

C9  
/1

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2013-0222

**Z.A.P. DATE:** September 2, 2014  
(postponement by applicant from  
August 19, 2014)

**SUBDIVISION NAME:** Easton Park Section 1A Preliminary Plan

**AREA:** 54.91 acres

**LOT(S):** 194 total lots

**OWNER/APPLICANT:** Carma Easton, LLC (S. Rogers) **AGENT:** Peloton Land Solutions (J. Fleming)

**ADDRESS OF SUBDIVISION:** 6975 McKinney Falls Parkway

**GRIDS:** K-13

**COUNTY:** Travis

**WATERSHED:** Cottonmouth Creek

**JURISDICTION:** Limited Purpose

**EXISTING ZONING:** County

**MUD:** N/A

**PROPOSED LAND USE:** 176 Single Family Residential lots, 18 Open Space/Drainage Easement lots, and public ROW

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of McKinney Falls Parkway.

**DEPARTMENT COMMENTS:** The request is for approval of the Easton Park Section 1A Preliminary Plan. The preliminary plan is composed of 194 lots on 54.91 acres. Water and wastewater will be provided by the City of Austin.

**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan. This preliminary plan meets all applicable state, county, and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Michael Hettenhausen  
Email address: [Michael.Hettenhausen@co.travis.tx.us](mailto:Michael.Hettenhausen@co.travis.tx.us)

**PHONE:** (512) 854-7563

C9/2



110 WILD BARN RD. STE. 200A | AUSTIN, TX 78740 | 512-431-7700

**Brookfield**  
Residential

LOCATION MAP  
**EASTON PARK**  
SECTION 1

6/3

# EASTON PARK SECTION 1A PRELIMINARY PLAN SUBDIVISION

MCKINNEY FALLS PARKWAY AND EAST WILLIAM CANNON DRIVE  
TRAVIS COUNTY AND THE CITY OF AUSTIN ETI, TEXAS  
DECEMBER 2013



**NOTICE TO CONTRACTORS**

THESE PLANS AND SPECIFICATIONS SHALL BE KEPT ON THE PROJECT SITE AT ALL TIMES AND SHALL BE AVAILABLE TO ANY PERSON REQUESTING THEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



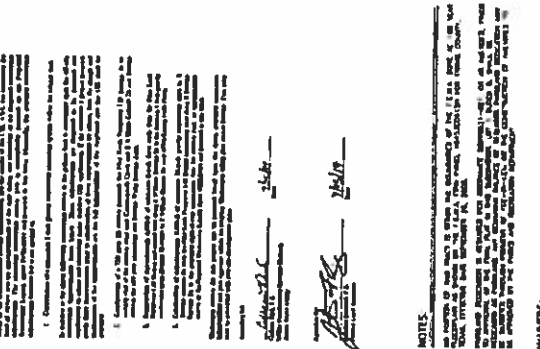
**LEGAL DESCRIPTION**

THE LEGAL DESCRIPTION OF THIS PROPERTY IS AS SHOWN ON THE PLAT OF THE EASTON PARK SECTION 1A SUBDIVISION, TRAVIS COUNTY, TEXAS, RECORDED IN PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BOOK 100, PAGE 100. THE LEGAL DESCRIPTION OF THIS PROPERTY IS AS SHOWN ON THE PLAT OF THE EASTON PARK SECTION 1A SUBDIVISION, TRAVIS COUNTY, TEXAS, RECORDED IN PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BOOK 100, PAGE 100.



