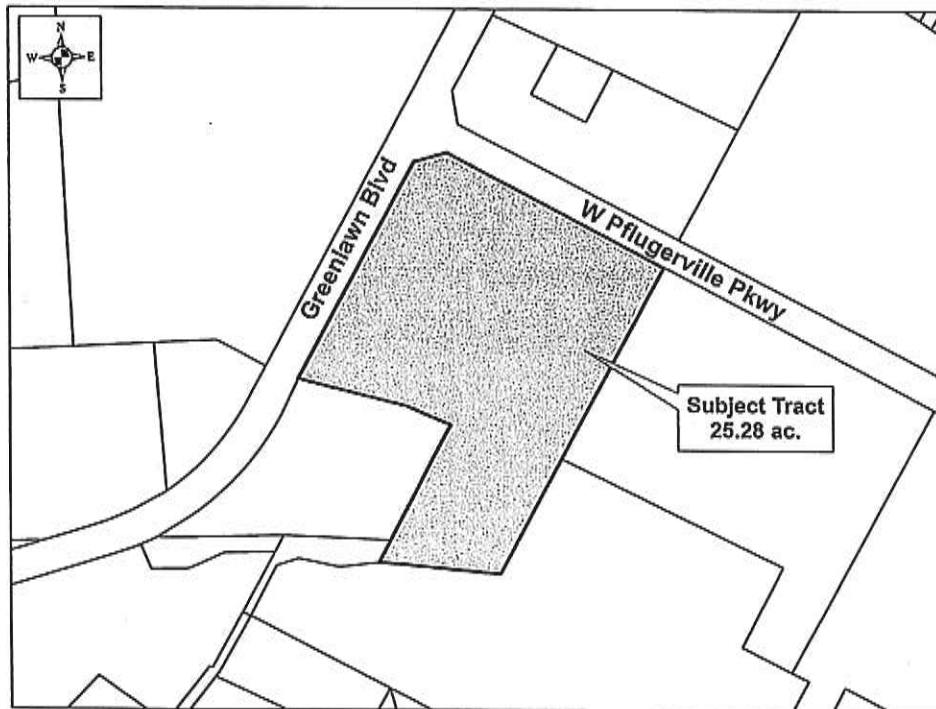


**Greenlawn Multi-family Concept Plan
CONCEPT PLAN CP1502-001**



CASE PLANNER: Ashley Lumpkin

REQUEST: Request approval of the Concept Plan

ZONING AT TIME OF APPLICATION: MF-2

CURRENT USE OF PROPERTY: Undeveloped

GENERAL PLAN LAND USE DESIGNATION: Dell Mixed Use

ADJACENT LAND USE:

North: Pflugerville Pkwy ROW and undeveloped

South: Whittlesey Landscape Supplies - ETJ

East: Undeveloped - Pflugerville ETJ

West: Greenlawn Blvd. ROW and Undeveloped (Zoned C-1 - General Commercial)

PROPOSED LAND USE: Multi-family and Open Space

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	1	13.98
Office:	0	0.00
Commercial:	0	0.00
Industrial:	0	0.00
Open/Common Space:	1	11.30
ROW:	0	0.00
Parkland:		
Other:	0	0.00
TOTALS:	2	25.28

Owner:

Agent
Vining and Associates
Joe Vining
3016 Wood Springs Lane
P.O. Box 10000

Greenlawn Multi-family Concept Plan
CONCEPT PLAN CP1502-001

HISTORY: There is no platting history for the site. City Council approved the MF-2 zoning proposal on March 15, 2015.

DATE OF REVIEW: April 1, 2015

DESCRIPTION: 25.28 acres out of the Socrates Darling Survey 102, Abstract No. 232.

LOCATION: Southeast corner of Greenlawn Blvd. and Pflugerville Pkwy.

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The property is within the Dell Mixed Use designated area in the General Plan 2020 which allows for multi-family development. This site also meets the General Plan's multi-family location criteria, with no single family neighborhood within 500 feet and no other medium density multi-family development within one-half mile.

The MF-2 zoning district standards adopted in 2012 include enhancements such as amenities (playgrounds, swimming pools, social rooms, etc.), covered and garage enclosed parking, and concealed exterior stairways along public right-of-ways.

The Concept Plan proposes a two-lot subdivision. An approximate 13.9 acre tract for development and an approximate 11.3 acre tract for open space and existing floodplain.

