

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., Inc.
(John M. Bonner; Joe DiQuinzio)

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

ZONING FROM: I-RR

TO: SF-2

AREA: 109.174 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: *TO GRANT SF-2 DISTRICT ZONING, WITH CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS, AS STAFF RECOMMENDED, BY CONSENT*
[P. SEEGER; G. ROJAS – 2ND] (6-0) R. MCDANIEL – ABSENT

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 and construction plans 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:

	ZONING	LAND USES
<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	<i>Two parcels on Bradshaw Rd:</i> One or two residences; Undeveloped and planned for commercial; <i>West side of Bradshaw Rd:</i> 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:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-06-0084.SH and C14-06-0085.SH – Zachary Scott Subdivision-Tracts 1 and 2 – 10142-10620 Bradshaw Rd, 10016-10136 Old Lockhart Hw east	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).

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 and Construction Plans 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, C8-2012-0071.1A/1B). 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:

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: 1st

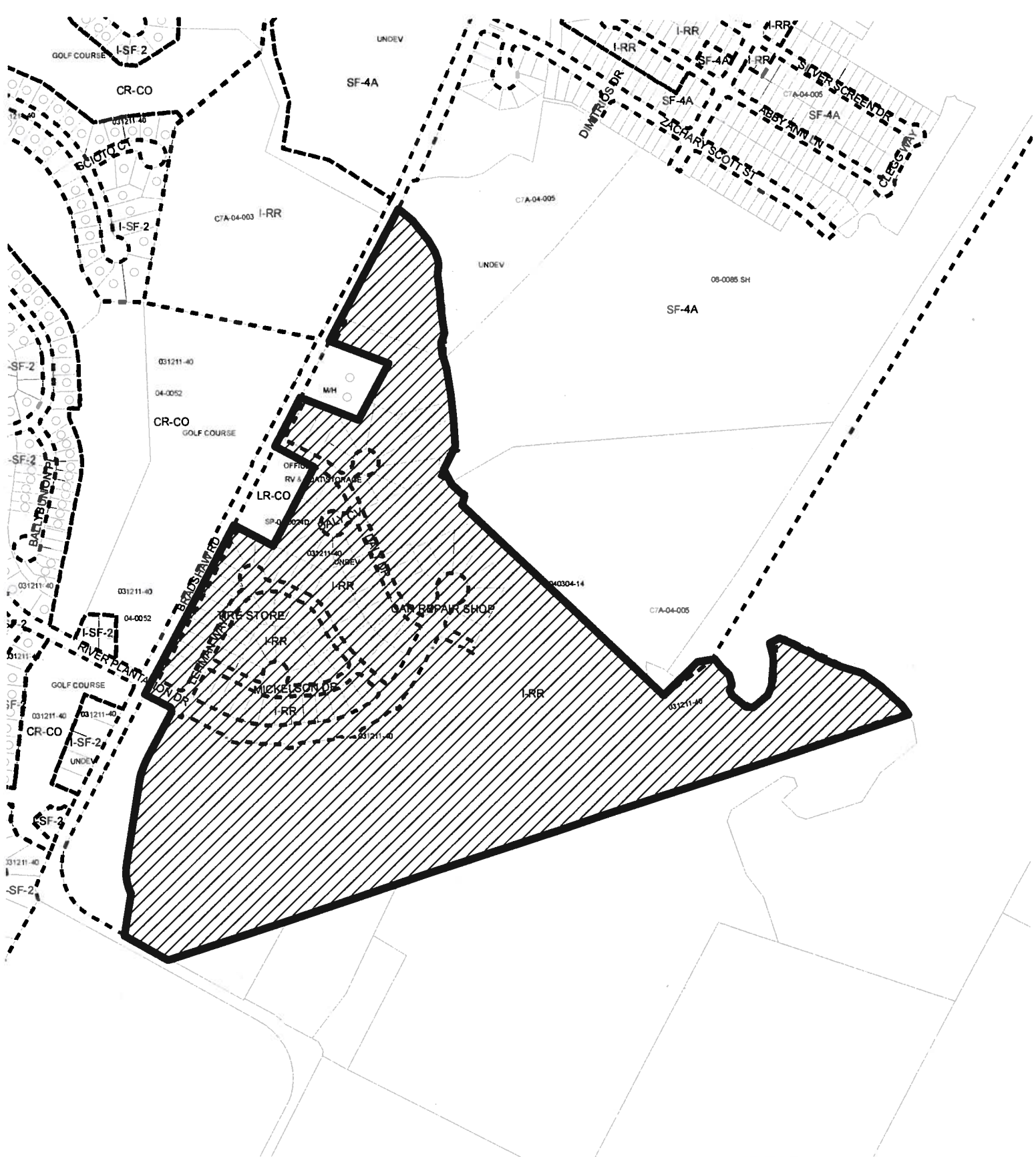
2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 974-7719



