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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2014-0131

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

SUBDIVISION NAME: Cebolla Creek Preliminary Plan

AREA: 70.86 Acres

LOT(S): 197 Total Lots

OWNER/APPLICANT: Royce Rippy

AGENT: LJA Engineering Inc.
(John Clark)

ADDRESS OF SUBDIVISION: Twin Creeks Road (Just west of Old San Antonio Road)

GRIDS: M-11

COUNTY: Travis

WATERSHED: Bear and Onion Creeks

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single Family, Right-of-Way, Detention and Water Quality Ponds, Amenity, and Landscape Lots.

ADMINISTRATIVE WAIVERS: The applicant was granted the following waiver from Title 30-2-158: Requires new subdivisions to connect to two different external streets.

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal and boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a preliminary plan located in the county and in the City of Austin's 2 Mile ETJ. The proposed subdivision includes 197 single family, right-of-way, detention and water quality ponds, amenity, and landscape lots on 70.86 acres. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development. The subject property is located in close proximity to both Bear Creek and Onion Creeks. The site contains 100 year floodplain; however, the applicant does not plan on building anything in the floodplain other than a street crossing. There is a private cemetery on the subject property and the applicant is including it as part of a detention pond on Lot 70, Block B. Staff also requested from the applicant to contact the State of Texas Historic Cemetery Preservation to verify if there was any historical records of any graves ever being located on the subject property since it is less than 40 feet across from the Live Oak Cemetery. According to Jennifer McWilliams, Historic Cemetery Preservation Coordinator, it is her belief that "there was no history that the existing Live Oak Cemetery extended across Twin Creek road into the subject property".

Applicant was required to contact the Austin Independent School District to file an Educational Impact Statement, (See Attached).

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The applicant was granted a waiver from Title 30-2-158: which requires new subdivisions to connect to two different external streets. The staff granted the waiver in part after consulting with the Travis County Fire Marshal's Office which had no issues with the connection to just one street, Twin Creeks Road. (See attached letter from Travis County Fire Marshal's office.) In addition, the applicant is including an emergency access easement to Turley Drive from Ciliega Drive on the southernmost part from the property. Finally, the applicant was required to submit a Traffic Impact Analysis to assess the traffic impacts to the area near the proposed development. As part of the recommendations of the traffic study, the applicant was required to enter into a Phasing Agreement with Travis County to make the following improvements: "the off-site construction of a left turn lane within Existing Old San Antonio Road (a County Road) turning left onto existing Twin Creeks Road (a County Road); and the construction of an emergency access drive from proposed Ciliegia Drive, through proposed Block B, Lot 33, through Onion Creek Meadows (amended) Vol. 56, Pg. 66, Block 16, Lot 1 to Turley Drive (a County Road). This drive will be gated and used for emergency access only".

COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city or the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. The closes school is Manchaca Elementary School which is located at 12120 Manchaca Road. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district. The closes fire station ESD #5 is located at 1340 Onion Creek Drive. There is another fire station, Manchaca Fire Department on FM 1626 just east of Manchaca Road.

PUBLIC NOTICE:

As per Title 30 public notification requirements, a notice was sent to all City of Austin utility account holders and property owners with 500 feet of the proposed development, registered environmental and homeowner's associations. In addition, a notice for a public hearing was sent to all those residents who registered as an interested party.

ISSUES:

Staff has received phone calls and e-mails from adjacent property owners and from neighborhood associations who are in opposition to this application. The Travis County Commissioner's office has been in communication and has met with several of the associations on May 3, 2015 to discuss this project. Staff has communicated with several residents of the nearby neighborhood associations regarding questions on the processing and code requirements on this application. Lastly, numerous residents filed as an interested party in order to receive documentation of the application from the Single Office staff. The Single Office has sent several letters to the residents informing them about all the matters associated with the application such as the granting the extension of the review period, the issuance of master reports and the requirement that new subdivision connect to two different external streets.

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Lastly, the developer has met with the following neighborhood and residents of nearby subdivisions: Onion Creek Meadows Property Owners Association, Arroyo Doble, Arroyo Doble Estates, Mystic Oaks subdivisions and several other residents who live along Twin Creeks Road. On November 13, 2014, the developer met with the majority of the residents from these neighborhoods to discuss various issues regarding the proposed development.

