

PSA-20-02 (Riverbend Ranch)

Receive a presentation and update on the following Spring 2020 Preferred Scenario Amendment Application:

PSA-20-02 (Riverbend Ranch)-A Preferred Scenario Amendment from “Area of Stability-Low Intensity” to “Growth Area-Medium Intensity”, located approximately at the intersection of North Old Bastrop Highway and Staples Road.

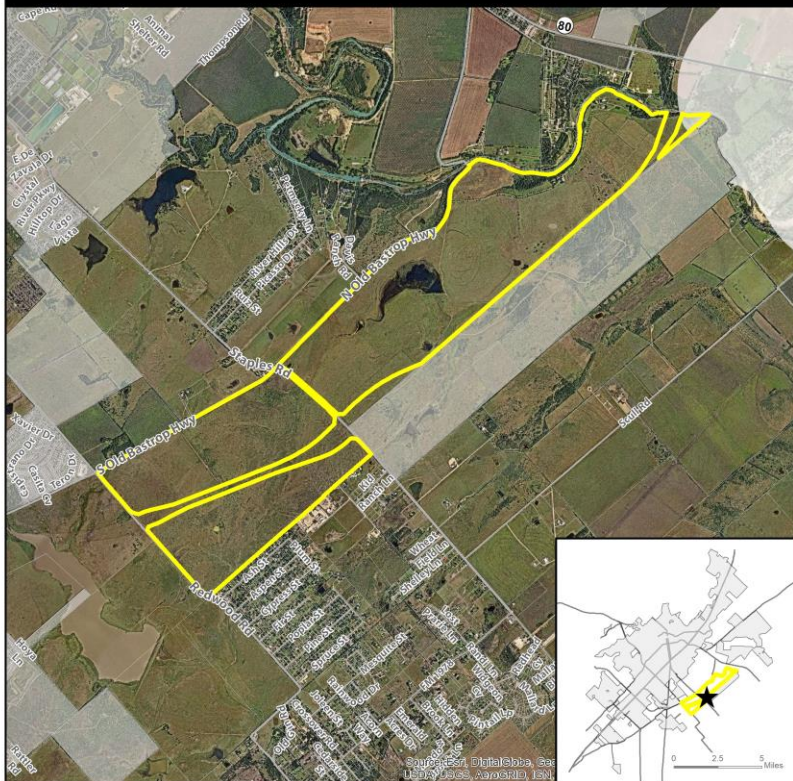
Location & Context:

- Property is located near the intersection of North Old Bastrop Highway and Staples Road.
- Approximately 1,142 acres
- Located within a Low Intensity Zone as designated on the Preferred Scenario Map

