

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.

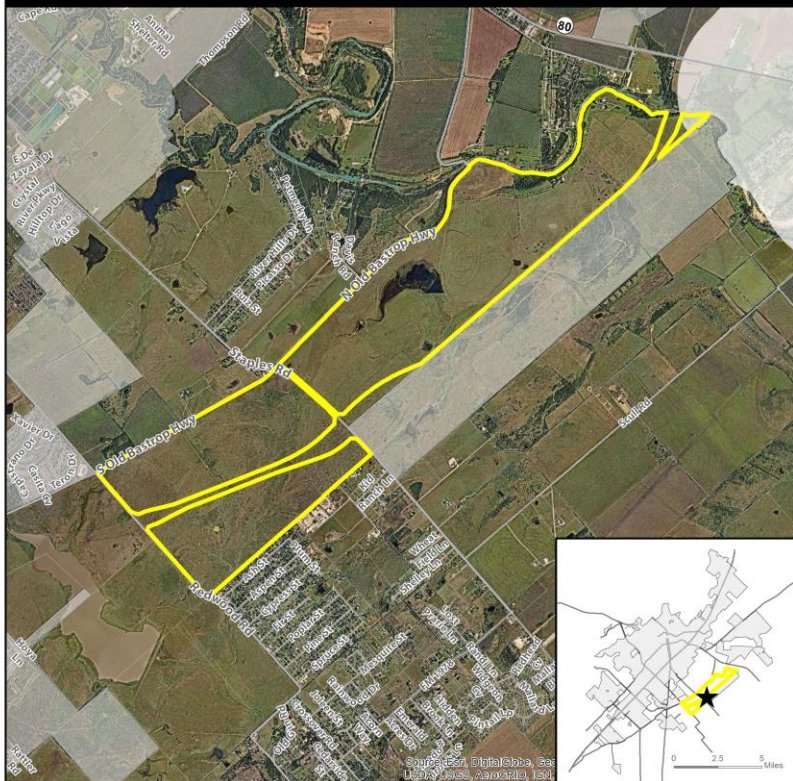
Location & Context:

