

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0091**P.C. DATE:** March 9, 2021**SUBDIVISION NAME:** Broadmoor Preliminary Plan**AREA:** 60.07 acres**LOT(S):** 13**OWNER/APPLICANT:** Broadmoor Austin Associates (Leon Shadowen)**AGENT:** Kimley-Horn. (Josh Miksch)**ADDRESS OF SUBDIVISION:** 11501 Burnet Rd.**WATERSHED:** Walnut Creek**COUNTY:** Travis**EXISTING ZONING:** NBG-TOD-NP**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** North Burnet**PROPOSED LAND USE:** Commercial**VARIANCES:** none**DEPARTMENT COMMENTS:** The request is for the approval of the Broadmoor Preliminary Plan composed of 13 lots on 60.07 acres. The applicant proposes a 13 lot preliminary plan for commercial uses on 60.07 acres.**STAFF RECOMMENDATION:** Staff recommends approval of the case, the plan meets applicable State and City of Austin LDC requirements.**CASE MANAGER:** Cesar Zavala  
Email address: [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)**PHONE:** 512-974-3404**ATTACHMENTS:**

Exhibit A: Location map

Exhibit B: Preliminary plan



# B-10 Property Profile



## Legend

### Street Labels

#### Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

#### Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

## Notes

0.6 0 0.30 0.6 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Plotted By: Strub, Matthew Date: January 12, 2021 07:44:01pm File Path: K:\AUS\_Civil\069273000 - Broadmoor\Broadmoor Master Infrastructure\Cad\Preliminary\PlanSheets\C - Cover Sheet.dwg

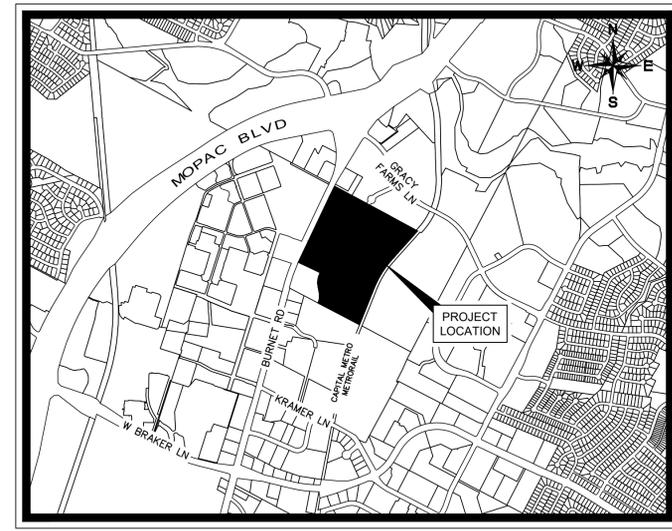
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES:

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN. FULL PURPOSE ANNEXATION.
2. WATER AND WASTEWATER SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
...
29. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH A PREVIOUS CASE (WLN-00010-182-R, "STORMWATER MANAGEMENT AGREEMENT" RECORDED UNDER VOLUME 11185, PAGE 0253 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY) WAS GRANTED FOR THIS PRELIMINARY PLAN ON JUNE 20, 2020 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSPM CASE NUMBER FOR THIS PROJECT IS WLN-RS-2020-00370. RELATED RSPM CASE NUMBERS SITE PLANS: WLN-RS-2020-00050, WLN-RS-2020-00070, SUBDIVISIONS: WLN-RS-2020-00210.
30. IF THE AREAS LISTED BELOW AND SHOWN ON THIS PRELIMINARY PLAN ARE DEDICATED TO THE CITY, THEN THOSE AREAS WILL BE CREDITED TOWARDS SATISFYING THE TOTAL AMOUNT OF PARKLAND DEDICATION REQUIREMENTS FOR ALL APPLICABLE RESIDENTIAL DEVELOPMENT WITHIN THIS PRELIMINARY PLAN. IF (A) THE AMOUNT OF PARKLAND CREDITED IS LESS THAN THE AMOUNT REQUIRED FOR THE NUMBER OF PROPOSED RESIDENTIAL UNITS ON A SITE PLAN WITHIN THIS 60.07-ACRE PRELIMINARY PLAN, OR (B) THERE IS A SUBSEQUENT INCREASE IN NUMBER OF RESIDENTIAL UNITS FROM THE NUMBER PROPOSED IN THE APPROVED TRAFFIC IMPACT ANALYSIS MEMO DATED JUNE 19, 2018 (THE "APPROVED TIA"), ADDITIONAL DEDICATION OF PARKLAND MAY BE REQUIRED, WHICH MAY BE SATISFIED THROUGH PAYMENT OF FEE IN LIEU OF DEDICATION IF APPROVED BY THE DIRECTOR. THE AREAS THAT MAY BE DEDICATED AND THE AMOUNT OF PARKLAND DEDICATION EACH AREA SHALL RECEIVE IF AND ONCE DEDICATED, ARE LISTED BELOW:
30.1. TRIANGLE NORTHWEST LOCATED ON BLOCK F WILL BE CREDITED 0.15 ACRES.
30.2. TRIANGLE NORTHEAST LOCATED ON BLOCK H WILL BE CREDITED 0.16 ACRES.
30.3. GROVE PARK LOCATED ON BLOCK D WILL BE CREDITED 1.03 ACRES.
30.4. TRIANGLE SOUTHEAST LOCATED ON BLOCK G WILL BE CREDITED 0.71 ACRES.
30.5. PEDESTRIAN ACCESS LOCATED ON BLOCKS C, D, AND E WILL BE CREDITED 0.26 ACRES.
30.6. LAKE PARK LOCATED ON BLOCK L WILL BE CREDITED 4.33 ACRES.
30.7. TECH PLAZA LOCATED ON BLOCK L WILL BE CREDITED 0.35 ACRES.
30.8. BLOCK L PUBLIC TERRACE LOCATED ON BLOCK L WILL BE CREDITED 0.73 ACRES.
30.9. RECREATION PARK LOCATED ON BLOCK L WILL BE CREDITED 1.17 ACRES.
30.10. SOUTHERN TRIANGLE LOCATED ON BLOCK L WILL BE CREDITED 0.19 ACRES.
30.11. REDLINE TRAIL LOCATED ON BLOCK L WILL BE CREDITED 0.26 ACRES.
31. THE REFERENCE TO APPROVED TIA IN NOTE 30 IS ONLY FOR THE PURPOSE OF DETERMINING REQUIRED PARKLAND DEDICATION AND NOT INTENDED TO BE A LIMITATION ON DENSITY.