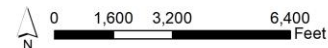
PSA-20-02

Aerial View

Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



- ★ Site Location
- Subject Property
- Parcel
- City Limit

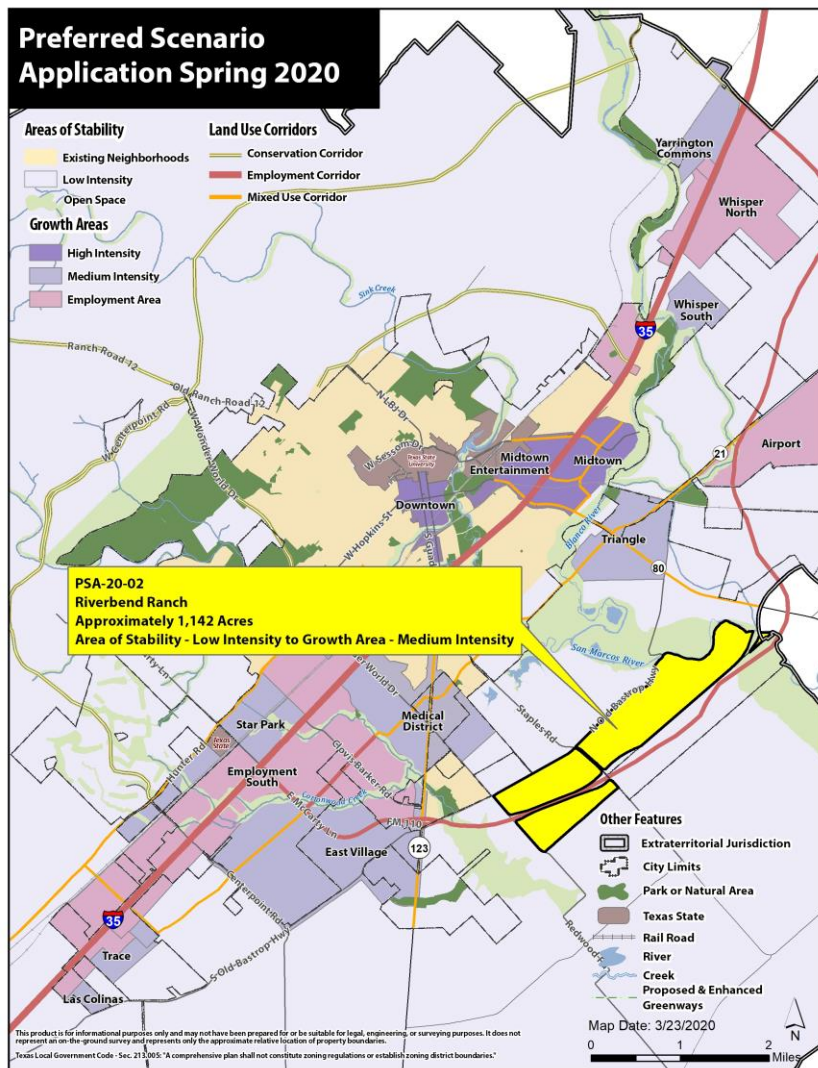


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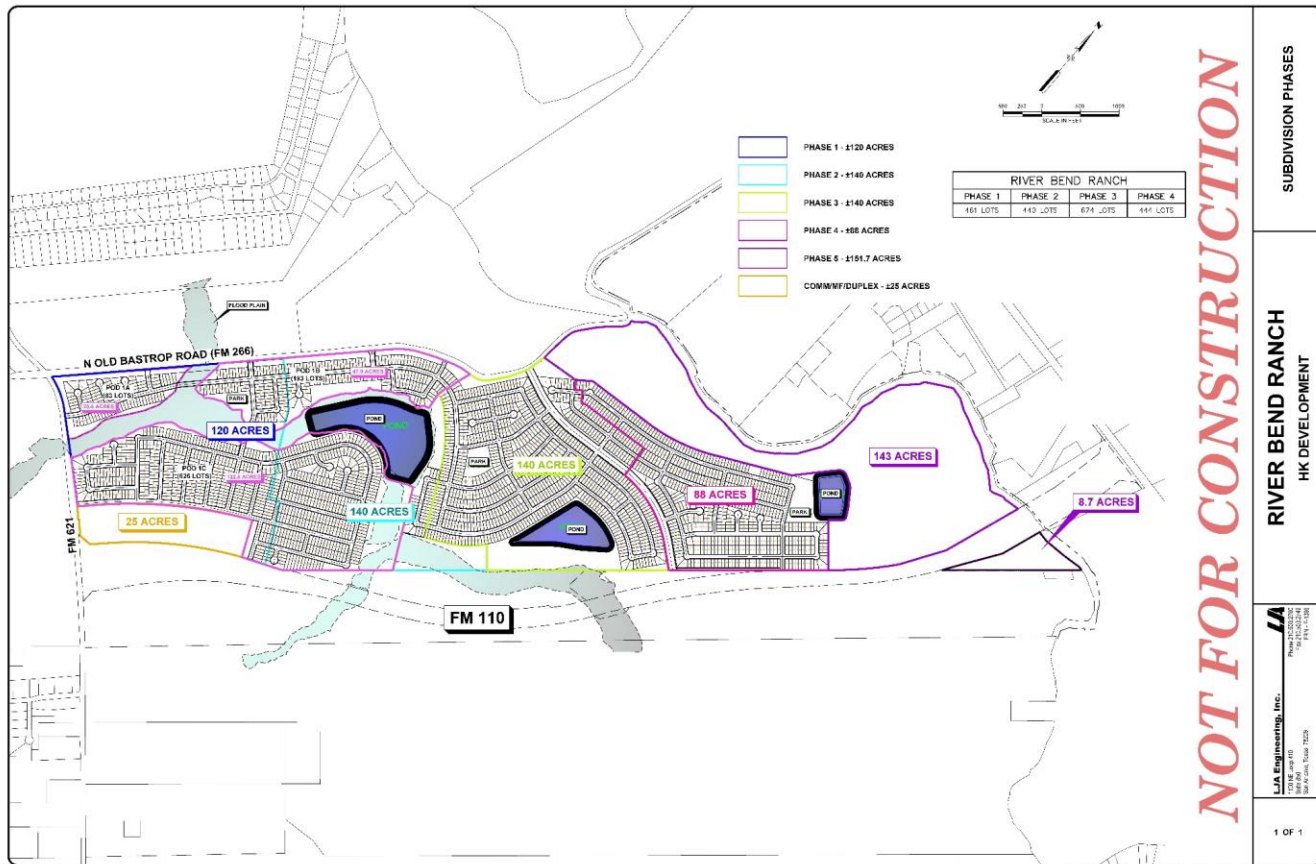
Map Date: 3/23/2020

