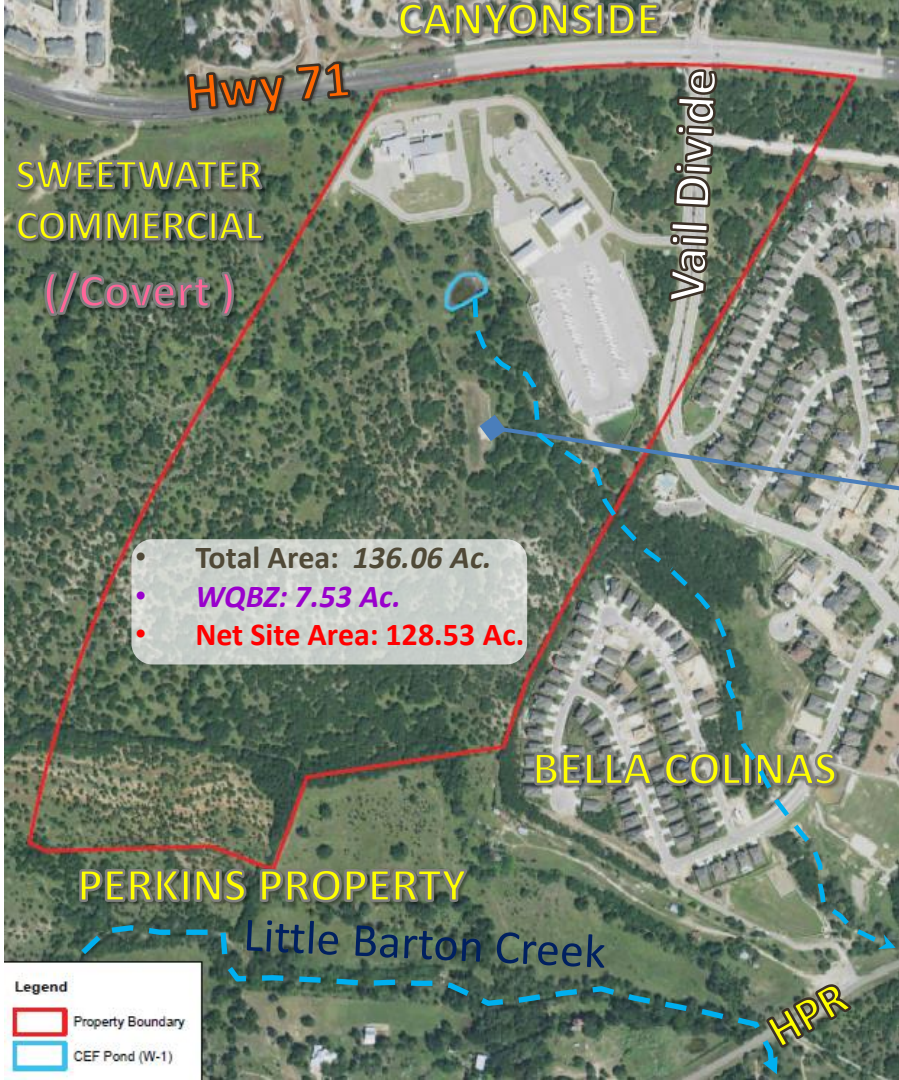


# AGENDA

10. Discuss and consider action on the site development plan for the Lake Travis ISD Phase 3B for Middle School, located at 5400 Vail Divide and 16101 State Highway 71 West, Bee Cave, Texas 78738.