N

1" = 600'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

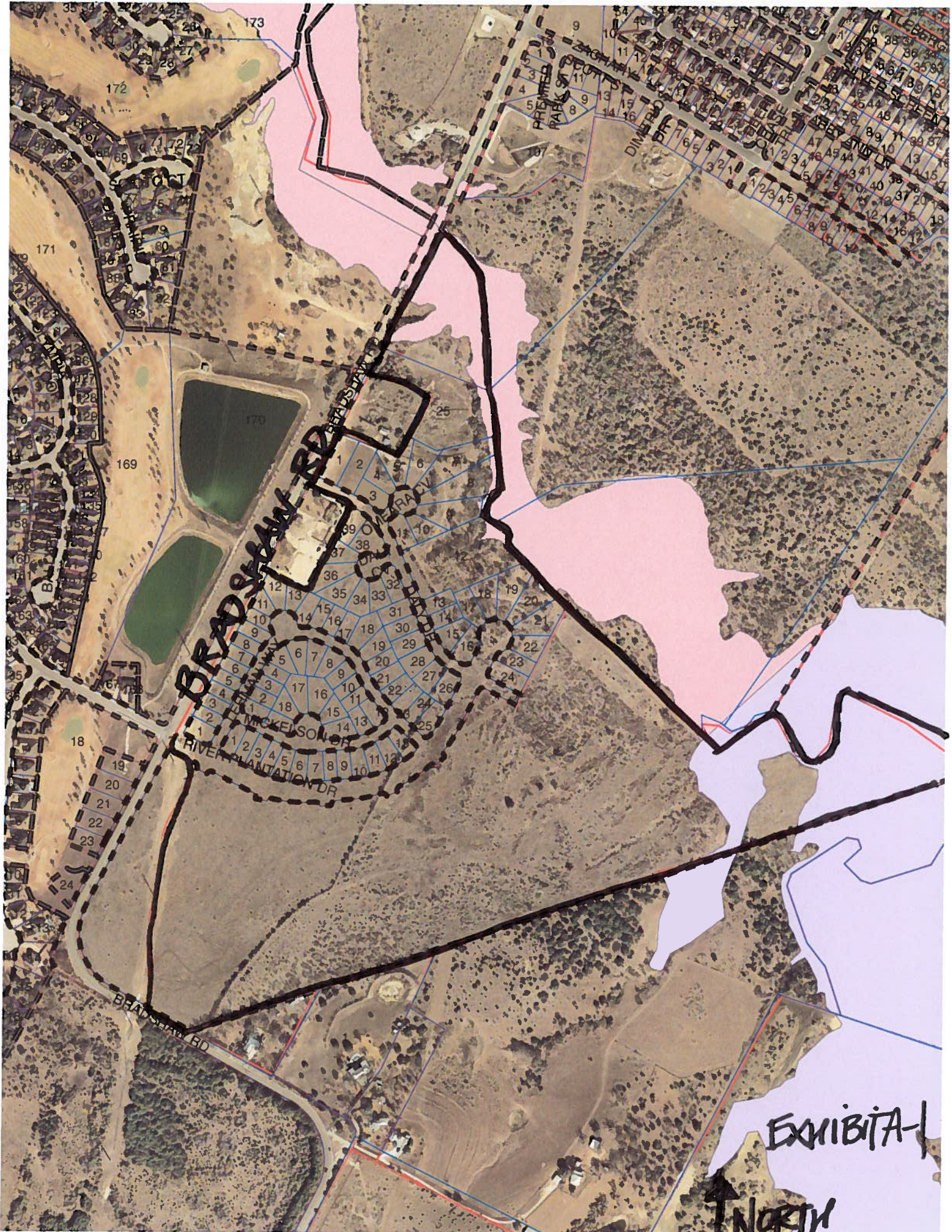
ZONING CASE#: C14-2012-0093

EXHIBIT A

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.





