SUBDIVISION REVIEW SHEET

ZAP DATE: September 6, 2011

September 20, 2011

SUBDIVISION NAME: Greyrock Ridge Preliminary Plan

<u>AREA</u>: 177.853 Acres <u>LOTS</u>: 394

<u>APPLICANT</u>: Wildflower Commons II, LP <u>AGENT</u>: LJA Engineering & Surveying, Inc.

(Dan Ryan)

ADDRESS OF SUBDIVISION: S. Mopac Expressway SB

GRIDS: B14, B13 **COUNTY:** Travis

<u>WATERSHED</u>: Bear/Slaughter <u>JURISDICTION</u>: Limited

EXISTING ZONING: N/A

CASE NO: C8J-2010-0139

PROPOSED LAND USE: Single Family

<u>ADMINISTRATIVE WAIVERS</u>: The applicant has requested and received the following administrative waivers from Title 30 of the Land Development Code:

1. 30-5-341, four feet cut requirements for pond construction

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for approval of the Greyrock Ridge Subdivision Preliminary Plan. The tracts are identified as Tracts 15, 16-A and 16-B of the Bradley Parties Settlement Agreement. The plan is proposed for 387 single family lots, one greenbelt/conservation lot, 2 water quality lots, an amenity center lot and associated right-of-way on 177.853 acres. The proposed lots will take access via State Highway 45 via the proposed Archeleta Blvd. Internal streets will be designed under alternate design criteria. The City of Austin will provide water and wastewater service and electric service will be provided by the Pedernales Electric Co-Operative. Parkland dedication requirements will be satisfied at time of final platting. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

The staff recommends approval of the above referenced preliminary plan. The plan meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

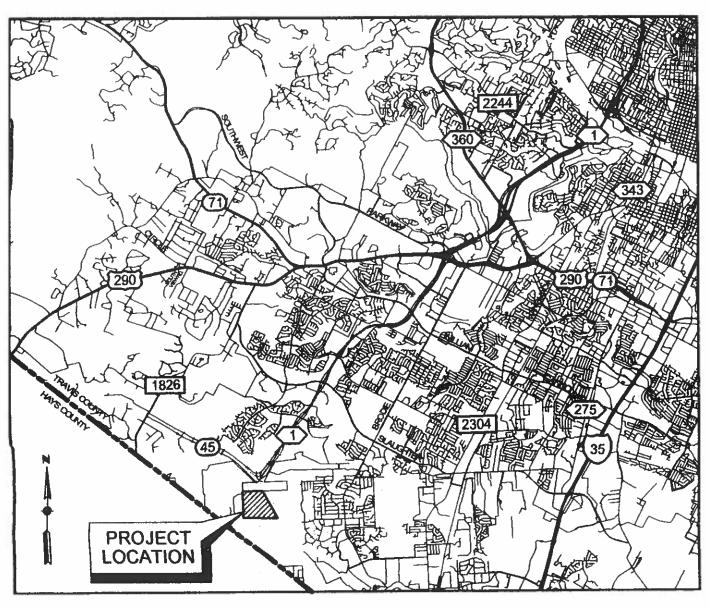
Cly

<u>CASE MANAGER</u>: Don Perryman <u>e-mail</u>: don.perryman@ci.austin.tx.us

PHONE: 974-2786

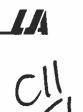
RELIMINARY PLAN

CIL



LOCATION MAP (N.T.S.)

LJA Engineering, Inc.



