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## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2012-0093 – Legends Way

**Z.A.P. DATE:** December 18, 2012

**ADDRESS:** 10925 Bradshaw Road

**OWNER:** First Continental Investment Co.  
(Joe DiQuinzio)

**AGENT:** Carlson, Brigrance & Doering,  
Inc. (Geoff Guererro)

**ZONING FROM:** I-RR

**TO:** SF-2

**AREA:** 108.78 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant single family residence – standard lot (SF-2) district zoning. The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated December 10, 2012, as provided in Attachment A.

**ZONING & PLATTING COMMISSION RECOMMENDATION:**

December 18, 2012:

**ISSUES:**

None at this time.

**DEPARTMENT COMMENTS:**

The subject property consists of unplatted land in an area formerly platted as Legends Way Section 1 which was fully vacated in March 2007. The property was annexed into the City limits on December 31, 2003 and zoned interim – rural residence (I-RR) district. Onion and Rinard Creeks form the north boundary, with undeveloped land and the Zachary Scott subdivision further north (SF-4A). Land to the east and south is in the County and rural in character, and across Bradshaw /Road to the west is the Onion Creek subdivision and golf course (I-SF-2; CR-CO). There are two parcels on Bradshaw Road that are not part of this zoning case; the northern parcel contains residential uses (I-RR) and the southern parcel is zoned LR-CO and planned for commercial uses. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant requests single family residence – standard lot (SF-2) district zoning as the first step in platting the land for a total of 288 single family residences. A preliminary plan of Legends Way and a final plat of Section 1 are also in process. SF-2 zoning is compatible and consistent with the pattern of residential development in the Onion Creek area. An Educational Impact Statement from AISD is provided as Attachment B.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Undeveloped; Onion and Rinard Creeks
<i>North</i>	SF-4A	Undeveloped; Single family residences within the Zachary Scott subdivision
<i>South</i>	County	Undeveloped
<i>East</i>	County	A few residences; Undeveloped
<i>West</i>	I-RR; LR-CO; I-SF-2; CR-CO	Two parcels on Bradshaw Rd; One or two residences; Undeveloped and planned for commercial; West side of Bradshaw Rd; Undeveloped; Single family residences and the Onion Creek Golf Course

**AREA STUDY:** N / A**TIA:** Is required – Please refer to A Attachment A**WATERSHEDS:** Rinard/Onion Creeks**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District      786 – The Real Estate Council of Austin, Inc.  
 1037 – Homeless Neighborhood Association      1075 – League of Bicycling Voters  
 1200 – Super Duper Neighborhood Objectors and Appealers Organization  
 1224 – Austin Monorail Project      1228 – Sierra Club, Austin Regional Group  
 1258 – Del Valle Community Coalition      1340 – Austin Heritage Tree Foundation  
 1363 – SEL Texas

**SCHOOLS:**

Blazier Elementary School

Paredes Middle School

Charles Akins High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-06-0084.SH and C14-06-0085.SH – Zachary Scott Subdivision- Tracts 1 and 2 – 10142-10620 Bradshaw Rd, 10016-10136 Old	I-RR to SF-4A	To Grant SF-4A, with conditions of a TIA	Approved SF-4A with conditions of a TIA as ZAP Commission recommended (3-1-2007).

Lockhart Hw east of Bradshaw Rd			
C14-04-0211 – Onion Creek RV and Boat Storage – 10815 Bradshaw Rd.	I-RR to LR	To Grant LR-CO with CO for 2,000 trip limit	Approved LR-CO as recommended by ZAP Commission (9-29-2005).
C14-04-0051 & C14-04-0052 – Onion Creek Golf Course, Tracts 4, 5 & 6 & Tract 12 – 2510 Onion Creek Pkwy	I-RR to CR	To Grant CR-CO with CO for list of prohibited uses	Approved CR-CO as recommended by the ZAP Commission (5-6-2004).