PRELIMINARY PLAN



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	12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[illegible]

DECEMBER 1, 2012

AGENTS: MR. JOE DOLANZO
AT&T MICRO DEVELOPMENT, INC.
802 WEST 9TH STREET
AUSTIN, TEXAS 78701
PHONE: (512) 476-0017
FAX (512) 476-0438

DESIGNS AND SERVICES:
PAUL R. MACHARELLA, P.E.
CARLOS, BRUNOX & DODD, INC.
 2501 WEST WILLAM CANYON DR.
 ALBANY, IL 61703 767/49
 PHONE: (312) 280-8180
 FAX: (312) 280-8183

TOTAL ACRES: 168.251 ACRES
FEMA MAP NO: 09-0300000N, DATED SEPT. 28, 2008
SURVEY: SHERBORN 001, WOLF CREEK

TOTAL NO. OF LETTERS 2289

MA. OF PAWS, L.L. & COMPANY, L.P. 3

Source: *U.S. Census Bureau, Current Population Reports, 1990*

REFERENCES

[illegible]

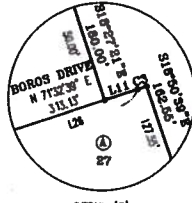
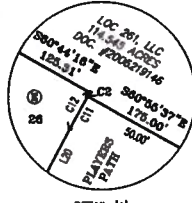
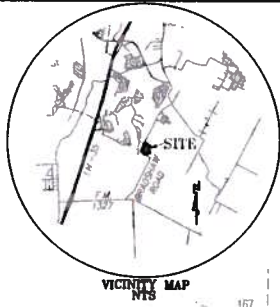
7th Nov 1944

Bart R. Purpura, Esq.
BART R. PURPURU, ESQ.