5316 Highway 290 West

Phone

512.439.4700

Suite 150 Austin, Texas 78735 Fax 512.439.4716 www.ljaengineering.com

April 13, 2011

Victoria Li, P.E.
Watershed Protection and Development Review Department
City of Austin
One Texas Center
505 Barton Springs Road, 4th Floor

Austin, Texas

Re:

Greyrock Ridge Preliminary Plan (formerly Wildflower Commons)

City of Austin, File No. C8J-2010-0139

LJA Job No. A160-403-310

Dear Ms. Li:

On behalf of the Owner for the Greyrock Ridge Preliminary Plan and in accordance with City of Austin Land Development Code 30-5-42(B) we respectfully request the following waivers from the City of Austin Land Development Code:

1. 30-5-341, for a water quality control facility with cut in excess of 4 feet;

2. 30-5-342, for a water quality control facility with fill in excess of 4 feet; N/A

-3. -30 5 281, for a residential lot including a critical environmental feature. Molonge - an issue

henoved features

The proposed waiver from the cut/fill requirements is necessary to provide water quality controls in accordance with the requirements of the Bradley Parties Settlement Agreement. The waiver for the residential lot including a CEF is requested for two estate lots of approximately 20 acres each which will be excluded from constructing within the setbacks as shown on the preliminary plan.

The Greyrock Ridge property is part of the Bradley Parties Settlement Agreement as recorded in Travis County OPR Document No. 2000062856.

Should you have any questions or need any additional information, please do not hesitate to call.

Sincerely,

Daniel Ryan, P.E.

CC:

Jay Hanna – Hanna Magee L.P. No. 2 Blake Magee – Hanna Magee L.P. No. 2





ADMINISTRATIVE VARIANCE ACTION FORM - LDC SECTION 25-8-42

Application Date:

December 15, 2010

Project Case Number:

C8J-2010-0139

Project Name:

Greyrock Ridge Commons Preliminary Plan

Project Address:

S Mopac Expy SB

Watershed & Classification:

Bear Creek and Slaughter Creek / Barton Springs Zone

Ordinance Standard:

LDC Sections 25-8-42 (B) (5)

Variance Request:

Request is to allow cut greater than four feet for the

construction of sediment/filtration detention ponds.

Action:

Grant

Findings of Fact (LDC 25-8-42(C)):

- 1) Development in accordance with the variance meets the objective of the requirements for which the variance is requested. Yes
- 2) For property in the Barton Springs Zone, the variance will result in water quality that is at least equal to the water quality achievable without the variance. Yes.
- 3) For a variance described in LDC Section 25-8-42(B)(6), the cut or fill is not located on a slope with a gradient of more than 15% or within 100 feet from the centerline of a classified waterway. Yes.

To support granting a variance, all applicable criteria must be checked "yes."

Action Date:

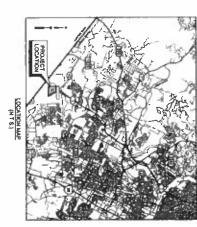
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Reviewer's Name:

James Dymkowski

GREYROCK RIDGE

PRELIMINARY PLAN



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EXCHAELS: (LA EXCHAERMING & SURVETTRIO DO, INC.

LIAN HORMANY, 201 WEST; SULTE 180

AUSTIN, IN 2013

COSTINAT RESIDENT DAM RYAN, P.E.

PROGRESS 184-549-1749

PACK NO. 213-439-1749



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Director, Watersheef Protection and Development Review