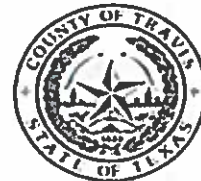
STAFF RECOMMENDATION: The preliminary plan meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@traviscountytx.gov

PHONE: 854-7562

TRAVIS COUNTY FIRE MARSHAL'S OFFICE



Hershel Lee, Fire Marshal
P. O. BOX 1748, AUSTIN, TEXAS 78767
(512) 854-4621, FAX (512) 854-6471

04/17/2015

John A. Clark, P.E.
LJA Engineering, Inc.
5316 Hwy. 290 West, Suite 150
Austin, TX 78735

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Mr. Clark,

The Preliminary Plat for the aforementioned project meets the intent of the adopted version of the International Fire Code (2009 Ed.) and is approved as submitted with the following comment:

- The 2009 IFC requires two separate and approved fire apparatus access roads for single family developments with over 30 dwelling units. Although there are two fire apparatus access roads planned for this development, they very likely do not meet the code's definition of "separate". However, this proposed project is acceptable with the current layout as long as there are no additional future residences, lots or developments that will utilize the access roads detailed in the plans.

As a reminder, any future public buildings or commercial development planned for these parcels or within this development will need to be reviewed and permitted by our office.

Additionally, please provide documentation to this office once the Emergency Access Easement on the south side of the project is agreed upon and finalized.

If you have any questions, please contact me on the cell phone number listed below.

Very Respectfully,

Daniel Berger
Deputy Fire Marshal
Travis County Fire Marshal's Office
5555 Airport Blvd., Suite 400
Austin, Texas 78751
(512) 694-5473

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District



PROJECT NAME: Cebolla Creek
ADDRESS/LOCATION: Twin Creeks Road
CASE #: C8J-2014-0131

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- NEW SINGLE FAMILY
- NEW MULTIFAMILY
- DEMOLITION OF MULTIFAMILY
- TAX CREDIT

SF UNITS: 188 STUDENTS PER UNIT ASSUMPTION
Elementary School: 0.194 Middle School: 0.055 High School: 0.111

MF UNITS: _____ STUDENTS PER UNIT ASSUMPTION
Elementary School: _____ Middle School: _____ High School: _____

IMPACT ON SCHOOLS

The district-wide student yield factor (across all grade levels) is 0.36 per single family home. The 188 single family lot subdivision is projected to add approximately 68 students across all grade levels to the projected student population. It is estimated that of the 68 students, 37 will be assigned to Menchaca Elementary School, 10 to Paredes Middle School, and 21 at Akins High School.

The percent of permanent capacity by enrollment for SY 2019-20, including the additional students projected with this subdivision, would be within the target range of 75-115% for Paredes MS (92%) and Akins HS (109%), assuming the mobility rates remain the same.

Menchaca Elementary School is currently above the target range of permanent capacity by enrollment at 125%. The projected increase in enrollment by SY 2019-20 coupled with the additional students from the proposed subdivision would increase the percent of permanent capacity to 151%, assuming the mobility rates remain the same. The school community and administration would need to discuss intervention strategies to address overcrowding at Menchaca ES.

TRANSPORTATION IMPACT

Students within the proposed subdivision attending Menchaca ES, Paredes MS and Akins HS would qualify for transportation. The proposed 37 students at Menchaca ES would most likely require an additional bus trip at a cost of approximately \$15,000 per year.

SAFETY IMPACT

There are no known safety impacts at this time.

Date Prepared: 02/27/15

Director's Signature: *Paul Turner*

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District



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DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Manchaca	RATING: Met Standard
ADDRESS: 12120 Manchaca Road	PERMANENT CAPACITY: 585
% QUALIFIED FOR FREE/REDUCED LUNCH: 48.74%	MOBILITY RATE: -0.4%

POPULATION (without mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	721	848	885
% of Permanent Capacity	123%	145%	151%

ENROLLMENT (with mobility rate)			
ELEMENTARY SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	718	844	881
% of Permanent Capacity	123%	144%	151%

MIDDLE SCHOOL: Paredes	RATING: Met Standard
ADDRESS: 10100 S. Mary Moore Searight Drive	PERMANENT CAPACITY: 1,156
% QUALIFIED FOR FREE/REDUCED LUNCH: 73.48%	MOBILITY RATE: -20.0%

POPULATION (without mobility rate)			
MIDDLE SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,292	1,315	1,325
% of Permanent Capacity	112%	114%	115%

ENROLLMENT (with mobility rate)			
MIDDLE SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	1,034	1,052	1,062
% of Permanent Capacity	89%	91%	92%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent School District



