

Preferred Scenario Application Spring 2020

Areas of Stability

- Existing Neighborhoods
- Low Intensity
- Open Space

Growth Areas

- High Intensity
- Medium Intensity
- Employment Area

Land Use Corridors

- Conservation Corridor
- Employment Corridor
- Mixed Use Corridor

PSA-20-02

Riverbend Ranch

Approximately 1,142 Acres

Area of Stability - Low Intensity to Growth Area - Medium Intensity

Other Features

- Extraterritorial Jurisdiction
- City Limits
- Park or Natural Area
- Texas State
- Rail Road
- River
- Creek
- Proposed & Enhanced Greenways

Map Date: 3/23/2020

0 1 2 Miles

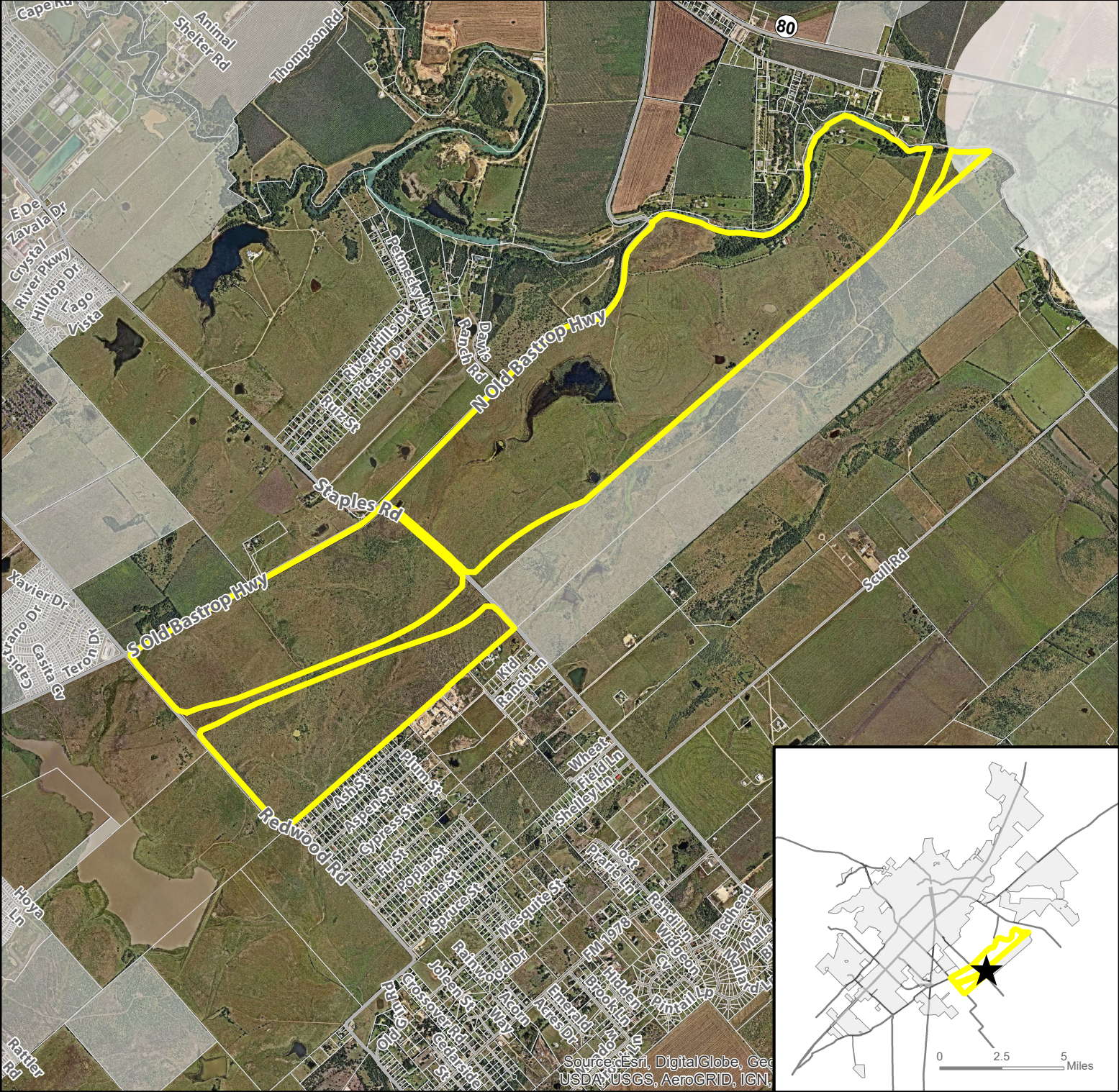
This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Texas Local Government Code - Sec. 213.005: "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

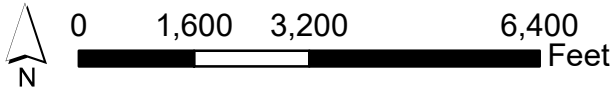
PSA-20-02

Aerial View

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



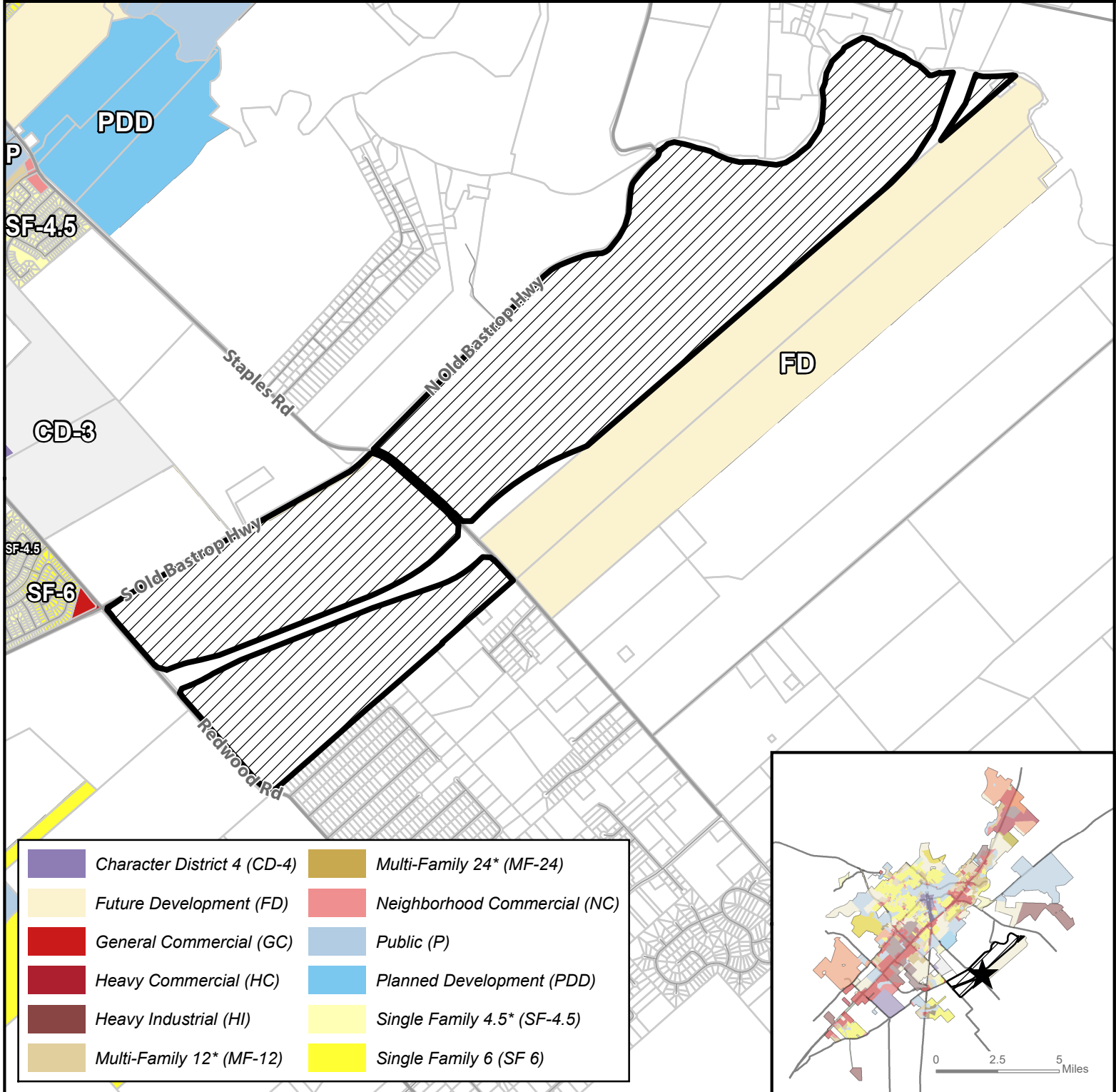
- ★ Site Location
- Subject Property
- Parcel
- City Limit



