

C27

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0081.SH

P.C. DATE: January 14, 2014

SUBDIVISION NAME: Colorado Crossing IV

AREA: 106.01 acres

LOTS: 526

APPLICANT: Lennar Buffington Colorado Crossing LP
(Ryan Mattox)

AGENT: Lakeside Engineering
(Chris Ruiz)

ADDRESS OF SUBDIVISION: Burleson Road @ McKinney Falls Prkwy (Breckenridge Dr, formerly Autumn Bay Dr.)

GRIDS: L-16

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

EXISTING ZONING: LI-PDA-NP

PROPOSED LAND USE: Residential, Greenbelt, ROW, Open Space

NEIGHBORHOOD PLAN: McKinney

SIDEWALKS: Sidewalks will be provided along all internal streets and subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a preliminary plan namely, Colorado Crossing IV. The proposed Preliminary Plan consists of 526 lots on 106.01 acres.

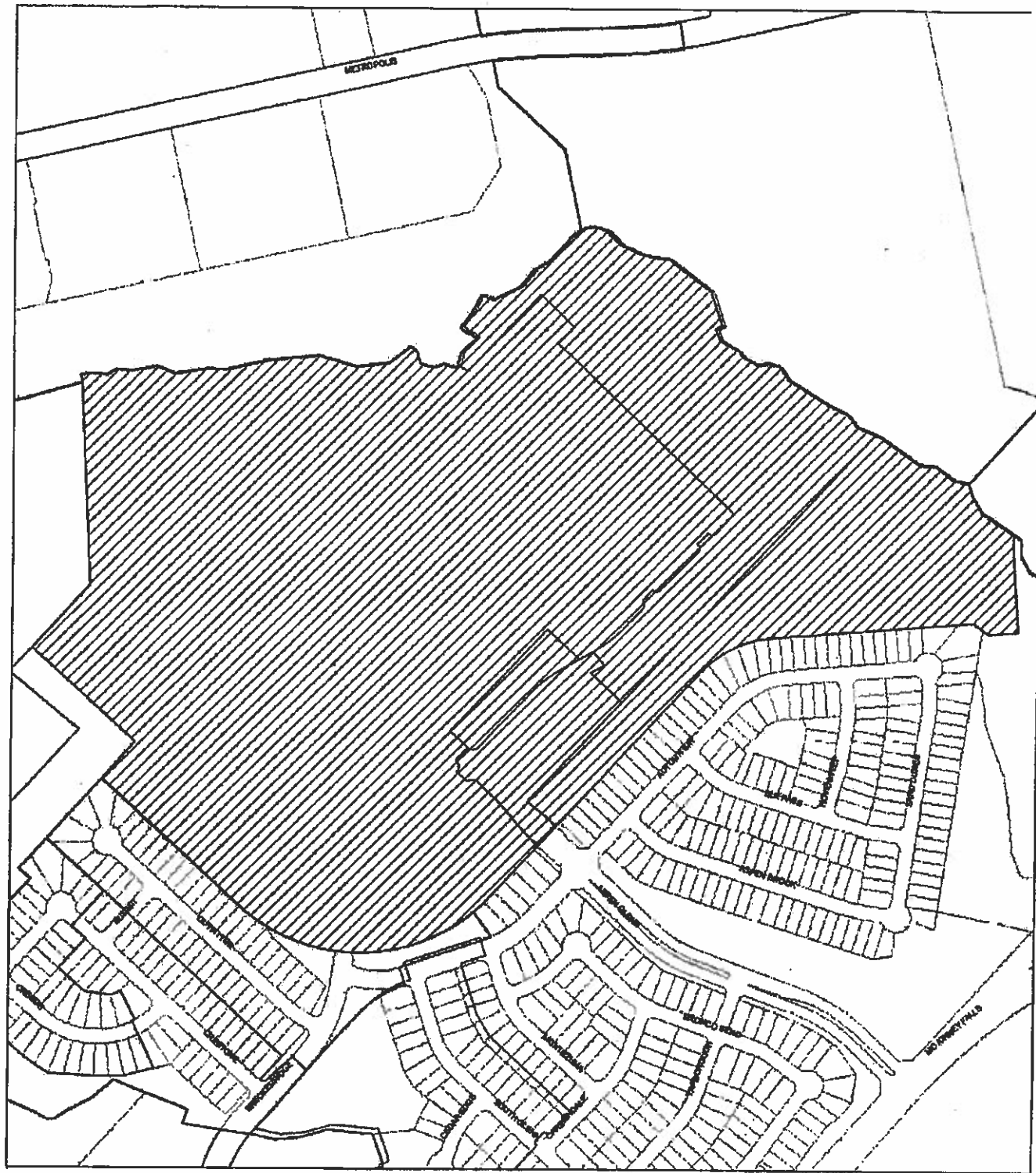
An Educational Impact Statement has been received from the Del Valle Independent School District (See Attached for information).

