

C8  
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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-85-086.02.10A

**ZAP DATE:** April 7, 2015  
March 3, 2015

**SUBDIVISION NAME:** Springfield Section 7

**AREA:** 31.884 acres

**LOT(S):** 107

**OWNER/APPLICANT:** RKS Texas Investments LLC  
(Rick Sheldon)

**AGENT:** Pape-Dawson Engineers  
(Dustin Goss)

**ADDRESS OF SUBDIVISION:** McKinney Falls Parkway and Janes Ranch Road

**GRIDS:** J/K-13

**COUNTY:** Travis

**WATERSHED:** Onion/Marble Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-2

**DISTRICT:** 2

**PROPOSED LAND USE:** Residential, Open Space

**SIDEWALKS:** Sidewalks will be provided along Janes Ranch Road and all internal street of the subdivision prior to the lots being occupied.

**DEPARTMENT COMMENTS:** The request is for approval of the final plat out of an approved preliminary, namely, Springfield Section 7. The proposed plat is composed of 107 lots on 31.884 acres.

An Education Impact Statement has been completed by the Del Valle ISD and is included in the back-up.

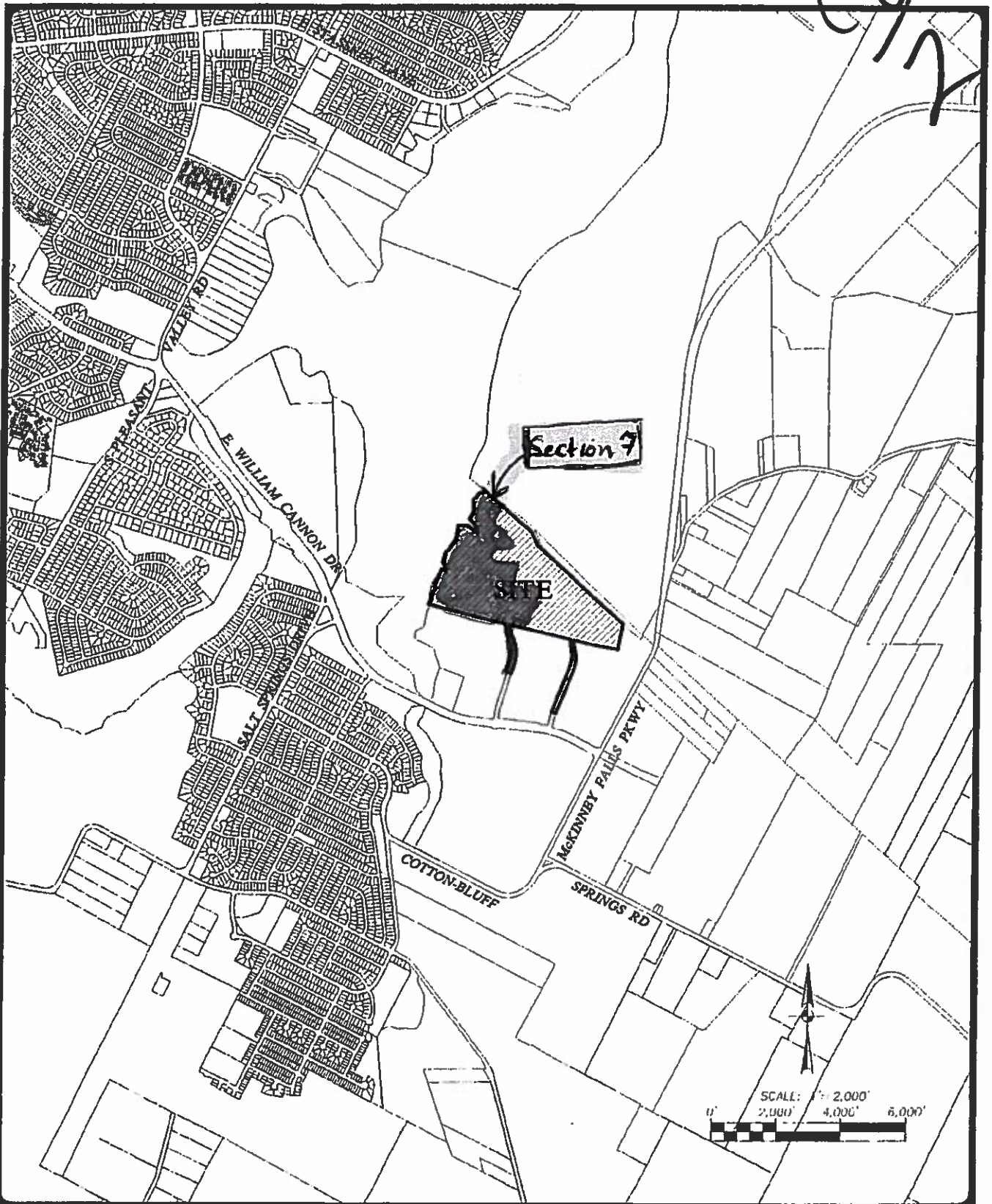
**STAFF RECOMMENDATION:** The staff recommends approval of the final plat. This final plat meets all applicable City of Austin and State Local Government code requirements.

