Preliminary Plan and in accordance with City of Austin Land Development Code 30-5-42(B) we respectfully request the following waivers from the City of Austin Land Development Code:

- 1. 30-5-341, for a water quality control facility with cut in excess of 4 feet;
- ~~2. 30-5-342, for a water quality control facility with fill in excess of 4 feet;~~ *N/A*
- ~~3. 30-5-281, for a residential lot including a critical environmental feature;~~ *no longer an issue removed features from lots. JD.*

The proposed waiver from the cut/fill requirements is necessary to provide water quality controls in accordance with the requirements of the Bradley Parties Settlement Agreement. The waiver for the residential lot including a CEF is requested for two estate lots of approximately 20 acres each which will be excluded from constructing within the setbacks as shown on the preliminary plan.

The Greyrock Ridge property is part of the Bradley Parties Settlement Agreement as recorded in Travis County OPR Document No. 2000062856.

Should you have any questions or need any additional information, please do not hesitate to call.

Sincerely,

Daniel Ryan, P.E.

cc: Jay Hanna – Hanna Magee L.P. No. 2
Blake Magee – Hanna Magee L.P. No. 2



C11/A

ADMINISTRATIVE VARIANCE ACTION FORM - LDC SECTION 25-8-42

Application Date: December 15, 2010
Project Case Number: C8J-2010-0139
Project Name: Greyrock Ridge Commons Preliminary Plan
Project Address: S Mopac Expy SB
Watershed & Classification: Bear Creek and Slaughter Creek / Barton Springs Zone
Ordinance Standard: LDC Sections 25-8- 42 (B) (5)
Variance Request: Request is to allow cut greater than four feet for the construction of sediment/filtration detention ponds.
Action: Grant

Findings of Fact (LDC 25-8-42(C)):

- 1) Development in accordance with the variance meets the objective of the requirements for which the variance is requested. **Yes**
- 2) For property in the Barton Springs Zone, the variance will result in water quality that is at least equal to the water quality achievable without the variance. **Yes.**
- 3) For a variance described in LDC Section 25-8-42(B)(6), the cut or fill is not located on a slope with a gradient of more than 15% or within 100 feet from the centerline of a classified waterway. **Yes.**

To support granting a variance, all applicable criteria must be checked "yes."

Action Date: 8-4-11
Reviewer's Name: James Dymkowski

11/5/11

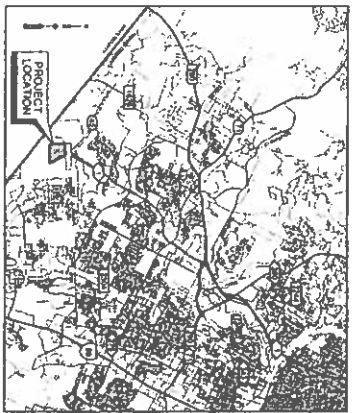
GREYROCK RIDGE PRELIMINARY PLAN

LEGAL DESCRIPTION
 THE ADDRESS OF LAND OWNED BY THE ABOVE DESCRIBED PARTY TO A PARTIAL OF A TRACT OF LAND IN THE COUNTY OF TARRANT, TEXAS, DESCRIBED AS FOLLOWS:
 OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS

- NOTES:**
1. THE PROPERTY IS LOCATED WITHIN THE CITY OF AUSTIN'S BARRIO NOROCCO NEIGHBORHOOD WITHIN TARRANT COUNTY.
 2. ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN'S STANDARD GRADE AND WIDTH.
 3. THE PROPERTY IS PART OF THE GREYROCK RIDGE DEVELOPMENT ADJACENT TO THE SOUTH OF THE CITY OF AUSTIN.
 4. ALL ADJACENT PROPERTY OWNERS HAVE BEEN NOTIFIED AND ADVISED OF THE PROJECT AND HAVE GIVEN THEIR CONSENT TO THE PROJECT.
 5. THE PROJECT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN'S SUBDIVISION MAP ACT AND THE TEXAS SUBDIVISION MAP ACT.

This subdivision is subject to existing utility easements and is proposed with a final 20' wide easement. The applicant has been advised that the TARRANT COUNTY ENGINEERING DEPARTMENT HAS BEEN APPROVED BASED UPON A COMMITMENT FROM THE DEVELOPER THAT A FINAL SUBDIVISION MAP WILL BE FILED WITH THE TARRANT COUNTY ENGINEERING DEPARTMENT TO SUBMIT A FINAL SUBDIVISION MAP AND RECORD THE SAME. THE DEVELOPER HAS COMMITTED TO SUBMITTING A FINAL SUBDIVISION MAP TO THE TARRANT COUNTY ENGINEERING DEPARTMENT WITHIN 90 DAYS OF THE DATE OF THE APPROVAL OF THIS PRELIMINARY PLAN.