- 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

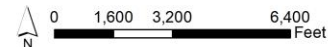
PSA-20-02

Aerial View

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



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

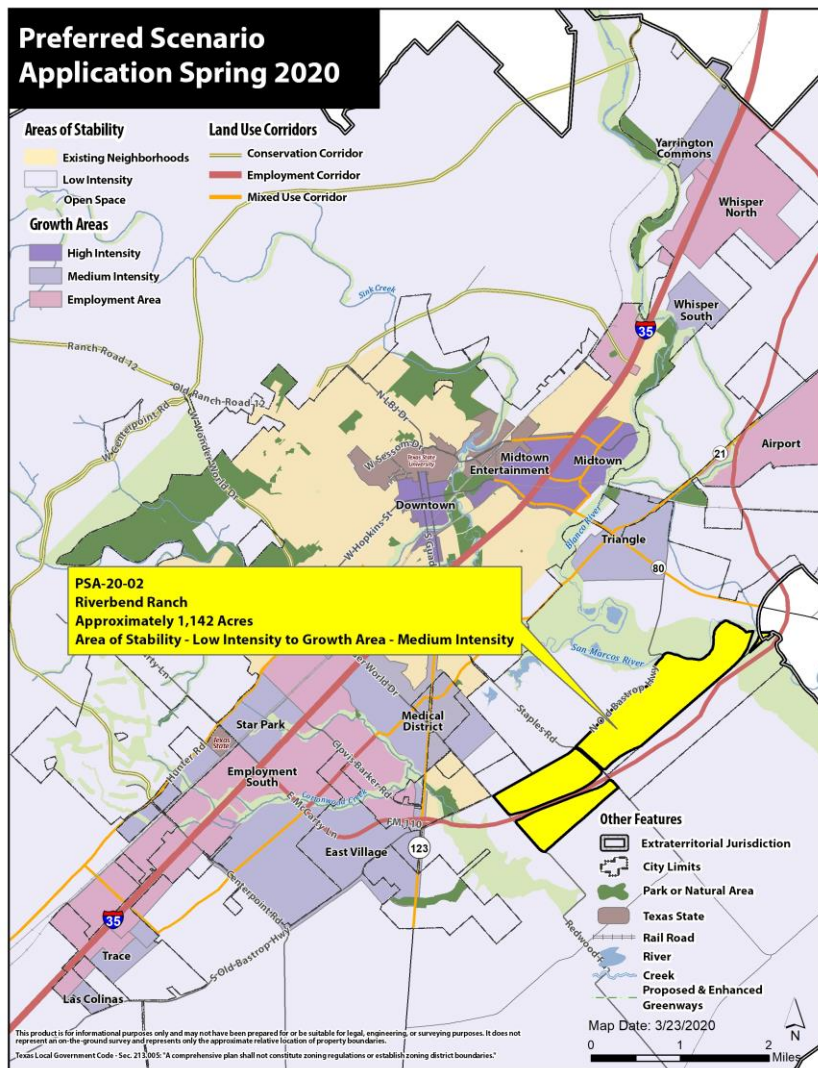


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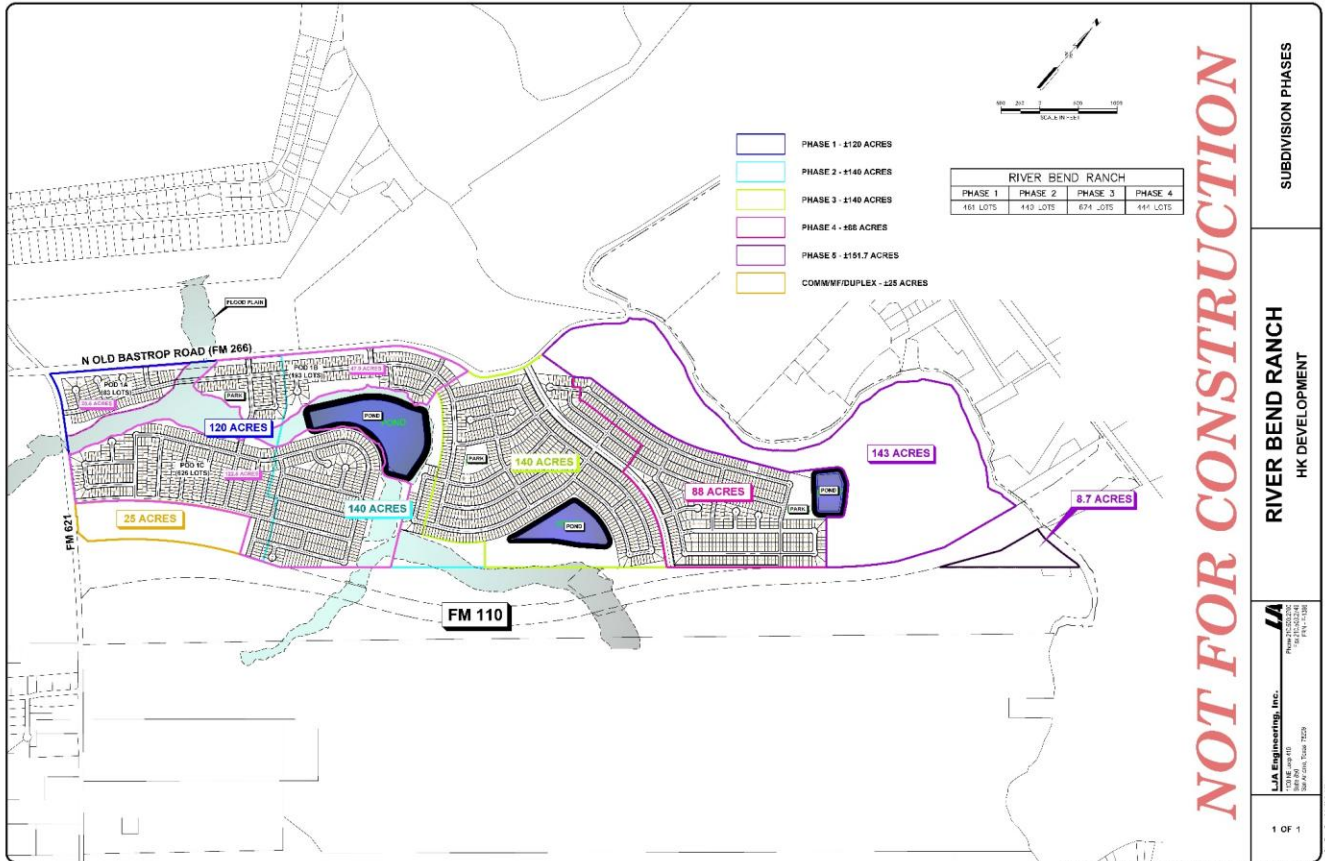
Map Date: 3/23/2020