# SCHOOL LAYOUT



## EXISTING (IC = 14.63 Ac.)

- School Bus Barn
- Transportation & Distribution Center
- Technology Building
- Portion of Vail Divide

## PROPOSED (IC = 16.71 Ac.)

-  School buildings
-  Athletic fields (*practice and football, Tennis*)
-  Stormwater ponds
-  Re-irrigation areas
- Parking Lot
- Vail Divide Modification and Extension

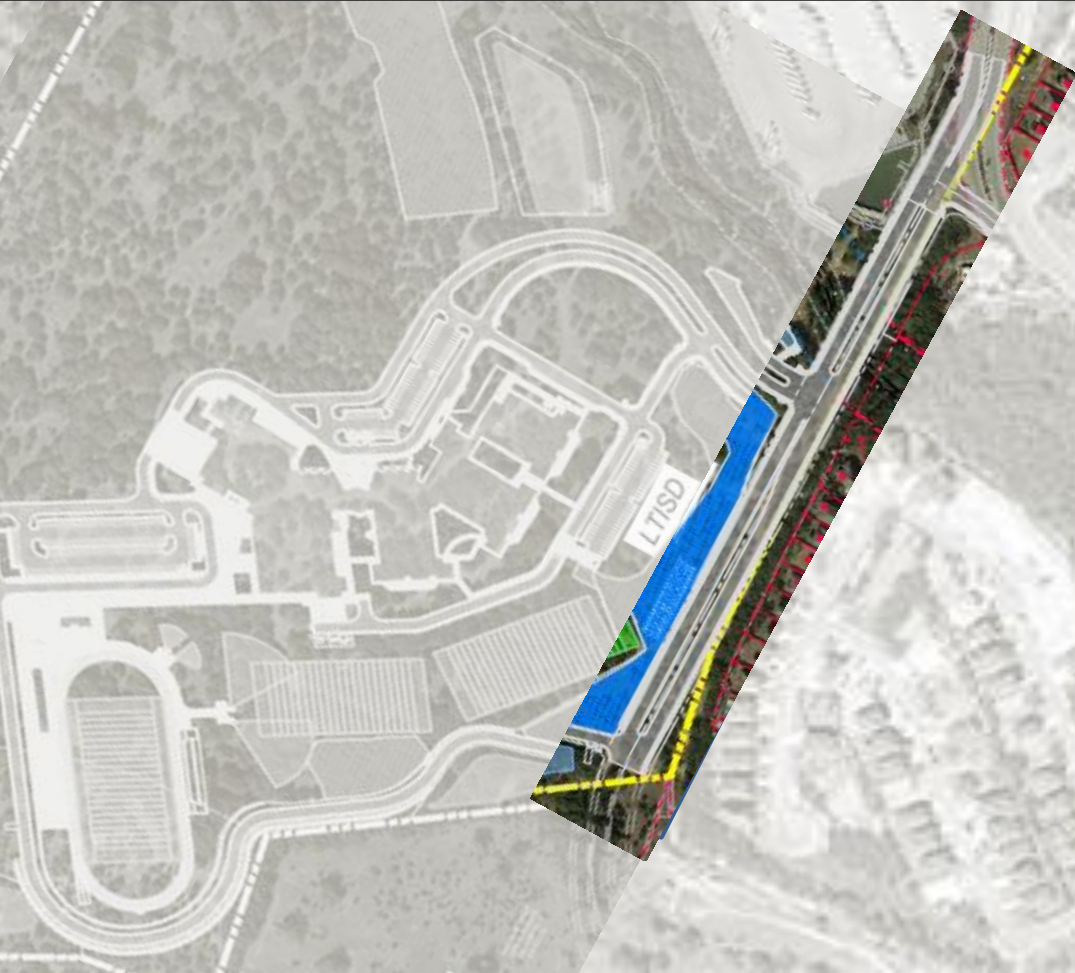


# VAIL DIVIDE EXTENSION





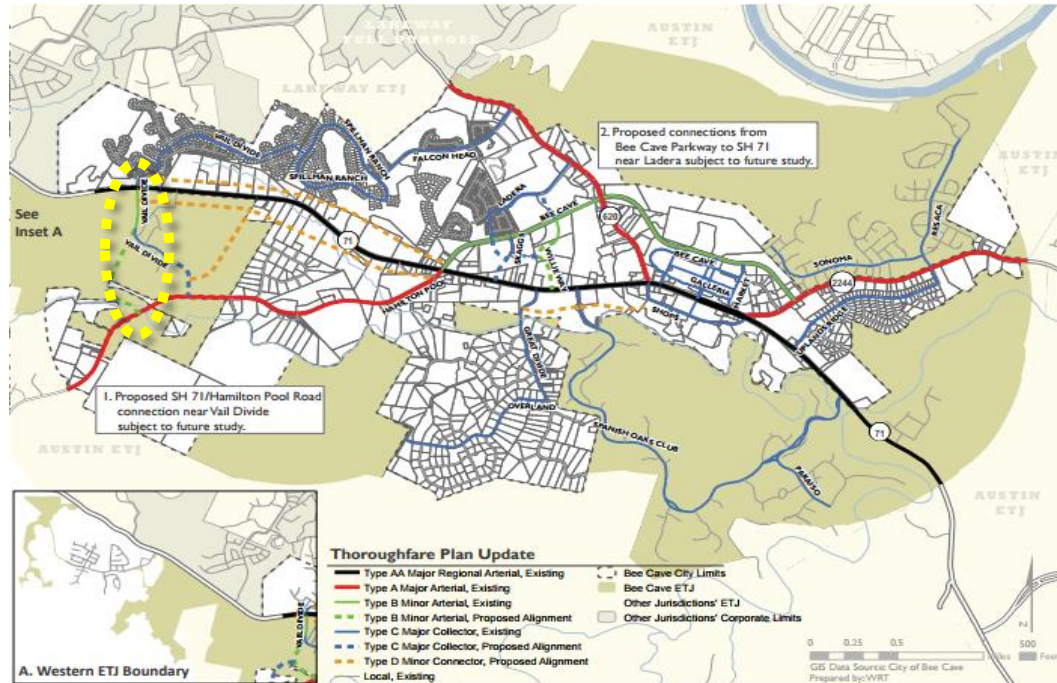
# VAIL DIVIDE EXTENSION



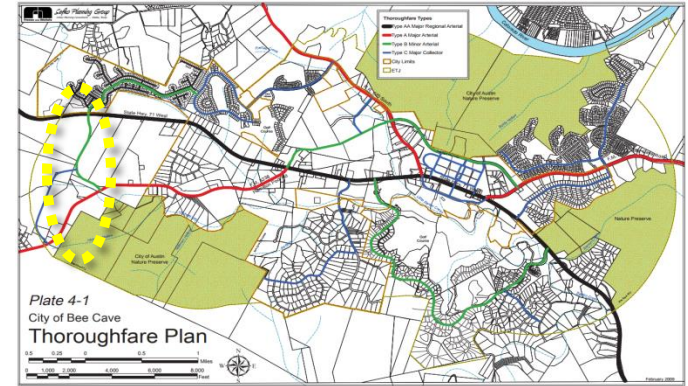
- 4 lane divided Minor Arterial
- ~ 1400 linear feet of eventual connection between Hamilton Pool Road & Highway 71