[Signature]
 DATE: 11/5/11



WARNERS
 1. 20' WIDE EASEMENT IN EXCESS OF 1200 FEET
 2. 20' WIDE EASEMENT IN EXCESS OF 1200 FEET
 3. 20' WIDE EASEMENT IN EXCESS OF 1200 FEET

SUBMITTAL DATE: _____

OWNER:	GREYROCK RIDGE DEVELOPMENT, L.P.
ADDRESS:	11000 N. MOORE AVENUE, SUITE 100, AUSTIN, TX 78758
PREPARED BY:	LJA ENGINEERING & SURVEYING, INC.
DATE:	11/5/11
PROJECT NO.:	11-001
SCALE:	AS SHOWN
DATE:	11/5/11
PROJECT NO.:	11-001
DATE:	11/5/11

SHEET NO.	DESCRIPTION
1	TITLE PAGE
2	NOTES
3	PRELIMINARY PLAN - SHEET 1
4	PRELIMINARY PLAN - SHEET 2

RECEIVED
 11/7/11



DANIEL GRAY, P.E.
 License No. 11111
 State of Texas
 5/23/2011

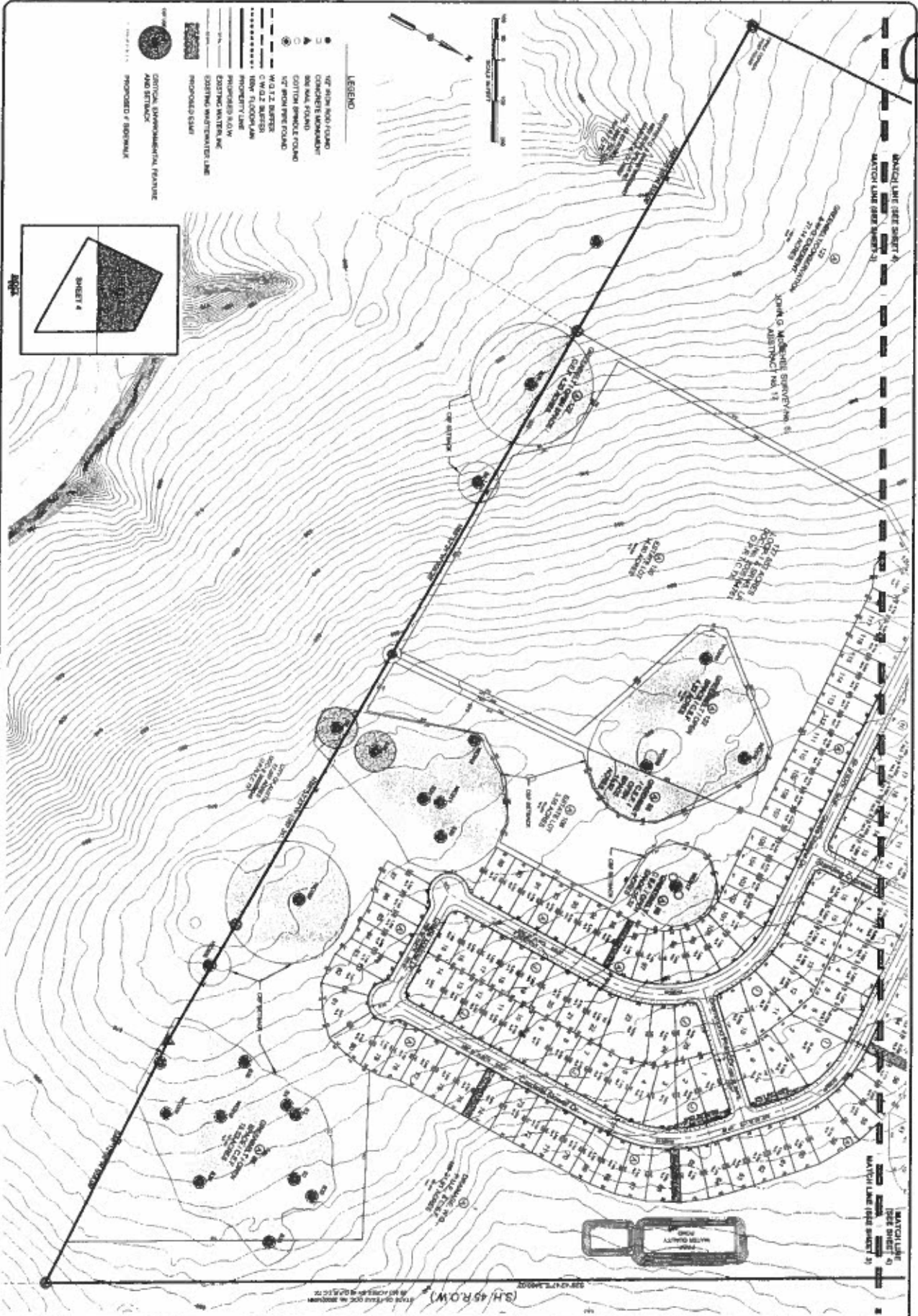
PRELIMINARY PLAN APPROVAL
 APPROVED BY (FROM PROJECT) _____ SHEET _____ OF _____
 DATE _____ OF EXPIRY _____ UNDER SECTION _____
 TYPE OF REVISION MAJOR _____ MINOR _____ YES _____ NO _____

