

SITE ASSESSMENT

FOR

HARRIS RIDGE

**±24.27-ACRES
AUSTIN, TEXAS**



Prepared for:

CRITERION DEVELOPMENT PARTNERS
Pacific Center One
14180 North Dallas Parkway, Suite 515
Dallas, Texas 75254

Prepared by:

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AUGUST 2006

INTRODUCTION

This site includes approximately 24.27-acres of land out of the Memucan Hunt Survey, Number 88, Abstract Number 397. The subject land is owned by Continental 134 Fund Limited Partnership as described by the deed recorded as Document Number 2001121162 in Travis County's Public Records. The Special Warranty Deed dated July 16, 2001, is attached as *Exhibit 1* in the Appendix of this report. A TCAD parcel map of the site is also attached as *Exhibit 2* in the Appendix of this report. This site is located at 1501 East Howard Lane in Austin, Travis County, Texas. A site location map and aerial map are included as *Exhibit 3* in the Appendix of this report.



The site is currently zoned Multi-Family Residence Low Density-Conditional Overlay (MF-2-CO). The subject property is located in the Harris Branch Watershed, which is classified by the City of Austin as a Suburban watershed. In addition, the site is located in the Desired Development Zone. This site is currently undeveloped, and the proposed use is for a multi-family residence development.

Water, wastewater and electric utility service will be provided by the City of Austin. Additionally, according to various utility representatives, service can be made available for natural gas, telephone and cable.

These and other items will be discussed further in the following sections.

ZONING

The existing zoning on the site is Multi-Family Residence Low Density – Conditional Overlay (MF-2-CO). The site was zoned MF-2-CO in case C14-98-0258 and in conjunction with Ordinance No. 000127-43. Rezoning is not required for this project as long as the land use remains multi-family residential. A copy of the ordinances, zoning code sections and zoning map are included as *Exhibit 4* in the Appendix of this report. The following site development regulations will apply to this site:

Site Development Regulations	MF-2
Minimum Lot Size:	8,000 square feet
Minimum Lot Width:	50 feet
Maximum Dwelling Units Per Lot:	*400
Maximum Height:	40 feet or 3 stories
Minimum Setbacks	
Front Yard:	25 feet
Street Side Yard:	15 feet
Interior Side Yard:	5 feet
Rear Yard:	10 feet
Maximum Building Coverage:	50%
Maximum Impervious Cover:	60%
Maximum Floor Area Ratio:	---

*The conditional overlay combining district, established in Ordinance No. 000127-43, limits the property to no more than 400 multi-family dwelling units. Except for this specific restriction, the property may be developed and used in accordance with the regulations established for the multifamily residence low density (MF-2) base district and other applicable requirements of the city code.

Additionally, this site does not fall in an existing City of Austin Neighborhood Planning Area.

COMPATIBILITY STANDARDS

Compatibility standards apply when property located in the City of Austin full purpose limits are triggered by adjacent developments with a zoning classification or use of Single-Family Residence (SF-5) or more restrictive located across the street from or within 540 feet of the property. Compatibility standards place additional restrictions such as height, setbacks, scale and clustering, screening and design guidelines, on the portion of the site adjacent to the single-family zoned areas. A portion of the site adjacent to the property zoned SF-2 will be subject to the compatibility standards. A copy of the City of Austin's compatibility standards is attached as *Exhibit 5* in the Appendix of this report.

SUBDIVISION

A preliminary plan was approved by the City of Austin and is described as Harris Ridge, Phase 2, Section 2. A copy of the preliminary plan is provided as *Exhibit 6* in the Appendix of this report. The preliminary plan requires that this property be developed with a

single-family land use. Preliminary plan, Note 20, further restricts development of specific lots to water quality, drainage and open space. This project will require that the preliminary plan be amended to allow for multi-family land use. The City of Austin considers this a major amendment and will require Zoning and Platting Commission and City Council for approval, however, the preliminary plan amendment and final plat can be processed concurrently through the City of Austin. This will take approximately 4 to 6 months.

A final plat will be required to be submitted to the City of Austin. The subdivision review process is allotted 28 days for initial submittal and 14 days for any update submittals. Formal update submittals are necessary to clear City staff's comments. The full process timeline for completing a subdivision plat from submittal to approval is approximately, 4 to 6 months.

SCHOOL DISTRICTS

According to the Travis County Central Appraisal District, this site is within the Pflugerville Independent School District.

CONSOLIDATED SITE PLAN

If you move forward with development of this site, it will be necessary to file for a site development permit with the City of Austin. A Consolidated Site Plan application requires a land use site plan, detention and filtration plan, utility plans, and various erosion/sedimentation control plans. An application may be submitted at any time to the City of Austin. The standard staff review time for initial comments is 28 days. However, it is typical that the initial review may run 14-21 days beyond the allotted 28 days. Formal update submittals are necessary to clear City staff's comments. Generally, there are approximately three formal updates to clear all comments. The entire site development permit process takes approximately 4 to 6 months.



BUILDING PERMIT

Upon approval of the site plan application, a City of Austin building permit will be required for development of this site. The building permit process is designed to ensure compliance with all City codes and ordinances relative to the construction of buildings and building sites.