**RELATED CASES:**

This property was annexed into the Full-Purpose Jurisdiction on December 31, 2003, as part of the Onion Creek Annexation area (Ordinance No. 20031211-040).

A total vacation of the Legends Way Section 1 subdivision was approved by the Zoning and Platting Commission on December 6, 2007 (C8-00-2220.3A(VAC) – Document # 2007219759).

A Preliminary Plan of Legends Way showing 288 lots and a Final Plat of Legends Way Section 1 for 68 single family residential lots, one open space lot and one drainage easement lot is in process (C8-2012-0071 and C8-2012-0071.1A). Please refer to Exhibits B and C.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Daily Traffic
Bradshaw Road (future Pleasant Valley Road)	60 feet; AMATP: 114 feet	25 feet	Minor Arterial 2 Lane; AMATP: MAD4	TXDOT Traffic counts 2010:  1000
River Plantation Drive	63 feet	42 feet	Neighborhood Collector	714*

\*City of Austin Traffic Counts taken on 9/5/2011

- There are no existing sidewalks along Bradshaw Road.
- There are existing sidewalks along River Plantation Drive.
- According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009:

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Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
Bradshaw Road (future Pleasant Valley Rd)	No Bike Lane	Bike Lanes

Capital Metro bus service is not available within 1/4 mile of this property.

