



PROJECT NAME:	Burklund Assemblage
SITE ADDRESS:	8317 S US Hwy 183, Austin, TX 78747
APPRAISAL DISTRICT:	R996042 – BURKLUND DONALD & ELSIE (5.194 ac)
	TOTAL: 5.194 ac
JURISDICTION:	City: Located within the City of Austin’s 2 Mile ETJ. County: Travis County

UTILITIES

WATER: Entirety of site is located within Creedmoor Maha WSC CCN

Nearest infrastructure: Existing 4” water line along S Hwy 183.

A conversation with the Creedmoor Maha WSC will need to be conducted to understand available capacity and need for improvements based on the proposed development.

Creedmoor Maha WSC Impact Fee: A standard 5/8" water service connection currently costs approximately \$7,245 per LUE (less than 25 LUEs), which includes capital recovery, installation, inspection, and administrative fees.

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

Nearest Infrastructure: City of Austin’s Walnut Creek wastewater shows a 24” wastewater line servicing the Prospect Park neighborhood across S Hwy 183. Approximately 2,400’ of offsite wastewater line and easement would be needed along with a boring under Hwy 183 to connect to this existing infrastructure.

Discussions will need to be had with the City of Austin to understand service opportunities.

City of Austin Impact Fee: A standard wastewater service associated with a 5/8" water meter (1 LUE) currently costs \$2,900 per LUE (2023).

An On-Site Sewage Facility (OSSF) is recommended to serve the site. Per Texas Administrative Code requirements, developments utilizing OSSFs must generally meet minimum lot sizes of 0.5 acres with





public water and 1.0 acre with private water, subject to permitting authority review.

- STORM/DRAINAGE:** City: Per the subdivision regulations applicable within the Extraterritorial Jurisdiction (ETJ) of the City of Austin, stormwater systems must be designed in accordance with the City of Austin Drainage Criteria Manual and associated standards. These criteria establish detention and conveyance requirements for the 2-, 10-, 25, and 100-year storm events and define floodplain and erosion hazard zones for development.
- GAS:** According to the Texas Railroad Commission GIS Map, there is an Energy Transfer Company Natural Gas 16” pipeline along the western side of S Hwy 183.
- ELECTRIC:** Electric service is provided by Bluebonnet Electric Cooperative. Overhead Powerlines run to the west along S Hwy 183.

ENVIRONMENTAL

- AQUIFER:** Not located within any Aquifer Recharge Zone.
Groundwater Conservation District: Barton Springs/Edwards Aquifer GCD.
- NWI STREAMS/PONDS:** There are no ponds and no streams onsite according to the National Wetlands Inventory (NWI) online viewer.
- STREAM BUFFERS:** There are no streams or associated buffers onsite.
- TREE MITIGATION:** City: While there appears to be no trees on the Tract, Per City of Austin Land Development Code and Environmental Criteria Manual Sec. 3.5.4, mitigation is required for removal of regulated trees and is calculated based on replacement caliper inches, with on-site planting and preservation as the primary methods.
- Mitigation based on tree diameter and species:
 - 8”–18.9” : 50% (Appendix F) / 25% (non-Appendix F)
 - ≥19” : 100% / 50%
 - Heritage trees: 300%
 - <8” : 50% / 25% (in regulated areas)





- No mitigation required for dead, diseased, hazardous trees, or for exempt species (Chinaberry, Chinese Tallow, Ligustrum, Mimosa, etc.)
- Mitigation provided through on-site replacement trees or preservation of unregulated trees (1:1 credit)
- Replacement trees must be approved species (Appendix F), minimum standards apply, with $\geq 75\%$ from shade tree species
- Replacement trees must be planted on-site and meet applicable planting and irrigation requirements.

County: Travis County subdivision and environmental review procedures require a tree survey and identification of environmental features when development impacts occur within easements or environmentally sensitive areas, and mitigation or preservation measures must be documented during subdivision review.

PARKLAND:

City: Per Title 30 subdivision regulations applicable to the City of Austin and Travis County, residential subdivisions must dedicate parkland to meet the recreational needs of residents. The required dedication is calculated using the following formula:

Acres of Parkland = 5 acres per 1,000 residents

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

County: Travis County applies the same parkland dedication calculation under the joint Austin / Travis County Title 30 subdivision regulations for residential subdivisions within the ETJ.

SITE CHARACTERISTICS

SLOPES: Site generally drains +/-3% to the southeast.

FLOODPLAIN: There is not any floodplain located on the site according to FEMA Panel #48209C0410F.

SOILS: The majority of site has been identified to have Houston Black Clay (HnB, and HnC2) which falls within hydrologic soil group D.

EXISTING ACCESS:

S Hwy 183 (TxDOT):

- Frontage: +/-95' of frontage along the western portion of the property
- ROW: +/-110'
- Culverts/Hindrances: Overhead electrical lines along frontage, and low hanging lines over site entrance.
- Driveways: Private single-family driveway to the south, and fire department entrance to the north.
- There are many driveways within close proximity to the Tract's frontage. Obtaining a new driveway with TxDOT will need to be coordinated. Considerations for consolidating driveways may be discussed to avoid safety concerns.