WATER SERVICE



This site is within the City of Austin's service area. The tract has access to a 16-inch water line in Harrisglenn Drive, a 16-inch water line in East Howard Lane and a 6-inch water line in Dessau Road. As per our discussions with Austin Water Utility, access to the 16-inch water line on the north side of East Howard Lane may potentially require a street cut to secure access to this line. The cost of this extension or any other construction improvements will be the responsibility of the owner. Preliminary discussions with the City of Austin indicate there should be adequate capacity and pressure to service this project. However, a Service Extension Request (S.E.R.) may need to be filed with the City of Austin. The service availability letter and corresponding water grid map are attached as **Exhibit 7** in the Appendix of this report.

WASTEWATER SERVICE

This site is governed by the agreement with Dessau Utilities, Inc. which dictates the rules and regulations for wastewater service to the property. The owner, Continental 134 Fund, L.P., entered into this agreement on July 16, 2001 and will be subject to the rules and regulations therein for a period of eight years ending July 16, 2009. This agreement is included as **Exhibit 8** in the Appendix of this report. The City of Austin is currently under contract with Dessau Utilities, Inc. to take over wastewater service for the subject property, but this site will still be governed by the agreement with Dessau Utilities.

As per our preliminary discussions with Austin Water Utility, wastewater access is provided by the 8-inch line at the intersection of Weatherford Drive and Rochester Lane. An on-site lift station is also required to provide a connection to the manhole at this particular intersection. Along with construction of the lift station, approximately 300 feet of off-site wastewater line will need to be constructed. These construction improvements are estimated to be \$400,000 and include an approximate \$28,000 inspection fee. However, plans by Austin Water Utility are being developed to provide a future wastewater line in Dessau Road to provide flow to the Harris Ridge Treatment Plant. Once this wastewater line is constructed, the lift station can be removed and wastewater service will be provided by the newly constructed line in Dessau Road. A Service Extension Request (S.E.R.) may be required for future service to this site. The service availability letter and corresponding wastewater grid map are also included in this report as **Exhibit 9**.

TOPOGRAPHY/SOIL CHARACTERISTICS

According to the City of Austin topographic survey, elevations range from ± 670 feet Mean Sea Level (MSL) to ± 726 feet MSL sloping from northeast to south. A slope density map is attached as **Exhibit 10** in the Appendix of this report.

TRAVIS COUNTY SOILS

Classification	Abbreviation	Slope
Austin-Whitewright complex	AtD2	5-8 %
Austin silty clay	AsC2	3-6 %
Eddy gravelly loam	EdC	3-6 %
Austin silty clay	AsB	1-3 %
Houston Black clay	HnB	1-3 %
Austin-Whitewright complex	AtC2	3-5 %

The entirety of this property is made up of a diverse soil group with the majority consisting of Austin-Whitewright complex and Austin silty clay. This soil group is well drained and permeability is slow to moderate. Slope for these soils range from level to gently sloping and moderately steep uplands. We would advise you further evaluate this information in your Geotechnical Report. A soils map is included as *Exhibit 11* in the Appendix of this report.

STORMWATER AND DRAINAGE

As indicated by the FEMA flood insurance map for Travis County, Texas community panel number 48453C0115E, a portion of the site lies within the 100-year floodplain. A copy of the FEMA map panel is attached as *Exhibit 12* in the Appendix of this report.

According to the City of Austin topographic maps, the site will likely drain from the northwest and flow to the drainage channel along the northeast property line. Peak elevation on the southeast property line will also direct

drainage flow to the northeast. It will be necessary complete an on-site topographic survey to determine the accurate flow and drainage for this site. There may be increased drainage than it exists today because of future development; therefore, it may be necessary to provide on-site detention by constructing detention basins, water quality ponds or other approved methods.



If the drainage basin to the drainage channel is 320 acres or greater, the tract will be subject to the Critical Water Quality Zone (CWQZ) and Water Quality Transition Zone (WQTZ) setbacks defined by the City of Austin Comprehensive Watershed Ordinance. The drainage area for this property was determined to be ± 244 acres; therefore, this property will not be

subject to the critical waterways and will not require setbacks. A drainage area map is included as ***Exhibit 13*** in the Appendix of this report.

WATER QUALITY AND DETENTION

The site falls within the Harris Branch Watershed and is classified as a Suburban Watershed in the City of Austin. The property also falls in the desired development zone. A map displaying the watershed boundaries along with the watershed ordinance summaries are attached as ***Exhibit 14*** in the Appendix of this report. The City of Austin has instituted on site detention requirements in order to protect the health and safety of private and public property immediately downstream of any proposed development and to safeguard those properties from imminent danger. Therefore, you will be required to provide 2-year detention on site.

IMPERVIOUS COVER

The site is located in the City of Austin's Desired Development Zone and in a Suburban watershed. Therefore, impervious cover will be based on the allowed impervious coverage under the zoning category. MF-2-CO zoning allows for 60% maximum impervious cover.

SITE RESTRAINT MAP

A site restraint map indicates possible slope restrictions, floodplains, critical environmental features, building setbacks, height limitations, drainage features or other physical or Code limitations which may affect the proposed development. Based on the information available, a site restraint/restriction map has been developed and is included as ***Exhibit 15*** in the Appendix of this report.

LANDSCAPE ORDINANCE



This site will be subject to the City's landscape requirements. The City of Austin requires a landscape plan to be prepared by a Registered Landscape Architect as a part of the site plan application. This plan should reflect compliance with the City of Austin landscape requirements. The landscape plan would require street yard calculations to determine the area to be landscaped.