Request:

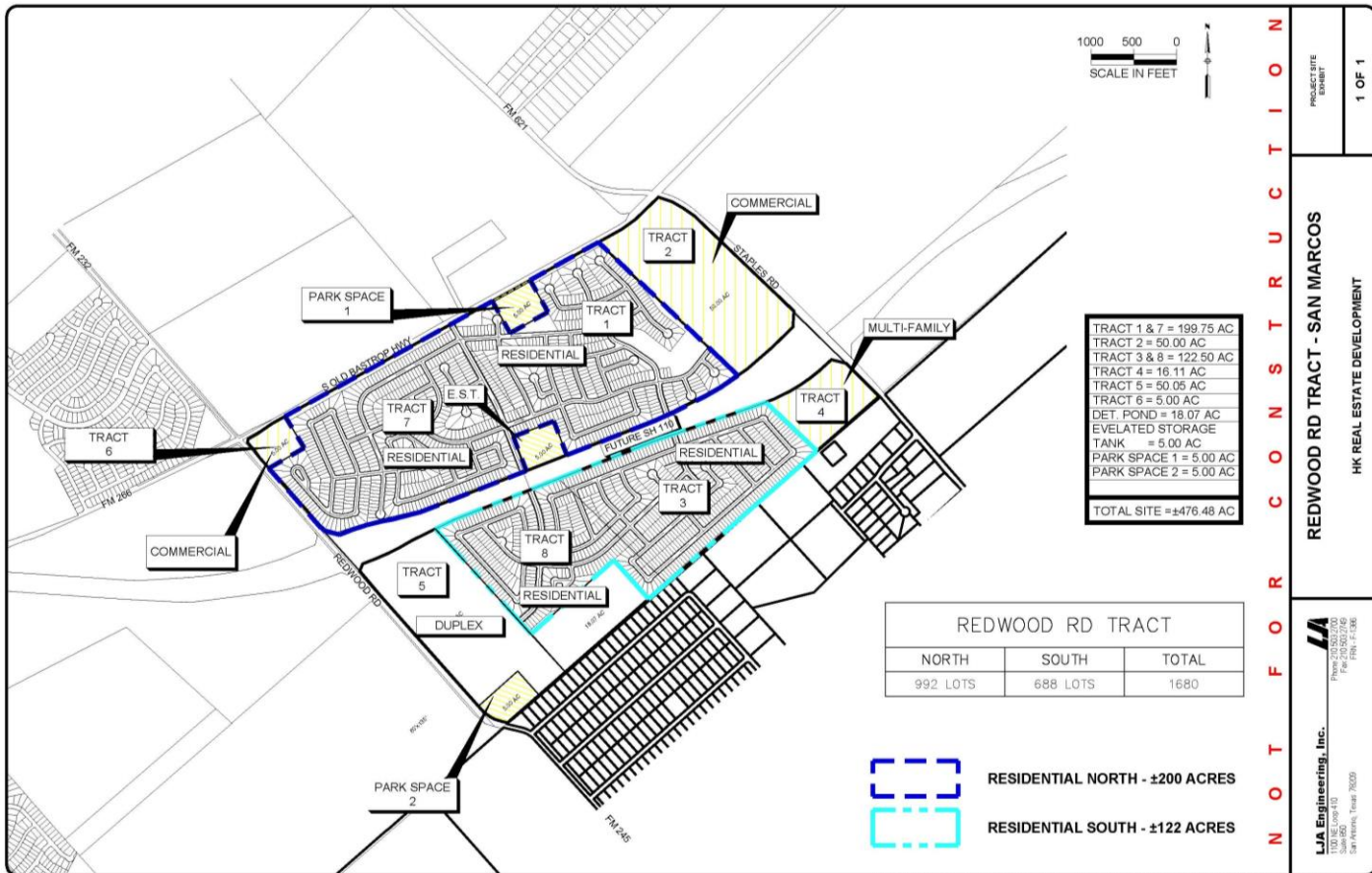
- Amend Preferred Scenario Map
- Area of Stability-Low Intensity to Growth Area-Medium Intensity
- ETJ Status to Medium Intensity Planning Area District