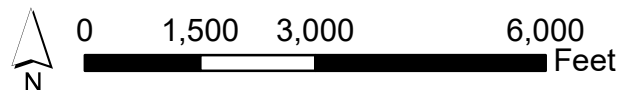
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Map Date: 3/23/2020

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



- Site Location**
- Subject Property**
- Parcels**
- City Limit**



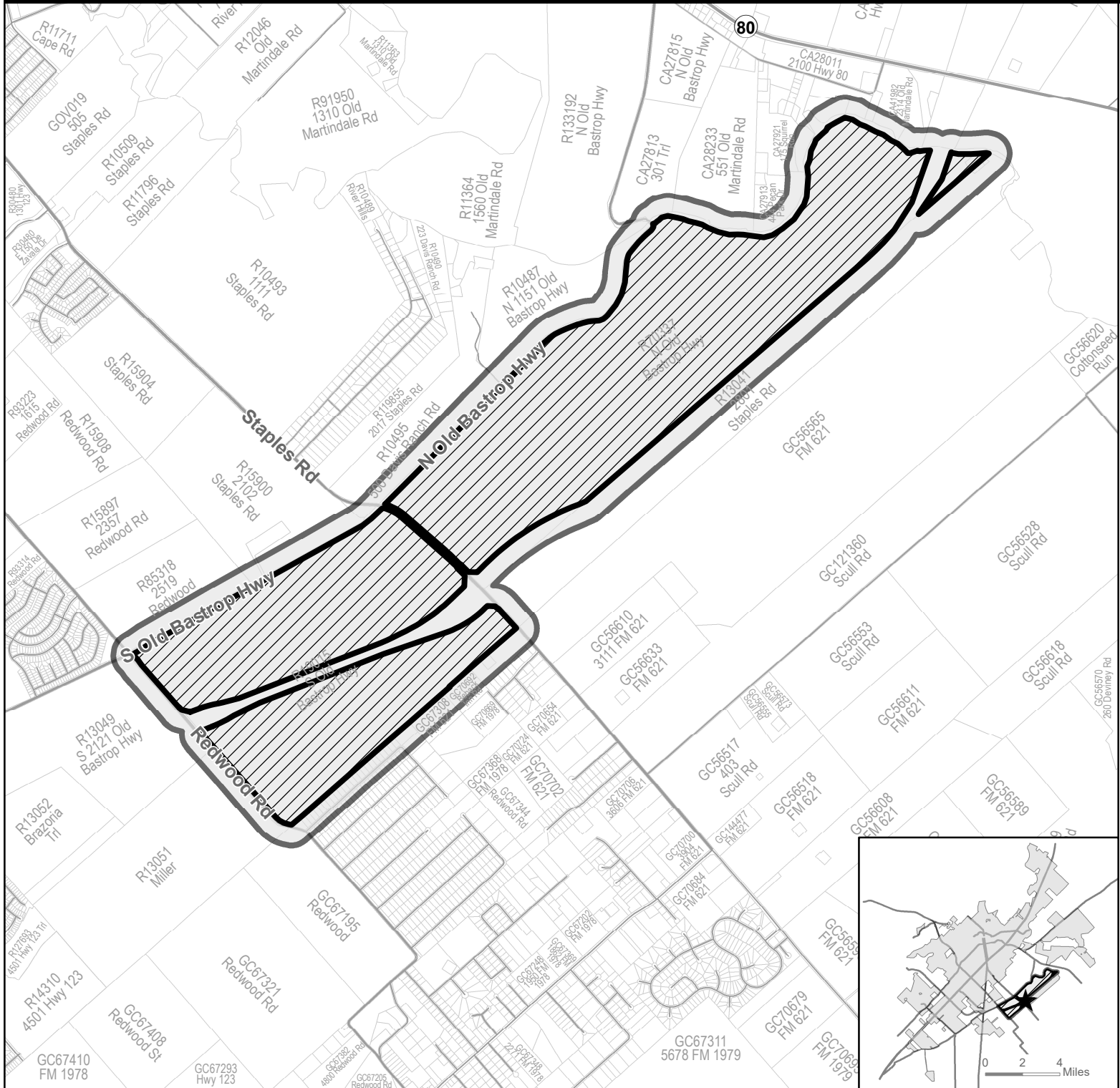
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Map Date: 3/23/2020