UTILITIES

Texas Gas Service is the gas service provider for this area.

This site is located in the Austin Energy service area. According to Austin Energy, they have adequate electric service available to serve this site. It is the responsibility of the developer to coordinate with Austin Energy to ensure service is provided.

Southwestern Bell is the service provider for this area. Facilities will be extended/constructed to service this site.

Letters of service availability are attached as *Exhibit 16* in the Appendix of this report.

APPLICATION FEES

A list of possible application fees has been included as *Exhibit 17* in the Appendix of this report.

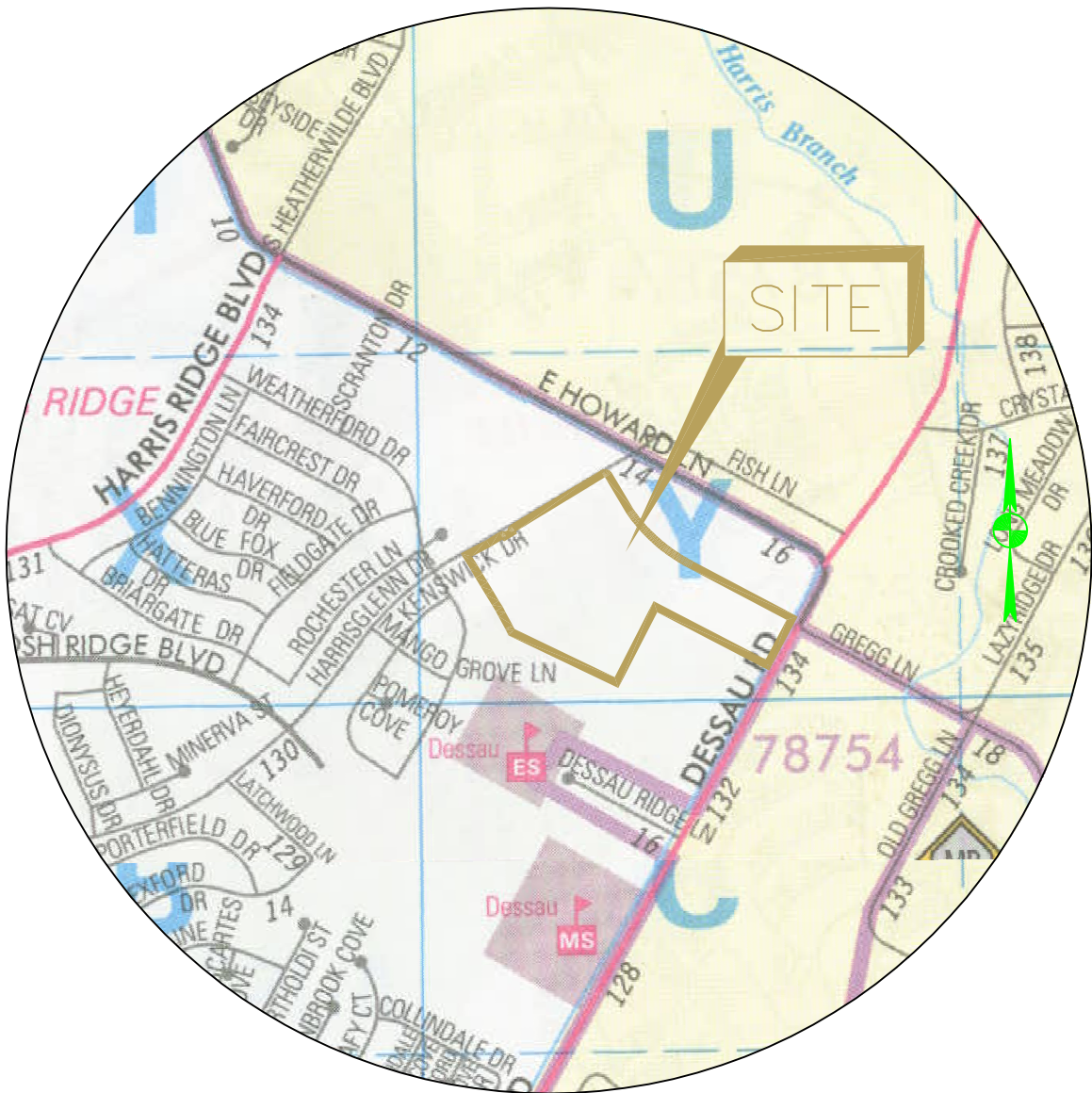
CONCLUSION

Bury+Partners, Inc. has completed this development site assessment and offers the following conclusions for your review. The following items may apply to the development of the subject property. Additionally, the following items may require further investigation and/or coordination prior to proceeding with development. These items are as follows:

- Per the Zoning Ordinance No. 000127-43, the property is limited to 400 multi-family dwelling units.
- This project will require that the preliminary plan be amended to allow for multi-family land use. This amendment will require approval by the Zoning and Platting Commission and City Council. However, the preliminary plan amendment and final plat can be processed concurrently through the City of Austin, and this process will take approximately 4 to 6 months.
- A final plat will be required to be submitted to the City of Austin.
- Allowable impervious coverage will be dictated by the MF-2 zoning category at sixty percent (60%).
- Landscape requirements for the redevelopment will be in accordance with the current City of Austin Landscape Ordinance.
- As per our preliminary discussions with Austin Water Utility, an on-site lift station and approximately 300 feet of off-site wastewater line shall be required to connect to an existing line. However, plans by Austin Water Utility are being developed to provide a future wastewater line in Dessau Road to provide flow to the Harris Ridge Treatment Plant. Once this wastewater line is constructed, the lift station can be removed and wastewater service will be provided by the newly constructed line in Dessau Road.
- Based on the City of Austin topography, the drainage area for this property is significantly less than 320 acres. Based on this finding, the property will not be subject to the critical waterways or setback requirements.