Concept Plan



Concept Plan



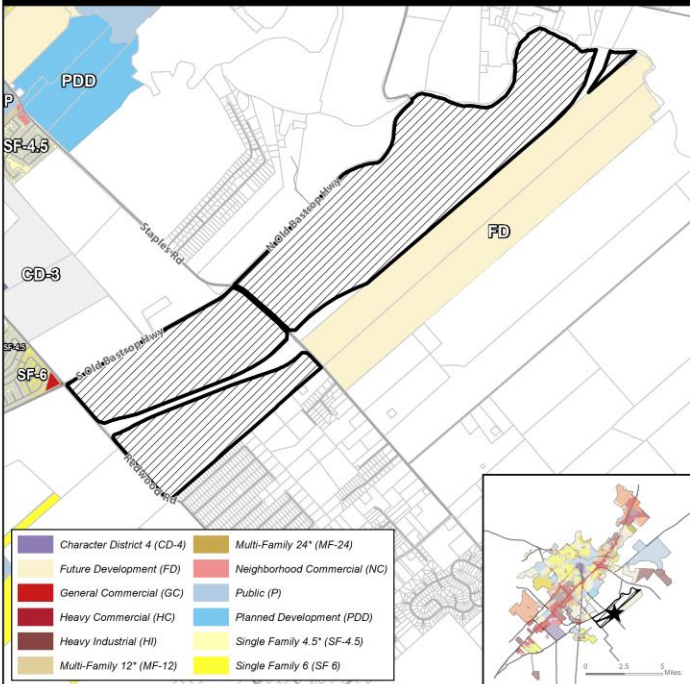
N O T F O R C O N S T R U C T I O N



Schedule:

- **TBD: Neighborhood Commission Informational Meeting**
- **April 7th: City Council Informational Meeting**
- **April 14th: P&Z Informational Meeting**
- **April 28th: P&Z Public Hearing & Action**
- **May 19th: City Council Public Hearing (no action)**
- **June 2nd: City Council Public Hearing & Action**
- **June 16th: City Council Reconsideration**

PSA-20-02
Existing Zoning
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



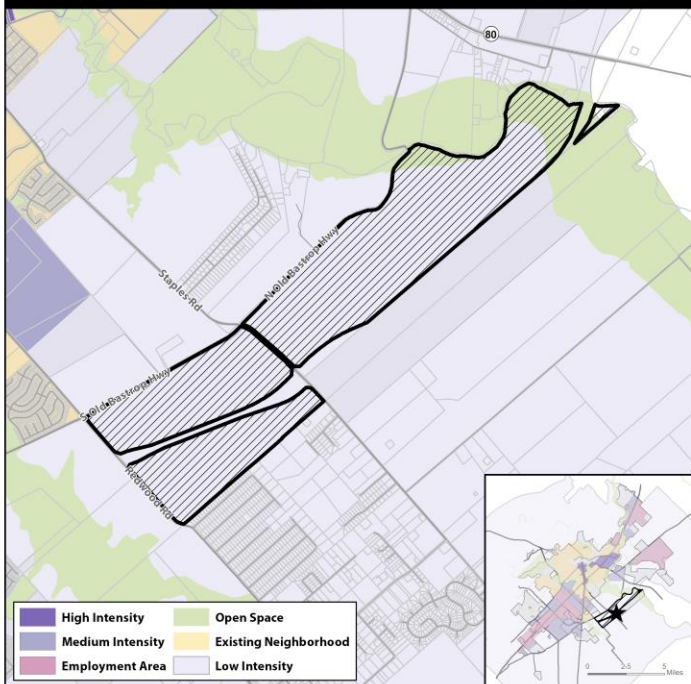
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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Map Date: 3/23/2020