**CITY COUNCIL DATE:** January 17, 2013

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

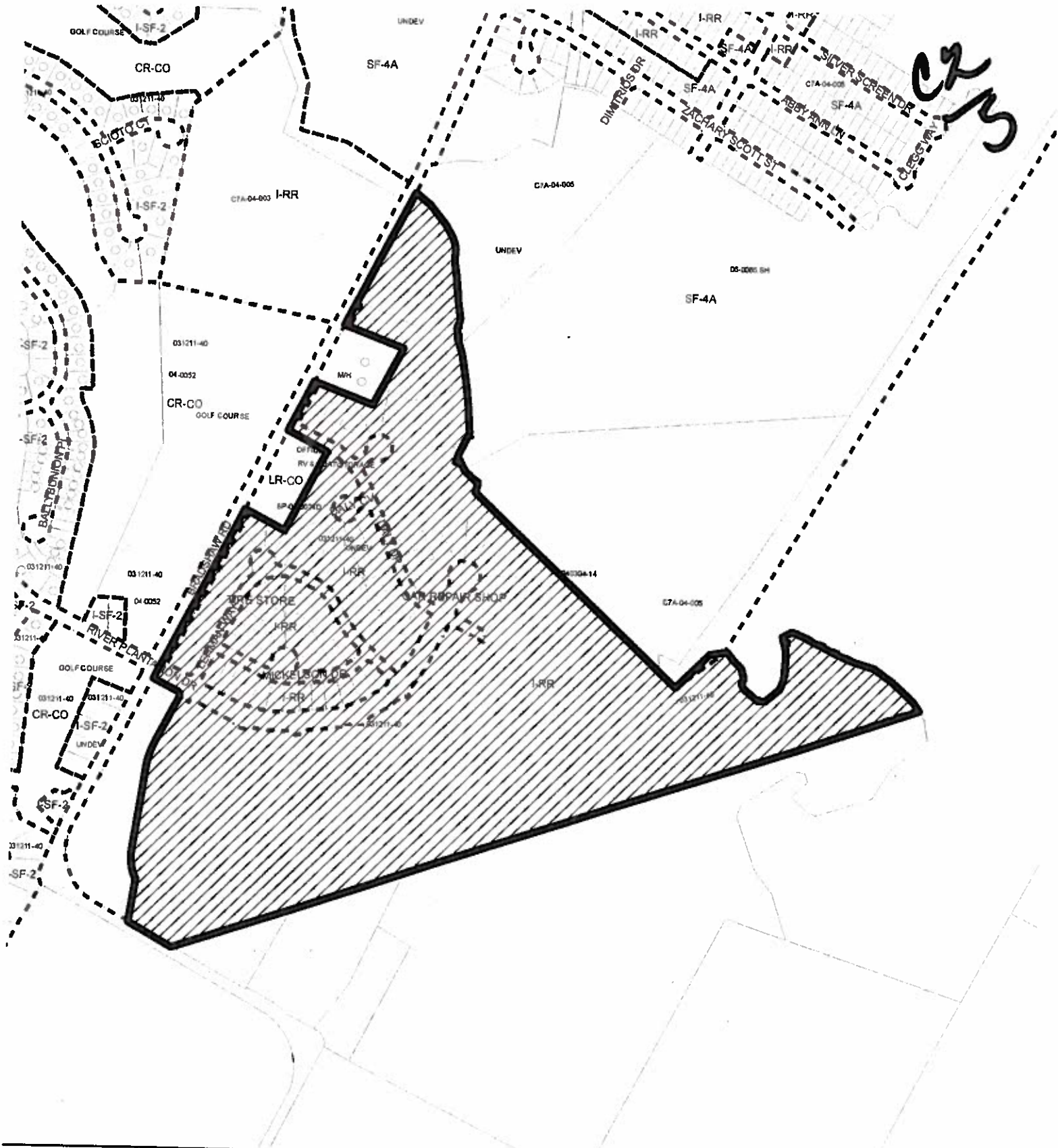
2<sup>nd</sup>





3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: wendy.rhoades@austintexas.gov

**PHONE:** 974-7719



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2012-0093**

EXHIBIT A

1" = 600'

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 and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