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plan. This plan meets all applicable City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767



Subject Tract



Base Map

CASE#: C8-2013-0081.SH

LOCATION: Autumn Bay Drive @ Aspen Glenn Blvd



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EDUCATIONAL IMPACT STATEMENT

School District:



PROJECT NAME: Colorado Crossing IV

ADDRESS/LOCATION: Autumn Bay Drive

CASE #: C8-2013-0081

CITY COUNCIL DATE: _____

☒ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☐ NEW MULTIFAMILY

☐ TAX CREDIT

SF UNITS: 519

STUDENTS PER UNIT ASSUMPTION: .65

MF UNITS: _____

STUDENTS PER UNIT ASSUMPTION: _____

ELEMENTARY SCHOOL: Smith Elementary

RATING: _____

ADDRESS: _____

PERMANENT CAPACITY: 665

% QUALIFIED FOR FREE/REDUCED LUNCH: _____

MOBILITY RATE: _____

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	692	821	899
% of Permanent Capacity	112	123	135

☐ INCREASE

☐ DECREASE

☐ NO IMPACT

MIDDLE SCHOOL: Ojeda Middle School

RATING: _____

ADDRESS: _____

PERMANENT CAPACITY: 1145

% QUALIFIED FOR FREE/REDUCED LUNCH: _____

MOBILITY RATE: _____

MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	992	1101	1179
% of Permanent Capacity	87	96	102

☐ INCREASE

☐ DECREASE

☐ NO IMPACT

HIGH SCHOOL: Del Valle High School

RATING: _____

ADDRESS: _____

PERMANENT CAPACITY: 2038

% QUALIFIED FOR FREE/REDUCED LUNCH: _____

MOBILITY RATE: _____

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	2684	3618	3696
% of Permanent Capacity	132	177	181

☐ INCREASE

☐ DECREASE

☐ NO IMPACT

To select one of the checkboxes above, double click on the box and select "checked" from the default value menu in the middle of the page. Click OK to complete the selection.

IMPACT ON SCHOOLS

Currently all of our elementary schools are at or very near capacity, so any additional housing units will have an educational impact on the district. We will review attendance boundaries next spring and it may become necessary to zone some neighborhoods in that area away from nearby schools to those on the outer edge of the district. Developers need to be aware of this so that they do not give out incorrect or misleading information to potential tenants. Our extra capacity at our middle school and High school has been covered by the use of portable classrooms. This is all based on current facilities.

TRANSPORTATION IMPACT

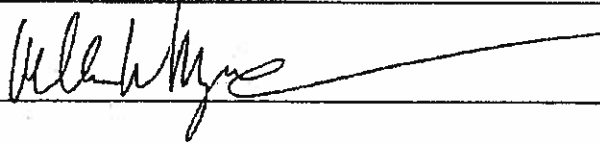
Students within this development would attend Smith Elementary, Ojeda Middle School, and Del Valle High School at this time. They would all qualify for Transportation. This would cause a major impact on transportation; several new routes would be needed to transport and thus several new busses will have to be purchased.

SAFETY IMPACT

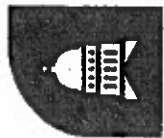
Date Prepared:

12/3/2012

Director's Signature:



