



PROJECT NAME: Satterwhite

SITE ADDRESS: 5165 Satterwhite Rd, Buda, TX 78610

APPRAISAL DISTRICT: R141488 – JJN LLC (22.50ac)

TOTAL: 22.50 ac

JURISDICTION: City of Austin 5-mi ETJ, Hays County, Texas
 Since no utilities are needed through Austin, it is recommended that the Tract disannex from Austin’s ETJ and process development permitting through Hays County only

UTILITIES

WATER: CCN: 11356 (GOFORTH S.U.D.)

Nearest infrastructure: Existing 6” waterline runs along tracts north boundary; exact easement alignment and dimensions to be verified via Title Survey.

Impact Fee:

- Connection Fee + Service Fee \$811
- Capital Improvement Fee \$12,657
- Total \$13,468 per LUE
- <https://www.goforthwater.org/pdf/Docs-StandardServiceFees.pdf>

Feasibility Study Fees:

- 0-50 LUEs \$2,500
- 51-100 LUEs \$5,000
- 101-500 LUEs \$7,500
- Over 500 LUEs \$10,000
- https://www.goforthwater.org/pdf/Docs-Non_Standard_Service_Application_For_Development.pdf

WASTEWATER: CCN: Not within one. Nearest CCN: 20636 (City of Austin)

Nearest infrastructure: None. Potential coordination with discharge permits in the area (GRBK Edgewood, LLC discharge permit to the south & DRH Prairie Lakes discharge permit to the west)





STORM/DRAINAGE: Detention: Ponds shall be designed to reduce post-development peak rates of discharge to existing pre-development peak rates of discharge for the 2, 10, 25, and 100-year storm events at each point of discharge from the project or development site

Water Quality: Will not be required

GAS: According to the Texas Railroad Commission GIS Map, there are no gas line impacts to the site.

ELECTRIC: Electric service is provided by PEC. Overhead powerlines run along the tract's northern boundary

ENVIRONMENTAL

AQUIFER: Tract not within any of the Edwards Aquifer zones

NWI STREAMS/PONDS: There are approximately 440' of potentially jurisdictional streams onsite as well as 1 (1.5 ac) pond according to the National Wetlands Inventory (NWI) online viewer. (Jurisdictional Determination needed)

STREAM BUFFERS: County: Hays County has the below stream buffer requirements based on drainage contributing areas. The drainage area onsite is approximately 80ac so a 200' wide buffer will be needed.

Stream Contributing Area (Acres)	Width/Offset (feet, each side of centerline)	Total width (feet)
32 to 120	100	200
120 to 300	150	300
300 to 640	200	400
Greater than 640	300	600

TREE MITIGATION: No tree mitigation requirements for Hays County.

PARKLAND: County Requirements (subdivisions only): Each Subdivision shall make provision for Parkland and/or open space at a rate of one (1) acre per fifty (50) acres (two percent [2%]) of the Subject Property.

SITE CHARACTERISTICS

SLOPES: The Site has 6% slopes, generally northwest to southeast





FLOODPLAIN: There will be engineered floodplain along stream in the northeast corner of the Tract. Exact impacts to be determined. No FEMA floodplain has been established onsite according to Panel No 48209C0295F

SOILS: There are primarily clay soils with poor infiltration present onsite (hydrologic soil group D)

TRANSPORTATION

EXISTING ACCESS: Satterwhite Road / CR 107 (County)

- Frontage: +/-610’ of Satterwhite Road frontage along the western portion of the property
- ROW: 40’
- Driveways: One dirt driveway

SECONDARY ACCESS: There is approximately 590’ of frontage along CR 107 which would allow for a developable area with a maximum diagonal dimension of 1,180’. The maximum diagonal dimension of the overall tract is 1,470’. There will need to be a variance through the Hays County Fire Marshal to allow secondary access for development of the whole Tract given the limited frontage. Alternatively, the limited amount of frontage will dictate the area that is eligible for development (approximately 16ac).

FUTURE THOROUGHFARES: Hays County Transportation Plan and Austin future transportation maps do not show any immediate impacts to the Tract.

ZONING

EXISTING ZONING: NA in the ETJ

FUTURE LAND USE: No future land use planned for the Site.