Traffic, Access and Roads: A traffic impact assessment (TIA) was conducted on the site and it has been reviewed and approved by the City.

Water and Wastewater Service: The City will provide water and wastewater services to the property. Specifically, water service is within Greenlawn Blvd. and wastewater will be constructed to connect to an existing 24-inch line that exists west of Greenlawn Blvd.

Drainage: A floodplain study will be approved prior to the Preliminary Plat submittal. There are no drainage concerns at this time.

Additional Considerations: None.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Note #1 will be updated to state, "A ten foot (10') PUE and sidewalk easement abutting and along the street side property line shall be dedicated for all street side property lots shown hereon."
2. Add a stormsewer and drainage easement that encompasses the 1% and 4% floodplain and add a plat note stating, "No obstructions, including but not limited to fencing or storage, shall be permitted in any drainage easements shown hereon."
3. Update the callout on the proposed wastewater easement to state that it is private.
4. Add: "The minimum finished floor elevations (FFE) for all lots and building slabs adjacent to the floodplain shall be a minimum of two feet (2') above the ultimate 1% annual chance floodplain."
5. Add the benchmark information to the plat synopsis.

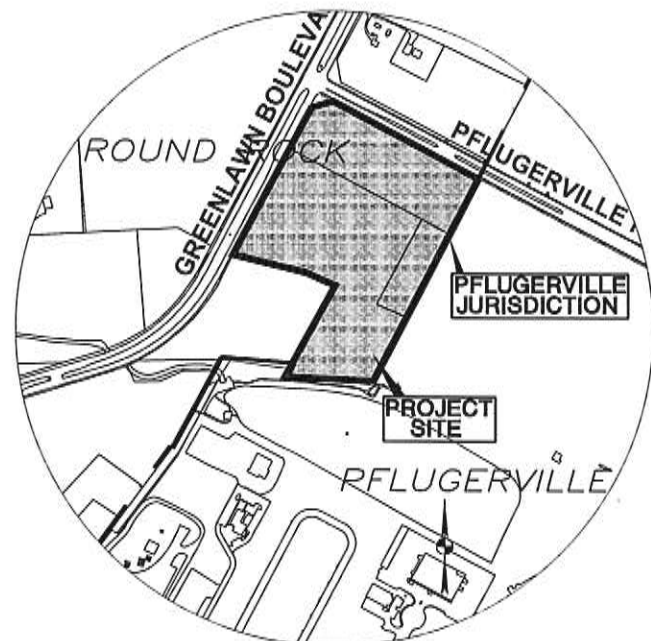


Greenlawn Blvd

W Pflugerville Pkwy

Subject Tract
25.28 ac.





VICINITY MAP

85.475 ACRES
DELL COMPUTER HOLDING LP
VOL. 11838, PG. 1784

8.883 ACRES
ROUND ROCK CROSSING TEXAS LP
DOCUMENT NO. 2019827700

10.271 ACRES
ALUMPRO ENTERPRISES LP
DOCUMENT NO. 2018045358

3.111 ACRES
ALUMPRO ENTERPRISES LP
DOCUMENT NO. 20170449508

8.178 ACRES
RORA E. DANTIS
DOC. NO. 2004175578

0.094 ACRES
KID BAZZ INVESTING, LLC
DOC. NO. 2015017558

REMAINDER OF 16 ACRES
DAVID WILSON LEPPIN
VOL. 7489, PG. 534

REMAINDER OF 16 ACRES
DAVID WILSON LEPPIN
VOL. 7489, PG. 534

4 ACRES
DAVID WILSON LEPPIN
VOL. 7489, PG. 534

LOT 1, BLOCK A

15' WIDE TEXAS POWER AND LIGHT
OVERHEAD AND/OR UNDERGROUND
ELECTRIC EASEMENT
VOL. 10168, PG. 482

35' WIDE TEXAS POWER AND LIGHT
OVERHEAD AND/OR UNDERGROUND
ELECTRIC EASEMENT
VOL. 10168, PG. 482

EFFECTIVE LIMITS
OF 200-YEAR
FLOODPLAIN
PER REVISED MAP DATED
AUGUST 18, 2014

EFFECTIVE LIMITS
OF 100-YEAR
FLOODPLAIN
PER REVISED MAP DATED
AUGUST 18, 2014

EFFECTIVE LIMITS
OF 500-YEAR
FLOODPLAIN
PER REVISED MAP DATED
AUGUST 18, 2014

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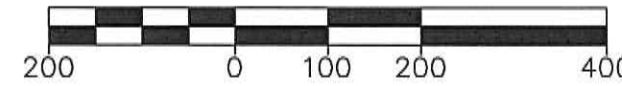
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OF 500-YEAR
FLOODPLAIN
PER REVISED MAP DATED
AUGUST 18, 2014