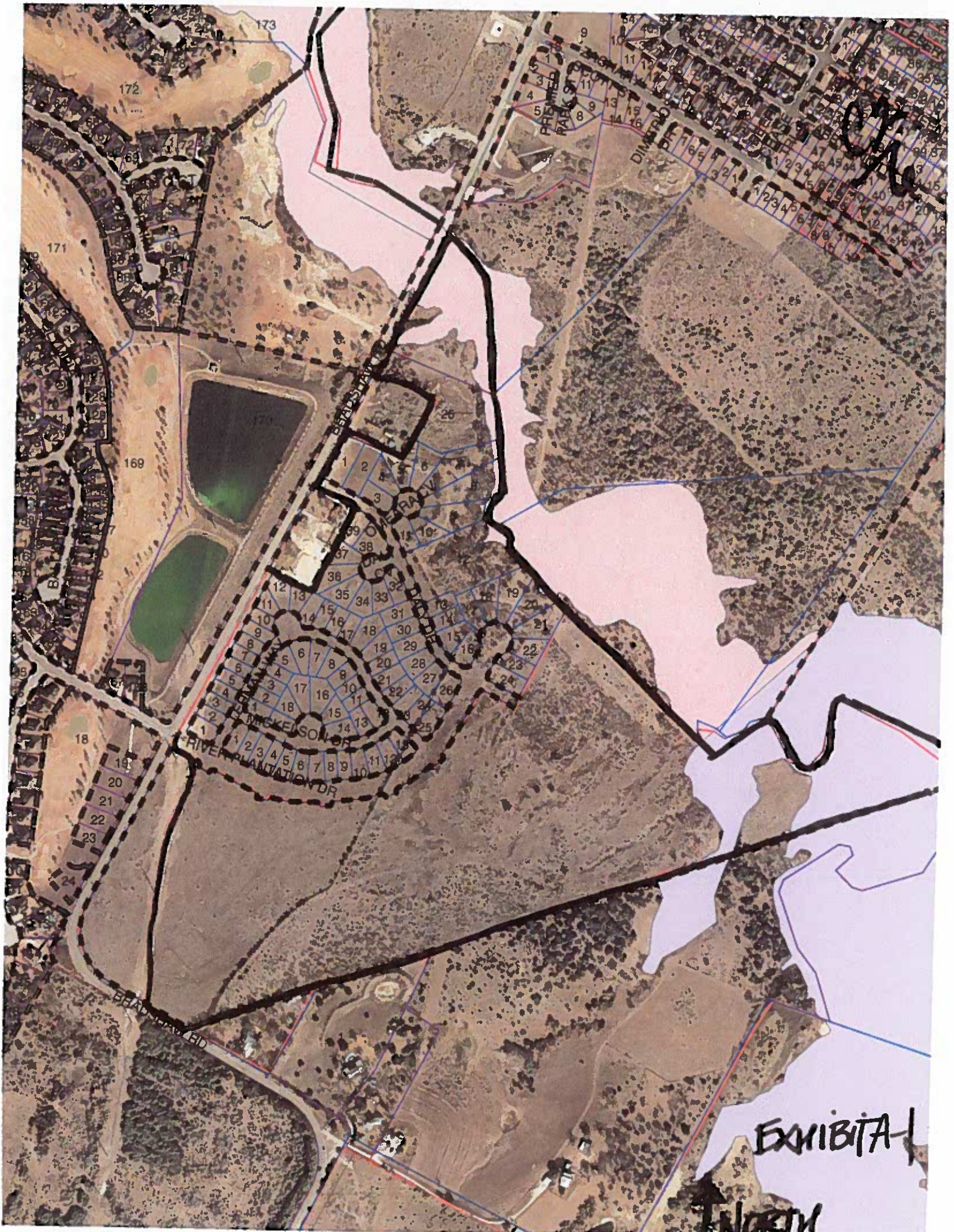


EXHIBIT A-1

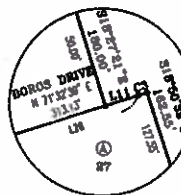
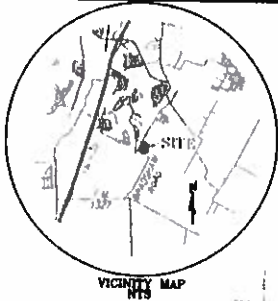
↑ NORTH





# LEGENDS WAY SECTION 1

C2/A



## LEGEND

- IRON ROD SET
- IRON ROD FOUND
- IRON PIPE FOUND
- DRAINAGE EASEMENT
- PUBLIC UTILITY EASEMENT
- LANDSCAPE EASEMENT
- 10' WIDE ELECTRIC EASEMENT
- BUILDING LINE
- POINT OF BEGINNING
- LOT NUMBER
- BLOCK NUMBER
- SIDEWALKS

SCALE: 1" = 100'

**BENCHMARK #1**  
CAPPED IRON ROD SET 3.3' WEST OF  
BRADSHAW ROAD RIGHT-OF-WAY LINE, ALSO  
BEING IN LOT 18, BLOCK D  
OF ORION CREEK ADDITION VOL. 93, PG. 236  
ELEVATION=816.61'  
N: 10020851.98  
E: 3104435.63

**BENCHMARK #2**  
CAPPED IRON ROD SET IN BRADSHAW ROAD  
OPPOSITE LOT 14, BLOCK D  
OF ORION CREEK ADDITION VOL. 93, PG. 236  
ELEVATION=820.41'  
N: 10019958.45  
E: 3104018.30

