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| PROJECT NAME: | Elroy Road |
| SITE ADDRESS: | 7340 Elroy Road, Del Valle, TX 78617 |
| APPRAISAL DISTRICT: | R299037 – ELROY FARM LLC (+/-10.0ac portion of 102.118ac) |
| JURISDICTION: | City of Austin ETJ, Travis County |

UTILITIES

WATER: CCN: Entirety of site is located within Austin Water Utility (AWU)

Nearest infrastructure: There is an existing 24” line shown on the north side of Elroy Road. There is also an existing 8” line on the west side of McAngus Road.

SER: No previous SER has been completed for the Tract.

Impact Fee: \$4,800 per LUE

WASTEWATER: Entirety of site is located within Austin Water Utility (AWU)

Nearest infrastructure: There is an existing 12” force main along the east side of McAngus Road and there is an existing 21” and 18” gravity line shown along the west side of McAngus Road.

SER: No previous SER has been completed for the Tract.

Impact Fee: \$2,900 per LUE

STORM/DRAINAGE: Detention: According to the 2026 City of Austin Drainage Criteria Manual, ponds / Stormwater Control Measures (SCMs) shall be designed to reduce post-development peak rates of discharge to pre-development peak rates, considering runoff for 2, 10, 25, and 100-year storm events at each point of discharge from the project or development site.

Water Quality: Will be required. According to the 2026 City of Austin Environmental Criteria Manual, water quality controls will be required, and runoff must be managed with approved stormwater control measures to meet water-quality standards. For any new development that is more than 8,000sf, a sedimentation/filtration pond, or equivalent, will be required.





GAS: According to the Texas Railroad Commission GIS Viewer, there are no gas lines that impede the site.

ELECTRIC: Electric service is provided by Austin Energy. Overhead Powerlines run to the north along McAngus Rd and east along Elroy Rd.

ENVIRONMENTAL

AQUIFER: Not located within the Edwards Aquifer Recharge Zone or Contribution Zone according to the TCEQ Edwards Aquifer Viewer.

NWI STREAMS/PONDS: There is one jurisdictional stream and no pond onsite according to the National Wetlands Inventory (NWI) online viewer.

STREAM BUFFERS: City: Since streams are present onsite, Per the City of Austin Critical Water Quality Zone Regulations (2025), the setback requirements from stream centerlines are as follows:

- i. Minor Waterways (64 to 320ac) 50'-100'
- ii. Intermediate Waterways (320 to 640ac) 100'-200'
- iii. Major Waterways (greater than 640ac) 200'-400'

The same waterway setback standards apply if the site were to opt out of the City of Austin ETJ.

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

https://library.municode.com/tx/austin/codes/environmental_criteria_manual?nodeId=S3TRNAARPR_3.5.0DECR_3.5.4MI

County: Only required within proposed County ROW.

PARKLAND: City: Not applicable for commercial development.

County: Not applicable for commercial development.





SITE CHARACTERISTICS

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| SLOPES: | Site generally drains +/-1% to the southeast. |
| FLOODPLAIN: | According to FEMA Panel #48453C0620K a portion of the site inundated by the 100-year FEMA Zone AE floodplain. |
| SOILS: | The majority of site has been identified to have Houston Black clay (HnB) apart of hydrologic soil group D. |

TRANSPORTATION

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| EXISTING ACCESS: | <p>Elroy Rd. (County):</p> <ul style="list-style-type: none">• Frontage: +/-230' of frontage along the northern portion of the property• ROW: +/-160'• Culverts/Hindrances: There is on existing driveway with culverts along frontage. <p>McAngus Rd. (County):</p> <ul style="list-style-type: none">• Frontage: +/-460' of frontage along the northern portion of the property• ROW: +/-70'• Culverts/Hindrances: Not applicable |
| SECONDARY ACCESS: | Secondary access is not a concern with the connectivity opportunities along Elroy and McAngus Roads. |
| TRAFFIC IMPACT ANALYSIS: | <p>City: Depending upon the number of daily trips, a TIA may be required</p> <ul style="list-style-type: none">• <2,000 Daily Trips<ul style="list-style-type: none">○ No Transportation Demand Management (TDM) required○ No TIA required○ Improvements listed in LCD 25-6-101 are required○ Pay street impact fees• <5,000 Daily Trips<ul style="list-style-type: none">○ Transportation Assessment and TDM are required○ Construct improvements and TDM measures○ Pay street impact fees |



- >5,000 Daily Trips
 - Full TIA and TDM are required
 - Construct improvements and TDM measures
 - Pay street impact fees

FUTURE THOROUGHFARES: County: Per the Travis County Blueprint, both Elroy Road and McAngus Road are shown to be 4-lane divided roadways. A right-of-way of 120' is assumed for this street section resulting in street dedication along McAngus Rd.

ZONING

EXISTING ZONING: City of Austin does not have any zoning designated.

FUTURE LAND USE: The subject tract is not part of the City of Austin's future land use map.

MISCELLANEOUS: Emergency Service District: Travis County ESD No. 11 & 15
ISD: Del Valle ISD



OVERVIEW

NET DEVELOPABLE:

Out of the 10ac tract, approximately 5.2ac acres are developable. The CWQZ buffer can be buffer averaged to minimize impacts outside of the floodplain. The right-of-way dedication shown along McAngus Rd is subject to conversations with the County but has been assumed at a full 120' width (+/-0.25ac). For the unincumbered areas of the site, it appears that significant utilities are available for development.



MORE INFORMATION

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