Request:

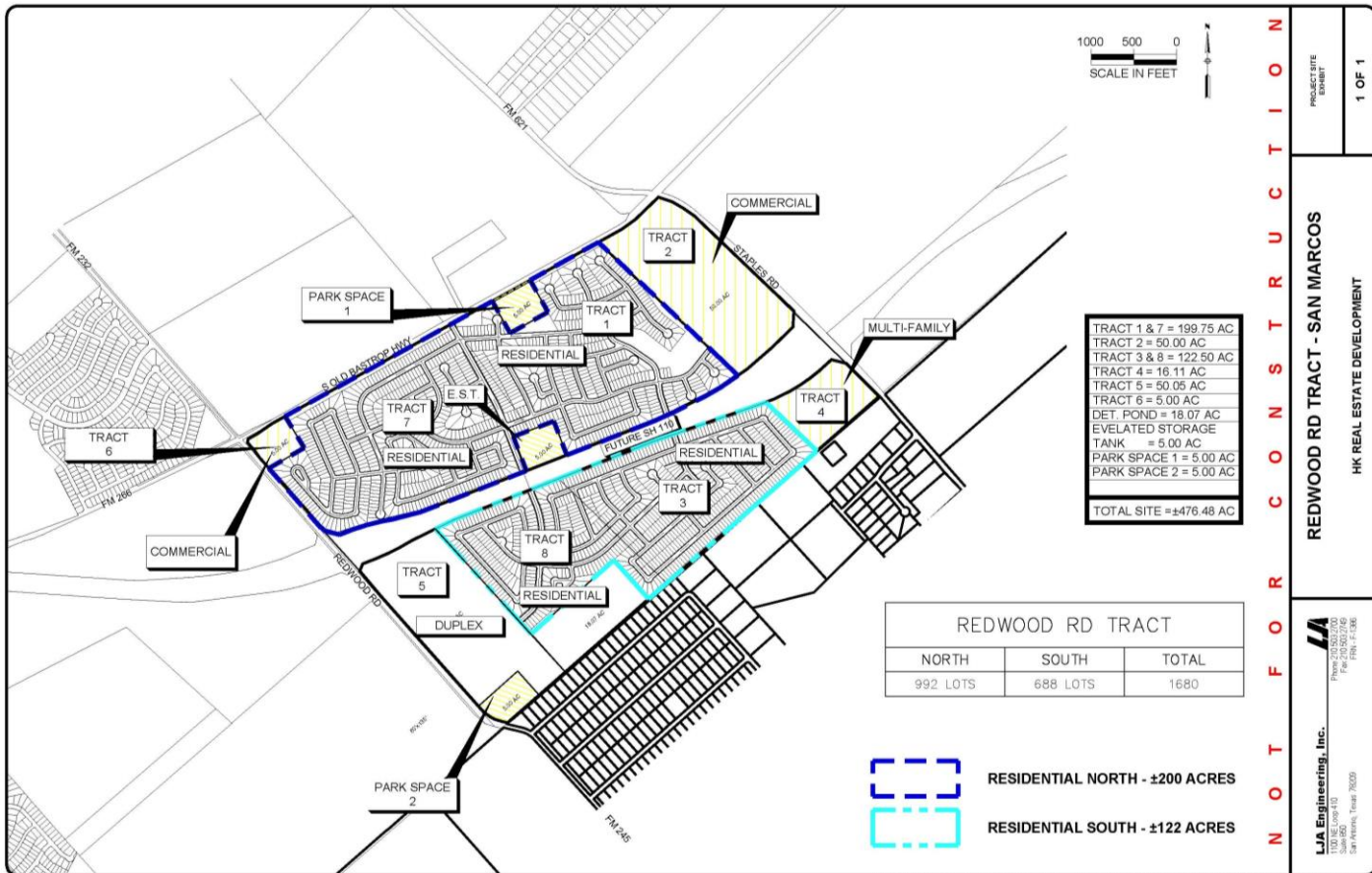
- Amend Preferred Scenario Map
- Area of Stability-Low Intensity to Growth Area-Medium Intensity
- ETJ Status to Medium Intensity Planning Area District



