

SUBDIVISION REVIEW SHEET

09
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CASE NO.: C8-2014-0136

Z.A.P. DATE: April 7, 2015

SUBDIVISION NAME: Beaver Creek Preliminary Plan

AREA: 59.25 acres

LOT(S): 188

APPLICANT: Sealy Heatherwilde. L.P.
(Michael Sealy)

AGENT: Garrett-Inhen Civil Engineers
(Steve Inhen)

ADDRESS OF SUBDIVISION: 801 E. Wells Branch Pkwy.

GRIDS: N36

COUNTY: Travis

WATERSHED: Harris Branch

JURISDICTION: Full Purpose

EXISTING ZONING: SR-4A-CO / GR / RR-CO

EXISTING LAND USE: Vacant

PROPOSED USE: Residential / Commercial / Common Areas / Right-of-Way

ADMINISTRATIVE WAIVERS: None

DEPARTMENT COMMENTS: The request is for approval of the Beaver Creek Preliminary Plan composed of 188 lots on 59.25 acres. The applicant proposes to subdivide the property into a 188 lot subdivision for single family and commercial uses.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision. The preliminary plan meets all applicable State and City of Austin Land Development Code requirements.

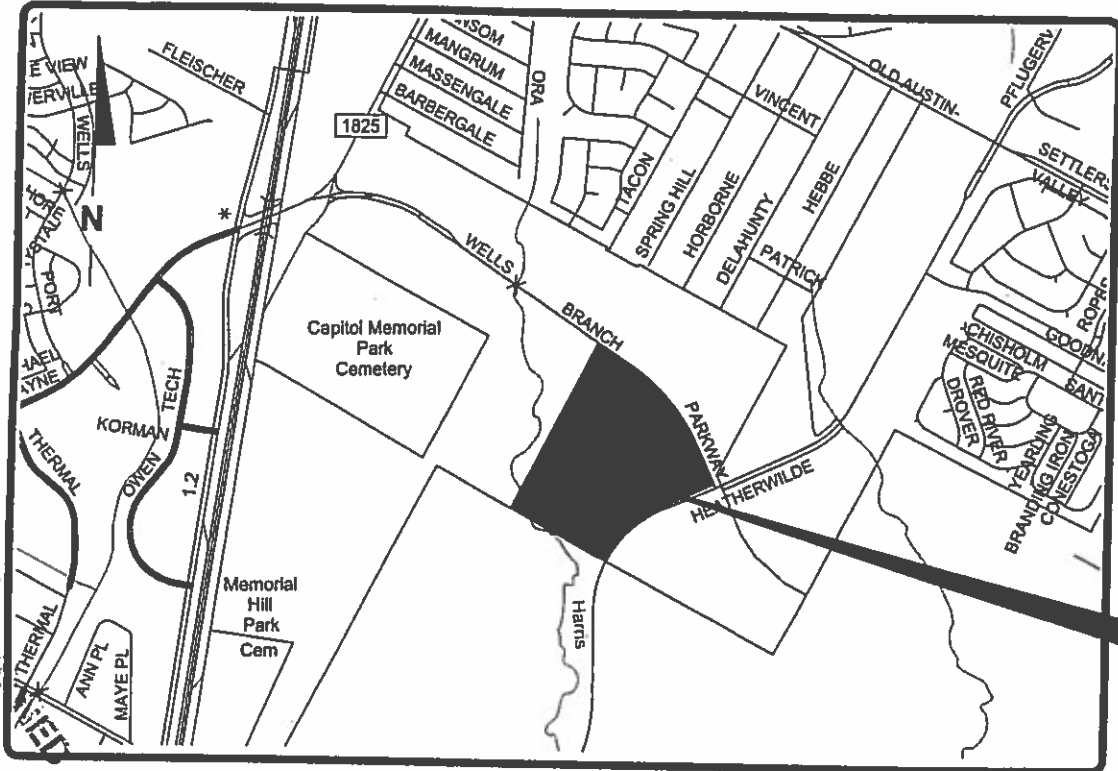
ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

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Project Location Map
N.T.S.

