



PROJECT NAME:	Lundgren Assemblage
SITE ADDRESS:	15216 FM 1100 Elgin, TX
APPRAISAL DISTRICT:	R803993 – LUNDGREN, GARRETT COLBY (21.152ac) R857693 – LUNDGREN, GARRETT COLBY (1.782ac) R898708 – LUNDGREN, GARRETT COLBY (2.066ac) TOTAL: 25.000 ac
JURISDICTION:	City: Located within the City of Manor ETJ. County: Travis County

UTILITIES

WATER: Entirety of site is located within Aqua WSC CCN

Nearest infrastructure: Aqua WSC has an existing 4" waterline running North from FM 1100 along Wells Ln, on the same side of the road, 6" waterline along FM 1100, that crosses the road to run along the same side of the property on the southeast side, and a 24" water transmission main that travels North along FM 1100 & Manda Rd.

A conversation with Aqua WSC will need to be conducted to understand available capacity.

Aqua WSC Impact Fee: A 5/8" standard water service currently costs \$7,970:

- \$470.00 Meter Setting Fee
- \$7,300.00 System Development Fee
- \$7,770.00 Tap Fee
- \$100.00 Membership Fee
- \$100.00 CSI Fee

WASTEWATER: Entirety of site is located within City of Elgin CCN

Since the site is on the far western edge of Elgin's CCN, immediate access to existing wastewater lines is doubtful but discussions will need to be had with the City of Elgin to understand service opportunities.



An On-Site Sewage Facility (OSSF) is recommended to serve the site. Travis County requires a minimum of one acre for any lot served by an OSSF.

STORM/DRAINAGE:

Per the City of Manor Subdivision Ordinance, the City has adopted the City of Austin Drainage Criteria Manual, which establishes detention requirements for the 2-, 10-, 25- and 100-yr storm events at each point of discharge from the development.

GAS:

According to the Texas Railroad Commission GIS Map, there is a Sunoco Pipeline L.P. Refined Liquid gas line located on the southeast region of the site.

ELECTRIC:

Electric service is provided by Oncor Electric. Overhead Powerlines run to the south along FM 1100.

ENVIRONMENTAL

AQUIFER:

Not located within any Aquifer Recharge Zone.

Groundwater Conservation District: Not located within a GCD.

NWI STREAMS/PONDS:

There are no ponds and no streams onsite according to the National Wetlands Inventory (NWI) online viewer.

STREAM BUFFERS:

City: The City of Manor does not require stream buffers.

County: If the Tract is removed from Manor’s ETJ, Travis County Development Regulations, calls for stream setback requirements for the following (setbacks are from stream centerline:

- Minor Waterways (64 to 320ac) 50’
- Intermediate Waterways (320 to 1,280ac) 100’
- Major Waterways (greater than 1,280ac) 150’

Setback areas shall remain free of development and be included within protective easements. Setback distances are based on the 100-year floodplain, and it is anticipated that the only buffer will generally correspond to the limits of the 100-year floodplain for the Tract.

TREE MITIGATION:

If annexed into Manor city limits, the following tree mitigation is required:



Tree Classification		Mitigation Ratio
Class 1	Unprotected trees — Trees with DBH < 8 inches (unless tree was planted to satisfy requirements of this chapter)	N/A
Class 2	Protected trees with DBH 8—17.99 inches and trees planted to satisfy requirements of this chapter	1:1
Class 3	Protected trees with DBH 18—24.99 inches	2:1
Class 4	Protected trees with DBH 25 inches or greater (not Heritage Species)	2.5:1
Class 5	Heritage tree—Protected trees with DBH 25 inches or greater	3:1

County: If the Tract is removed from Manor’s ETJ, Travis County requires a tree survey and assessment for development impacting trees in rights-of-way or easements. The assessment must identify significant trees, their size, species, location, and propose preservation or mitigation measures consistent with the City of Austin Environmental Criteria Manual, which the County references for mitigation standards.