114.545 ACRES  
FIRST CONTINENTAL INVESTMENT CO., LTD.  
DOC. #2011159731  
(SAVE & EXCEPT 5.545 ACRES)

LEGENDS WAY DEVELOPMENT CO.  
5.545 ACRES  
DOC. #2001174987

100' LCRA EASEMENT  
VOL. 1067, PG. 367

JOHN MICHAEL AND  
DAVE L. BURATTI  
VOL. 5393, PG. 1584

HAWKS HILL SUBDIVISION  
VOL. 83, PG. 119C  
RON AND LINDA HAWKINS FAMILY TRUST  
5.78 ACRES  
DOCUMENT NO. 2000039723

MARIA CARMEN GONZALES  
1.99 ACRES  
VOL. 13325, PG. 349

**EXHIBIT C**  
**PROPOSED FINAL PLAT OF**  
**SECTION 1**  
**SHEET NO. 1 OF 4**

DATE: NOVEMBER 6, 2012

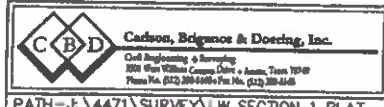
**OWNER:**  
JOHN A. BONNER, PRESIDENT  
FIRST CONTINENTAL INVESTMENT CO., LTD.  
5718 WESTHEIMER RD SUITE 1450  
HOUSTON, TEXAS 77057  
(713) 789-5099 phone  
(713) 789-5098 fax

**ENGINEER & SURVEYOR:**  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160 phone  
(512) 280-5165 fax

FEMA MAP NUMBER: 48453C 0505H  
DATED: SEPTEMBER 26, 2008  
TRAVIS COUNTY, TEXAS  
TOTAL ACREAGE: 18.356 ACRES  
SURVEY: SANTIAGO DEL VALLE GRANT  
TRAVIS COUNTY, TEXAS

TOTAL NUMBER OF BLOCKS:	8
TOTAL NUMBER OF LOTS:	70
SINGLE FAMILY LOTS	68
OPEN SPACE	1
D.E. LOT	1

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE
BOROS DRIVE	50' ROW	530'
NICKELSON DRIVE	50' ROW	1,047'
RIVER PLANTATION DRIVE	60' ROW	775'
PLAYERS PATH	50' ROW	820'



CB-2012-0071.1A

PATH-J:\4471\SURVEY\W SECTION 1 PLAT





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## MEMORANDUM

**TO:** Wendy Rhoades, PDRD-Current Planning  
**CC:** Robert Halls, RJH & Associates  
**FROM:** Joe Almazan, PDRD-Land Use Review  
**DATE:** December 10, 2012  
**SUBJECT:** Legends Way Subdivision  
Case No: C14-2012-0093

The Transportation Review Section has reviewed the Traffic Impact Analysis (TIA) for the Legends Way Subdivision, dated July 23, 2012, prepared by Robert J. Halls, RJH & Associates and provides the following summary and recommendations.

### Trip Generation

Legends Way Subdivision is a proposed 108.3-acre single-family residential development in southeast Austin, east of Bradshaw Road. This proposed development will consist of 289 lots. The property is currently undeveloped and zoned Interim Rural Residential (I-RR). The applicant is requesting a zoning change to Single-Family Residential (SF-2). Completion of the project is planned in two phases. Phase I is planned to be completed in 2014 with 68 lots. Phase II and build-out with 221 lots is planned to be completed in 2018. The development will have access to Bradshaw Road via two residential collector streets.

Based on the standard trip generation rates established by the Institute of Transportation Engineer (ITE), the project will generate approximately 2,760 vehicle trips per day with 212 trips during the a.m. peak hour travel period and 273 trips during the p.m. peak hour travel period.

The table below shows the unadjusted trip generation by land use for the proposed development based on ITE's Trip Generation Report (8<sup>th</sup> ed).

Table 1. Trip Generation						
Land Use	Size	ADT	AM Peak		PM Peak	
			Enter	Exit	Enter	Exit
Single-Family	289	2,760	53	159	172	101
<b>Total</b>		<b>2,760</b>	<b>53</b>	<b>159</b>	<b>172</b>	<b>101</b>

ATTACHMENT A

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## **Roadway Network**

**Bradshaw Road** – This roadway is classified as a two-lane rural collector street with 25 feet of pavement and 60-85 feet of right-of-way. The 2035 CAMPO Plan shows this roadway to be improved to a four-lane, divided arterial (MAD4) as part of the future extension of Pleasant Valley Road. In 2010, the traffic volume for this roadway, south of Zachary Scott Street, was 1,000 vehicles per day. Bicycle lanes are planned for this roadway under the Austin 2009 Bicycle Plan.