SECONDARY ACCESS:

Due to the limited frontage along S Hwy 183 secondary access is of concern, if required.

The IFC requires secondary access for single family developments with more than 30 units. The same requirement stands for multifamily developments with more than 100 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 Austin subdivision regulations, a Traffic Impact Analysis (TIA) is required if the expected number of trips generated by the project exceeds 2,000 vehicle trips per day.

County: If the Tract is removed from Austin'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 US 183, TxDOT will require a TIA.

FUTURE THOROUGHFARES: City: The Austin Street Mobility Plan (ASMP) shows updates along:

- S US Hwy to have bicycle facilities improved along roadway.
- McKenzie Rd to be expanded post corridor study.

County: The Travis County 2023 Blueprint calls for:

- A future 6 Ln Divided roadway to the south of site extending from Moore Rd. to E Slaughter Ln.



TxDOT: The TxDOT Project Tracker calls for:

- Construction to begin in 5-10 yrs on US 183 for new roadway lanes.

ZONING

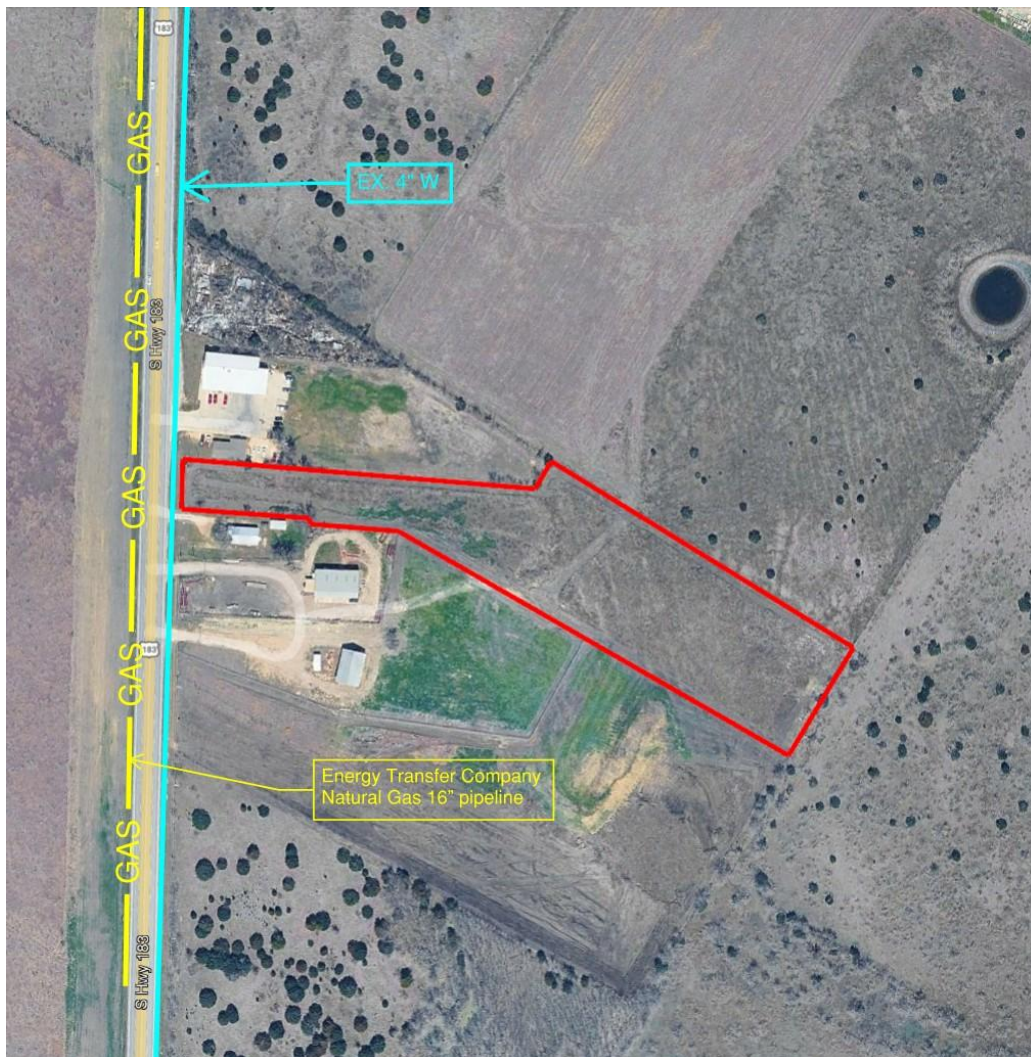
EXISTING ZONING:	No zoning within the ETJ.
FUTURE LAND USE:	No future land use established for the Tract.
MISCELLANEOUS:	ESD: Travis County Emergency Services District No. 11 & 15 ISD: Del Valle Independent School District



OVERVIEW

NET DEVELOPABLE:

The site is largely developable according to the information provided herein. Access to HWY 183 should be coordinated early in the process to ensure that additional efforts associated with consolidating driveways will not delay any development or have an impact on the net developable acreage.



MORE INFORMATION



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