PSA-20-01
Preferred Scenario
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



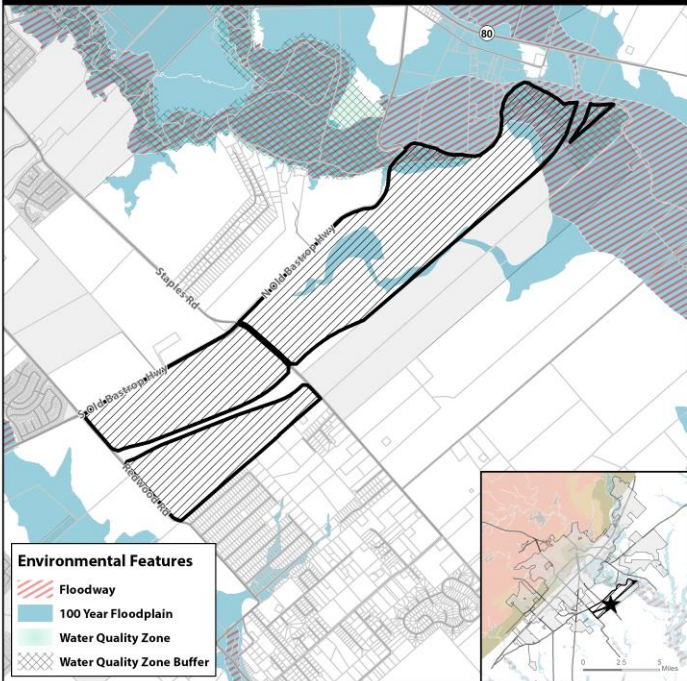
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PSA-20-02
Environmental Features
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



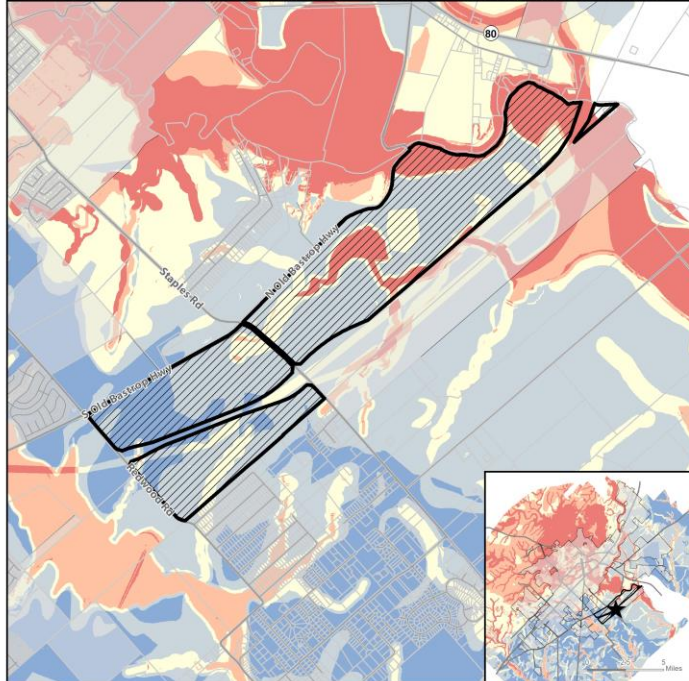
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- ▭ City Limit



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PSA-20-02
Land Use Suitability
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