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**NOTES**

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**WARNINGS**

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**CONTACT INFORMATION**

PELTON LAND SOLUTIONS  
10000 N. MCKINNEY FALLS PARKWAY  
AUSTIN, TEXAS 78726  
(512) 317-7700

**DESIGNER**

PELTON LAND SOLUTIONS  
10000 N. MCKINNEY FALLS PARKWAY  
AUSTIN, TEXAS 78726  
(512) 317-7700

**DATE**

DECEMBER 2013



**DESIGNED BY**  
M. J. PELTON  
PELTON LAND SOLUTIONS  
10000 N. MCKINNEY FALLS PARKWAY  
AUSTIN, TEXAS 78726  
(512) 317-7700

**DATE**  
DECEMBER 2013

**PROJECT**  
EASTON PARK SECTION 1A SUBDIVISION  
MCKINNEY FALLS PARKWAY AND EAST WILLIAM CANNON DRIVE  
TRAVIS COUNTY AND THE CITY OF AUSTIN ETI, TEXAS

**DATE**  
DECEMBER 2013

**PROJECT**  
EASTON PARK SECTION 1A SUBDIVISION  
MCKINNEY FALLS PARKWAY AND EAST WILLIAM CANNON DRIVE  
TRAVIS COUNTY AND THE CITY OF AUSTIN ETI, TEXAS