LJA Engineering & Surveying, Inc.
 5316 Highway 290 West
 Suite 150
 Austin, Texas 78735
 Phone 512.439.4700
 Fax 512.439.4716
 FRN - F-1386

C81-2011-0-139
 SHEET 1 OF 4

11/6

DATE: 11/11/10
 DRAWN BY: JLS
 CHECKED BY: JLS
 PROJECT: GREYROCK RIDGE
 SHEET: 4

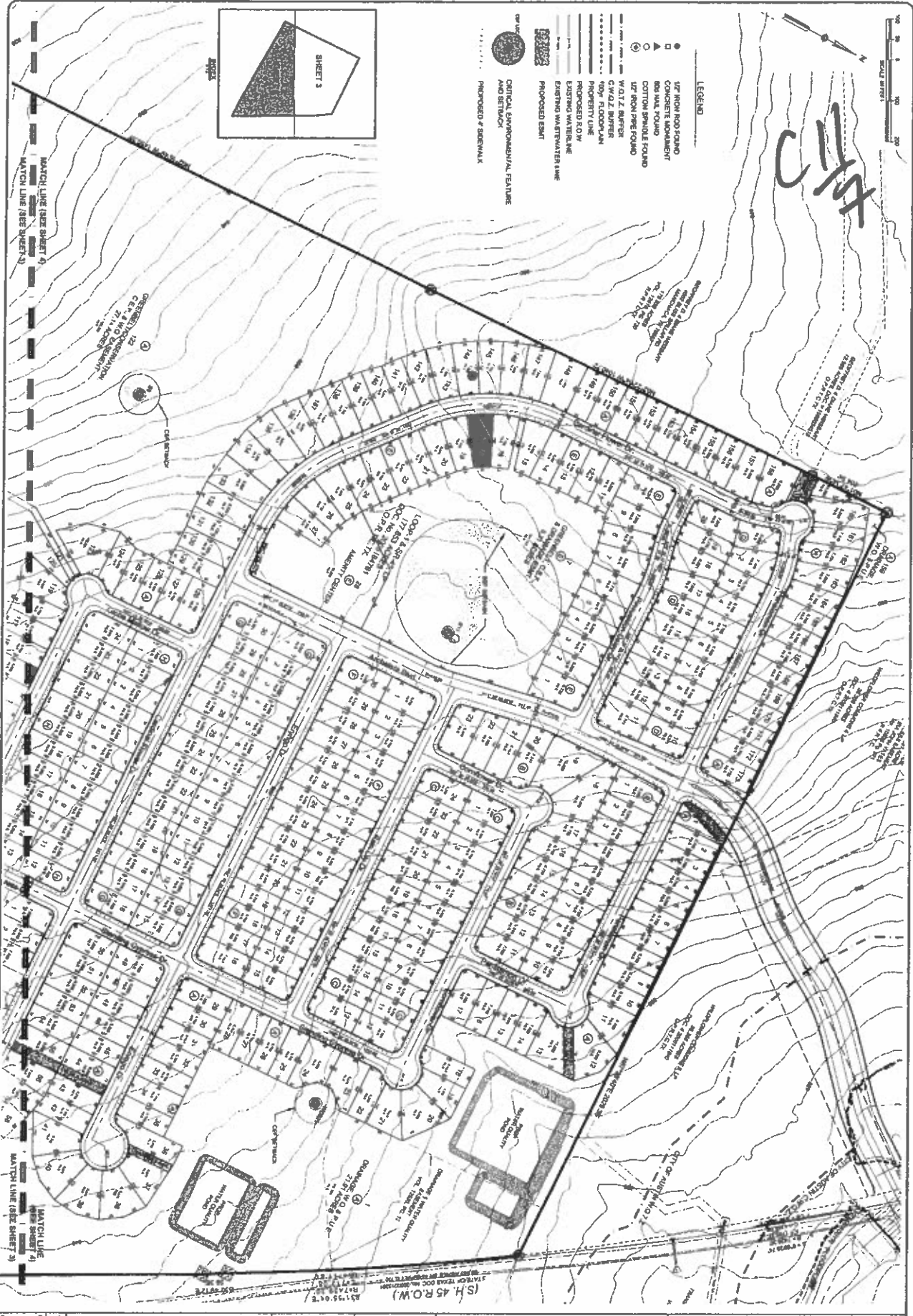


<p>4</p>	<p>LJA Engineering & Surveying, Inc. 5276 Highway 28 West Suite 100 North Texas 75746</p>	<p>Phone 972-438-1970 Fax 972-438-0716 TTY 972-438-1336</p>		<p>DATE: 11/11/10</p>	<p>PROJECT: GREYROCK RIDGE</p>
				<p>DRAWN BY: JLS</p>	<p>PRELIMINARY PLAN - SHEET 2</p>