**East Slaughter Lane** – This roadway is classified as a four-lane, divided major arterial with a 23-foot wide median (MAD4). In 2010, the traffic volume for this roadway was 17,470 vehicles per day. A wide paved shoulder is recommended for this roadway under the Austin 2009 Bicycle Plan.

**Bluff Springs Road/Old Lockhart Highway** – This roadway is classified as a two-lane, rural arterial street with 22 feet of pavement and 65-80 feet of right-of-way. The 2035 CAMPO Plan shows this roadway to be improved to a four-lane, divided arterial (MAD4). In 2010, the traffic volume for Bluff Springs Road, north of Slaughter Lane, was 8,160 vehicles per day and for Old Lockhart Highway, east of Bradshaw Road, 1,780 vehicles per day. Bicycle lanes are planned for this roadway under the Austin 2009 Bicycle Plan.

**River Plantation Drive** – This roadway is classified as a two-lane urban neighborhood collector with 40 feet of pavement and 64 feet of right-of-way. This collector will provide primary access to the development.

## **Assumptions**

1. A two (2) percent traffic growth rate was assumed.
2. Background traffic volumes for 2014 (Phase I) and 2018 (Phase II) included estimated site traffic from the following projects:
  - Goodnight Ranch PUD TIA Addendum (C814-04-0187.01.SH)
  - Zachary Scott Subdivision (C8-04-0033.02.SH)
  - Zachary Scott II Subdivision (C8-2009-0118.SH)
  - Zachary Scott Subdivision – Tract II (C8-06-0084.SH)
  - Zachary Scott Subdivision – Tract II (C8-06-0085.SH)
  - Slaughter Lane Retail Center (C14-02-0120.SH/SP-2007-0515C)
3. No reductions were assumed for internal capture.
4. No reductions were assumed for bus transit use.

## **Intersection Level of Service (LOS)**

The TIA analyzed five (5) intersections, all of which are **un-signalized**. Existing and projected levels of service are as follows, assuming that any roadway and intersection improvements recommended in the TIA are constructed:



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**Table 2. Level of Service**

Intersection	2012		2014		2018	
	AM	PM	AM	PM	AM	PM
River Plantation Drive and Bradshaw Road	A	A	A*	A*	A*	A*
Bradshaw Road and Old Lockhart Road	B	B	A*	B*	C*	D*
Cheryl Lynn Road and Old Lockhart Road	B	A	A*	A*	A*	A*
Bluff Springs Road and Slaughter Lane	C	C	C*	C*	D*	C*
Slaughter Lane and Old Lockhart Road	C	C	C*	B*	C*	B*

\*With recommended signalization

Note: Slaughter Lane/Old Lockhart Highway intersection and Slaughter Lane/Bluff Springs Road intersection are one and the same. The roadway alignments and street names are different.

Based on the analysis, all the intersections will continue to operate at an acceptable level of service D or better, assuming that the intersections are signalized for 2014 (Phase I) and 2018 (Phase II) traffic conditions and full build-out of the project.

As part of the Phase I development for Legends Way Subdivision, the TIA recommended realigning Old Lockhart Highway so that it creates a northbound "T" intersection with Slaughter Lane to the east of the southbound "T" intersection of Bluff Springs Road with Slaughter Lane. This recommended improvement would be subject to approval from both Travis County and the City of Austin as a future Capital Improvement Plan (C.I.P.) project based on available funding.