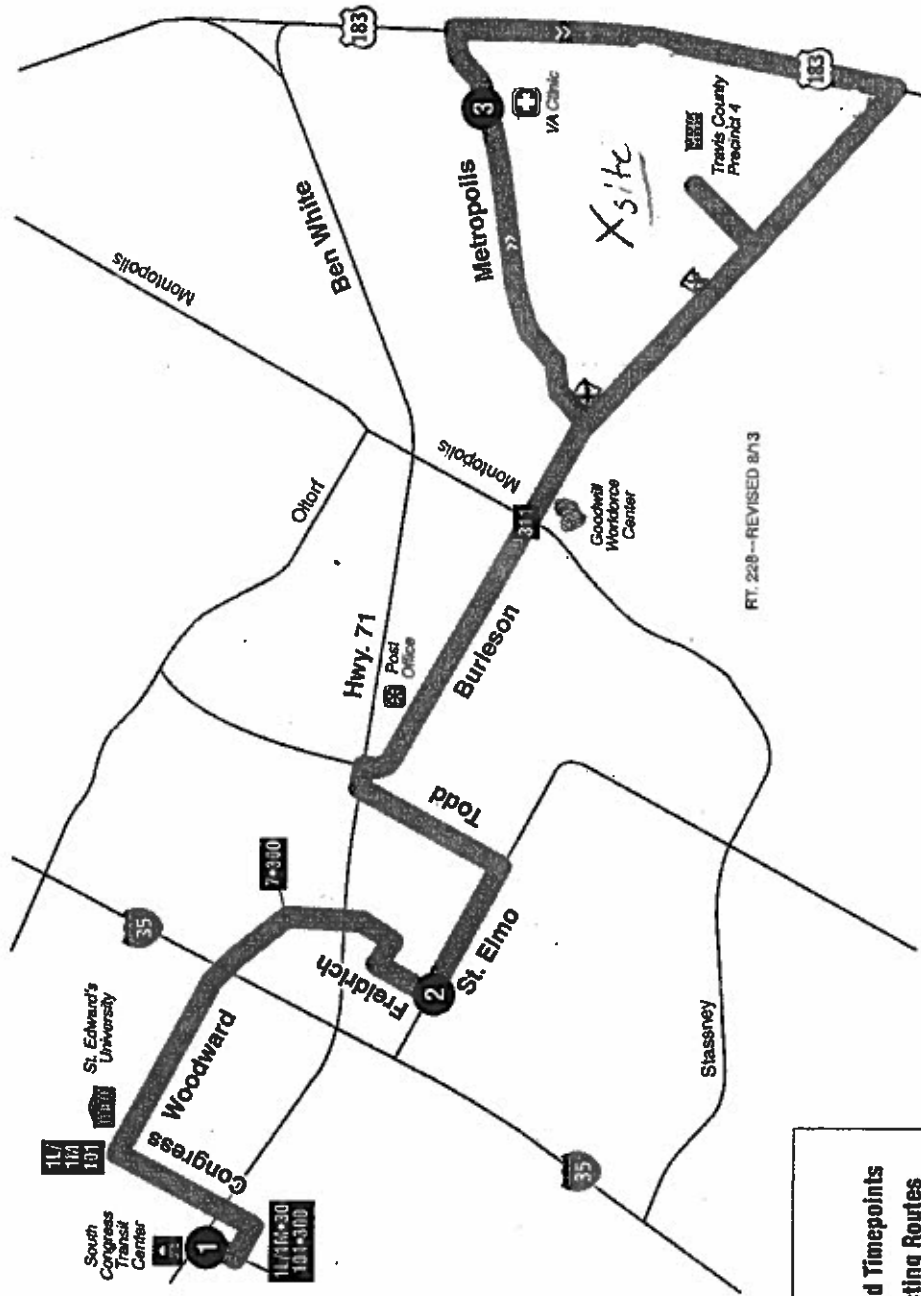




228

DESTINATIONS

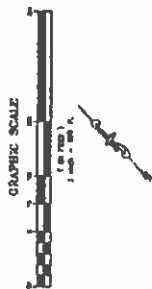
- South Congress Transit Center
- St. Edward's University
- Veteran's Administration Clinic
- Travis County Precinct 4



Cap Metro Access map

LAND USE CHART		
LAND USE	NUMBER OF LOTS	ACRES
RESIDENTIAL	1	1.00 ACRES
COMMERCIAL	1	1.00 ACRES
INDUSTRIAL	1	1.00 ACRES
AGRICULTURAL	1	1.00 ACRES
UNDEVELOPED	1	1.00 ACRES
TOTAL	504	504.00 ACRES

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 07-26-2001 BY 60322 UCBAW/STP



PARCEL LINE DATA			PARCEL LINE DATA		
Station	Length	Bearing	Station	Length	Bearing
10+00	132.35	S 87° 25' 29" E	10+00	132.35	S 87° 25' 29" E
10+32	84.27	S 89° 42' 21" W	10+32	84.27	S 89° 42' 21" W
10+67	95.43	S 85° 06' 21" W	10+67	95.43	S 85° 06' 21" W
10+97	90.43	S 82° 59' 27" W	10+97	90.43	S 82° 59' 27" W
11+08	77.90	S 82° 59' 27" W	11+08	77.90	S 82° 59' 27" W
11+24	44.98	S 82° 59' 27" W	11+24	44.98	S 82° 59' 27" W
11+34	44.98	S 82° 59' 27" W	11+34	44.98	S 82° 59' 27" W
11+46	44.98	S 82° 59' 27" W	11+46	44.98	S 82° 59' 27" W
11+56	34.41	S 75° 05' 00" W	11+56	34.41	S 75° 05' 00" W
11+64	47.15	S 74° 12' 42" W	11+64	47.15	S 74° 12' 42" W
11+83	90.84	S 71° 05' 00" W	11+83	90.84	S 71° 05' 00" W
11+84	14.14	S 71° 05' 00" W	11+84	14.14	S 71° 05' 00" W
11+94	25.98	S 65° 24' 45" E	11+94	25.98	S 65° 24' 45" E
12+00	24.00	S 60° 20' 20" E	12+00	24.00	S 60° 20' 20" E
12+06	63.57	S 52° 12' 45" E	12+06	63.57	S 52° 12' 45" E
12+14	14.14	S 52° 12' 45" E	12+14	14.14	S 52° 12' 45" E
12+24	32.97	S 52° 12' 45" E	12+24	32.97	S 52° 12' 45" E
12+30	42.86	S 46° 21' 41" W	12+30	42.86	S 46° 21' 41" W
12+36	90.85	S 35° 21' 25" W	12+36	90.85	S 35° 21' 25" W
12+46	48.05	S 35° 21' 25" W	12+46	48.05	S 35° 21' 25" W
12+54	88.97	S 31° 10' 10" W	12+54	88.97	S 31° 10' 10" W
12+60	84.28	S 42° 30' 40" W	12+60	84.28	S 42° 30' 40" W
12+66	142.30	S 42° 30' 40" W	12+66	142.30	S 42° 30' 40" W
12+72	90.85	S 42° 30' 40" W	12+72	90.85	S 42° 30' 40" W

[illegible]

C8-2013-0081 SH

