

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**PHONE:** 512-974-3404**ATTACHMENTS:**

Exhibit A: Location map

Exhibit B: Preliminary plan



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



1: 18,746

0.6 0 0.30 0.6 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes

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

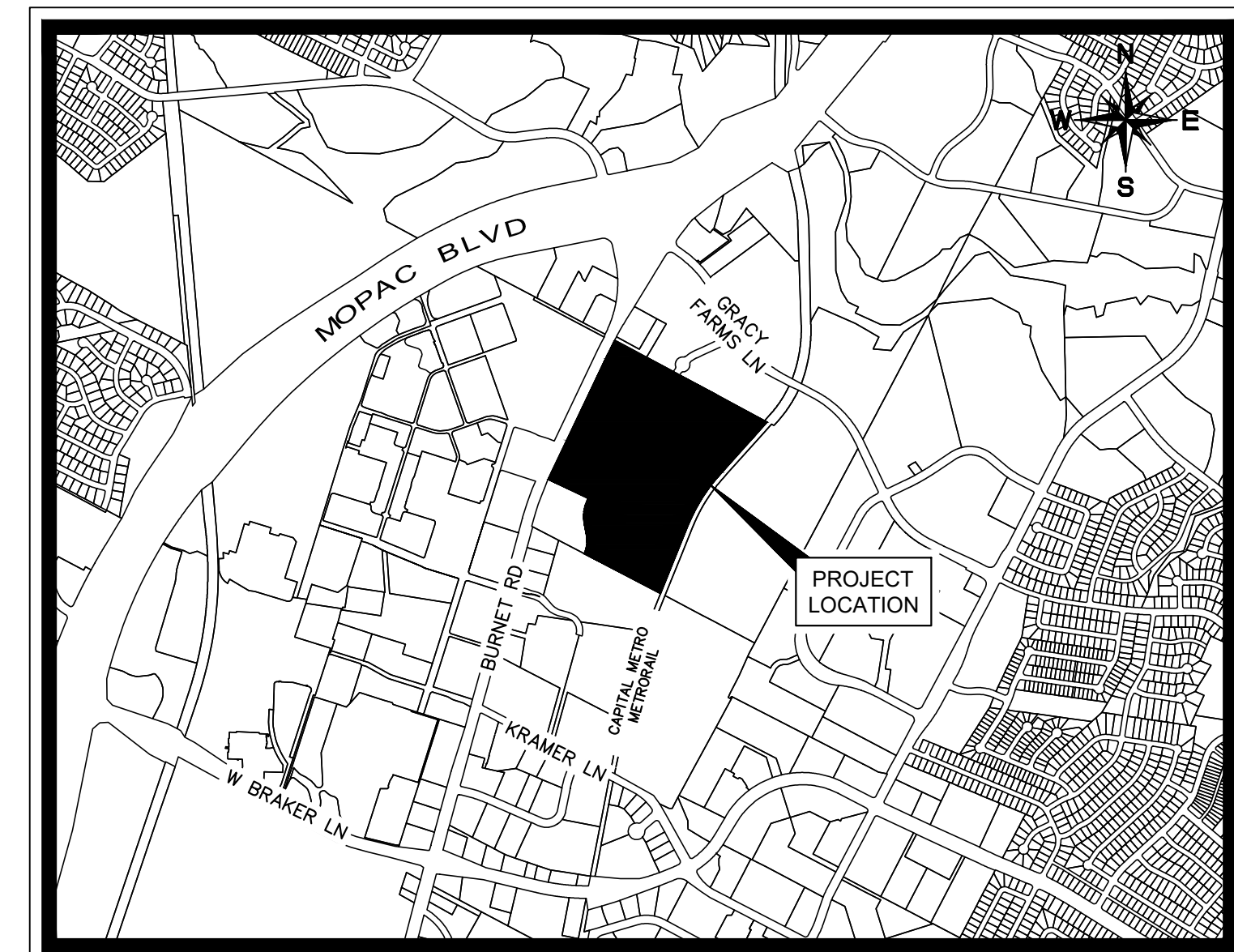
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GENERAL NOTES:

- 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 AVALLON IV, SUITE 200 AUSTIN, TEXAS 78759 PH. (512) 418-1771 CONTACT: JOSHUA W. MIKSCH, P.E.

Table with 2 columns: SLOPE CATEGORIES* and IMPERVIOUS COVER. Rows include 0-15%, 15-25%, 25-35%, OVER 35%, and TOTAL SITE AREA (60.07).