Concept Plan



Concept Plan



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

REDWOOD RD TRACT - SAN MARCOS

HK REAL ESTATE DEVELOPMENT

PROJECT SITE EXHIBIT

1 OF 1

UJA Engineering, Inc.

11111 San Marcos Blvd
 Suite 100
 San Marcos, Texas 78063

Phone: 210-292-1111
 Fax: 210-292-1116
 Email: info@uja.com

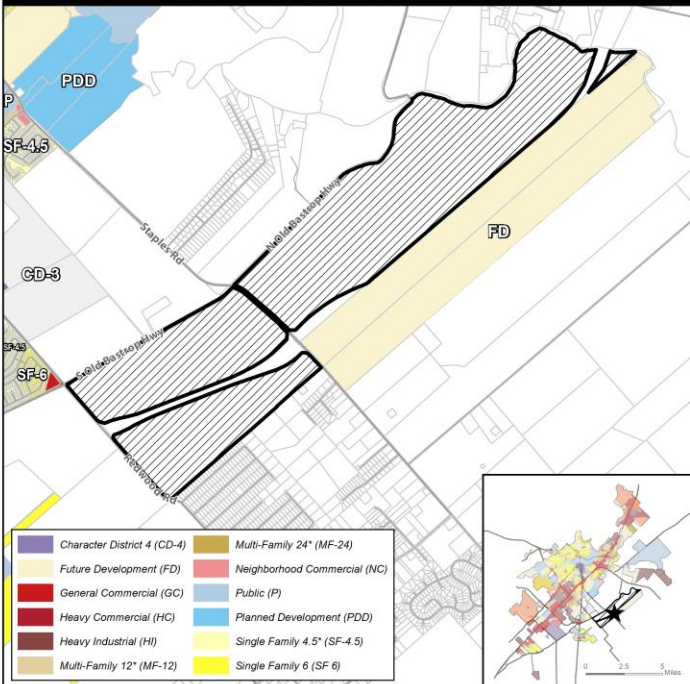
Drawn: Mon, 05 Aug 2019 - 4:46pm



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.



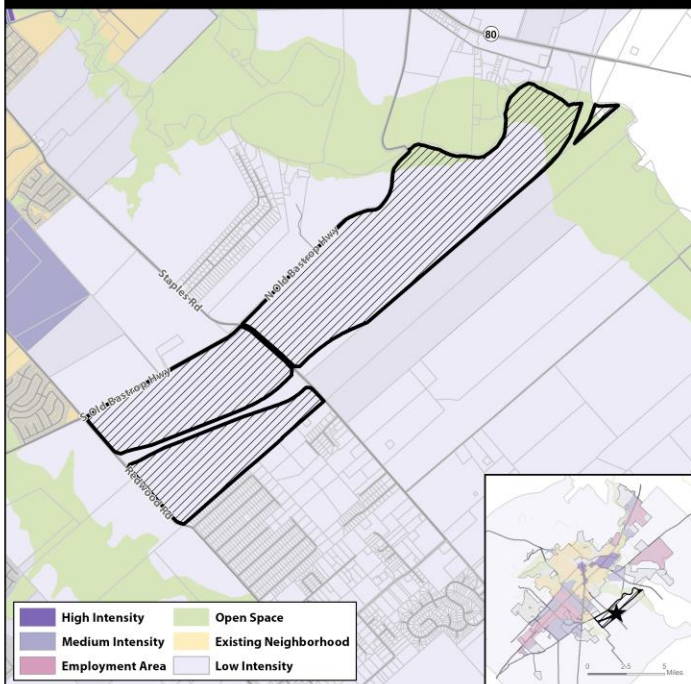
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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