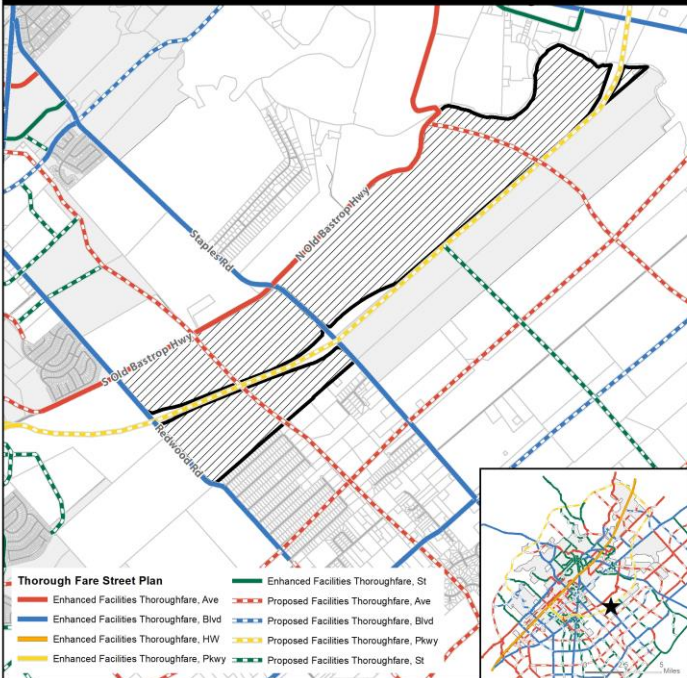
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PSA-20-02
Transportation Master Plan
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



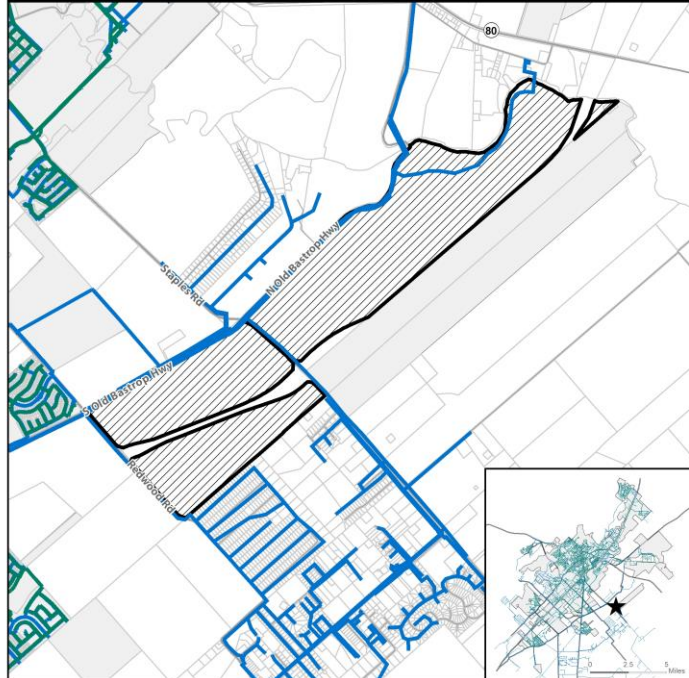
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PSA-20-02
Water/Wastewater Lines
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit

- Sanitary Main
- Water Main

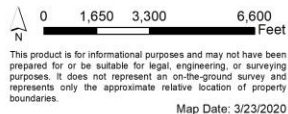
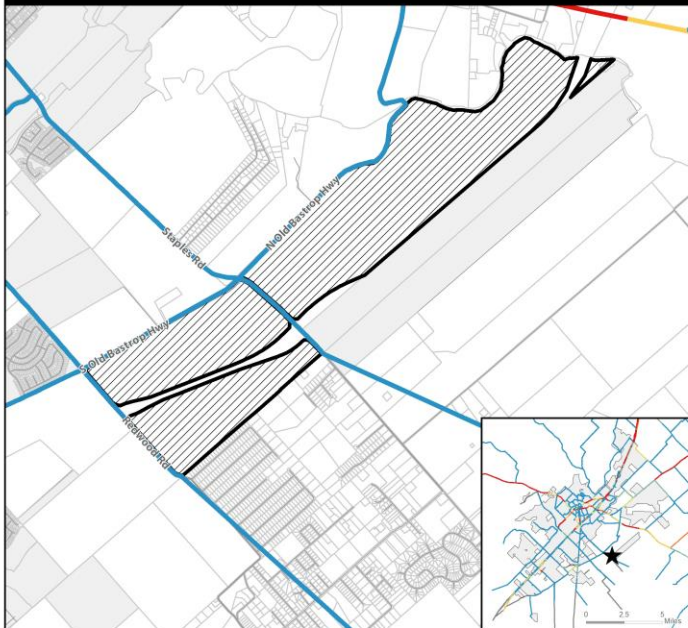