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

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

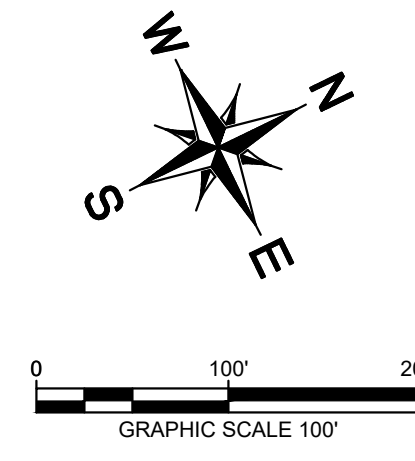
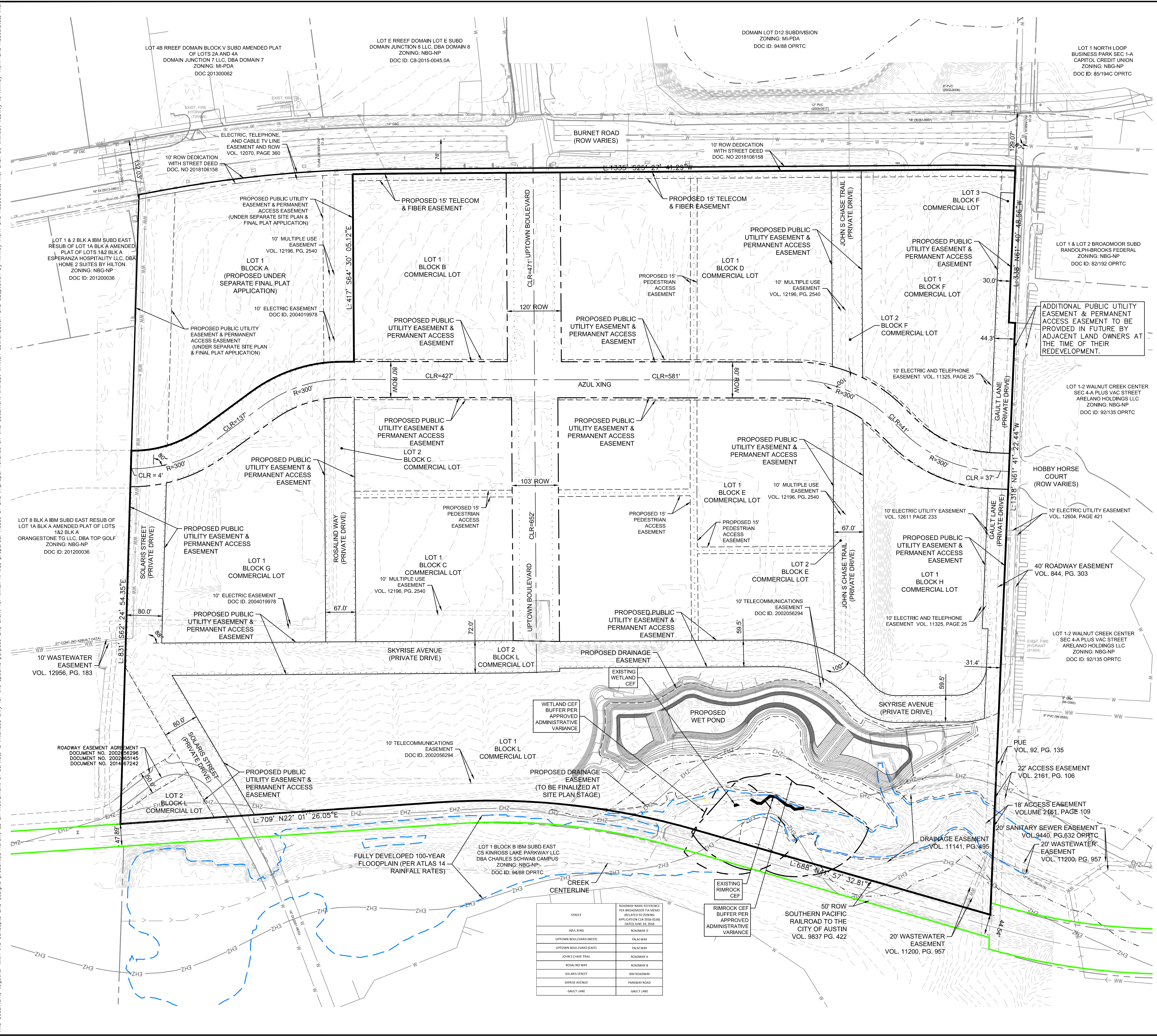
Table with 7 columns: STREET, RIGHT OF WAY / ACCESS EASEMENT, PAVEMENT (FOC-FOC), CLASSIFICATION, LINEAR FEET, DESIGN SPEED (MPH), ROADWAY NAME REFERENCE. Lists streets like AZUL KING, UPTOWN BOULEVARD, etc.