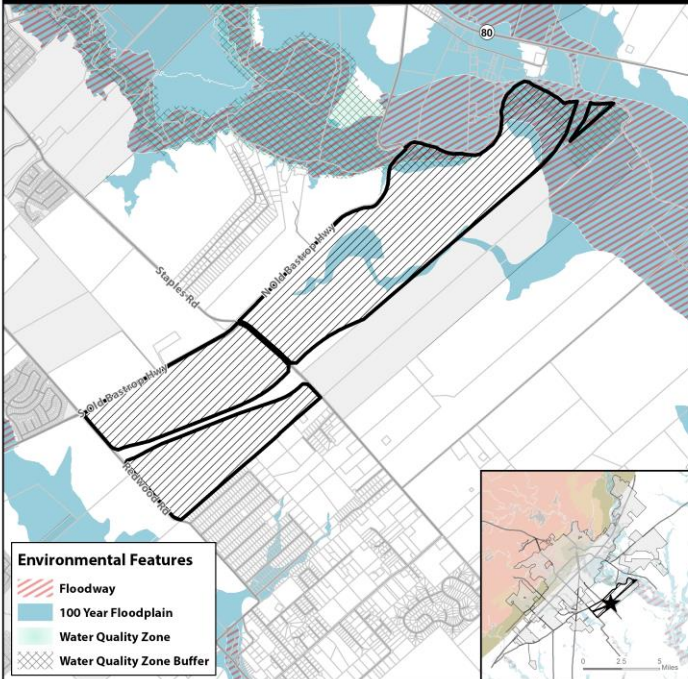
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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



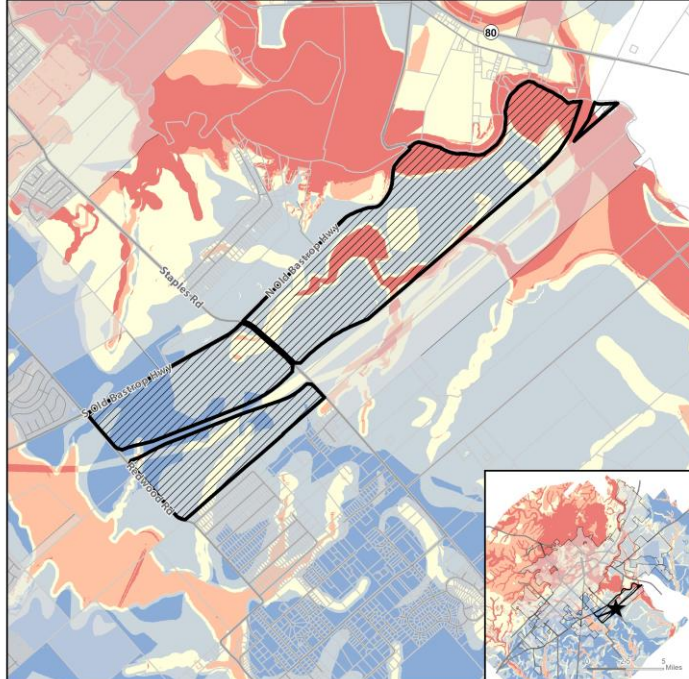
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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



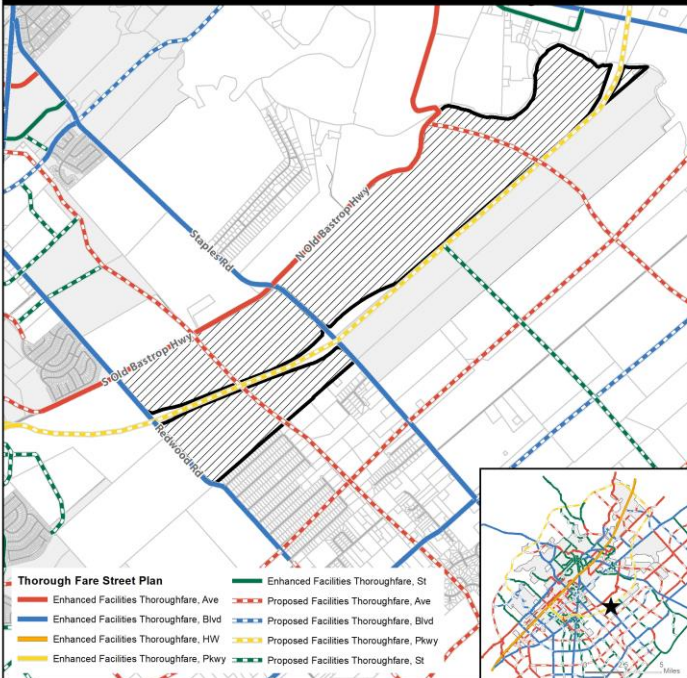
- ★ Site Location
- ▨ Subject Property
- ▭ Parcels
- ▭ City Limit