6/5

03

SHEET

PROJECT  
RESIDENTIAL  
EASTON PARK SECTION 1A SUBDIVISION  
AUSTIN, TRAVIS COUNTY, TEXAS

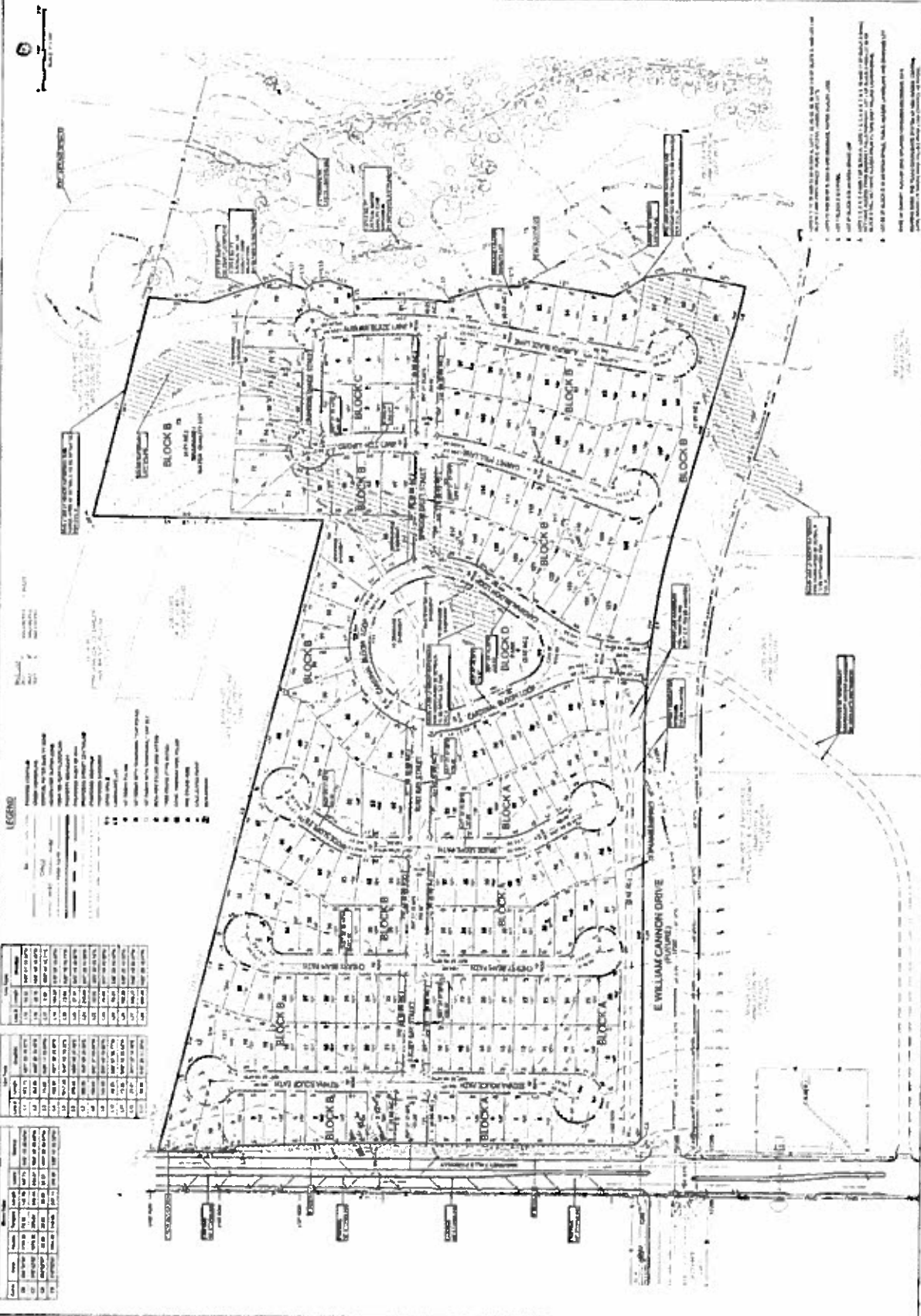
# Brookfield Residential

## PRELIMINARY PLAN EASTON PARK SECTION 1A SUBDIVISION AUSTIN, TRAVIS COUNTY, TEXAS



### PELTON LAND SOLUTIONS

24120 PARK TRAIL, SUITE 100, AUSTIN, TEXAS 78758



**LEGEND**

- 1. EASEMENTS
- 2. SETBACKS
- 3. DRIVEWAYS
- 4. DRIVEWAY EASEMENTS
- 5. DRIVEWAY SETBACKS
- 6. DRIVEWAY WIDTHS
- 7. DRIVEWAY CURVES
- 8. DRIVEWAY SLOPES
- 9. DRIVEWAY GRADES
- 10. DRIVEWAY MATERIALS
- 11. DRIVEWAY FINISHES
- 12. DRIVEWAY UTILITIES
- 13. DRIVEWAY LIGHTING
- 14. DRIVEWAY LANDSCAPING
- 15. DRIVEWAY SECURITY
- 16. DRIVEWAY ACCESS
- 17. DRIVEWAY EGRESS
- 18. DRIVEWAY EVACUATION
- 19. DRIVEWAY FIRE
- 20. DRIVEWAY SAFETY
- 21. DRIVEWAY COMPLIANCE
- 22. DRIVEWAY BEST PRACTICES
- 23. DRIVEWAY INNOVATIONS
- 24. DRIVEWAY TRENDS
- 25. DRIVEWAY FUTURE

Block	Lot	Area	Notes
A	1	10,000	...
A	2	10,000	...
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Block	Lot	Area	Notes
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NOT TO SCALE. THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION CONTAINED HEREIN IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

# EDUCATIONAL IMPACT STATEMENT

School District:

ca  
/6



PROJECT NAME: Pilot Knob PUD

ADDRESS/LOCATION: East and Southeast from intersection of Wm Cannon and McKinney Falls

CASE #: C814-2012-0152

CITY COUNCIL DATE: \_\_\_\_\_

NEW SINGLE FAMILY

DEMOLITION OF MULTIFAMILY

NEW MULTIFAMILY

TAX CREDIT

# SF UNITS: 4500

STUDENTS PER UNIT ASSUMPTION: .5

# MF UNITS: 10300

STUDENTS PER UNIT ASSUMPTION: .3

ELEMENTARY SCHOOL: Creedmoor Elementary

RATING: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PERMANENT CAPACITY: 824

% QUALIFIED FOR FREE/REDUCED LUNCH: \_\_\_\_\_

MOBILITY RATE: \_\_\_\_\_

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	810	1125	3795
% of Permanent Capacity	98	137	460

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	1011	1257	2432
% of Permanent Capacity	88	110	212

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	5113
% of Permanent Capacity	132	178	251

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.

C9  
7

**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 information is all based on current facilities.

**TRANSPORTATION IMPACT**

Students within this development would attend Hillcrest Elementary, Creedmoor 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. Another area of impact would be the road infrastructure; narrow two lane roads to this development would become a hazard as the project finished out.

**SAFETY IMPACT**

Date Prepared: 10/13/2013

Director's Signature: 