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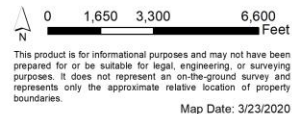
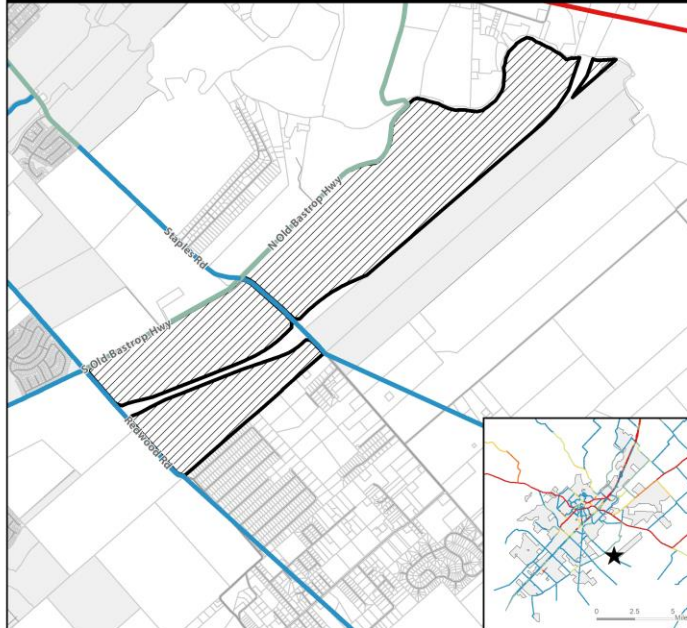
PSA -20-02 TDM Existing Daily Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model



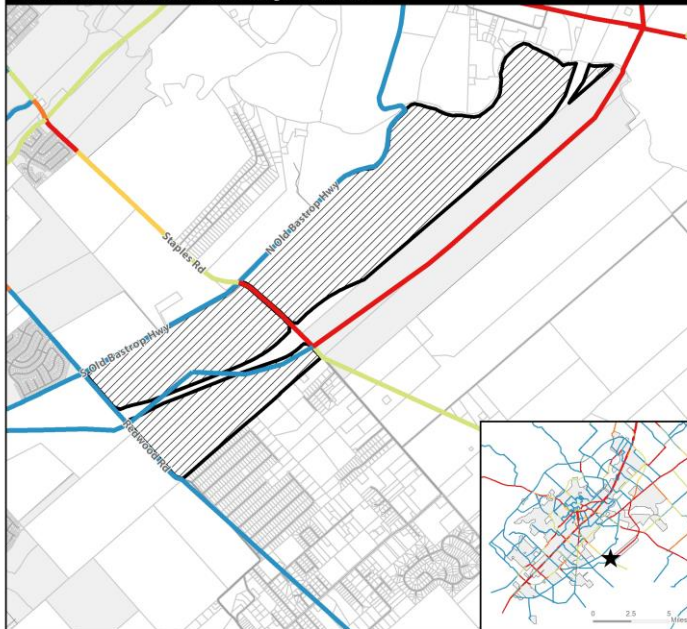
PSA-20-02 TDM Existing Peak Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model



PSA-20-02 TDM Future Daily Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model

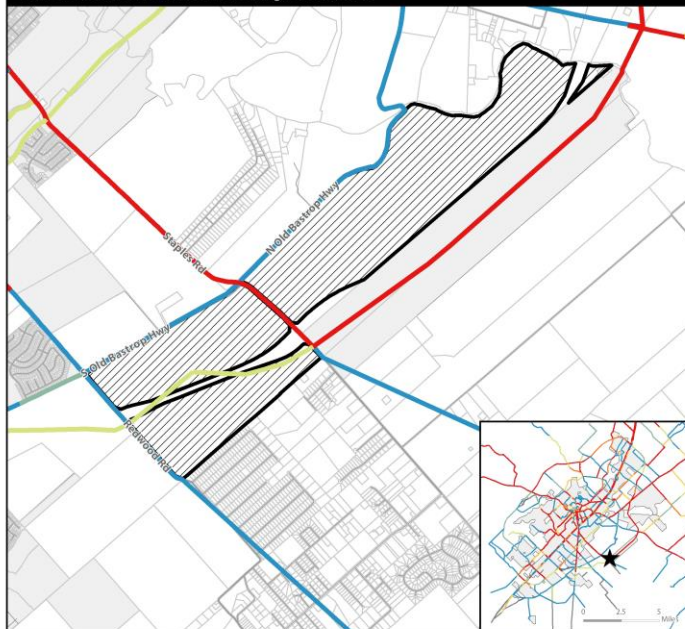


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PSA-20-02 TDM Future Peak Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