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



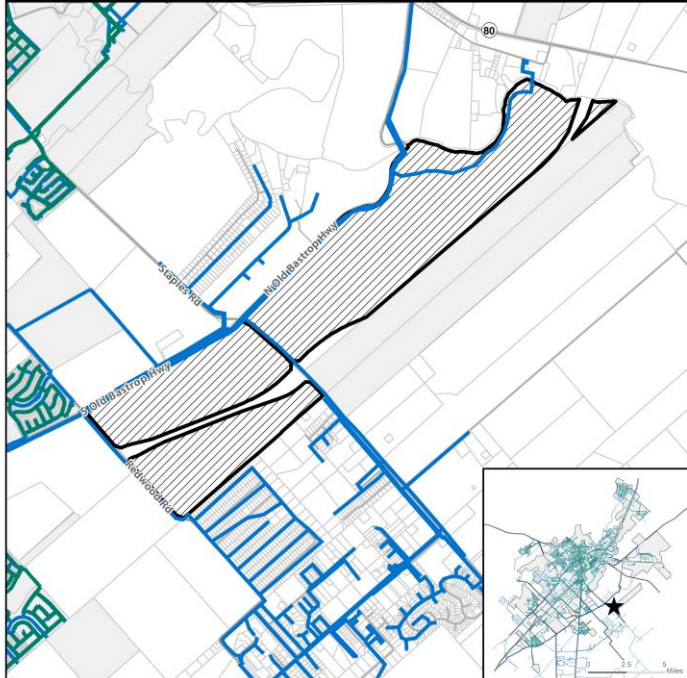
- ★ Site Location
- ▨ Subject Property
- ▨ Parcels
- ▨ City Limit



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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

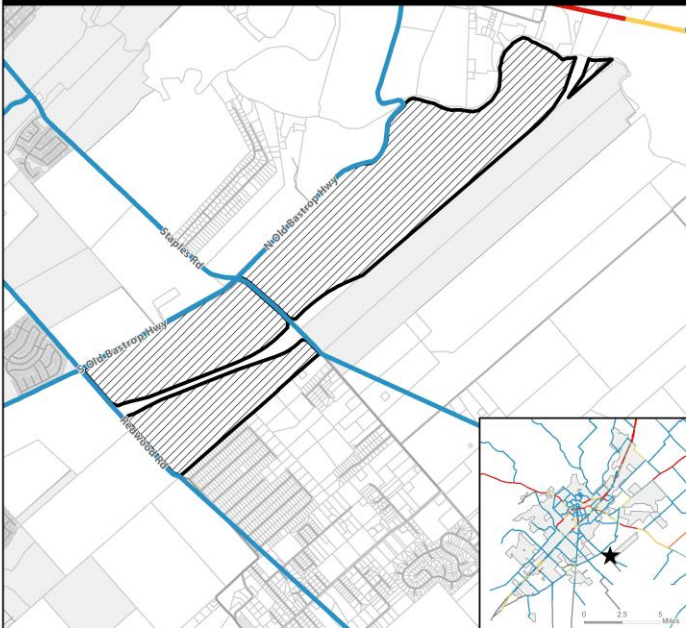


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PSA -20-02 TDM Existing Daily Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model



- ★ Site Location
 - ▨ Subject Property
 - ▭ Parcels
 - ▭ City Limit
- Level of Service (LOS)*
- LOS A (0.00 - 0.60)
 - LOS B (0.61 - 0.70)
 - LOS C (0.71 - 0.80)
 - LOS D (0.81 - 0.90)
 - LOS E (0.91 - 1.00)
 - LOS F (Over 1.00)
- *Level of Service (LOS) defined by maximum volume over capacity