P.L. NO. 84780

1200-2102-0071

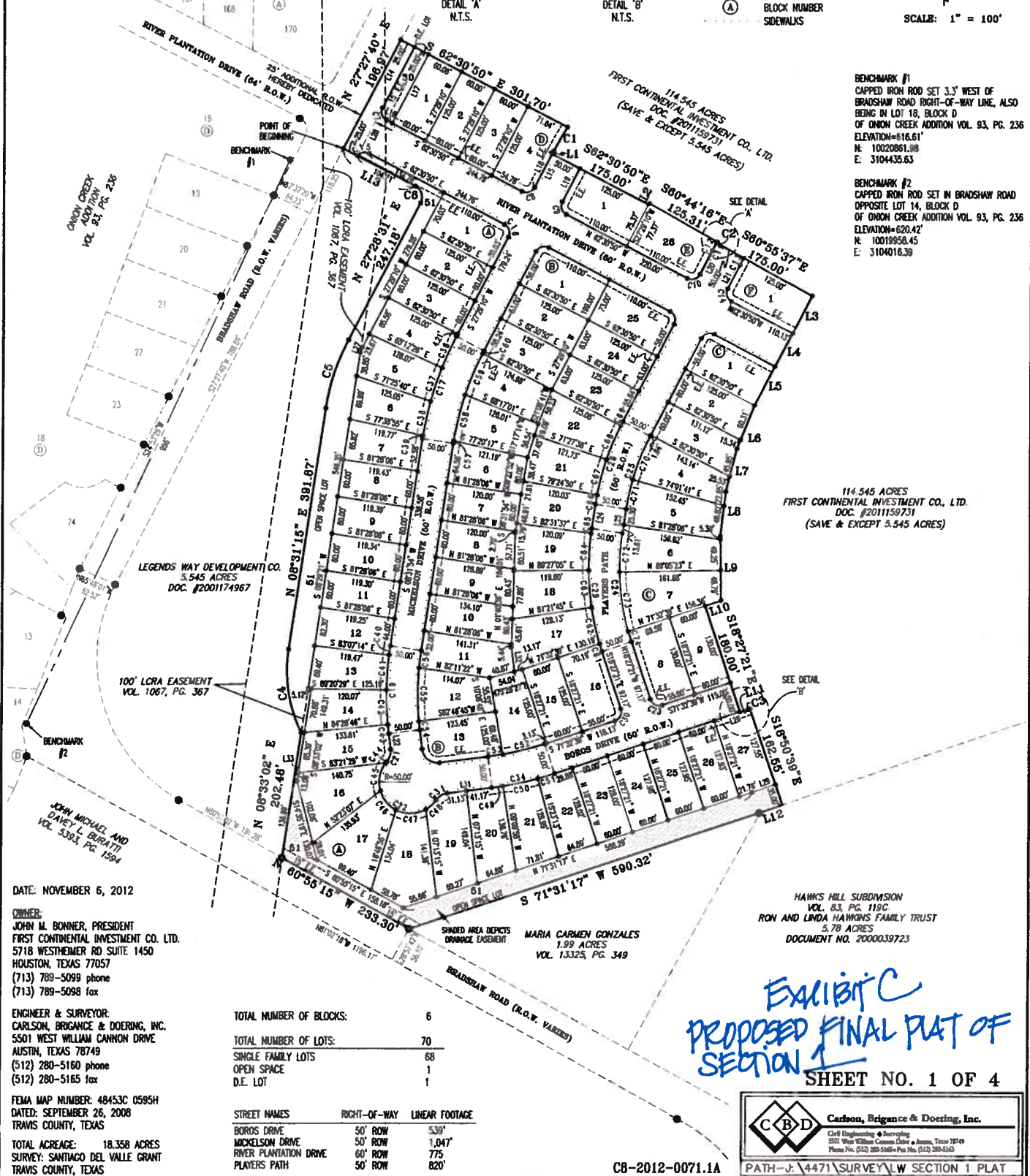
LEGENDS WAY SECTION 1



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
- 1 LOT NUMBER
- 1 BLOCK NUMBER
- 1 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 ONION CREEK ADDITION VOL. 93, PG. 236
ELEVATION=616.61'
N: 10020861.08
E: 3104435.63

BENCHMARK #2
CAPPED IRON ROD SET IN BRADSHAW ROAD
OPPOSITE LOT 14, BLOCK D
OF ONION CREEK ADDITION VOL. 93, PG. 236
ELEVATION=620.42'
N: 10019958.45
E: 3104018.39

114.545 ACRES
FIRST CONTINENTAL INVESTMENT CO., LTD.
DOC. #201159731
(SAVE & EXCEPT 5.545 ACRES)

LEGENDS WAY DEVELOPMENT CO.
5.545 ACRES
DOC. #2001174967

100' LORA EASEMENT
VOL. 1067, PG. 367

JOHN MICHAEL AND
DAVEY L. BURATTI
VOL. 5395, PG. 1594

DATE: NOVEMBER 6, 2012

OWNER:
JOHN M. 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) 280-5180 phone
(512) 280-5185 fax

FEMA MAP NUMBER: 48453C 0595H
DATED: SEPTEMBER 26, 2008
TRAVIS COUNTY, TEXAS

TOTAL ACREAGE: 18.358 ACRES
SURVEY: SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS

TOTAL NUMBER OF BLOCKS:	6
TOTAL NUMBER OF LOTS:	70
SINGLE FAMILY LOTS	68
OPEN SPACE	1
D.E. LOT	1

STREET NAMES	RIGHT-OF-WAY	LINEAR FOOTAGE
BOROW DRIVE	50' ROW	539'
MICKELSON DRIVE	50' ROW	1,047'
RIVER PLANTATION DRIVE	60' ROW	775'
PLAYERS PATH	50' ROW	820'

SHADED AREA DEPICTS
DRAINAGE EASEMENT
MARIA CARMEN GONZALES
1.99 ACRES
VOL. 13325, PG. 349

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

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

Carlson, Brigrance & Doering, Inc.
Civil Engineering & Surveying
5501 West William Cannon Drive • Austin, Texas 78749
Phone No. (512) 280-5180 • Fax No. (512) 280-5185

PATH-J-4471 SURVEY/LW SECTION 1 PLAT

C8-2012-0071.1A



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 (8th 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
Total		2,760	53	159	172	101

ATTACHMENT A

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:

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
Phase I Totals		\$600,000		\$17,750

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:

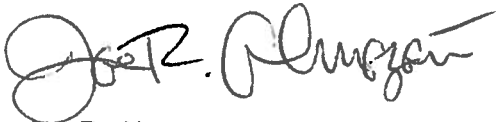
Intersection	Improvement	Total Costs	Pro-Rata Fiscal Share (%)	Pro-Rata Fiscal Dollars (\$)
Bluff Springs Road and Slaughter Lane	Widen southbound approach to two lanes and stripe for left-right turn movements	+	5.3	+
Old Lockhart Highway and Slaughter Lane	Widen northbound approach to two lanes and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

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

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.

A handwritten signature in black ink, appearing to read "Joe R. Almazan". The signature is stylized with a large initial "J" and "A".

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: Blazier

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 1st 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

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%

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.

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.

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

☒ I am in favor
☐ I object

Your address(es) affected by this application

Hector Aguirre Jr

12/2/12

Signature

Date

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 & Onion
Creek C.C. common

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