LIST OF EXHIBITS

	<u>Exhibit</u>
Special Warranty Deed.....	1
Travis County Tax Map	2
Site Location Map and Aerial Map	3
Zoning Information	4
Compatibility Standards.....	5
Preliminary Subdivision Plan; Harris Ridge, Phase 2, Section 2.....	6
Water Service Letter and Corresponding Grid Maps	7
Wastewater Service Agreement.....	8
Wastewater Service Letter and Corresponding Grid Maps	9
Slope Map	10
Soils Map	11
FEMA Floodplain Map	12
Drainage Area Map.....	13
Watershed Information.....	14
Site Restraint Map	15
Service Availability Letters	16
List of Estimated Application Fees	17



SITE LOCATION MAP

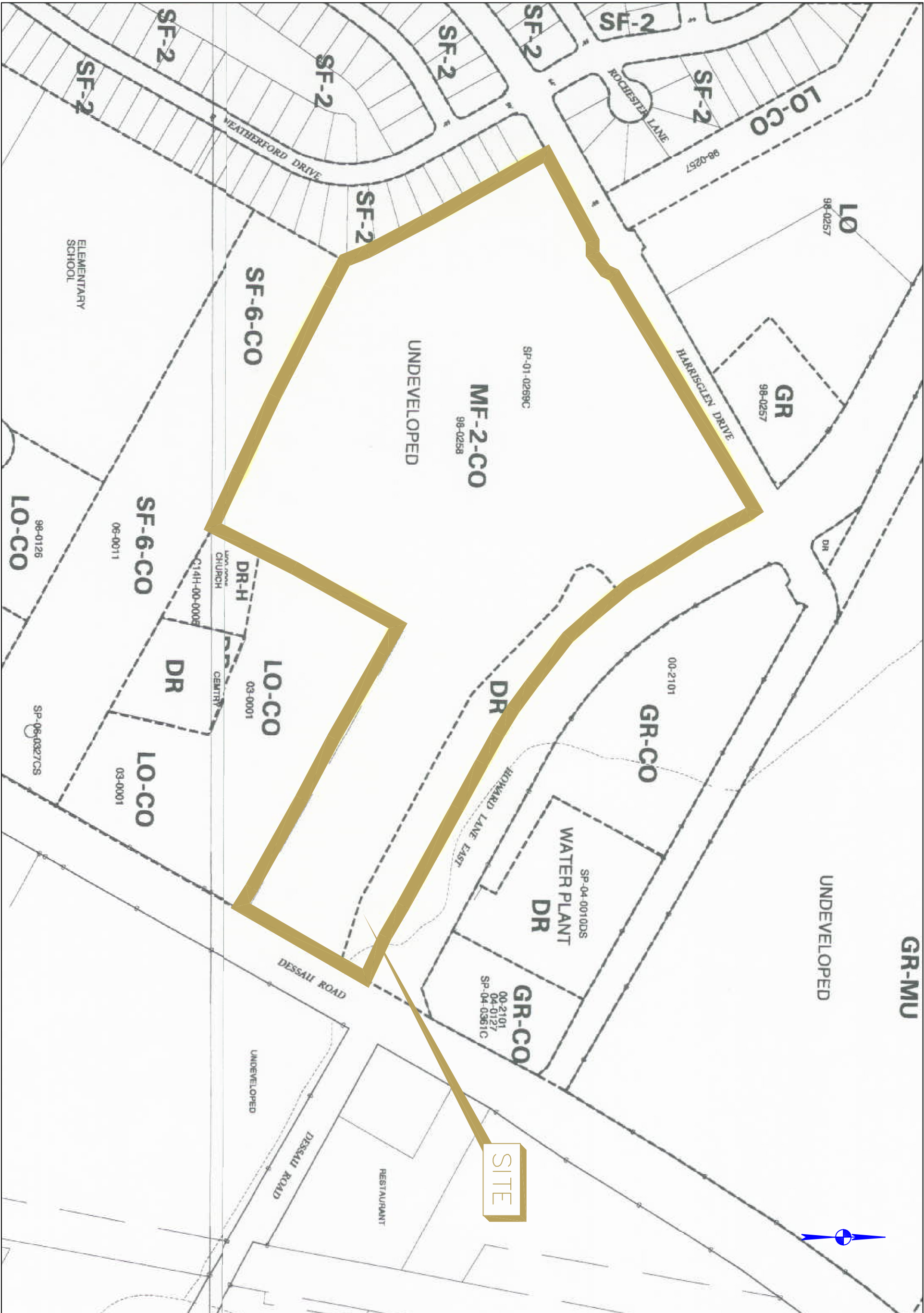
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EXH	
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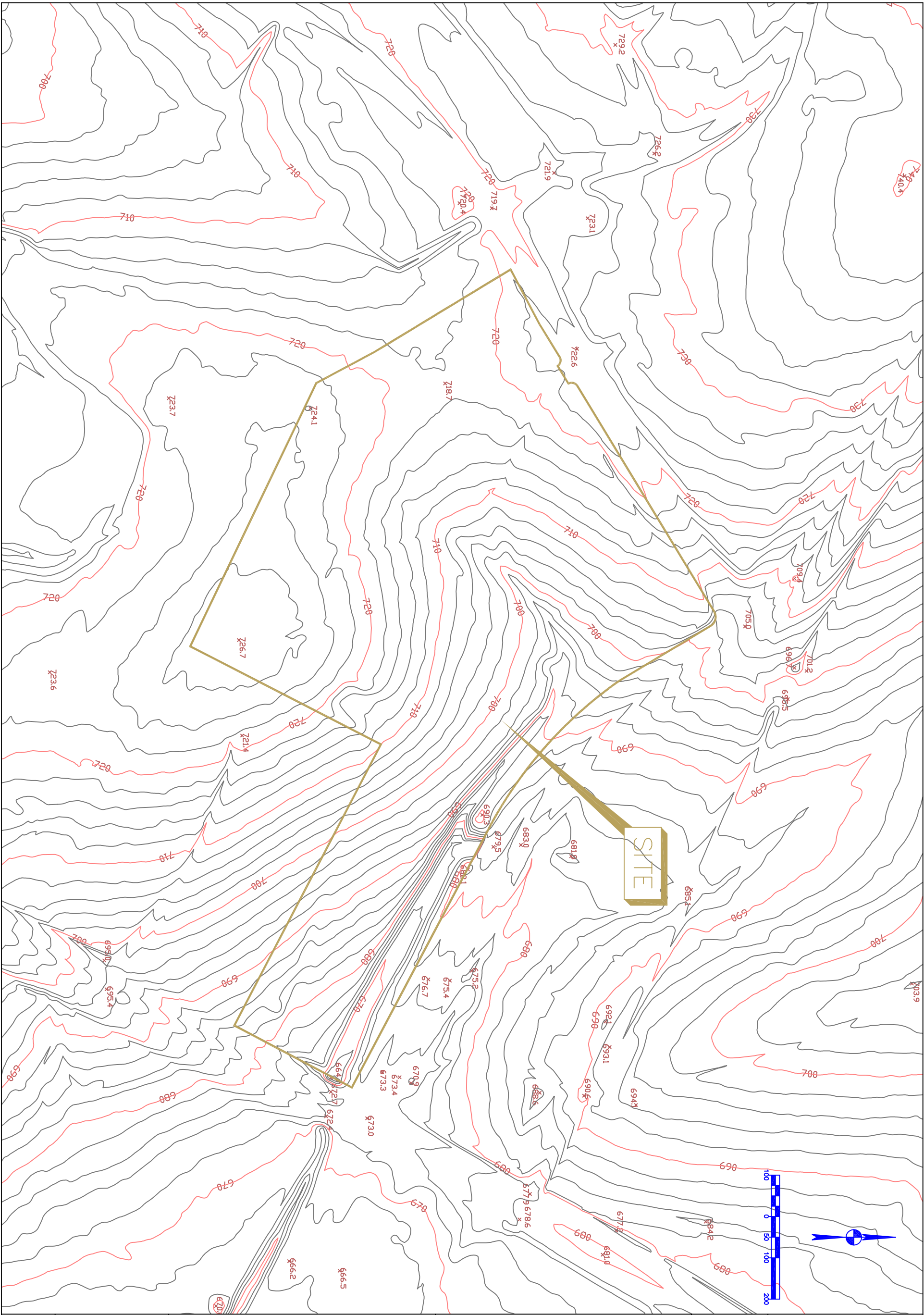
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DESSAU ROAD AT HOWARD LANE
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AERIAL MAP