PRELIMINARY PLAN FOR BROADMOOR CITY OF AUSTIN, TRAVIS COUNTY, TEXAS C8-2019-0091

EXHIBIT B



VICINITY MAP

COA GRID: K33, K34 MAPSCO: 46S2, 49S2

JUNE 2019

INITIAL SUBMITTAL DATE: JUNE 4, 2019

I, JOSHUA W. MIKSCH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25/TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

OWNER/DEVELOPER

BROADMOOR AUSTIN ASSOCIATES
111 CONGRESS AVENUE, SUITE 3000
AUSTIN, TEXAS
PH. (512) 872-7183
CONTACT: LEON SHADOWEN

ENGINEER

Kimley Horn
10814 JOLLYVILLE ROAD STATE OF TEXAS
AVALLON IV, SUITE 200 REGISTRATION NO. F-928
AUSTIN, TEXAS 78759
PH. (512) 418-1771
CONTACT: JOSHUA W. MIKSCH, P.E.

Table with 4 columns: SLOPE CATEGORIES\*, ACRES, IMPERVIOUS COVER ACRES, % OF CATEGORY, DRIVEWAYS / ROADWAYS ACRES. Includes summary rows for ALLOWABLE IMPERVIOUS COVER, ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY, PROPOSED TOTAL IMPERVIOUS COVER, and PROPOSED IMPERVIOUS COVER ON SLOPES.

Sheet List Table with 2 columns: Sheet Title, Sheet Number. Lists COVER SHEET (1), PRELIMINARY PLAN (2), and ROADWAY CROSS-SECTIONS (3).

LEGAL DESCRIPTION
60.070 AC OF LOT 2A IBM SUBD EAST
AMENDED PLAT OF LOTS 1&2 BLK A

Table with 7 columns: STREET, RIGHT OF WAY / ACCESS EASEMENT, PAVEMENT (FOC-FOC), CLASSIFICATION, LINEAR FEET, DESIGN SPEED (MPH), ROADWAY NAME REFERENCE PER BROADMOOR TIA MEMO (RELATED TO ZONING APPLICATION C14-2016-0136) DATED JUNE 19, 2018.

PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 3
FILE NUMBER C8-2019-0091 APPLICATION DATE 06/04/2019
APPROVED BY ZAP ON
EXPIRATION DATE (25-4-62.LDC) 6/04/2024 CASE MANAGER STEVE HOPKINS
STEVE HOPKINS, FOR: DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
Final plats must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

BENCHMARKS table listing 4 benchmarks (TBM 57, TBM 77, TBM 78, TBM 82) with their locations and elevations.

Table with 3 columns: No., REVISIONS, DATE.



01/11/2021
KHA PROJECT 069273000
DATE JANUARY 2021
SCALE: AS SHOWN
DESIGNED BY: DGB
DRAWN BY: DGB
CHECKED BY: JWM

COVER SHEET

BROADMOOR PRELIMINARY PLAN CITY OF AUSTIN TRAVIS COUNTY, TEXAS