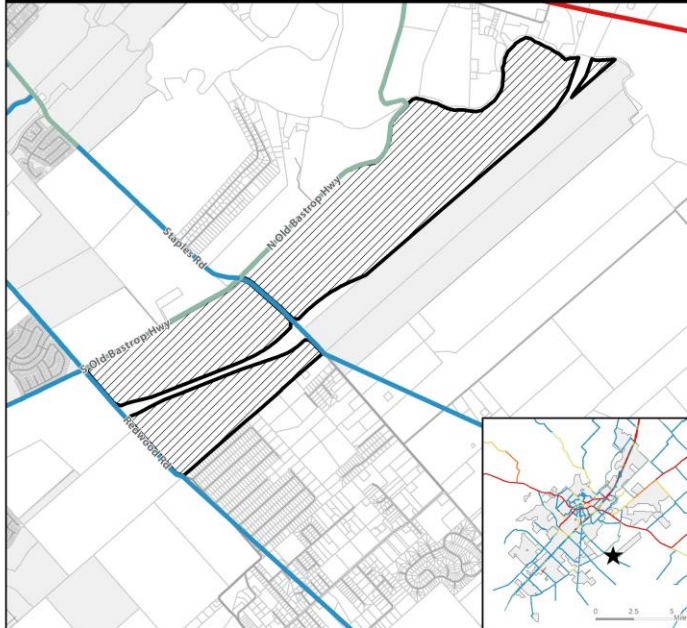
0 1,650 3,300 6,600 Feet

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

TDM derived from 2010 CAMPO Regional Model



- ★ Site Location
 - ▨ Subject Property
 - ▭ Parcels
 - ▭ City Limit
- Level of Service (LOS)*
- LOS A (0.00 - 0.60)
 - LOS B (0.61 - 0.70)
 - LOS C (0.71 - 0.80)
 - LOS D (0.81 - 0.90)
 - LOS E (0.91 - 1.00)
 - LOS F (Over 1.00)
- *Level of Service (LOS) defined by maximum volume over capacity