**ZONING AND PLATTING ACTION:** 3/3/15: Postponed to 4/7/15 (6-0)

**CASE MANAGER:** Sylvia Limon  
**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)

**PHONE:** 512-974-2767

CS 7



Order Form 28, 2011, 2x10cm, Item #5, PC-01  
 File # 15071101021030 Productivity/Software/17110222 - Vicinity Map.dwg

JOB NO. 50710-00  
 DATE 02/22/2011  
 DRAWN BY DRABIN, J.S.  
 CHECKED DRABIN, J.S.  
 SHEET **EXHIBIT 1**

**SPRINGFIELD 7, 8 & 9**  
**SUBDIVISION**  
**EXHIBIT 1: VICINITY MAP**

**Pape-Dawson**  
**ENGINEERS**

7800 SHAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711  
 SUITE 220 WEST | FAX: 512.450.8867  
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 476

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# EDUCATIONAL IMPACT STATEMENT

School District: \_\_\_\_\_



PROJECT NAME: RKS Springfield Zoning

ADDRESS/LOCATION: 6605 E. William Cannon Dr.

CASE #: C14-2013-0086

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

NEW SINGLE FAMILY

DEMOLITION OF MULTIFAMILY

NEW MULTIFAMILY

TAX CREDIT

# SF UNITS: 379

STUDENTS PER UNIT ASSUMPTION: .6

# MF UNITS: \_\_\_\_\_

STUDENTS PER UNIT ASSUMPTION: \_\_\_\_\_

**ELEMENTARY SCHOOL:** Hillcrest Elem

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

ADDRESS: 6910 E. William Cannon Dr.

PERMANENT CAPACITY: 637

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

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

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	696	787	901
% of Permanent Capacity	109.2	123.5	141

INCREASE

DECREASE

NO IMPACT

**MIDDLE SCHOOL:** John P. Ojeda

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

ADDRESS: 4900 McKinney Falls PKWY

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	1008	1101	1151
% of Permanent Capacity	88	96	101

INCREASE

DECREASE

NO IMPACT

**HIGH SCHOOL:** Del Valle High School

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

ADDRESS: 5301 Ross Road

PERMANENT CAPACITY: 2838

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

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

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	2700	3171	3235
% of Permanent Capacity	95	111	114

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.**

CS/2

**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.

**TRANSPORTATION IMPACT**

All Students within this development attending Hillcrest Elementary School, Ojeda Middle School and Del Valle High School would qualify for transportation. The projected number of students would have a considerable impact on transportation resources, requiring three new bus routes and three additional school busses.

**SAFETY IMPACT**

Date Prepared: \_\_\_\_\_

Director's Signature: \_\_\_\_\_

# COATS | ROSE

*A Professional Corporation*

AM/X

PAMELA MADERE

pmadere@coatsrose.com  
Direct Dial  
512.541.3594

March 26, 2015

VIA EMAIL

Greg Guernsey, Director  
Planning & Development Review Department  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

RE: Springfield Section 7 – C8-85-086.02.10A  
Zoning and Platting Commission (ZAP) Meeting Postponement Request

Dear Mr. Guernsey:

On behalf of our client, RKS Texas Investments, LP (“Applicant”), we would like to formally request to postpone Case Number C8-85-086.02.10A, Springfield Section 7 Final Plat, from the April 7, 2015, ZAP hearing to the May 5, 2015, ZAP hearing. The Applicant is still working with city legal to finalize the required restrictive covenants and easements.

Sincerely,



Pamela Madere

cc: Sylvia Limon, Case Manger  
Jerry Rusthoven, Manager

Barton Oaks Plaza, 901 South MoPac Expressway, Building 1 Suite 500, Austin, Texas 78746

Phone: 512-469-7987 Fax: 512-469-9408

Web: [www.coatsrose.com](http://www.coatsrose.com)

HOUSTON | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS

4814-0889-0658.v1



LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

February 26, 2015

Zoning and Platting Commission  
City of Austin  
301 W. 2<sup>nd</sup> St.  
Austin, Texas 78704

RE: Springfield Section 7 – C8-85-086.02.10A  
Zoning and Platting Commission Meeting Postponement Request

Chairperson and Commissioners:

On behalf of our client we would like to formally request to postpone Case Number C8-85-086.02.10A, Springfield Section 7 Final Plat, from the upcoming Zoning and Platting Commission meeting scheduled for March 3, 2015.

The client has requested a postponement to the meeting scheduled for April 7, 2015.

Thank you for your consideration.

Sincerely,  
Pape-Dawson Engineers, Inc.  
Texas Board of Professional Engineers, Firm Registration #470

Dustin Goss, P.E., LEED® AP BD+C  
Senior Project Manager

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