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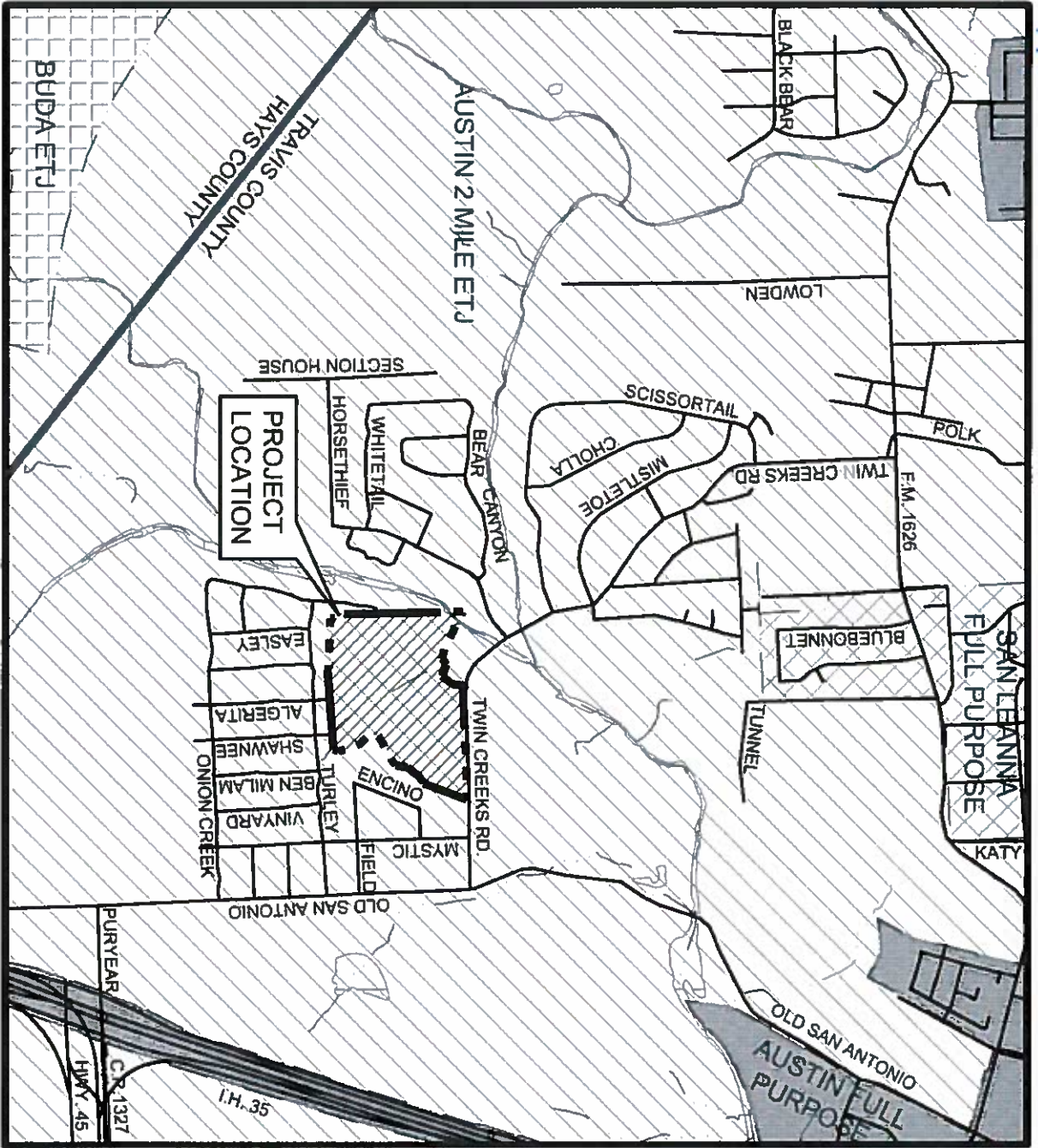
HIGH SCHOOL: Akins **RATING:** Met Standard
ADDRESS: 10701 South 1st Street **PERMANENT CAPACITY:** 2,394
% QUALIFIED FOR FREE/REDUCED LUNCH: 69.24% **MOBILITY RATE:** -19.2%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2014-15 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	3,346	3,205	3,226
% of Permanent Capacity	140%	134%	135%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2014-15 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	2,704	2,590	2,611
% of Permanent Capacity	113%	108%	109%

*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.

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LOCATION MAP

SCALE: 1" = 2,000'