SCANNED

Beaver Creek Preliminary Plan

Submital Date: July 18, 2014

6/23

PROJECT INFORMATION		DATE	
PROJECT NAME	Beaver Creek Preliminary Plan	DATE	7/18/2014
CLIENT	City of Austin	PROJECT NO.	467
DRAWN BY	Garrett J. Hopper	CHECKED BY	Garrett J. Hopper
CHECKED BY	Garrett J. Hopper	DATE	7/18/2014

LAND USE AND ZONING		DATE	
PROJECT NAME	Beaver Creek Preliminary Plan	DATE	7/18/2014
CLIENT	City of Austin	PROJECT NO.	467
DRAWN BY	Garrett J. Hopper	CHECKED BY	Garrett J. Hopper
CHECKED BY	Garrett J. Hopper	DATE	7/18/2014

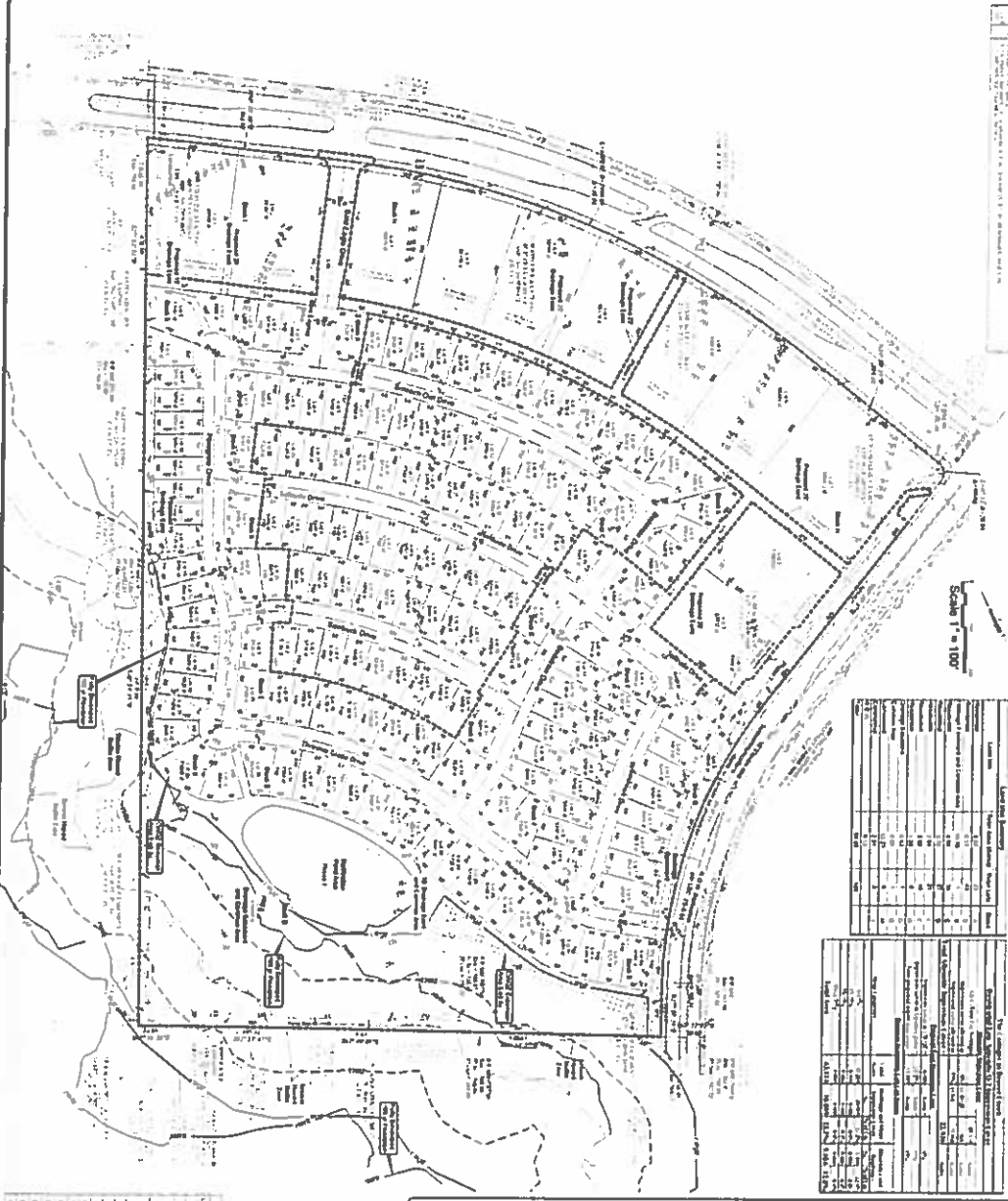


PROJECT LOCATION MAP
N.T.S.
Mapasco #467
City of Austin Grid #N38

City of Austin - Project Information

PROJECT NAME	Beaver Creek Preliminary Plan
CLIENT	City of Austin
DRAWN BY	Garrett J. Hopper
CHECKED BY	Garrett J. Hopper
DATE	7/18/2014

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1	180	1	180
1	180	1	180
1	180	1	180
1	180	1	180
1	180	1	180

PROPOSED PROJECT

The proposed project consists of... [Detailed description of project scope and objectives]

GARRETT-JENNEN CIVIL ENGINEERS

Garrett J. Hopper
Professional Engineer
No. 55977

1111 West 17th Street
Austin, Texas 78741
Tel: 787.479.1535

HOPPER COMMUNITIES

1111 West 17th Street
Austin, Texas 78741
Tel: 787.479.1535

<p>PROPOSED PROJECT</p> <p>The proposed project consists of... [Detailed description of project scope and objectives]</p>	<p>PROPOSED PROJECT</p> <p>The proposed project consists of... [Detailed description of project scope and objectives]</p>
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EDUCATIONAL IMPACT STATEMENT

School District: PFLUEGERVILLE

ca
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PROJECT NAME: Beaver Creek Preliminary

ADDRESS/LOCATION: 801 W. Wells Branch Parkway / Wells Branch Parkway and Heatherwilde

CASE #: C8-2014-0136

CITY COUNCIL DATE: _____

NEW SINGLE FAMILY

DEMOLITION OF MULTIFAMILY

NEW MULTIFAMILY

TAX CREDIT

SF UNITS: _____

STUDENTS PER UNIT ASSUMPTION: _____

MF UNITS: _____