### **Recommendations/Conclusions**

1. Prior to final reading of the zoning, the applicant must post fiscal based on the intersection improvements identified for Phase I (68 lots) in the TIA as follows:

Intersection	Improvement	Total Costs	Pro-Rata Fiscal Share (%)	Pro-Rata Fiscal Dollars (\$)
Bradshaw Road and Old Lockhart Highway	Install Traffic Signal	\$150,000	3.9	\$5,850
Cheryl Lynn Road and Old Lockhart Highway	Install Traffic Signal	\$150,000	3.8	\$5,750
Bluff Springs Road and Slaughter Lane	Install Traffic Signal	\$150,000	1.9	\$2,850
Old Lockhart Highway and Slaughter Lane	Install Traffic Signal	\$150,000	2.2	\$3,300
<b>Phase I Totals</b>		<b>\$600,000</b>		<b>\$17,750</b>

2. Prior to any approval for a subdivision application and Phase II (221 lots), the applicant must post fiscal based on the intersection improvements identified for Phase II in the TIA as follows:

Intersection	Improvement	Total Costs	Pro-Rata Fiscal Share (%)	Pro-Rata Fiscal Dollars (\$)
Bluff Springs Road and Slaughter Lane	Widen southbound approach to two lanes and stripe for left-right turn movements	+	5.3	+
Old Lockhart Highway and Slaughter Lane	Widen northbound approach to two lanes and stripe for left-left/right turn movements	+	6.1	+
<b>Phase II Totals</b>		<b>+</b>		<b>+</b>

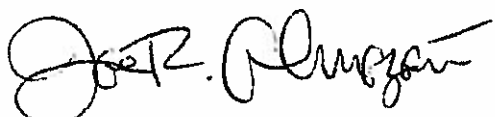
+ The applicant must submit a construction cost estimate signed and sealed by an engineer to verify the amount required for posting.

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3. In accordance with the Austin Metropolitan Area Transportation Plan (AMATP), dedication of right-of-way for Bradshaw Road (future Pleasant Valley Road) will be required at the time of subdivision application. The AMATP calls for a total of 114 feet of right-of-way for a future four-lane, divided major arterial (MAD4). As a condition of approval, 57 feet of right-of-way should be dedicated from the centerline of Bradshaw Road (future Pleasant Valley Road) in accordance with the Transportation Plan. A subdivision application is currently pending.

4. Development of this property should be limited to uses and intensities which do not exceed or vary from the from the projected traffic conditions assumed in the TIA, including peak hour trip generation, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2674.



Joe R. Almazan  
Development Services Process Coordinator  
Land Use Review Division/Transportation Review Section  
Planning and Development Review Department



# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



PROJECT NAME: Legend's Way

ADDRESS/LOCATION: Bradshaw Road at River Plantation Drive

CASE #: C14-2012-0093

CITY COUNCIL DATE: \_\_\_\_\_

☒ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☐ NEW MULTIFAMILY

☐ TAX CREDIT

# SF UNITS: 289

STUDENTS PER UNIT ASSUMPTION: 0.4

# MF UNITS: \_\_\_\_\_

STUDENTS PER UNIT ASSUMPTION: \_\_\_\_\_

ELEMENTARY SCHOOL: Biazler

RATING: Academically Acceptable

ADDRESS: 8601 Vertex Blvd

PERMANENT CAPACITY: 598

% QUALIFIED FOR FREE/REDUCED LUNCH: 74.8%

MOBILITY RATE: -13.3%

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	985	1,011	1,069
% of Permanent Capacity	165%	169%	179%

☒ INCREASE

☐ DECREASE

☐ NO IMPACT

MIDDLE SCHOOL: Paredes

RATING: Recognized

ADDRESS: 10100 S. Mary Moore Searight Drive

PERMANENT CAPACITY: 1,156

% QUALIFIED FOR FREE/REDUCED LUNCH: 75.9%

MOBILITY RATE: -16.3%

MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1,232	1,334	1,358
% of Permanent Capacity	107%	115%	117%

☒ INCREASE

☐ DECREASE

☐ NO IMPACT

HIGH SCHOOL: Akins

RATING: Recognized

ADDRESS: 10701 South 1<sup>st</sup> Street

PERMANENT CAPACITY: 2,394

% QUALIFIED FOR FREE/REDUCED LUNCH: 67.3%

MOBILITY RATE: -15.8%

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	3,256	3,530	3,563
% of Permanent Capacity	136%	147%	149%