# VAIL DIVIDE EXTENSION - HISTORY

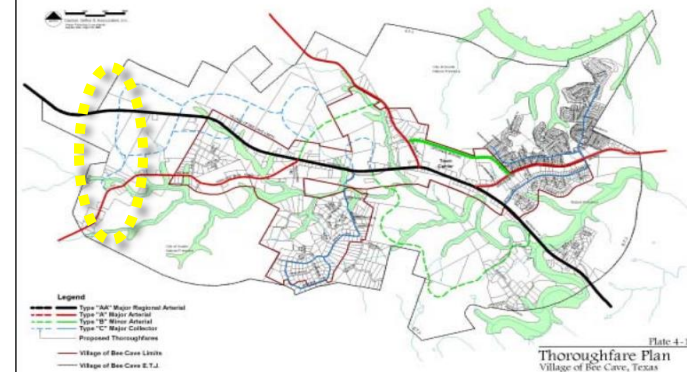
## 2016 Comprehensive Plan



## 2009 Comprehensive Plan



## 2000 Comprehensive Plan

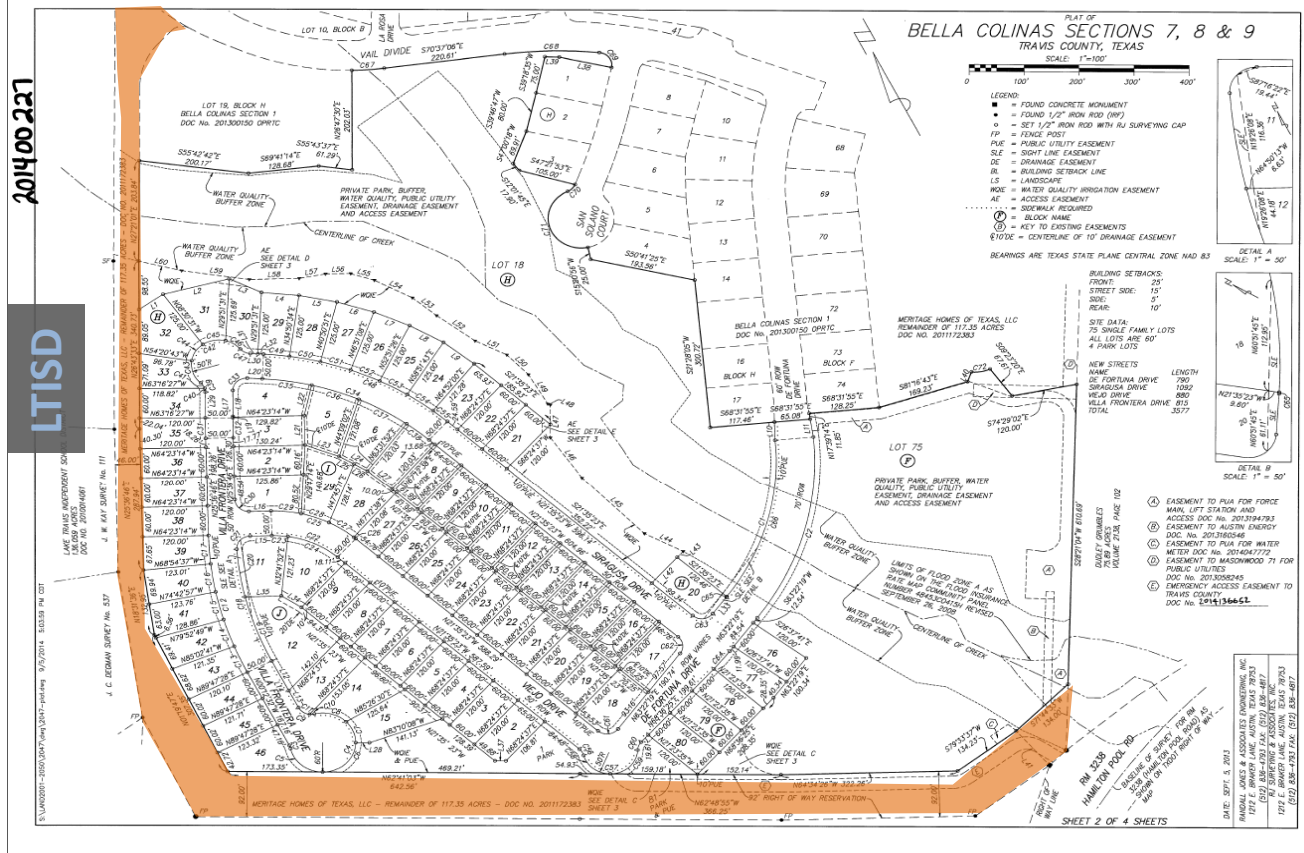


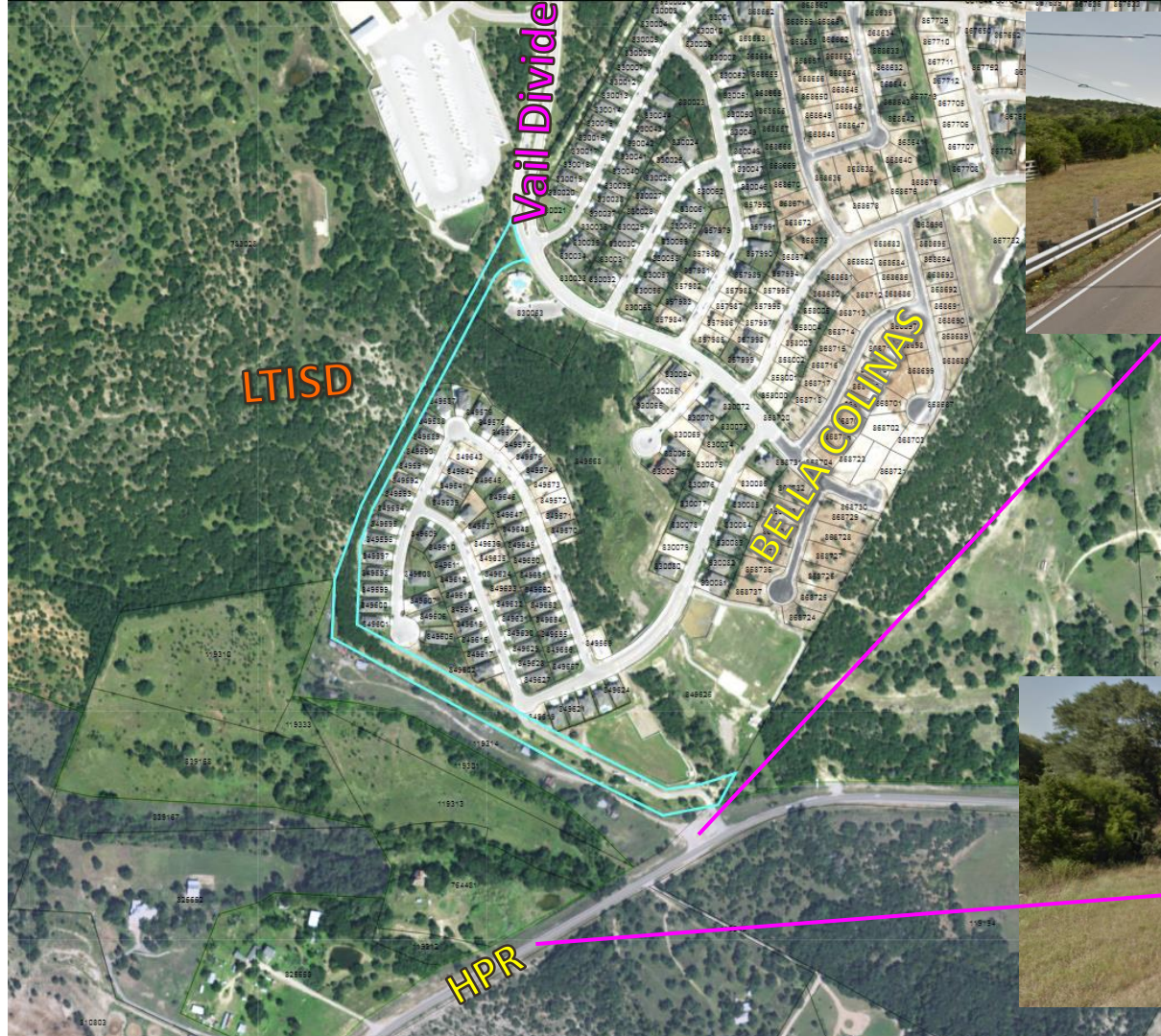


# VAIL DIVIDE EXTENSION - HISTORY

## Bella Colinas Section 7, 8, 9 Final Plat