STUDENTS PER UNIT ASSUMPTION: _____

ELEMENTARY SCHOOL:

RATING: _____

ADDRESS: _____

PERMANENT CAPACITY: _____

% QUALIFIED FOR FREE/REDUCED LUNCH: _____

MOBILITY RATE: _____

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number			
% of Permanent Capacity			

INCREASE

DECREASE

NO IMPACT

MIDDLE SCHOOL:

RATING: _____

ADDRESS: _____

PERMANENT CAPACITY: _____

% QUALIFIED FOR FREE/REDUCED LUNCH: _____

MOBILITY RATE: _____

MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number			
% of Permanent Capacity			

INCREASE

DECREASE

NO IMPACT

HIGH SCHOOL:

RATING: _____

ADDRESS: _____

PERMANENT CAPACITY: _____

% QUALIFIED FOR FREE/REDUCED LUNCH: _____

MOBILITY RATE: _____

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number			
% of Permanent Capacity			

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

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TRANSPORTATION IMPACT

SAFETY IMPACT

Date Prepared: _____

Director's Signature: _____



CA
No

EXHIBIT 3

EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION

PART A

If your project is located in one or more of the following school districts, and requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	100 or more single family units are proposed
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	200 or more multifamily units are proposed
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	100 or more multifamily units are proposed and a tax credit is requested
<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	project will demolish more than 50 residential existing units in a structure more than 20 years old

Please check the appropriate school district(s).

- Austin Independent School District
- Leander Independent School District
- Pflugerville Independent School District
- Hays County Independent School District
- Del Valle Independent School District
- Round Rock Independent School District
- Manor Independent School District

If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.