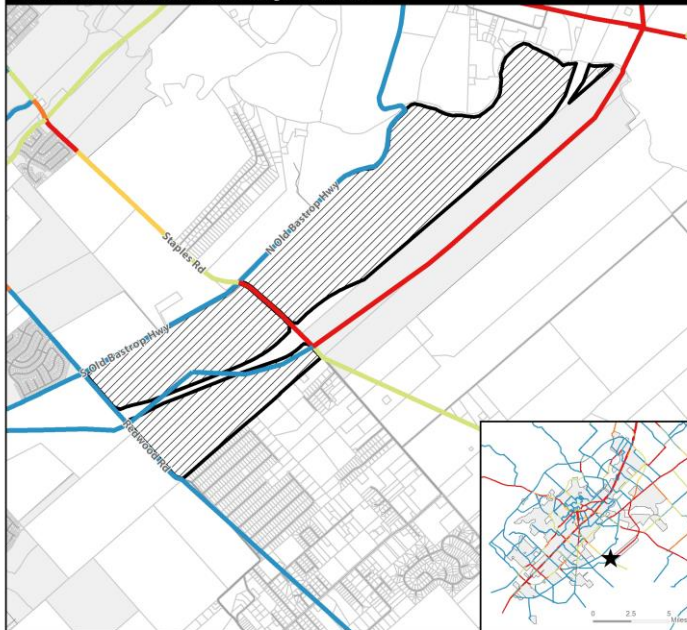
0 1,650 3,300 6,600 Feet

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

TDM derived from 2010 CAMPO Regional Model

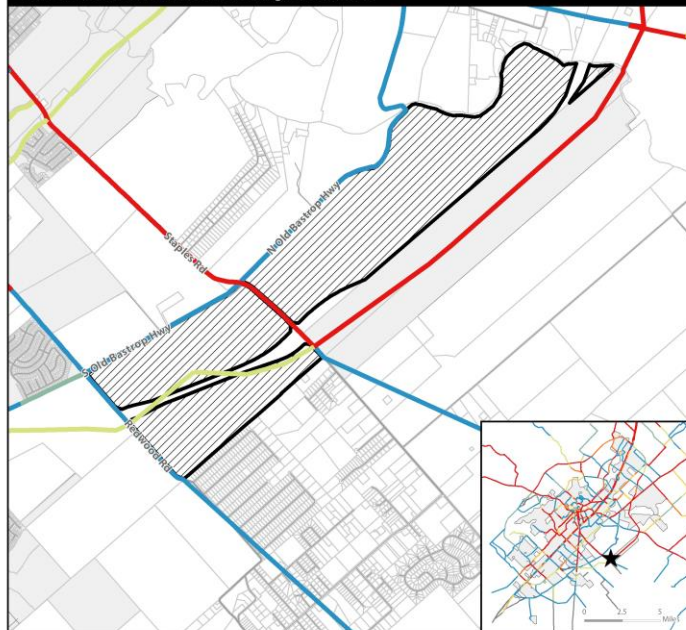


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PSA-20-02 TDM Future Peak Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

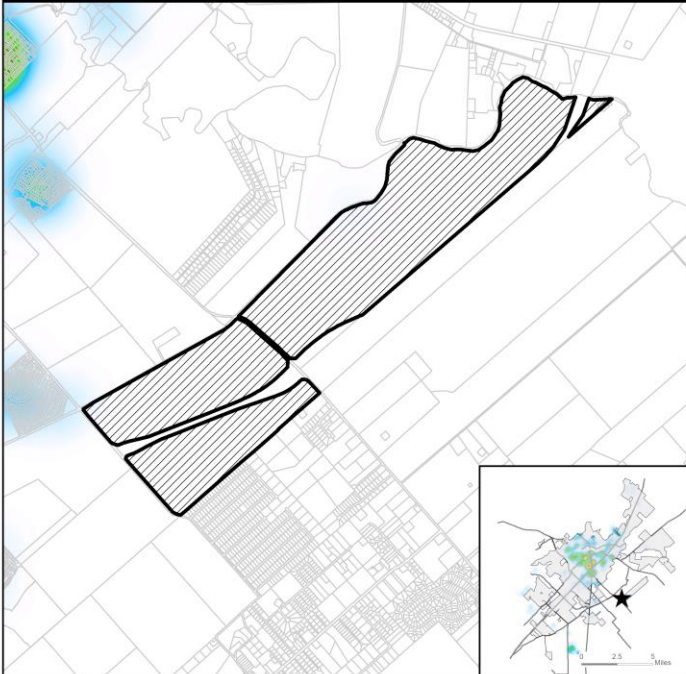
TDM derived from 2010 CAMPO Regional Model



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



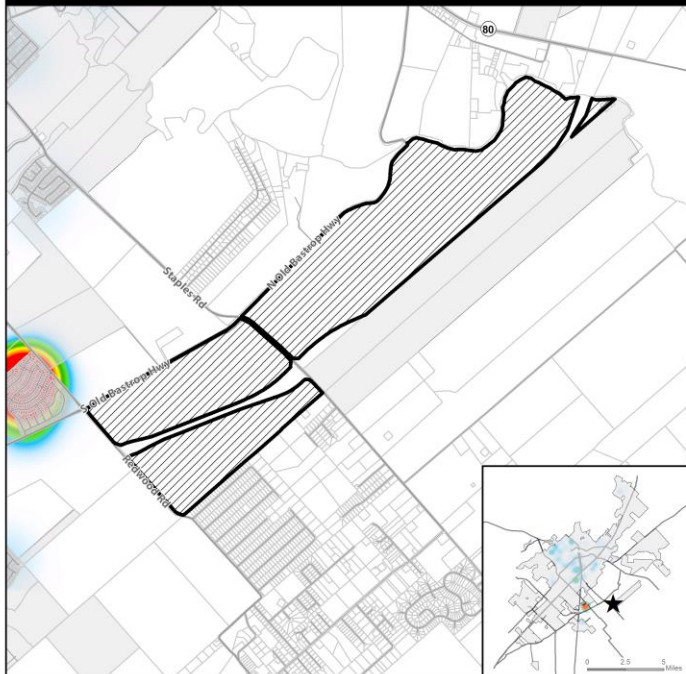
Subject Property
Site Location
Parcels
City Limit

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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