MISCELLANEOUS: Emergency Service District: Hays County ESD 2 & 8

ISD: Hays ISD

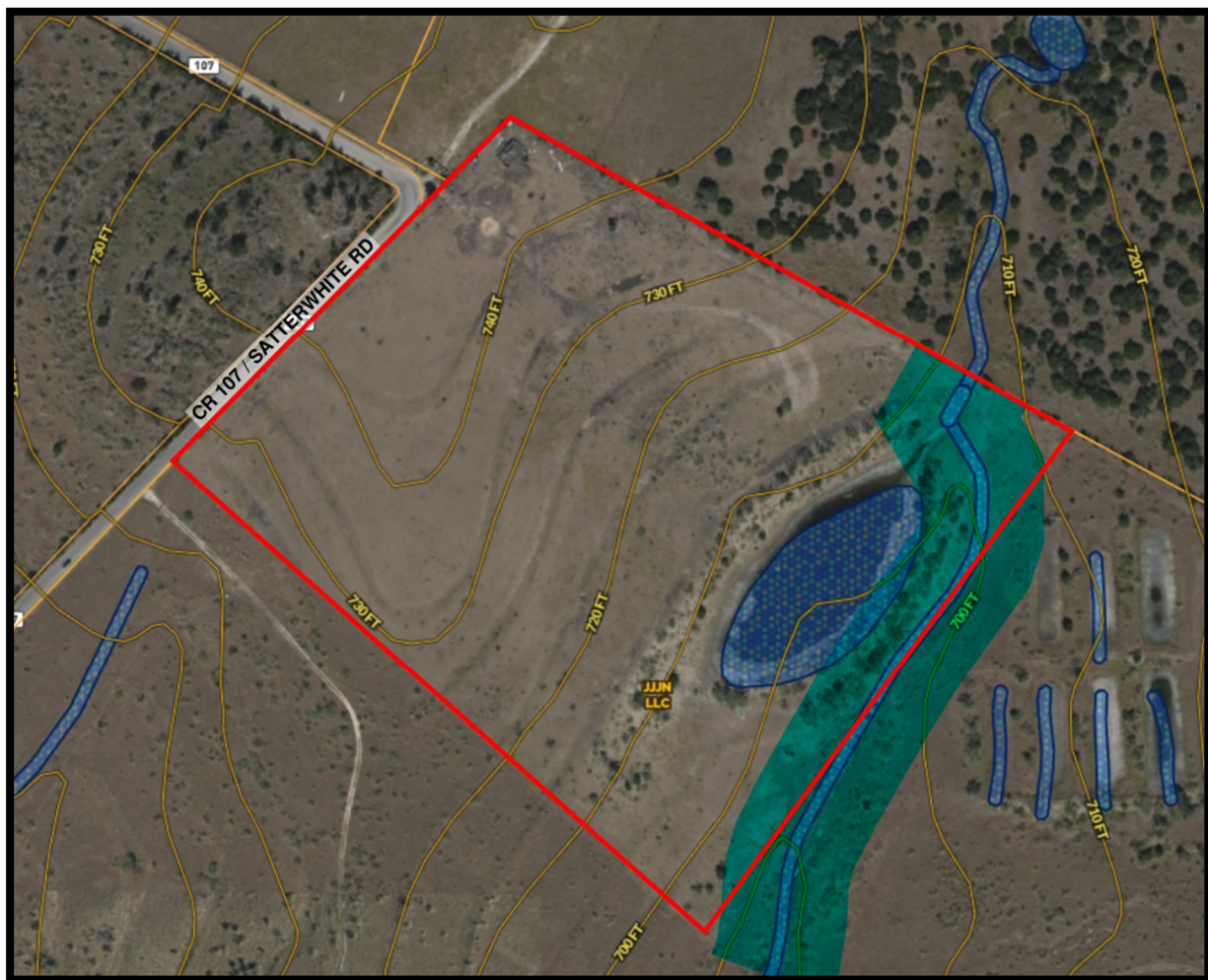
MUD: Not within a MUD but there is East Hays County MUD: 1 and 2 for Prairie Lakes for D.R. Horton adjacent to the west of the tract and Overlook MUD adjacent to the south of the tract.





OVERVIEW

NET DEVELOPABLE: Approximately 4.5ac of the eastern side of the Tract is encumbered by a Hays County stream buffer and a potentially jurisdictional pond. If that is confirmed, then approximately 18ac of the site is developable. Furthermore, if a secondary access point is required for the desired development, a variance will be needed otherwise only approximately 16ac of the site would be developable.



MORE INFORMATION

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