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**EDUCATIONAL IMPACT ANALYSIS FORM
Part B**

OFFICE USE ONLY

CASE MANAGER: Cesar Zavala

APPLICANT/AGENT: Garrett-Ihnen Civil Engineers

CASE NUMBER: C8-2014-0136

PROJECT NAME: Beaver Creeek Preliminary

PROJECT ADDRESS: 300 E. Well. Branch Pkwy

PROPOSED USE: Commercial/Single Family

EXISTING RESIDENTIAL UNITS

Existing Number of Residential Units: 0

Number of existing residential units to be demolished: 0

Age of units to be demolished: Not Applicable

PROPOSED DEVELOPMENT

Gross Project Acreage: 59.25 (24.77ac.SF / 16.60 ac. Comm)

Number of lots: 68 SF Lots / 11 Commercial

Lots per acre: 2.75 SF units per acre / . 1.51 Comm. units per acre

PROPOSED RESIDENTIAL UNITS

Proposed number of Residential Units: 68

Size of proposed units in square feet (specify range): 2,660 sf - 3,126 sf

Number of bedrooms per unit: 3-4



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ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)

Estimated selling price of units (specify range): \$230,000 - \$280,000

Estimated rental rates (if applicable): NA

Range of monthly rental rates to be demolished: 0 to

Estimated increase in rental rates (specify percentage of increase): 0

If project is multifamily, will a tax credit be applied for as part of the Smart Housing™ Program? NO

Number of Certified Affordable Dwelling Units (Proposed or Existing) 0

**OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT
(Open to the public – attach location plan)**

Parks/Greenbelts: Moose Park, Creekside Park, Harmony Science Academy,

Recreation Centers: None

Public Schools: Pflugerville HS, Spring Hill Elem., Wieland Elem., PI

PARKLAND DEDICATION

Parkland dedication required? YES NO

If yes, please indicate if applicant plans to request fee in lieu or provide parkland.

Fee: YES NO

Land: YES NO

ON-SITE FAMILY AMENITIES PROPOSED

Will space be provided for childcare services? YES NO Unknown at this time

Amount of open space required in acres:

Amount of open space provided in acres: None

Other proposed amenities: (pools, clubhouse, recreation area): None

TRANSPORTATION LINKAGES

Closest Public Transit Location: 1600 Heatherwilde Blvd ; 501 Wells Branch/Heatherwilde Blvd.

Pedestrian/Bike Routes: Sidewalks and bike lane exist along Wells Branch Parkway and Heatherwilde Blvd.



Pflugerville, TX 78660



+Norma



Satellite
Traffic





CB-04-0087.0A
CB-04-0087.1A
CB-2011-0006.0A

CB-2007-0177.0A

1425 WELLS
BRANCH/FM 1825

1113 WELLS
BRANCH/RUSSELLS

HARMONY SCIENCE
ACADEMY
NORTH AUSTIN

1825
MANGRUM
MASSENGALE
BARBERGALLE

LAKE VICTOR

OATMEAL

CB-06-0041.6A

CB-06-0041.1A

CB-06-0041.5A

CB-06-0041.3A

CB-06-0041.2A

CB-06-0041.1A

CB-2007-0189.0A

CB-2014-0136
CB-2011-0135.1A

Pflugerville
ISD

WELLS
BRANCH

DONNA
JANE

TACON

HORBORNE

SPRING HILL

DELAHUNTY

HEBBE

SPRINGHILLEL

HEATHERWILDE
POINT RUN

INDIAN
RUN
OLYMPIC

PLUGERVILLE
MIDDLE

CB-2008-0241.0A

CB-2009-0051.0A

CB-2007-0115.0A

THE LAKES

HEATHERWILDE

CB-03-0159.03.3A

CB-2010-0062.2A

CB-2010-0062.4A

CB-2010-0062.3A

CB-03-0159.01.2A

EARL
GREY
CASTLE
TUDOR
HOUSE
H-SON