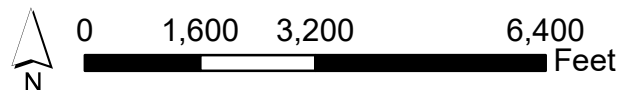
PSA-20-02

400' Notification Buffer

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



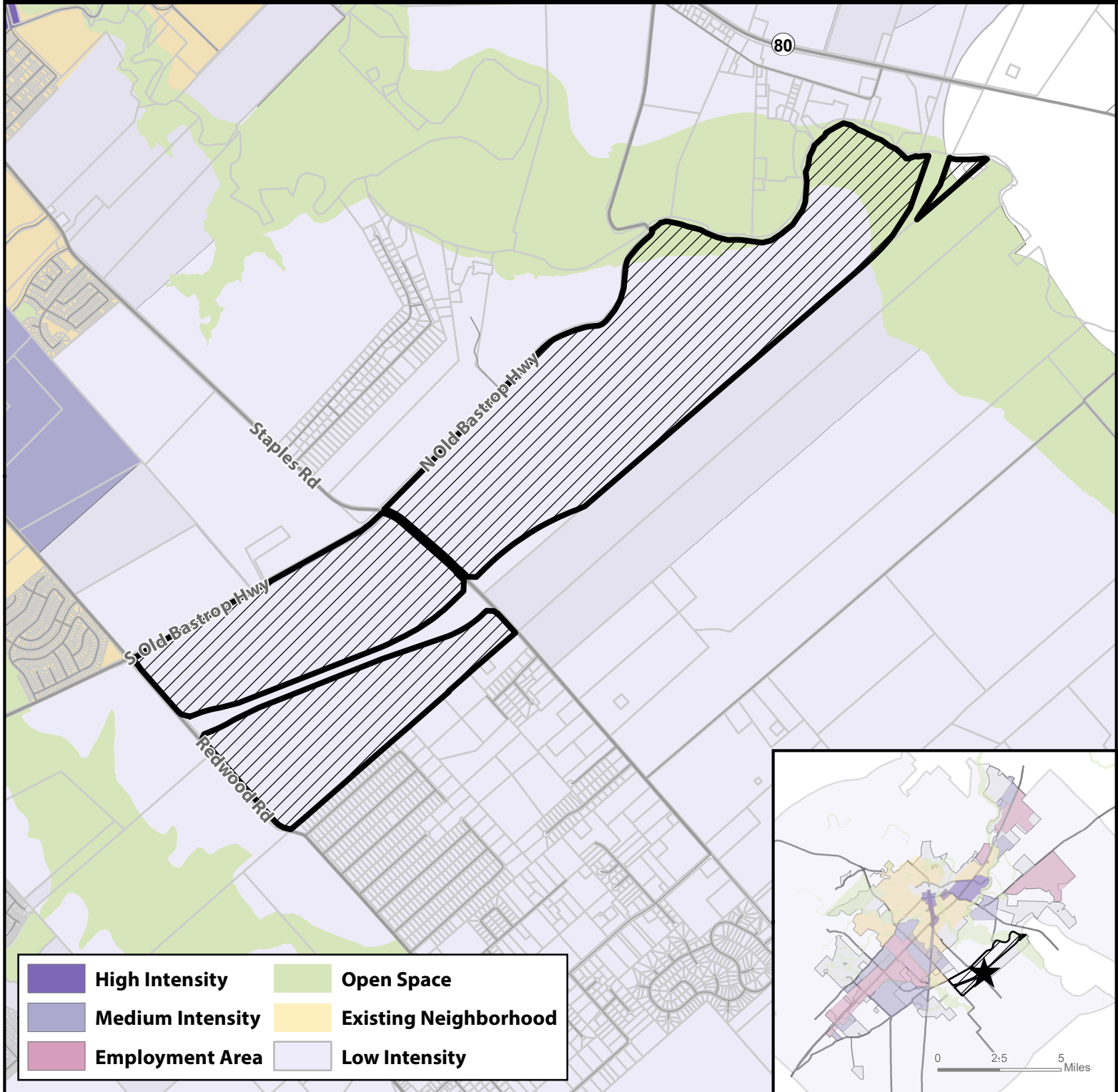
- ★ Site Location
-  Subject Property
-  400' Buffer
-  Parcel
-  City Limit









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
Map Date: 3/23/2020

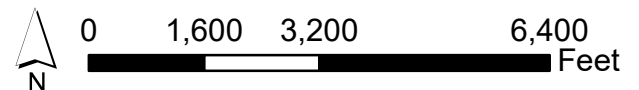
PSA-20-02 Preferred Scenario Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



	High Intensity		Open Space
	Medium Intensity		Existing Neighborhood
	Employment Area		Low Intensity



-  **Site Location**
-  **Subject Property**
-  **Parcels**
-  **City Limit**



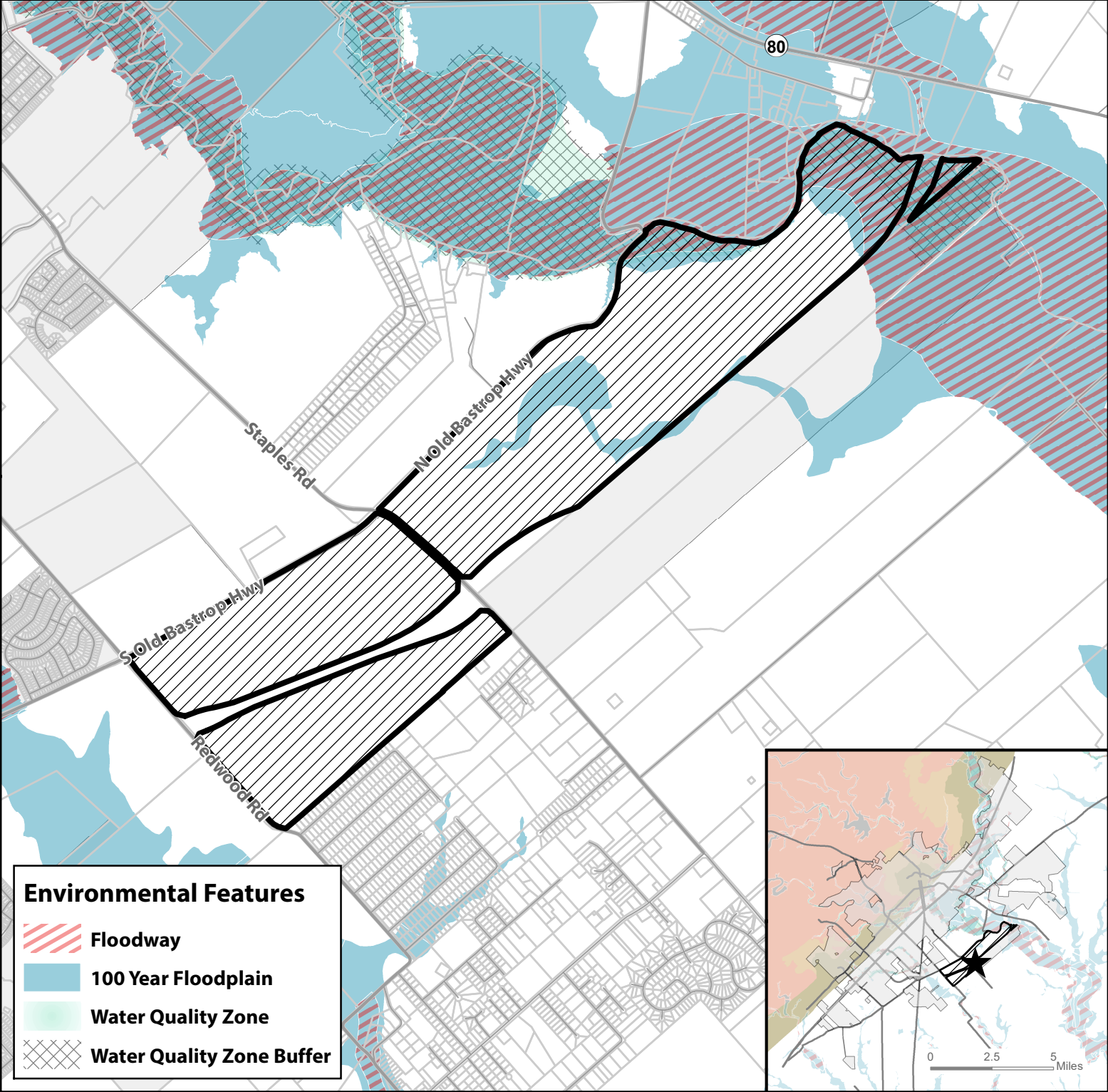
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PSA-20-02