PARKLAND:

City: Per the City of Manor Code of Ordinances, 1 acre of park land dedication is required per 50 dwelling units.

The City of Manor Code of Ordinances Appendix A, Fee Schedule, establishes a Park Land Dedication Fee-in-Lieu of:

- \$50,000 per acre, approved by City Council
- \$700.00 per dwelling unit for residential developments requiring a Site Development Permit

The City of Manor also establishes a Park Development fee of:

- \$600 per dwelling unit (the number of amenities impacts the rate per unit)

Per Travis County regulations, parkland dedication for residential subdivisions is calculated as:

- Acres of Parkland= (5 × number of units × residents per unit) ÷ 1000





Residents per dwelling unit (by density):

- ≤6 dwelling units per acre 2.8 residents/unit
- >6 and ≤12 dwelling units per acre 2.2 residents/unit
- >12 dwelling units per acre 1.7 residents/unit

The County Executive may allow a cash payment or fiscal security instead of land dedication if: less than 6 acres are required to be dedicated, or the land available for dedication does not meet County standards.

SITE CHARACTERISTICS

- SLOPES:** Site generally drains +/-1% to the west.
- FLOODPLAIN:** There is +/-9.92ac of Zone A (unstudied) floodplain located on the western portion of site according to FEMA Panel #48209C0410F
- SOILS:** The majority of the site has been identified to have Houston Black Clay (HnB) apart which falls within hydrologic soil group D.

TRANSPORTATION

- EXISTING ACCESS:** FM 1100 (TxDOT):
- Frontage: +/-670’ of frontage along the southern portion of the property
 - ROW: +/-50’
 - Culverts/Hindrances: Overhead electrical lines.
- Wells Ln (County):
- Frontage: +/-1,280’ of frontage along the western portion of the property
 - ROW: +/-50’
- SECONDARY ACCESS:** Due to a portion of the frontage along FM 1100 and the entirety of the frontage along Wells Lane being located within floodplain, secondary access is of concern for residential development.
- The IFC requires secondary access for single family developments with more than 30 units. The two access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property to be served.



TRAFFIC IMPACT ANALYSIS: City: Per the City of Manor Subdivision process, a TIA determination is required with all Concept Plans. If required, the TIA must be submitted and approved before a Preliminary Plat can be accepted unless addressed in a Development Agreement.

County: If the Tract is removed from Manor’s ETJ, Travis County may require a TIA for developments impacting County or State roads. The analysis must evaluate trip generation, intersection capacity/level of service, and access/safety. Scope and thresholds are determined by the County Engineer based on traffic impacts and standard engineering practices.

State: Since the Tract fronts FM 1100, TxDOT will require a TIA.

FUTURE THOROUGHFARES: City: The Destination 2050 Master Thoroughfare Plan does not impact the site.

County: The Travis County 2023 Transit Development Plan does not call for any impact on the site.

- CR Manda Carlson 2 Ln Rd extension to Manda Rd and FM 1100.
- E Pflugerville Pkwy 4 Ln Divided Rd extension to Manda Rd and FM 1100.

TxDOT: The TxDOT Project Tracker has construction underway or to begin soon on FM 1100, listed as resurfacing the roadway.

ZONING

EXISTING ZONING: No zoning within the ETJ.

FUTURE LAND USE: According to the City of Manors Comprehensive Plan Future Land Use Map (2024), “Neighborhoods” is listed for the region that the site is located.

MISCELLANEOUS: Fire District: Travis County Emergency Services District 13
ISD: Elgin ISD



OVERVIEW

NET DEVELOPABLE:

The site is heavily encumbered by floodplain for the western +/-40% and is further restricted by limited access along FM 1100 outside of the floodplain and gas line. The site is likely to be served by onsite septic and water through Aqua WSC assuming a feasibility study proves viable connectivity opportunities.



MORE INFORMATION

GRAY CIVIL:



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