LJA Engineering & Surveying, Inc. 111

5316 Highway 290 West Phone 512.439.4700
Suile 150 Fax 512.439.4716
Austin, Texas 78735 FRN - F-1386

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C8J-2010-0139

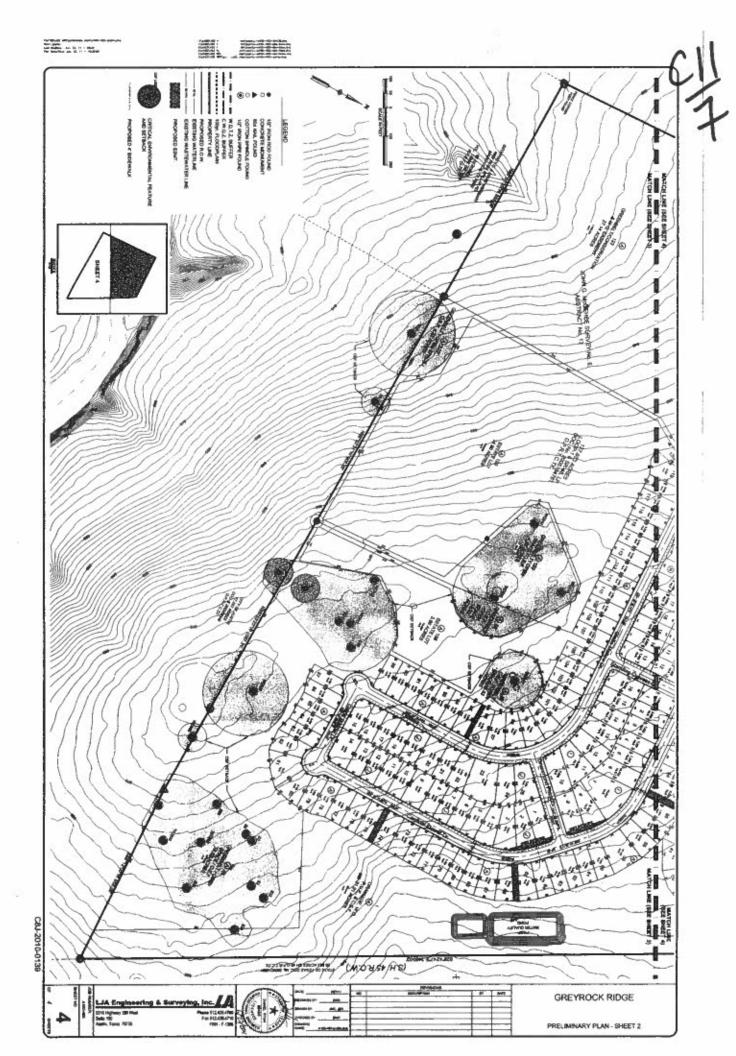
GREYROCK RIDGE PRELIMINARY PLAN

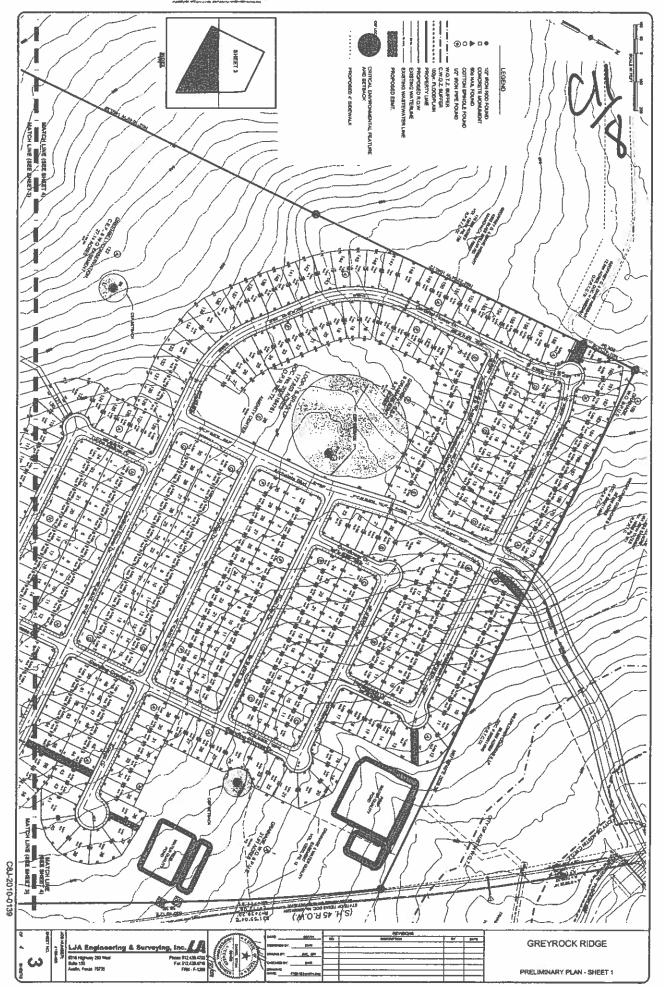
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C&J-2010-0139