Environmental Features

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



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

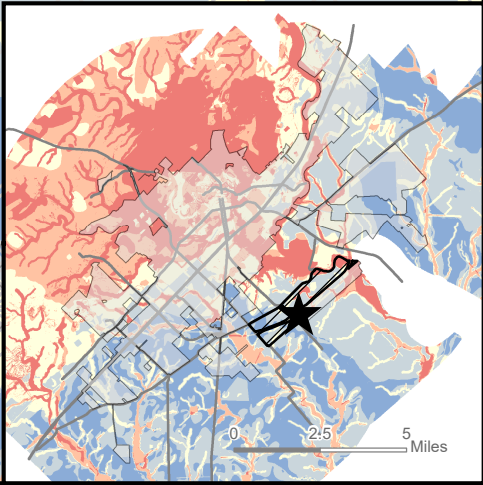
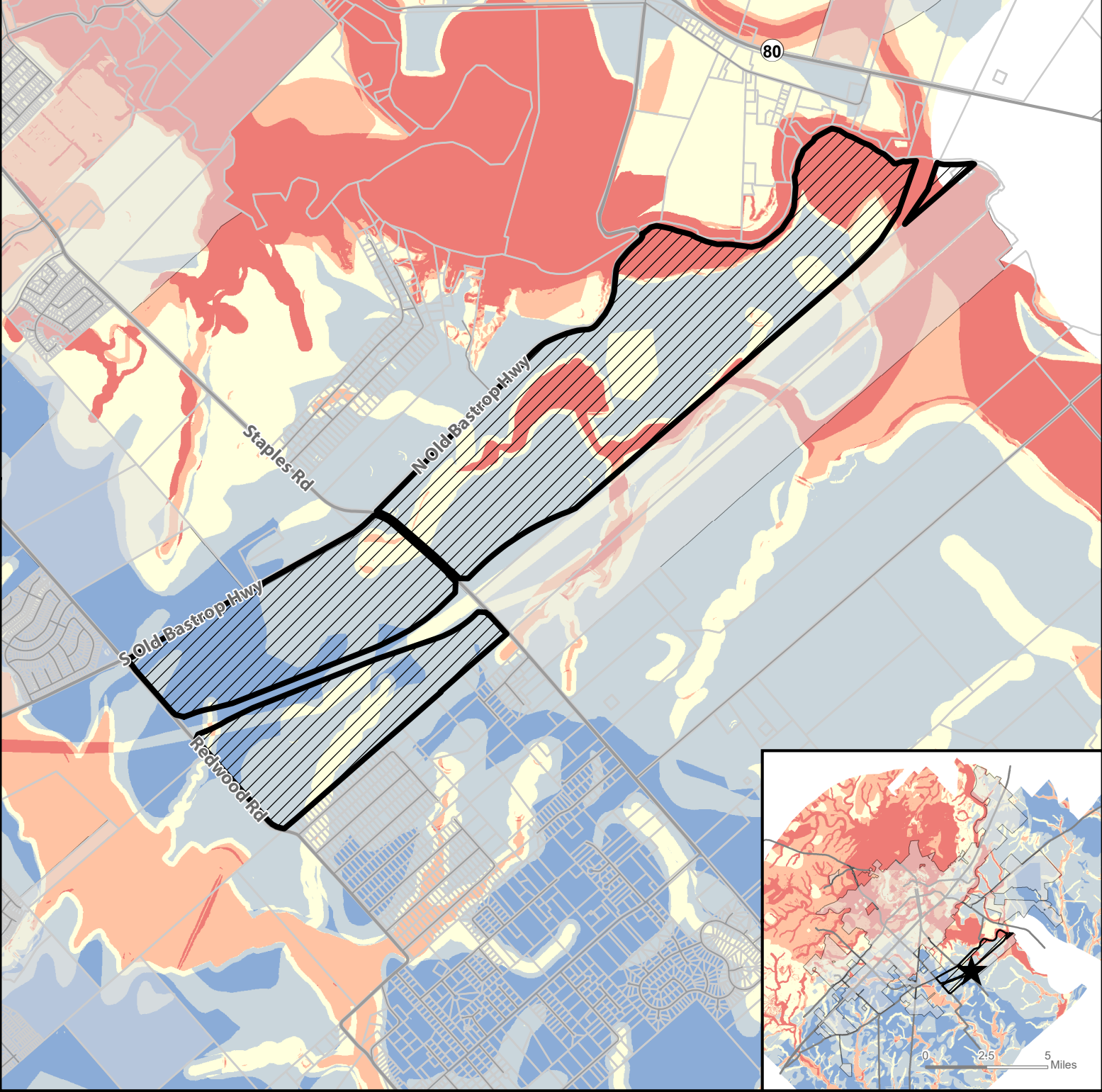
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PSA-20-02

Land Use Suitability

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



★

Site Location

Subject Property

Parcels

City Limit

LandUseSuitability

Value

Least Constrained

2

Moderately Constrained

4

Most Constrained

N

0

1,600

3,200

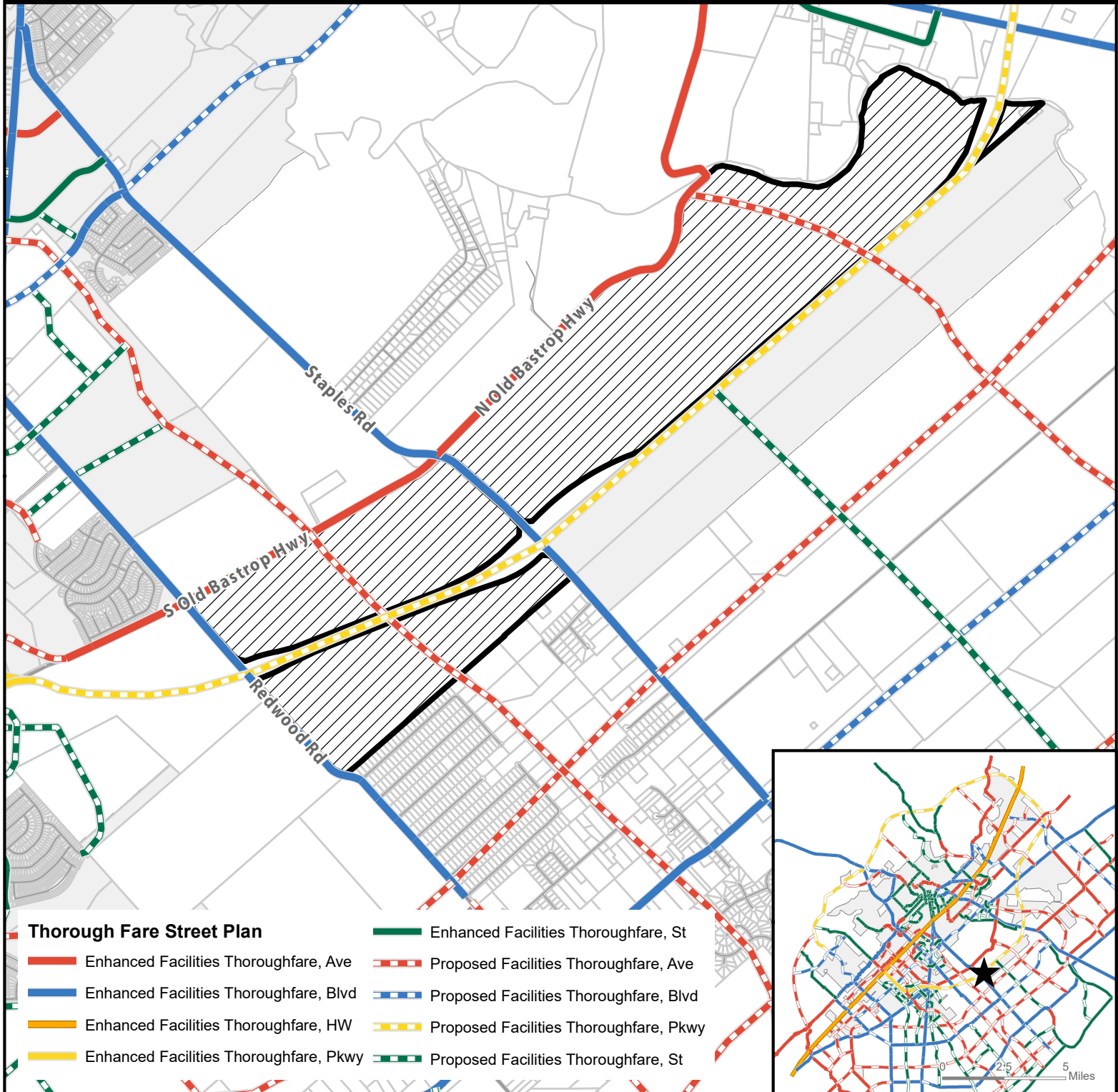
6,400

Feet

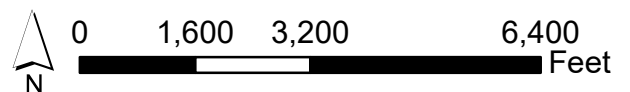
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Map Date: 3/23/2020