CSJ-2010-0139

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GREYROCK RIDGE
 PRELIMINARY PLAN - SHEET 1

LJA Engineering & Surveying, Inc.
 2116 Highway 290 West
 Suite 130
 Austin, Texas 78738
 Phone 512.438.9700
 Fax 512.438.4776
 FIDELITY - F-1388

3

DATE	DESCRIPTION	BY	DATE
11/11/10	ISSUED	AG	
11/11/10	DESIGNED	AG	
11/11/10	DRAWN	AG	
11/11/10	CHECKED	AG	
11/11/10	APPROVED	AG	



C11/a

EDUCATIONAL IMPACT ANALYSIS FORM

To be completed by City of Austin, Case Manager

1. CONTACT INFORMATION

CASE MANAGER: Don Perryman

APPLICANT/AGENT: Wildflower Commons L.P./LJA Engineering, Dan Ryan

COMMENTS: Preliminary plan application

2. PROJECT INFORMATION

CASE NUMBER: C8J-2010-0139

PROJECT NAME: Greyrock Ridge Preliminary Plan

PROJECT ADDRESS: South Mo-Pac (Loop 1) at State Highway 45 eastbound

PROPOSED USE: single-family residential

3. HOUSING INFORMATION

PROJECT ACREAGE: 177.853 acres

NUMBER OF LOTS: 392

EXISTING # RESIDENTIAL UNITS: 0

PROPOSED # RESIDENTIAL UNITS: 387

OF UNITS TO BE DEMOLISHED: 0

ESTIMATED INCREASE: 387 units

OF CERTIFIED AFFORDABLE DWELLING UNITS: unknown at this time

C11/10

**EDUCATIONAL IMPACT ANALYSIS FORM
PAGE TWO**

4. FAMILY AMENITIES WITHIN 1 MILE OF PROJECT (PUBLIC)

CULTURAL FACILITIES (THEATER, MUSEUMS, LIBRARY): Lady Bird Johnson
Wildflower Center

PARKS/GREENBELTS: Veloway, Circle C Metro Park

RECREATIONAL CENTERS: none

5. FAMILY AMENITIES -PROPOSED
(attach map if available)

CULTURAL FACILITIES: none

PARKLAND DEDICATION REQUIRED (FEE OR LAND): fees

RECREATIONAL ACTIVITIES: unknown at this time

OPENSOURCE: 4-lots/55.9 acres

OTHER AMENITIES (POOLS, CLUBHOUSE, COMMON AREA): plan contains
amenity center, but no details of facilities at this time

6. TRANSPORTATION LINKAGES

CONNECTION TO CLOSEST PUBLIC TRANSIT LOCATION: Cap Metro route
Slaughter at Curlew

PUBLIC TRANSPORTATION/BIKE ROUTES: none

Final 7-28-10



Educational Impact Statement
Austin Independent School District
City Council Agenda:

Case Number: C8J-2010-0139



CH

Proposed Development:

Wildflower Commons, L.P.

Elementary School:
Name: Baranoff ES
Address: 12009 Buckingham Gate
Capacity: 794
Rating: Exemplary
Percent F/RL: 11.8%
Mobility Rate:

Increase Decrease* No impact

Students	Current	Future (5 year)
Number	891	889
Percentage of capacity	112%	112%

Middle School:
Name: Bailey MS
Address: 4020 Lost Oasis Hollow
Capacity: 1,176
Rating: Recognized
Percent F/RL: 30.8%
Mobility Rate:

Increase Decrease* No impact

Students	Current	Future (5 Year)
Number	979	1056
Percentage of capacity	83%	90%

High School:
Name: Bowie HS
Address: 4103 Slaughter Lane
Capacity: 2,535
Rating: Recognized
Percent F/RL: 12.6%
Mobility Rate:

Increase Decrease* No impact

Students	Current	Future (5 Year)
Number	2,606	2,723
Percentage of capacity	103%	107%

*Demographic characteristics of students will be reported

Impact on Student population

The Wildflower Commons development would be projected to add 15 elementary, 8 middle school, and 8 high school students to the current projected students population. This would have a negligible effect on these schools operating capacity.

Transportation Impact:

None

Safety Impact:

None

Date Prepared:

August 31, 2011

Director's Signature

Paul Turner