

SUBDIVISION REVIEW SHEET

C85
/K

CASE NO.: C8-85-086.02.10A

ZAP DATE: June 2, 2015;
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.

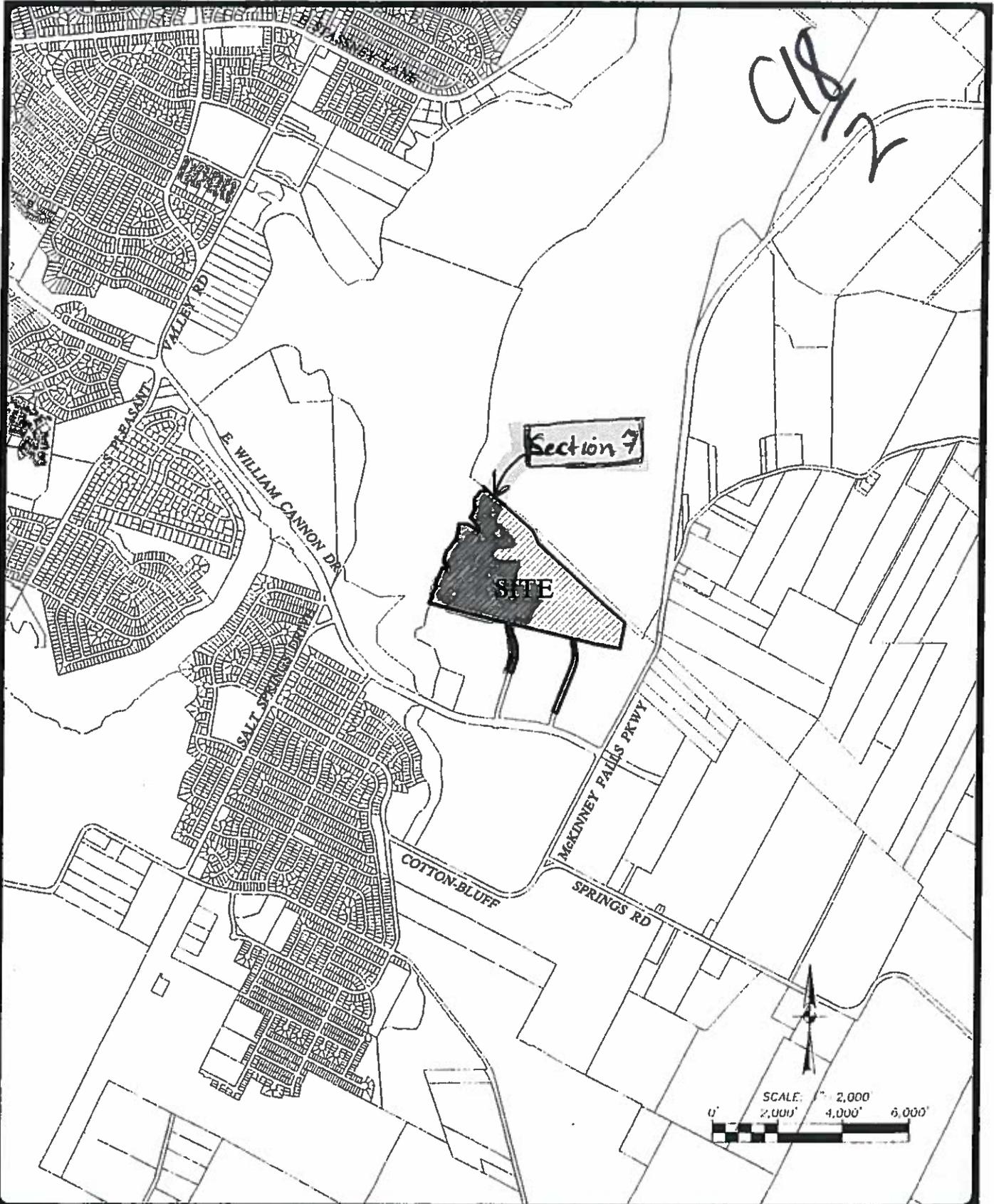
STAFF RECOMMENDATION: The staff recommends approval of the final plat. This final plat meets all applicable City of Austin and State Local Government code requirements.

ZONING AND PLATTING ACTION: 4/7/15: Postponed to 6/2/15 (4-0); 3/3/15: Postponed to 4/7/15 (6-0)

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

PHONE: 512-974-2767

C18/2



Date: Feb. 28, 2011, 2:49pm User: EJ_DGoss
 File: H:\50719\01\1830 Preliminary\Exhibits\0110222 - Vicinity Map.dwg

JOB NO. 50719.00
 DATE 02/22/2011
 DRAWN BY
 CHECKED DRAWN JAS
 SHEET EXHIBIT 1

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

**PAPE-DAWSON
 ENGINEERS**

2800 SHOAL CREEK BLVD | AUSTIN, TEXAS 78757 | PHONE: 512.454.8711
 SUITE 220 WEST | FAX: 512.459.8987
 TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT HAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADEQUATELY ALIGNED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

EDUCATIONAL IMPACT STATEMENT

School District: _____

C18/15



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.

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.

C18
/6

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

C8
/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

HOUSTON | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS

4814-0889-0658.v1

C18/8

February 26, 2015

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

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

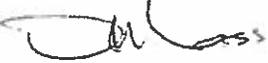
Chairperson and Commissioners:

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

H:\projects\507119\071940 Survey\Documents\Plat Processing\City_Resubmittal 3\Comment Response 4\Springfield Section 7 - ZAP Postponement Letter 150226.doc