☒ INCREASE

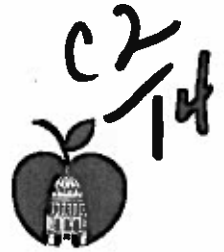
☐ DECREASE

☐ NO IMPACT

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent  
School District



## IMPACT ON SCHOOLS

At a rate of 0.4 students per unit, the single family development is projected to add approximately 115 students over all grade levels to the current projected student population. It is estimated that of the 115 students, 58 will be assigned to Blazier Elementary School, 24 to Paredes Middle School, and 33 to Akins High School. The increases in student population will negatively all three schools, with projected permanent capacities of 179% at Blazier, 117% at Paredes, and 149% at Akins.

The additional students from the development will have a negative impact on the operating capacity at all three schools. The addition of 58 students at Blazier would increase its functional capacity (by enrollment) from 113% to 120% and will stress the core facilities (cafeteria, gym, and library) of the school. Although the additional 33 high school students at Akins does not increase its functional capacity beyond its target range (below 115%), it is important to note that this school currently has 40 portable classrooms on site and the additional students will stress the core facilities.

## TRANSPORTATION IMPACT

The proposed development is located more than 2 miles of Blazier Elementary School, Paredes Middle School, and Akins High School; therefore, all students within the development would qualify for transportation. The additional number of students, in particular at the elementary level, will increase transportation costs for the district.

## SAFETY IMPACT

All students within the proposed development qualify for transportation and there are no known safety impacts.

Date Prepared: 10/15/2012

Director's Signature: Paul Turner



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13**SUMMARY STAFF RECOMMENDATION:**

The Staff's recommendation is to grant single family residence – standard lot (SF-2) district zoning. The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated December 10, 2012, as provided in Attachment A.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

SF-2 zoning is compatible and consistent with the pattern of residential development in the Onion Creek area.

**EXISTING CONDITIONS****Site Characteristics**

The subject property is undeveloped and slopes to the north, towards Onion and Rinard creeks.

**Impervious Cover**

The maximum impervious cover allowed by the SF-2 zoning district would be 45%, which is based on the more restrictive zoning regulations.

**Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Rinard and Onion Creek Watersheds of the Colorado River Basin, which are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%

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Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

### **Transportation**

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec. 25-6-142]. Comments are provided in Attachment A.

The Austin Metropolitan Area Transportation Plan calls for a total of 114 feet of right-of-way for Bradshaw Road. If the requested zoning is granted, then 57 feet of right-of-way should be dedicated from the centerline of Bradshaw Road (future Pleasant Valley Road) in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

### **Water and Wastewater**

The landowner intends to serve each lot with City of Austin water and wastewater utility service. The landowner, at his own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, and system upgrades to serve each lot. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City utility design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay all associated and applicable City fees.

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**Site Plan & Compatibility Standards**

The proposed SF-2 zoning does not trigger the application of compatibility standards.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

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Case Number: C14-2012-0093

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: December 18, 2012, Zoning and Platting Commission  
January 17, 2013, City Council

Hector Aguirre Jr

Your Name (please print)

10815 BRADSHAW RD

Your address(es) affected by this application

Hector Aguirre Jr

Signature

12/2/12

Date

☒ I am in favor  
☐ I object

Daytime Telephone: 915-727-6780

Comments: I AM IN FAVOR of proposed SF-2  
Zoning on the current undeveloped  
property and welcome a new housing development.

I own the two acre commercial tract with City of Austin  
approved site plan, located in front of the  
proposed zoning. In the future, I plan  
to build a convenience Co-BRAND STORE including fuel pumps  
to serve current & future development on Bradshaw Rd & Union  
Creek C. C. comm

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P.O. Box 1088

Austin, TX 78767-8810

HAR  
12/2/12