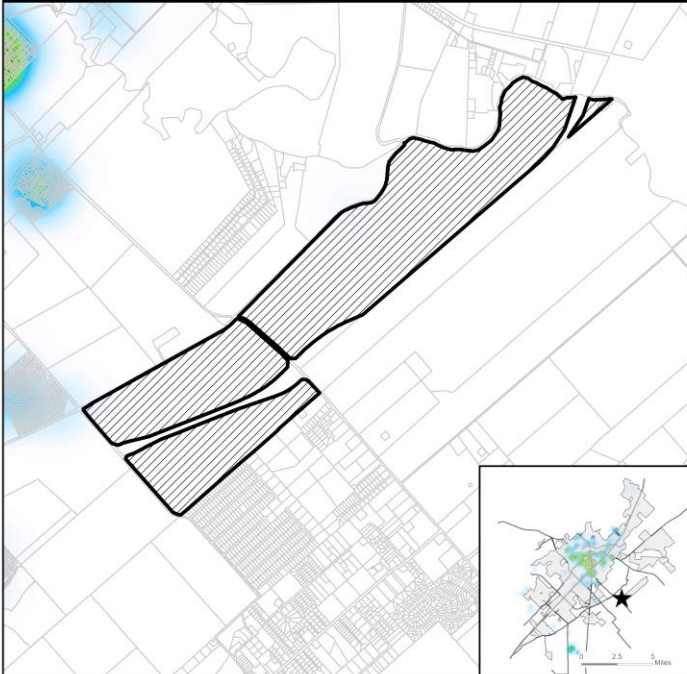
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PSA-20-02
Water Hotspots
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



Subject Property
Site Location
Parcels
City Limit

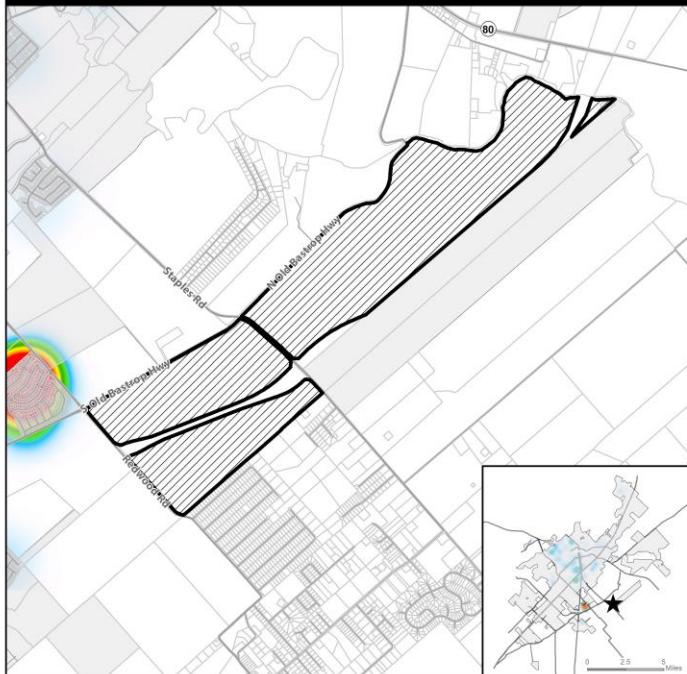
Hot

Cold
 Hotspot analysis based on service requests from 2013 to 2018.

0 1,600 3,200 6,400
 Feet

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PSA-20-02
Wastewater Hotspots
Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



Subject Property
Site Location
Parcels
City Limit

Hot

Cold

Hotspot analysis based on service requests from 2013 to 2018.

0 1,600 3,200 6,400
 Feet

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