



PROJECT NAME:	10006 Manchaca
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SITE ADDRESS:	10006 MENCHACA RD, TX 78748
APPRAISAL DISTRICT:	R346114 – SKOLL DEN RE LLC (0.6097ac) R346115 – SKOLL DEN RE LLC (0.5828ac) R346119 – URBAN COYOTE RE LLC (2.954ac) <u>R346120 – URBAN COYOTE RE LLC (2.8903ac)</u> TOTAL: 7.0278 ac
JURISDICTION:	The two properties to the north under Skoll Den RE LLC ownership are within full purpose Austin City Limits. The two properties to the south under Urban Coyote RE LLC ownership were disannexed from the Austin ETJ and are under solely Travis County jurisdiction.

UTILITIES

WATER:	The two larger pieces under Urban Coyote RE LLC ownership are within City of Austin CCN. The smaller two pieces along Allred Drive are not within any water CCN. Nearest infrastructure: There is an existing 8” water line along Allred Drive to the north and an existing 12” water line along Menchaca Road to the east. There is also a private 8” water line network shown to extend into the property. Impact Fee: The portion of the property under Skoll Den RE LLC ownership was platted as part of the Ford Oaks subdivision from 1946. This portion of the site is subject to impact fees of \$700 per LUE. For any new platting, the impact fee is \$4,800 per LUE.
WASTEWATER:	The two larger pieces under Urban Coyote RE LLC ownership are within City of Austin CCN. The smaller two pieces along Allred Drive are not within any wastewater CCN. Nearest infrastructure: There is an existing 21” wastewater along Allred Drive to the north that also bisects the western portion of the assemblage. The 21” line has an associated 20’ easement as shown in the attached survey.





Impact Fee: The portion of the property under Skoll Den RE LLC ownership was platted as part of the Ford Oaks subdivision from 1946. This portion of the site is subject to impact fees of \$400 per LUE. For any new platting, the impact fee is \$2,900 per LUE.

STORM/DRAINAGE: Detention and water quality will be required.

GAS: According to the Texas Railroad Commission GIS Map, there are no gas lines cutting through the site. Gas service is to be provided by Texas Gas Service.

ELECTRIC: Electric service is provided by Austin Energy.

ENVIRONMENTAL

AQUIFER: The site is located within the Edward’s Aquifer Transition Zone.

WATERSHED: Desired Development Zone: Suburban

NWI STREAMS/PONDS: There are no ponds or streams onsite according to the National Wetlands Inventory (NWI) online viewer.

STREAM BUFFERS: If the southern portion of the assemblage were to comply with City of Austin regulations, there is approximately 1.5ac of critical water quality zone (CWQZ) onsite which isolates an additional 0.3ac of land to the west.

If the southern portion of the assemblage is planned to stay in unincorporated Travis County, there is approximately 1.1ac of waterway setback which isolates an additional 0.5ac of land to the west. (Creeks or swales draining 128 or fewer acres but more than 40 acres shall have a minimum setback width of 75 feet from the centerline of the creek or swale. The site has approximately 100ac draining to it.) Setbacks shall remain free of construction, development, and other alterations except for approved utility and roadway crossings.

CEF: There are no existing critical environmental features shown onsite according to the Austin Property Profile GIS application.

TREE MITIGATION: City of Austin – Tree Mitigation requirements per the City of Austin are required in City Limits. Mitigation requirements start at a trunk diameter of 8” and greater.





Travis County – Tree mitigation required within right-of-way or within any drainage easements.

PARKLAND:

City of Austin – land dedication is equal to 9.4 acres per 1,000 residents. Fee in lieu of land dedication and park development fee depends upon the density of the proposed development.

Travis County – Acres of Parkland = (5 x (Number of Units) x (Residents Per Unit)) / 1000

Dwelling Units Per Acre	Residents in Each Dwelling Unit
Not more than 6	2.8
More than 6 and not more than 12	2.2
More than 12	1.7

The County Executive may require a subdivider to deposit a cash payment or fiscal security instead of the dedication of parkland if less than six (6) acres is required to be dedicated or the land available for dedication does not comply with the standards for dedication.

IMPERVIOUS COVER:

For the portion of the Site within full purpose City of Austin, the maximum impervious cover limitations are as follows:

- Single-Family Residential (Lot > 5,750sf) 50%
- Single-Family Residential (Lot < 5,750sf) 55%
- Multi-Family Residential 60%
- Commercial 80%

For the portion of the Site within unincorporated Travis County, there are no impervious cover limitations for commercial development since the Site takes primary access off of a state road. The impervious cover for a proposed residential subdivision shall not exceed 30%.

SITE CHARACTERISTICS

FLOODPLAIN:

There is no floodplain located on site.

SLOPES:

Site has mild topography generally less than 5% slopes. Most of the Tract drains to the low on the southwest side of the property. The most easterly quarter of the site drains to the east, towards Menchaca Road.