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



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

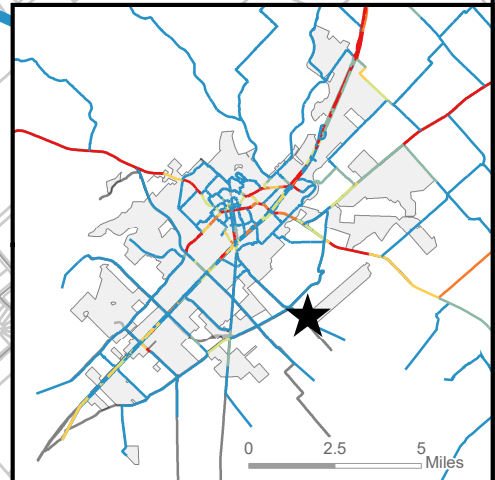
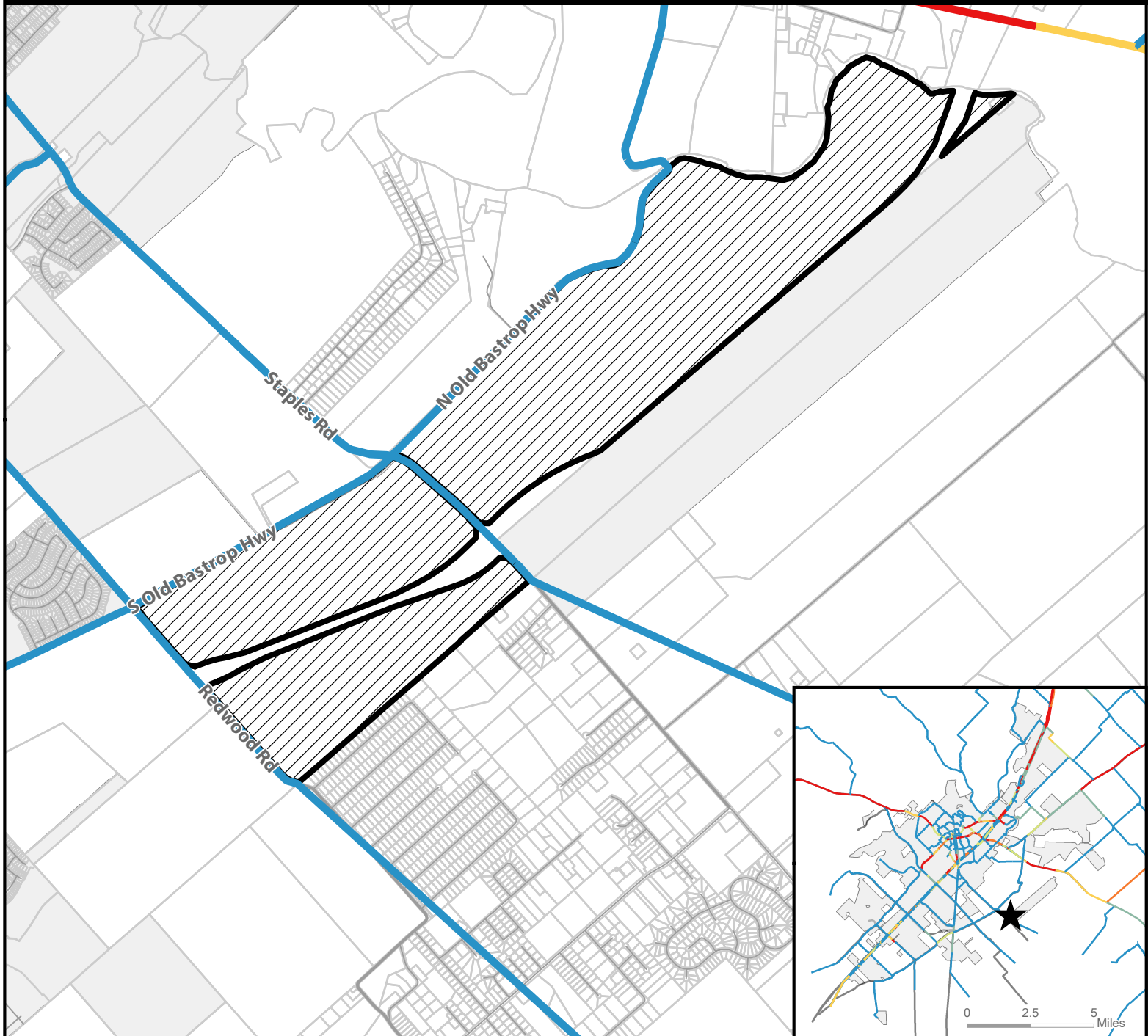


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Map Date: 3/23/2020

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.