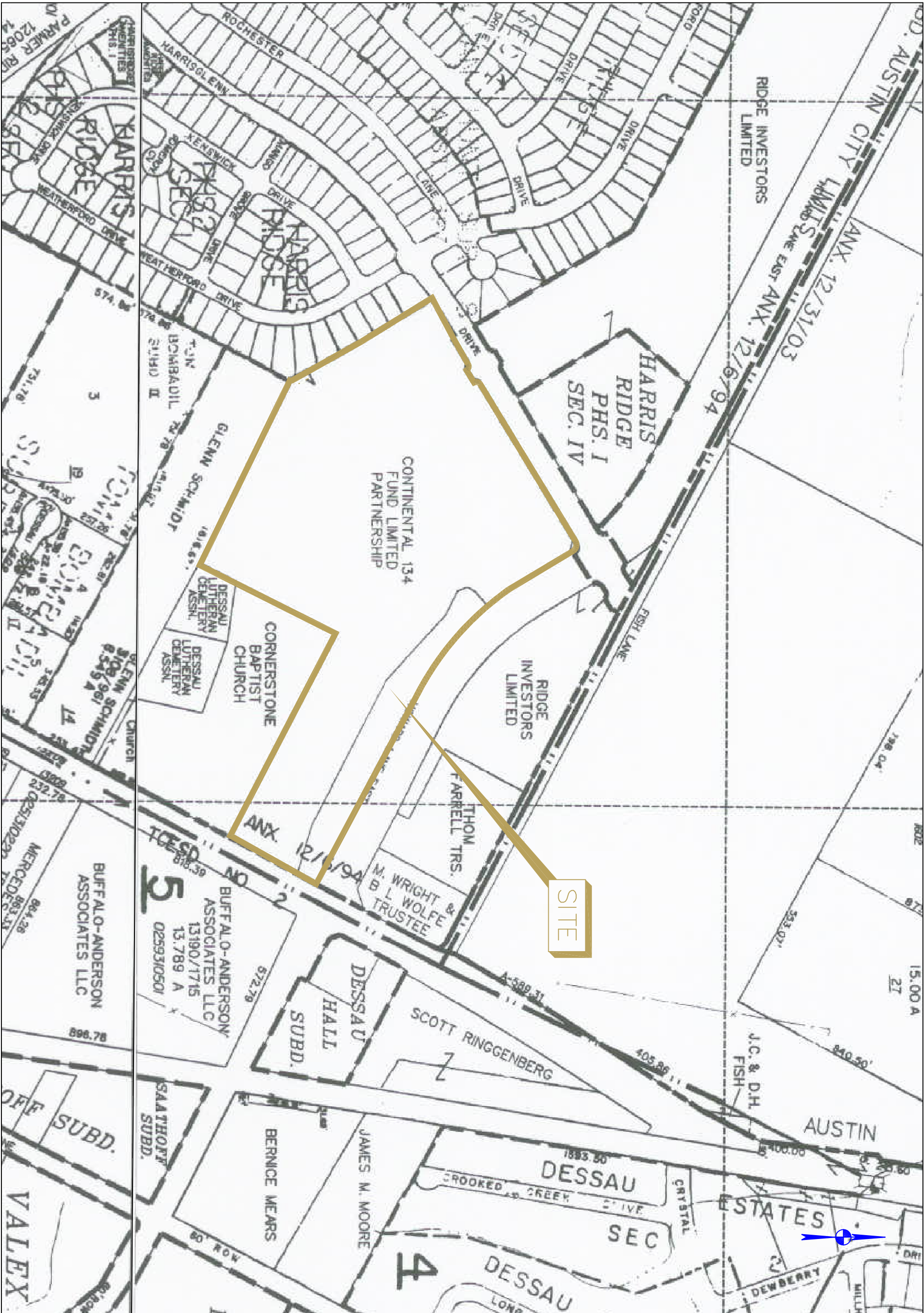


SITE

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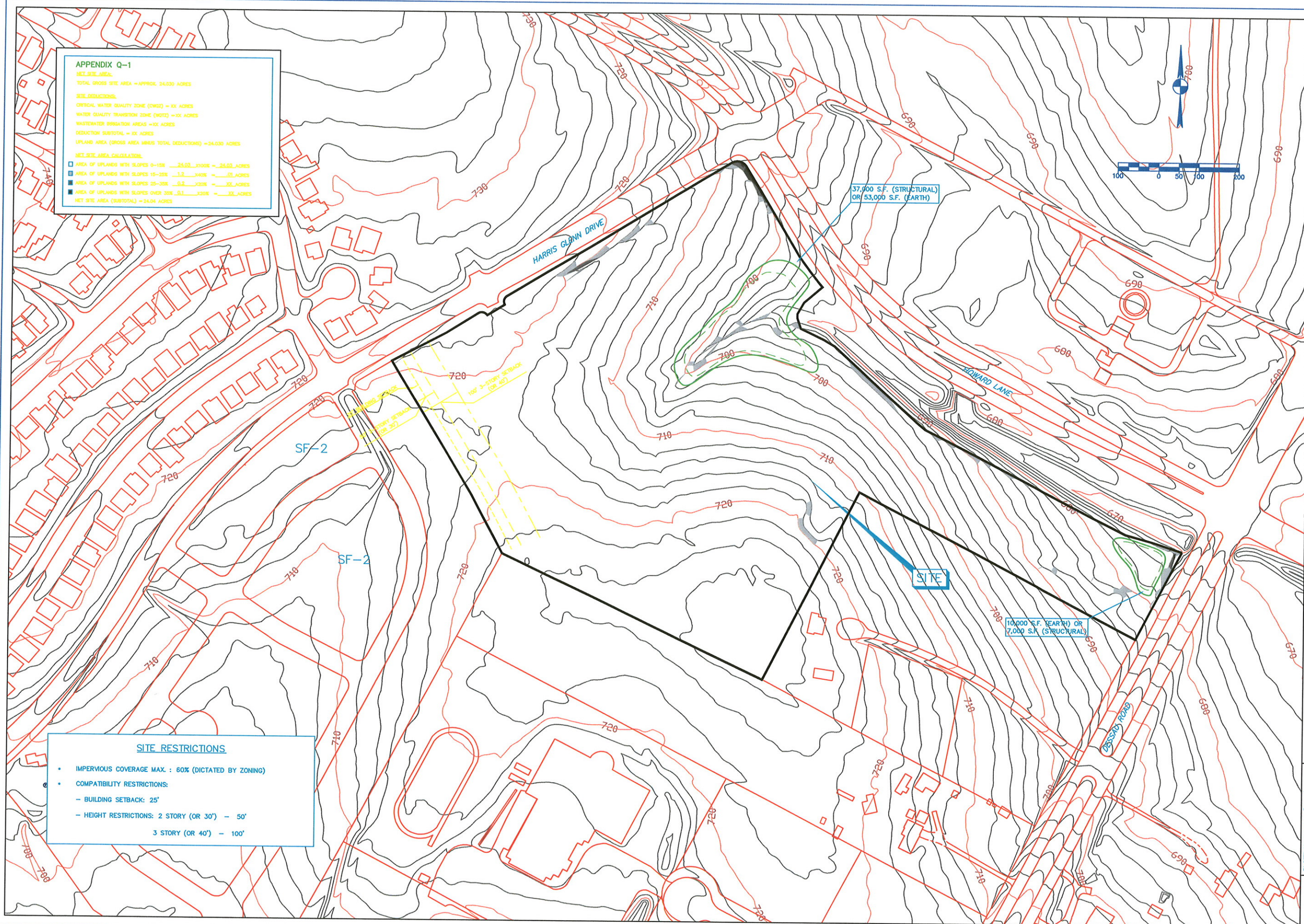
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EXH SHEET	PLOTTING SCALE: 1" = 1'	HARRIS RIDGE DESSAU ROAD AT HOWARD LANE	SOILS MAP	 Bury+Partners ENGINEERING SOLUTIONS 3345 Bee Caves Road, Suite 200 Austin, Texas 78748 Tel. (512)328-0011 Fax (512)328-0325 Bury+Partners, Inc. ©Copyright 2006
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	DESIGNED BY: AGC			
	REVIEWED BY: MM			
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APPENDIX Q-1	
NET SITE AREA:	
TOTAL GROSS SITE AREA = APPROX. 24,030 ACRES	
SITE DEDUCTIONS:	
CRITICAL WATER QUALITY ZONE (CWQZ) = 10 ACRES	
WATER QUALITY TRANSITION ZONE (WQZ) = 10 ACRES	
WATERWATER IRRIGATION AREAS = 10 ACRES	
DEDUCTION SUBTOTAL = 10 ACRES	
UPLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS) = 24,030 ACRES	
NET SITE AREA CALCULATION:	
AREA OF UPLANDS WITH SLOPES 0-10% = 24,030 ACRES	24,030 ACRES
AREA OF UPLANDS WITH SLOPES 10-20% = 1.2 ACRES	1.2 ACRES
AREA OF UPLANDS WITH SLOPES 20-30% = 0.2 ACRES	0.2 ACRES
AREA OF UPLANDS WITH SLOPES OVER 30% = 0.1 ACRES	0.1 ACRES
NET SITE AREA (SUBTOTAL) = 24,044 ACRES	