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

BENCHMARKS TM 57: PK NAIL SET AT END OF ASPHALT MEDIAN... TM 71: PK NAIL SET IN BACK OF CURB... TM 79: PK NAIL SET IN BACK OF CURB... TM 82: PK NAIL SET IN ASPHALT PAVEMENT...

Vertical sidebar containing Kimley Horn logo, professional seals for Joshua W. Miksch and John G. Mosier, project title 'BROADMOOR PRELIMINARY PLAN CITY OF AUSTIN TRAVIS COUNTY, TEXAS', and page number '1 OF 3'.

Plotted By: Strub, Matthew Date: January 12, 2021 07:44:52pm File Path: K:\AUS_Civil\069273000 - Broadmoor Master Infrastructure\069273000 - Preliminary\PlanSheets\C - Preliminary Plan.dwg
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LEGEND

- PRELIMINARY PLAN BOUNDARY
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- EASEMENT LINE
- EXISTING CEF RIMROCK BUFFER
- PROPOSED CEF RIMROCK BUFFER
- EXISTING CEF WETLAND BUFFER
- PROPOSED CEF WETLAND BUFFER
- 100' SUBURBAN CWOZ (APPLICABLE DURING SUBDIVISION PLAN REVIEW, PER NBG REGULATING PLAN)
- EHZ — EROSION HAZARD ZONE
- FULLY DEVELOPED 100-YR FLOODPLAIN (PER ATLAS 14 RAINFALL RATES)
- PROPOSED SIDEWALK

- NOTES:**
- THE 65.465-ACRE BROADMOOR PROPERTY IN ITS ENTIRETY WILL BE CONSIDERED ONE SITE. DEVELOPMENT REGULATIONS WILL BE REVIEWED AND TRACKED ACROSS THE ENTIRE 65.464-ACRE SITE.
 - SEE SHEET 3 FOR PROPOSED ROADWAY CROSS-SECTIONS FOR ALL PUBLIC AND PRIVATE ROADWAYS.
 - SLOPES IN EXCESS OF 15% EXIST ON LOT 1 BLOCK L. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE. SCRUB ZONES SHALL BE LOCATED ALONG ALL ROADWAYS WHERE AFD REQUIRES AERIAL LADDER TRUCK ACCESS AND ROADWAY CLEAR WIDTH IS LESS THAN 25'. THESE ZONES SHALL EITHER BE STRIPED OFF AREAS OR CURB BUMP OUTS WITH A HARDENED SURFACE. THE LOCATION/DIMENSION/DESIGN OF SCRUB ZONES WILL BE ADDRESSED AT INDIVIDUAL SITE PLAN OR SUBDIVISION CONSTRUCTION PLAN STAGE.

LOT SUMMARY TABLE

LOT/BLOCK	ACREAGE	USE
LOT 1 BLOCK B	3.28	COMMERCIAL
LOT 1 BLOCK C	4.36	COMMERCIAL
LOT 2 BLOCK C	0.84	COMMERCIAL
LOT 1 BLOCK D	5.87	COMMERCIAL
LOT 1 BLOCK E	7.60	COMMERCIAL
LOT 2 BLOCK E	0.87	COMMERCIAL
LOT 1 BLOCK F	3.89	COMMERCIAL
LOT 2 BLOCK F	0.69	COMMERCIAL
LOT 3 BLOCK F	0.49	COMMERCIAL
LOT 1 BLOCK G	3.16	COMMERCIAL
LOT 1 BLOCK H	3.16	COMMERCIAL
LOT 1 BLOCK I	14.02	COMMERCIAL
LOT 2 BLOCK L	5.10	COMMERCIAL
ROW	6.23	ROW