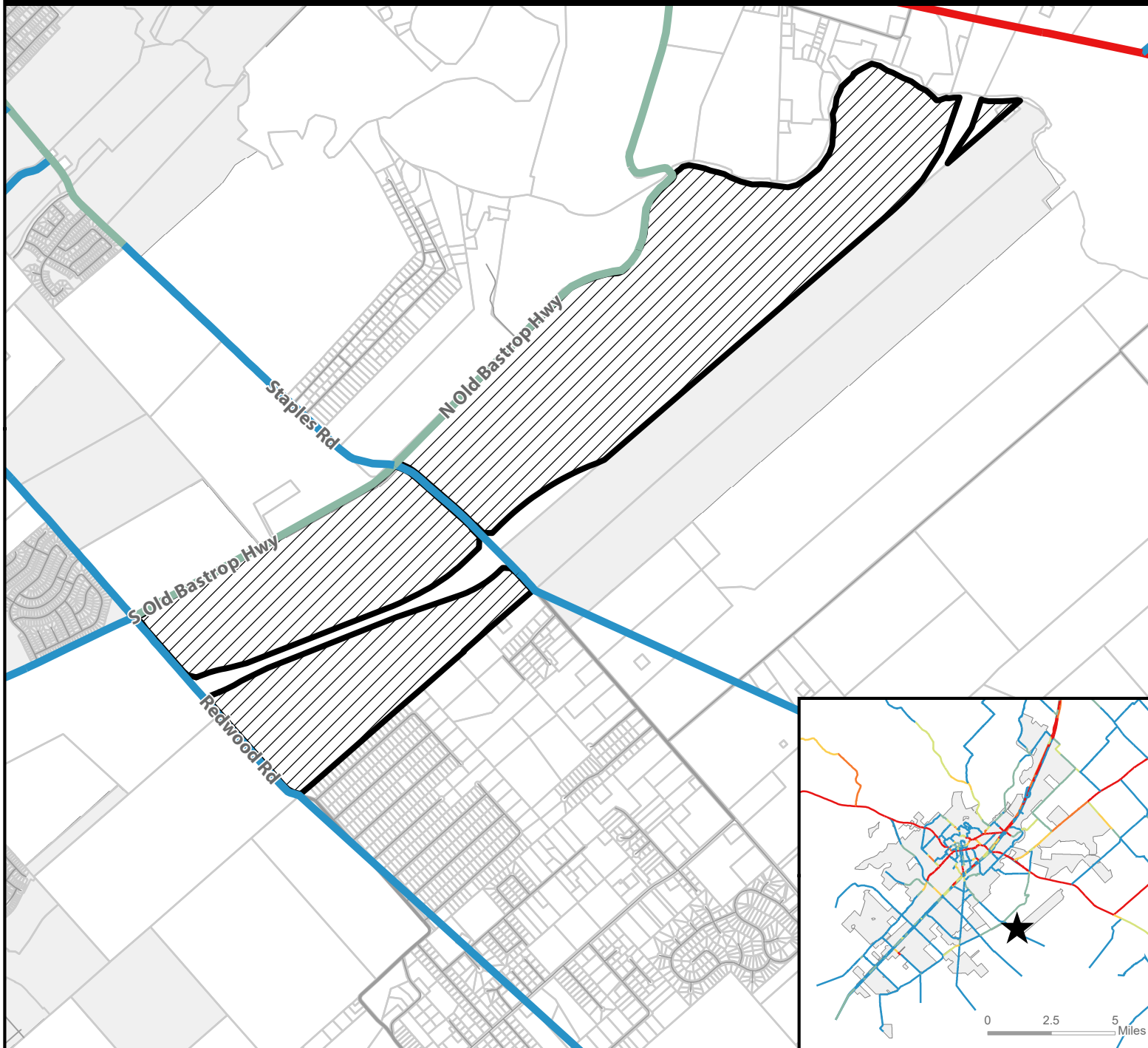
0 1,650 3,300 6,600 Feet

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Map Date: 3/23/2020

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

TDM derived from 2010 CAMPO Regional Model

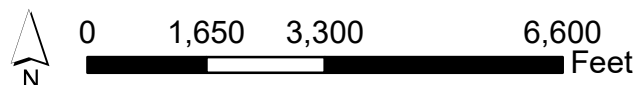


- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit

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.

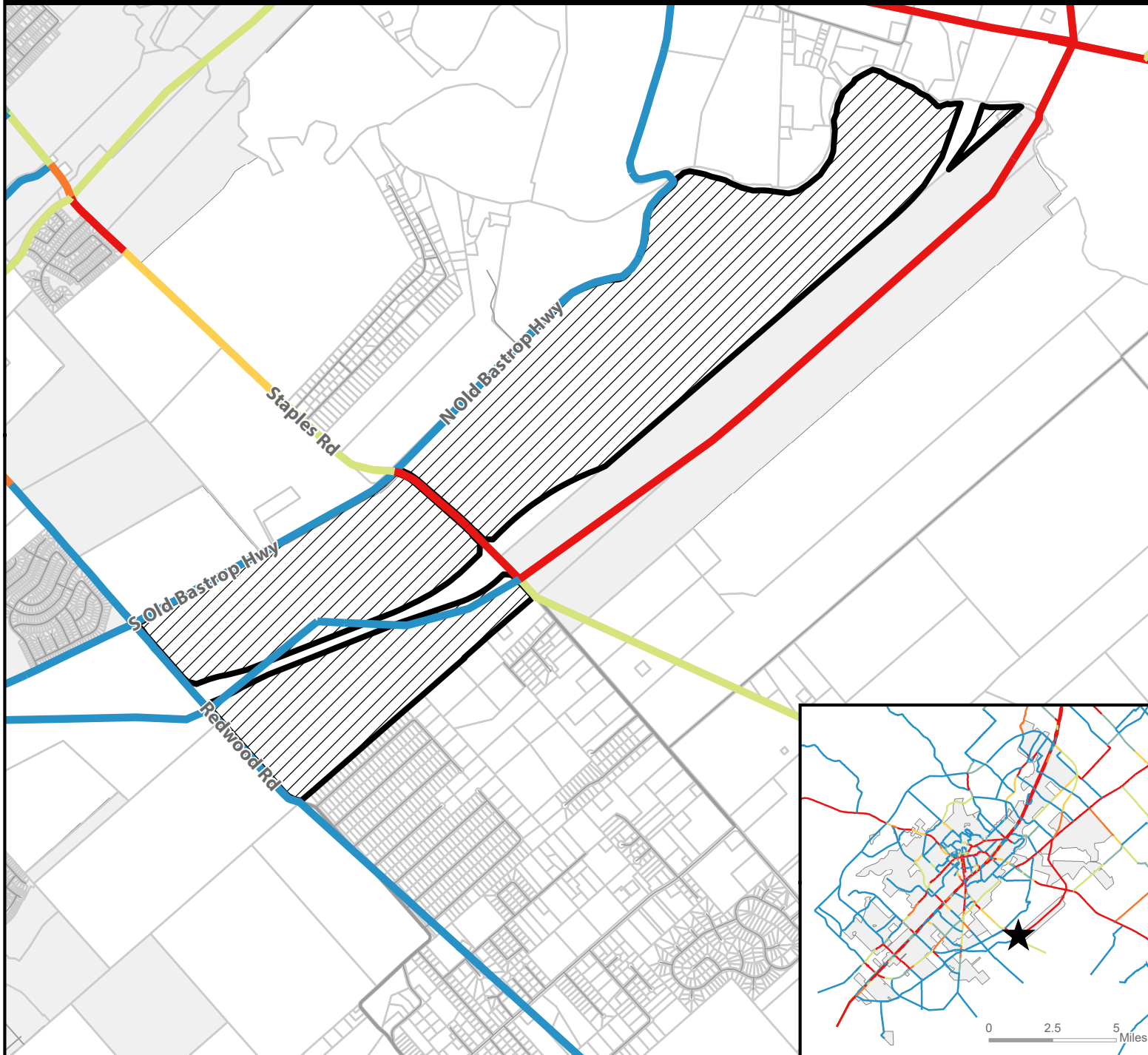


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PSA-20-02 TDM Future Daily Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model

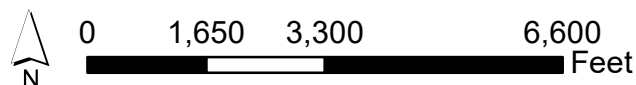


- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit

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.