NOTES:

1. A TEN FOOT (10') PUE AND SIDEWALK EASEMENT ADJUTING AND ALONG THE STREET SIDE PROPERTY LINE SHALL BE DEDICATED FOR ALL STREET SIDE PROPERTY LOTS WHICH DO NOT OVERLAP WITH THE EXISTING FIFTEEN FOOT (15') TEXAS POWER & LIGHT EASEMENT SHOWN HEREON.
2. NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
3. A PORTION OF THIS TRACT IS ENCOMPALED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48453C0280J, EFFECTIVE AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS.

49.782 ACRES
MICHAEL W. AYER
VOL. 11858, PG. 121

LINE TABLE

1	S62°5'13"E	11.26'
2	N80°14'18"E	72.60'
3	S27°46'10"W	38.15'
4	S27°19'13"E	32.75'
5	S11°15'44"E	40.18'
6	N82°38'33"E	28.69'
7	S27°39'37"E	30.51'
8	N44°0'13"E	82.98'

PROJECT INFORMATION:

OWNER(S): JAMES P. MICHAEL & DAVID LEPPIN
ACREAGE: 25.279
SURVEYOR: JOHN T. BILNOSKI, RPLS (BURY, INC.)
BLOCKS: 1
LINEAR FEET OF NEW STREETS: N/A (NONE PROPOSED)
SUBMITTAL DATE: MARCH 17, 2015
PAZ COMMISSION REVIEW: APRIL 15, 2014
BENCHMARKS: SEE PLAN
ACREAGE BY LOT TYPE: LOT 1 (DEVELOPMENT) = 13.982 ACRES
LOT 2 (OPEN SPACE) = 11.297 ACRES
PATENT SURVEY: Socrates Darling Survey 102, Abstract No. 232 in Travis County, Texas
ENGINEER: JEFFREY R. SCOTT, P.E. (BURY, INC.)
LOTS BY TYPE: LOT 1 - DEVELOPMENT
LOT 2 - OPEN SPACE

LEGEND

	SITE BOUNDARY LINE
	PROPERTY LINES
	LIGHT POLE
	GRATE INLET
	CURB & GUTTER
	EDGE OF PAVEMENT
	CONCRETE SIDEWALKS
	SIGN
	FEMA ZONE AE
	25 YR FLOODPLAIN BOUNDARY
	100 YR FLOODPLAIN BOUNDARY
	500 YR FLOODPLAIN BOUNDARY

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK AT THE TIME OF THIS SURVEY.

TBM 100: PK NAIL WITH WASHER SET NEAR NOSE OF THE WEST END OF CONCRETE MEDIAN ON THE EAST SIDE OF THE INTERSECTION OF PFLUGERVILLE PARKWAY AND GREENLAWN BOULEVARD. ELEVATION=811.87' (AS SHOWN)

TBM 101: PK NAIL WITH WASHER SET IN SIDEWALK NEAR NORTHEASTLY CORNER OF SITE ALONG SOUTHERLY SIDE OF PFLUGERVILLE PARKWAY AND GREENLAWN BOULEVARD. ±16 FEET SOUTHEAST OF PFLUGERVILLE CITY LIMIT SIGN. ELEVATION=797.33' (AS SHOWN)

TBM 103: IRON ROD WITH RED CAP SET ALONG WESTERLY SIDE OF GREENLAWN BOULEVARD, ±350 FEET SOUTH OF PFLUGERVILLE PARKWAY, BEING ±60 FEET SW OF 2ND LIGHT POLE IN MEDIAN FROM INTERSECTION. GPS ELEVATION=800.89' (AS SHOWN)

APPROVAL

REVISION

DATE

NO.

BURY

221 West San Street, Suite 600
Austin, Texas 78701
Tel: (512) 328-0011 Fax: (512) 328-0025
TBP# F-1043 TBP# F-10107500
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GREENLAWN MULTIFAMILY
CONCEPT PLAN

3431 GREENLAWN BOULEVARD
DAVID LEPPIN
JAMES P. MICHAEL

DRAWN BY:
DESIGNED BY:
QA / QC:
PROJECT NO.: 110849-10002

SHEET
EXH