SOILS: The soils onsite are silty clay and eckrant and speck soils (hydrologic soil Group D). These soils have very slow infiltration rates when thoroughly wetted, consisting chiefly of (1) clayey soils with high swelling capacity or potential, (2) soils with a high permanent water table, (3) soils with claypan or clay layer at or near the surface, and (4) shallow soils over nearly impervious materials. These soils have a very slow rate of water transmission.

TRANSPORTATION

EXISTING ACCESS: Allred Dr (City):

- Frontage: +/-330’ of frontage along the northern boundary of the property
- ROW: +/-50’
- Driveways: No existing driveways into the property

Menchaca Rd (TxDOT):

- Frontage: +/-320’ of frontage along the northern boundary of the property
- ROW: +/-120’
- Driveways: One existing commercial driveway into the property

SECONDARY ACCESS: If secondary access is required for the proposed development, the maximum diagonal across the assemblage is 900’. The minimum separation between access points would be 450’. This amount of separation is achievable with one access point on Allred Rd and one on Menchaca Rd.

FUTURE THOROUGHFARES: The TxDOT Project Tracker shows that there is a roadway resurfacing project in progress for the Menchaca Road frontage.

ZONING

EXISTING ZONING: Skoll Den RE LLC ownership pieces are zoned SF-2. There is no zoning for the southern two parcels in unincorporated Travis County.

MISCELLANEOUS

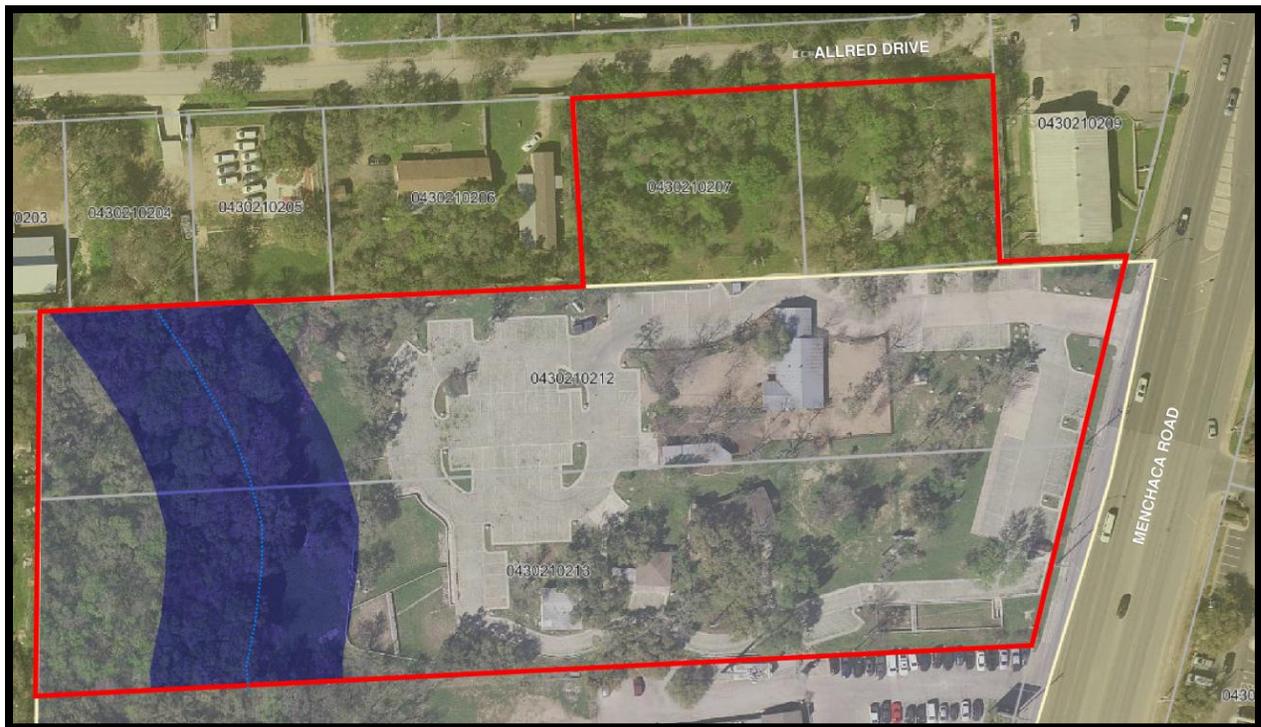
MISCELLANEOUS: Travis County ESD No 5
Austin ISD
Not located within a MUD





OVERVIEW

NET DEVELOPABLE: Outside of the Travis County waterway setback on the western side of the Property, the site is largely developable. The waterway setback itself encumbers approximately 1.1ac and ostracizes an additional 0.5ac leaving 5.4ac or 77% of the assemblage east of the setback for cohesive development.



MORE INFORMATION

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DISCLOSURE

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