DISTANCE BETWEEN INTERSECTION

Intersection	Distance (ft)
Solaris Street/Azul Xing - Rosalind Way/Azul Xing	475
Rosalind Way/Azul Xing - Uptown Boulevard/Azul Xing	435
Uptown Boulevard/Azul Xing - John's Chase Trail/Azul Xing	700
John's Chase Trail/Azul Xing - Gault Lane/Azul Xing	411
Azul Xing/Solaris Street - Skyrise Avenue/Rosalind Way - Skyrise Avenue/Rosalind Way	427
Azul Xing/Rosalind Way - Skyrise Avenue/Rosalind Way	619
Burnet Road/Uptown Boulevard - Azul Xing/Uptown Boulevard	509
Azul Xing/Uptown Boulevard - Skyrise Avenue/Uptown Boulevard	616
Burnet Road/John's Chase Trail - Azul Xing/John's Chase Trail	538
Azul Xing/John's Chase Trail - Skyrise Avenue - John's Chase Trail	649
Burnet Road/Gault Lane - Azul Xing/Gault Lane	700
Solaris Street/Skyrise Avenue - Rosalind Way/Skyrise Avenue	440
Rosalind Way/Skyrise Avenue - Uptown Boulevard/Skyrise Avenue	435
Uptown Boulevard/Skyrise Avenue - John's Chase Trail/Skyrise Avenue	712

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 3
 FILE NUMBER **069273000** APPLICATION DATE **06/04/2019**
 APPROVED BY ZAP ON
 EXPIRATION DATE (25-4-62.LDC) **06/04/2024** CASE MANAGER **STEVE HOPKINS**

STEVE HOPKINS FOR: DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

Final plans 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

BM 57: PK NAIL SET AT END OF ASPHALT MEDIAN, 120' NORTHEASTERLY OF THE NORTHEASTERLY CORNER OF BUILDING NO. 908, 17' EAST OF LIGHT POLE, 115' WEST OF ELECTRIC MANHOLE. ELEVATION=735.11'
BM 77: PK NAIL SET IN BACK OF CURB, 153' SOUTHEASTERLY OF SOUTH PARKING GARAGE, 40' SOUTH OF LIGHT POLE, 17' NORTHEASTERLY OF MANHOLE. ELEVATION=754.19'
BM 78: PK NAIL SET IN BACK OF CURB NEAR SOUTHWESTERLY END OF DRIVE TO TRACT ALONG BURNET ROAD, 14' EAST OF INLET, 154' SOUTH OF TREE TAGGED NO. 999. ELEVATION=758.02'
BM 82: PK NAIL SET IN ASPHALT PAVEMENT IN PARKING LOT, 172' WEST OF THE SOUTHWESTERLY CORNER OF BUILDING NO. 906, 116' SOUTHEASTERLY OF STORM MANHOLE, 117' SOUTH OF TREE TAGGED NO. 1105. ELEVATION=748.17'

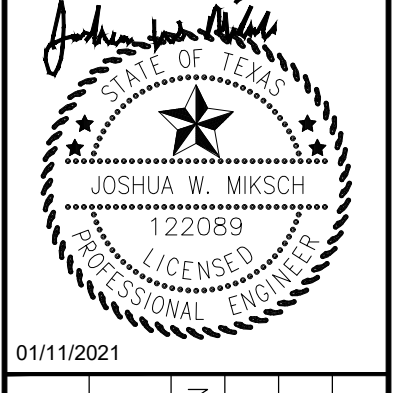
ROADWAY NAME REFERENCE PER BROADMOOR TIA MEMO REVISION 03/20/2019 APPLICATION CLR 2019-0330 DATED JUNE 19, 2019

STREET	ROADWAY ID
AZUL XING	ROADWAY D
UPTOWN BOULEVARD (WEST)	ROADWAY B
UPTOWN BOULEVARD (EAST)	ROADWAY A
JOHN'S CHASE TRAIL	ROADWAY F
ROSAIND WAY	ROADWAY E
SOLARIS STREET	IBM ROADWAY
SKYRISE AVENUE	PARKWAY ROAD
GAULT LANE	GAULT LANE

NO.	REVISIONS	DATE	BY

Kimley-Horn

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 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928



01/11/2021

KHA PROJECT	069273000
DATE	JANUARY 2021
SCALE	AS SHOWN
DESIGNED BY	DGB
DRAWN BY	DGB
CHECKED BY	JWM

PRELIMINARY PLAN

BROADMOOR PRELIMINARY PLAN
 CITY OF AUSTIN
 TRAVIS COUNTY, TEXAS