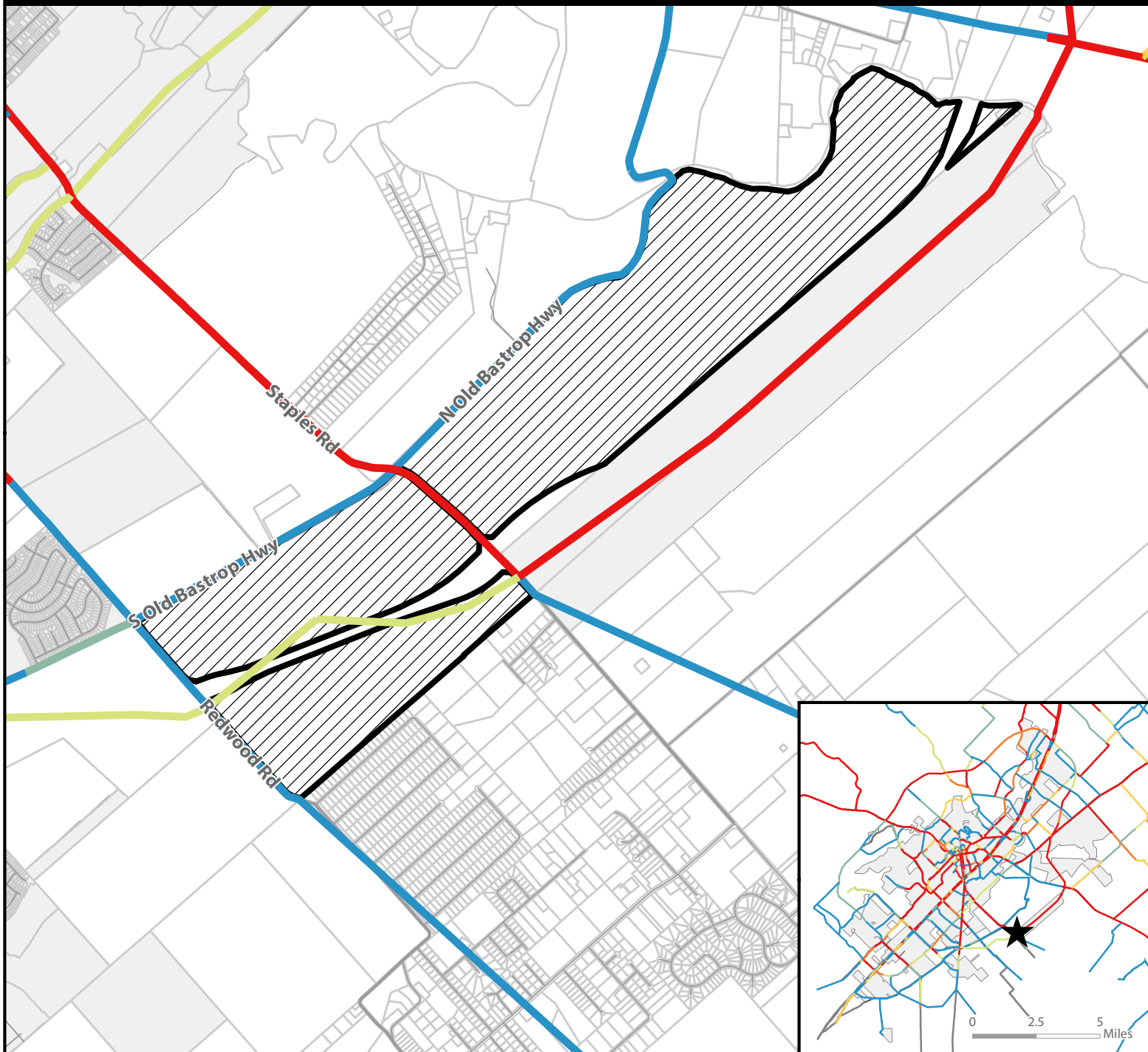


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PSA-20-02 TDM Future Peak Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.

TDM derived from 2010 CAMPO Regional Model



★ Site Location

▨ Subject Property

□ Parcels

□ City Limit

*Level of Service (LOS)
defined by maximum
volume over capacity.

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)

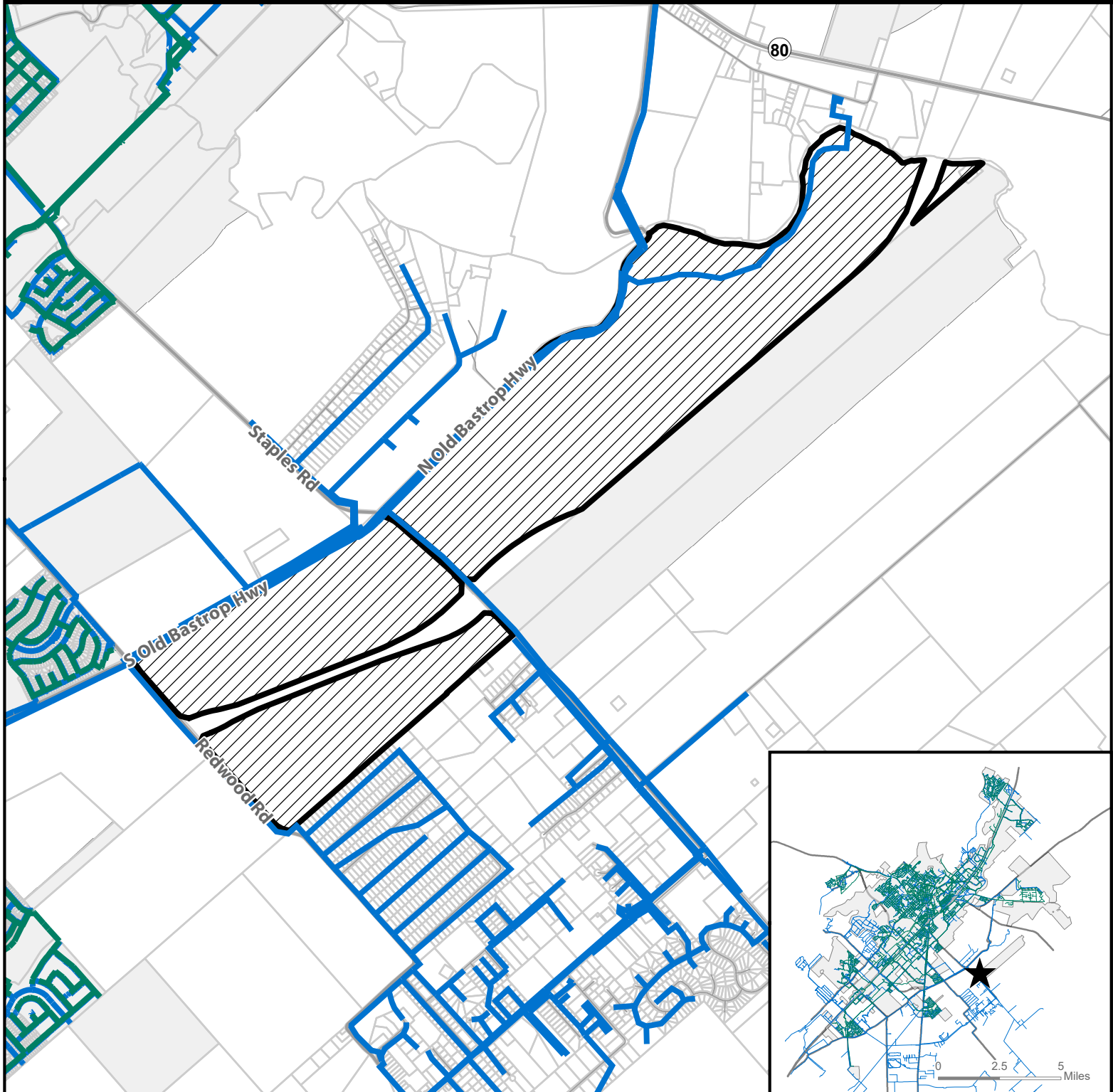


0 1,650 3,300 6,600 Feet

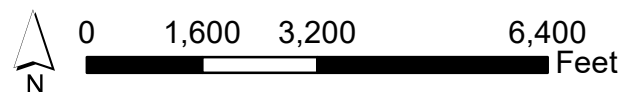
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PSA-20-02 Water/Wastewater Lines Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