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EDUCATIONAL IMPACT ANALYSIS FORM

To be completed by City of Austin, Case Manager

1. CONTACT INFORMATION

CASE MANAGER: Don Perryman

APPLICANT/AGENT: Wildflower Commons L.P./LJA Engineering, Dan Ryan

COMMENTS: Preliminary plan application

2. PROJECT INFORMATION

CASE NUMBER: C8J-2010-0139

PROJECT NAME: Greyrock Ridge Preliminary Plan

PROJECT ADDRESS: South Mo-Pac (Loop 1) at State Highway 45 eastbound

PROPOSED USE: single-family residential

3. HOUSING INFORMATION

PROJECT ACREAGE: 177.853 acres

NUMBER OF LOTS: 392

EXISTING # RESIDENTIAL UNITS: 0

PROPOSED # RESIDENTIAL UNITS: 387

OF UNITS TO BE DEMOLISHED: 0

ESTIMATED INCREASE: 387 units

OF CERTIFIED AFFORDABLE DWELLING UNITS: unknown at this time



EDUCATIONAL IMPACT ANALYSIS FORM PAGE TWO

4. FAMILY AMENITIES WITHIN 1 MILE OF PROJECT (PUBLIC)

CULTURAL FACILITIES (THEATER, MUSEUMS, LIBRARY): Lady Bird Johnson Wildflower Center

PARKS/GREENBELTS: Veloway, Circle C Metro Park

RECREATIONAL CENTERS: none

5. FAMILY AMENITIES -PROPOSED

(attach map if available)

CULTURAL FACILITIES: none

PARKLAND DEDICATION REQUIRED (FEE OR LAND): fees

RECREATIONAL ACTIVITIES: unknown at this time

OPENSPACE: 4-lots/55.9 acres

OTHER AMENTITIES (POOLS, CLUBHOUSE, COMMON AREA): plan contains

amenity center, but no details of facilities at this time

6. TRANSPORTATION LINKAGES

CONNECTION TO CLOSEST PUBLIC TRANSIT LOCATION: Cap Metro route Slaughter at Curlew

PUBLIC TRANSPORTATION/BIKE ROUTES: none

Final 7-28-10



Educational Impact Statement Austin Independent School District City Council Agenda:

Case Number: C8J-2010-0139

Proposed Development:	Wildflower Commons, L.P.					
Elementary School: Name: Baranoff ES Address: 12009 Buckingham Gate	☐ Increase ☐ Decrease* ☑ No impact					
Capacity: 794 Rating: Exemplary Percent F/RL: 11.8% Mobility Rate:	Students	Current	Future (5 year)			
	Number	891	889			
	Percentage of capacity	112%	112%			
Middle School: Name: Bailey MS	☐ Increase ☐ Decrease* ☒ No impact					
Address: 4020 Lost Oasis Hollow	Students	Current	Future (5 Year)			
Capacity: 1,176 Rating: Recognized	Number	979	1056			
Percent F/RL: 30.8% Mobility Rate:	Percentage of capacity	83%	90%			
High School: Name: Bowie HS	☐ Increase ☐ Decre	anee* No impost				
Address: 4103 Slaughter Lane	✓ Increase Decrease* No impact Students Current Future (5 Year)					
Capacity: 2,535	Number	2,606	2,723			
Rating: Recognized Percent F/RL: 12.6% Mobility Rate:	Percentage of capacity	103%	107%			
Impact on Student population	*Demographic charact					
	The Wildflower Commons development would be projected to add 15 elementary, 8 middle school, and 8 high school students to the current projected students population. This would have a negligible effect on these schools operating capacity.					
Transportation Impact:	None	\$/				
Safety Impact:	None					
Date Prepared:	August 31, 2011					
Director's Signature	Paul Turner					