SITE RESTRICTIONS	
• IMPERVIOUS COVERAGE MAX. : 60% (DICTATED BY ZONING)	
• COMPATIBILITY RESTRICTIONS:	
- BUILDING SETBACK: 25'	
- HEIGHT RESTRICTIONS: 2 STORY (OR 30') - 50'	
3 STORY (OR 40') - 100'	

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SITE RESTRAINT MAP

HARRIS RIDGE
DESSAU ROAD AT HOWARD LANE

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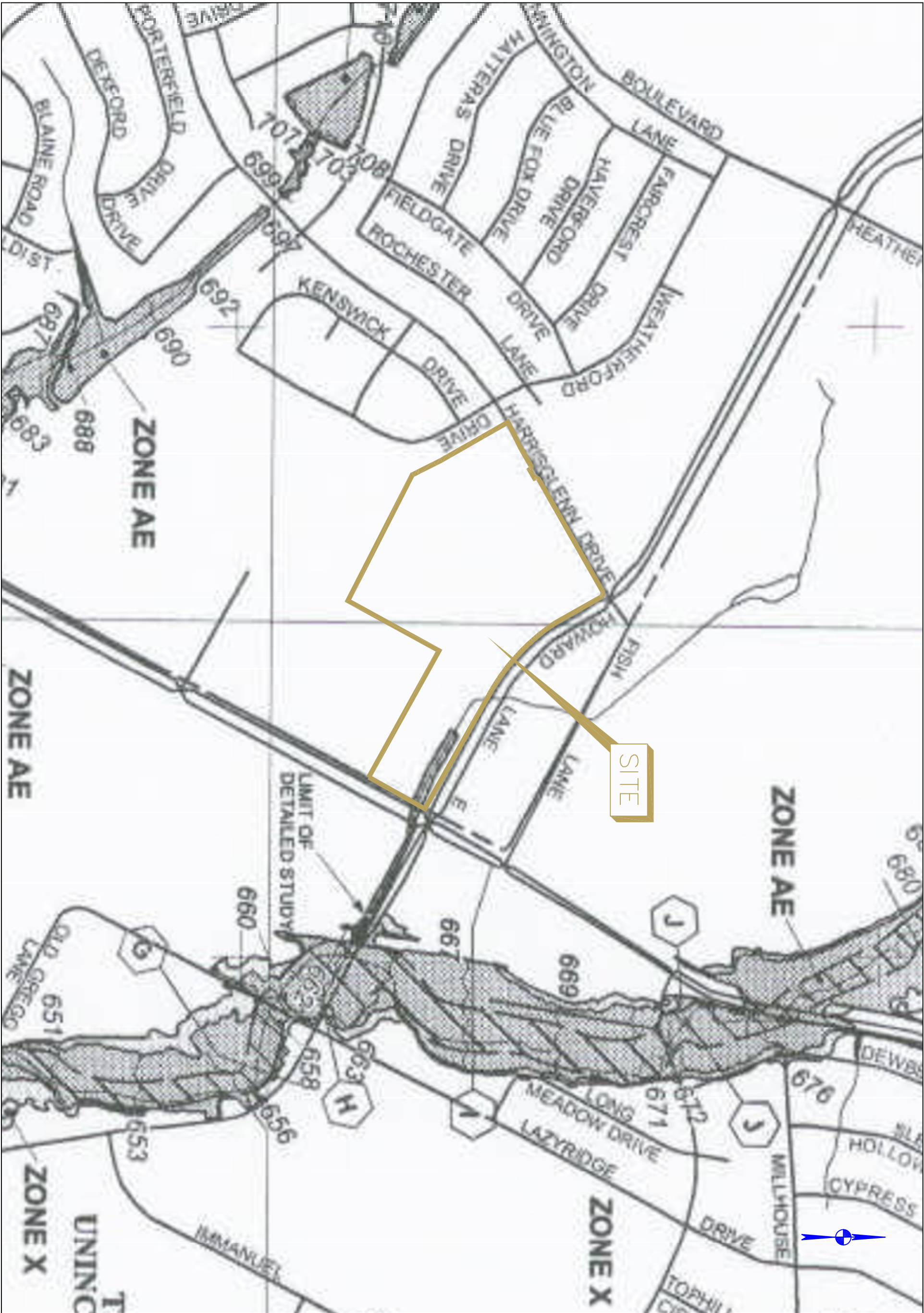
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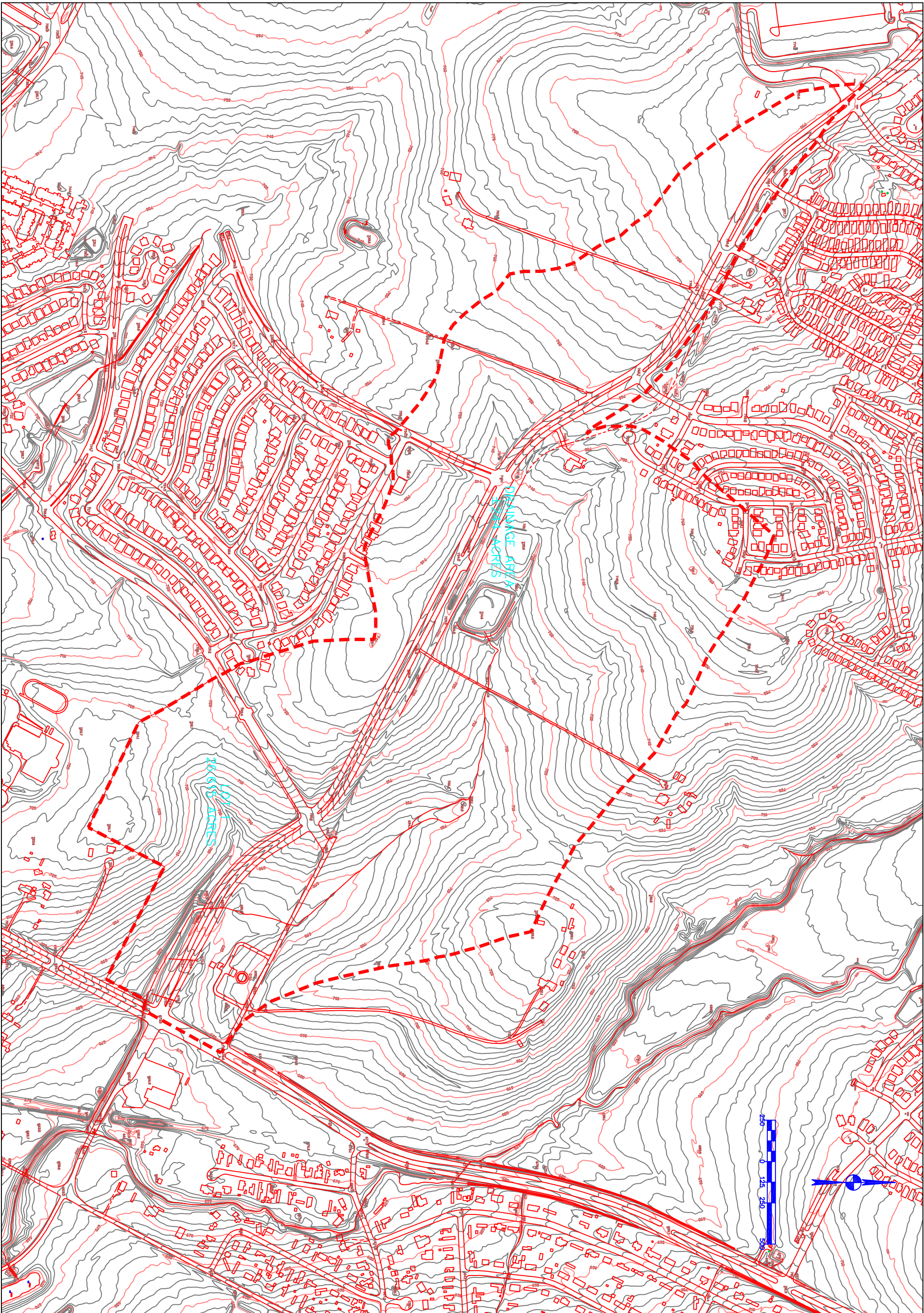
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DRAINAGE AREA MAP

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