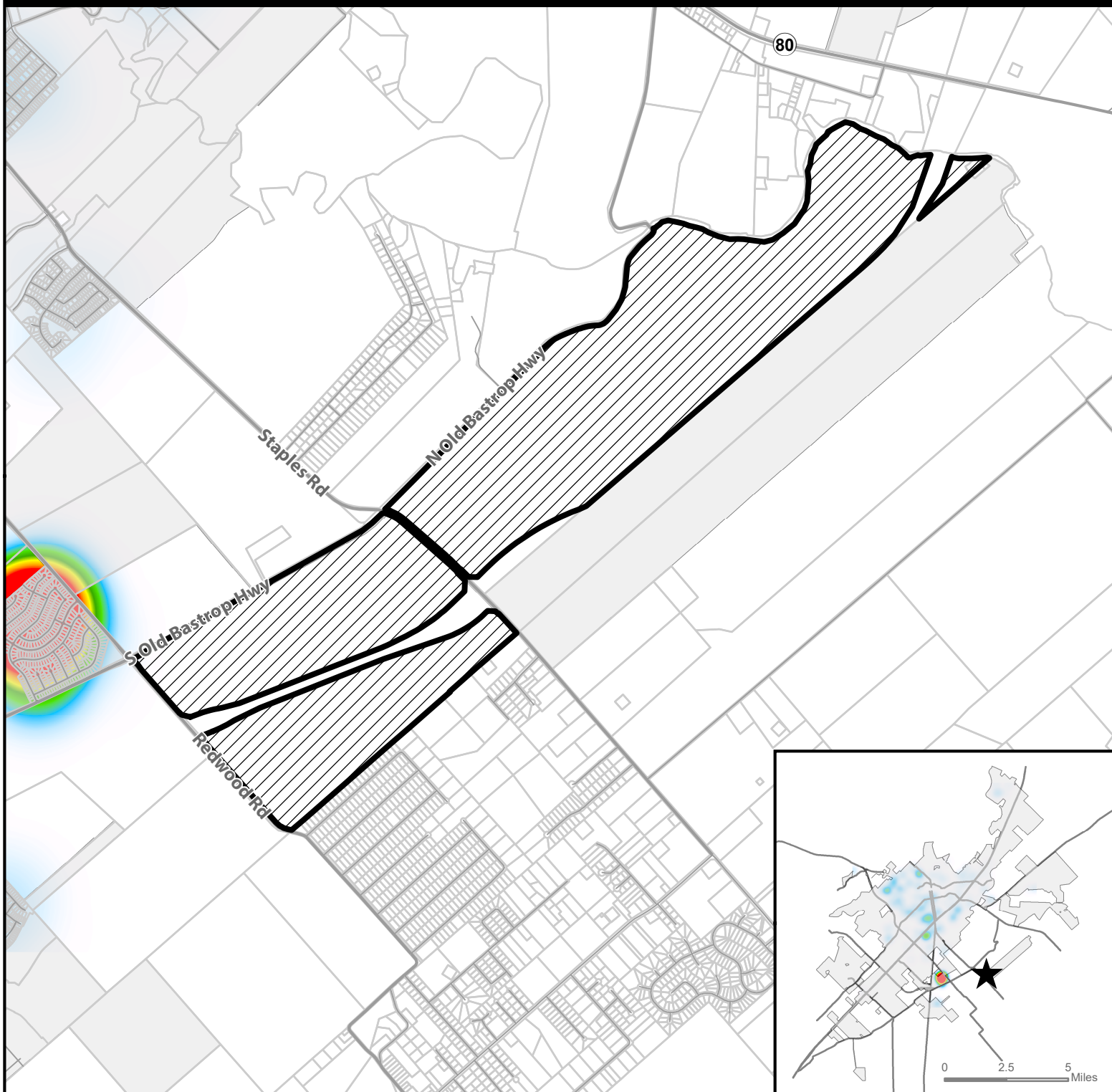
- ★ Site Location
- ▨ Subject Property
- Parcels
- City Limit
- Sanitary Main
- Water Main



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PSA-20-02 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.

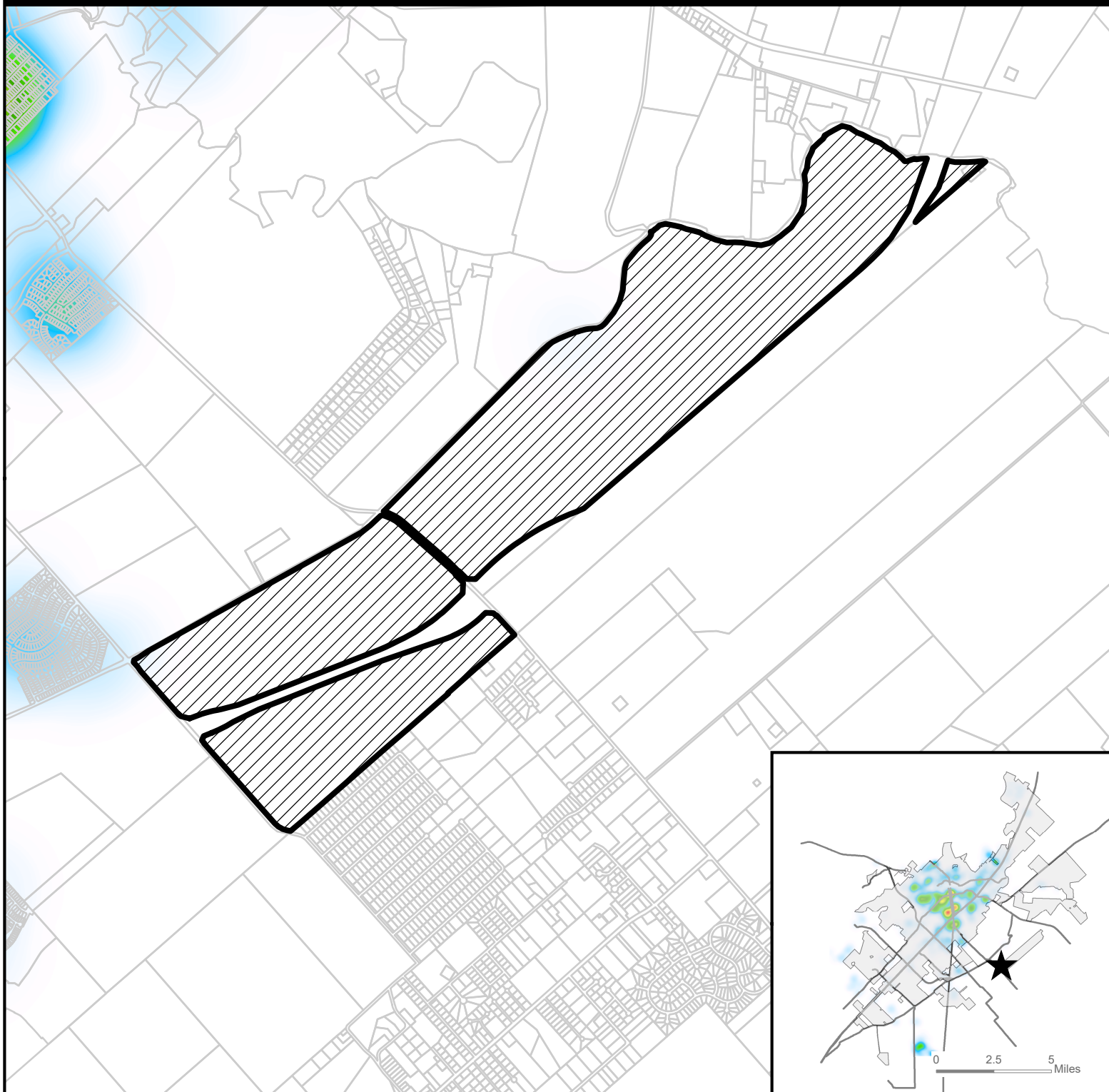






0 1,600 3,200 6,400 Feet

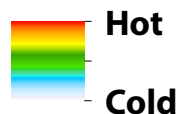
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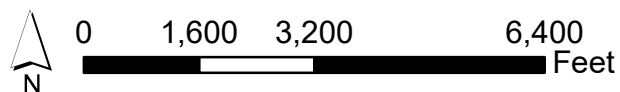
PSA-20-02 Water Hotspots Riverbend Ranch PSA — North Old Bastrop Hwy. & Staples Rd.



-  **Subject Property**
-  **Site Location**
-  **Parcels**
-  **City Limit**



Hotspot analysis based on service requests from 2013 to 2018.



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