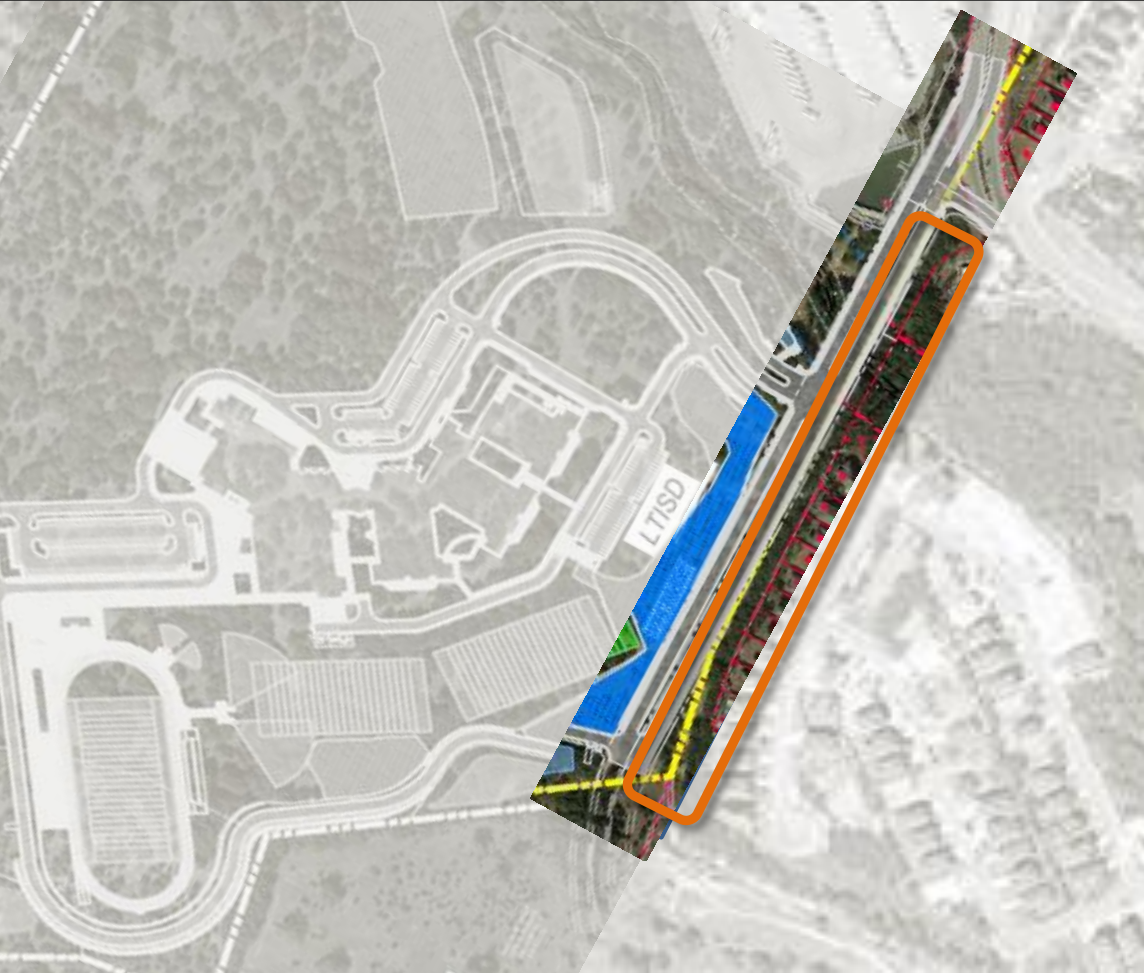
~46-92'  
ROW  
Reservation







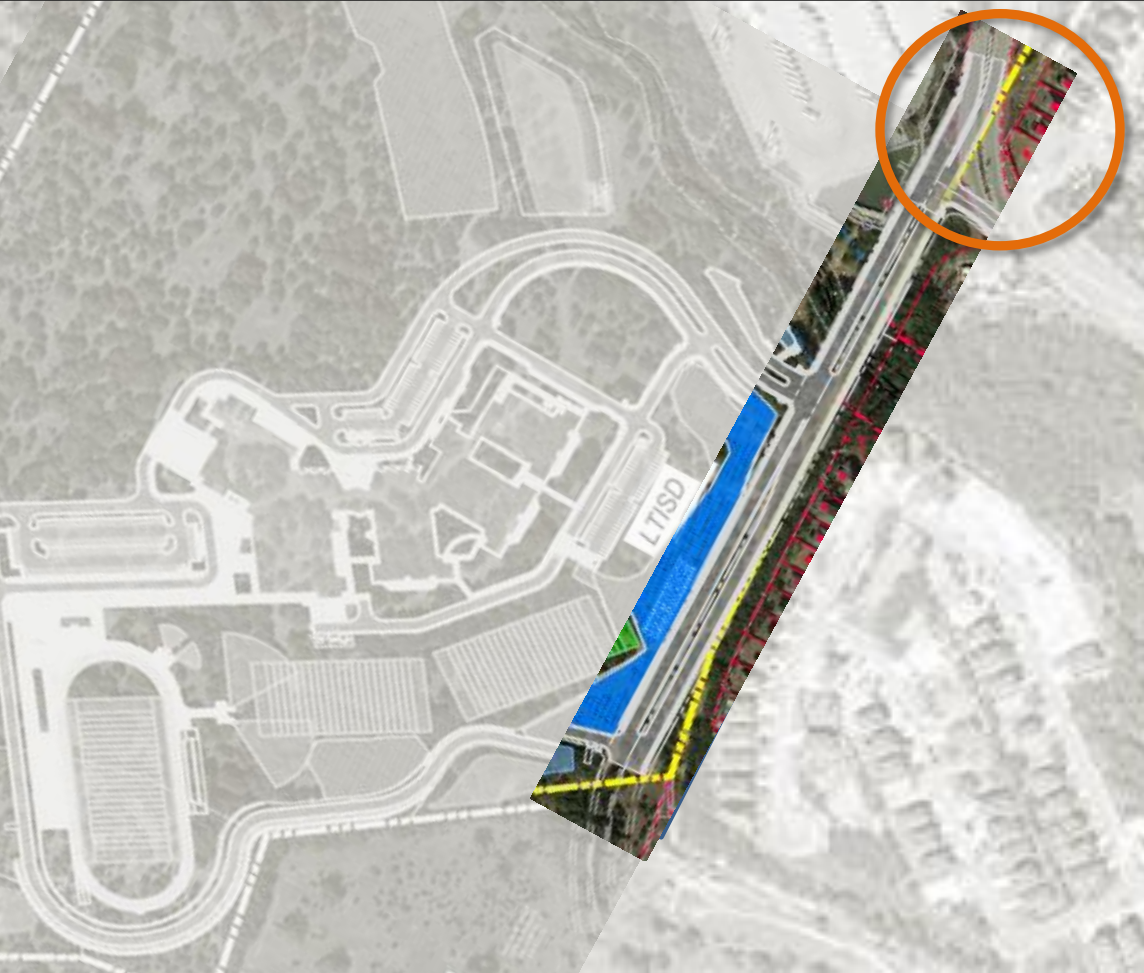
# VAIL DIVIDE EXTENSION



- **Buffer to Bella Colinas**
  - 40-55' wide
  - Preserve existing landscaping
  - Proposed landscaping TBD
- **Intersection**
- **Slope**
- **Site Distance**
- **Wall on west boundary**
- **Sidewalks**



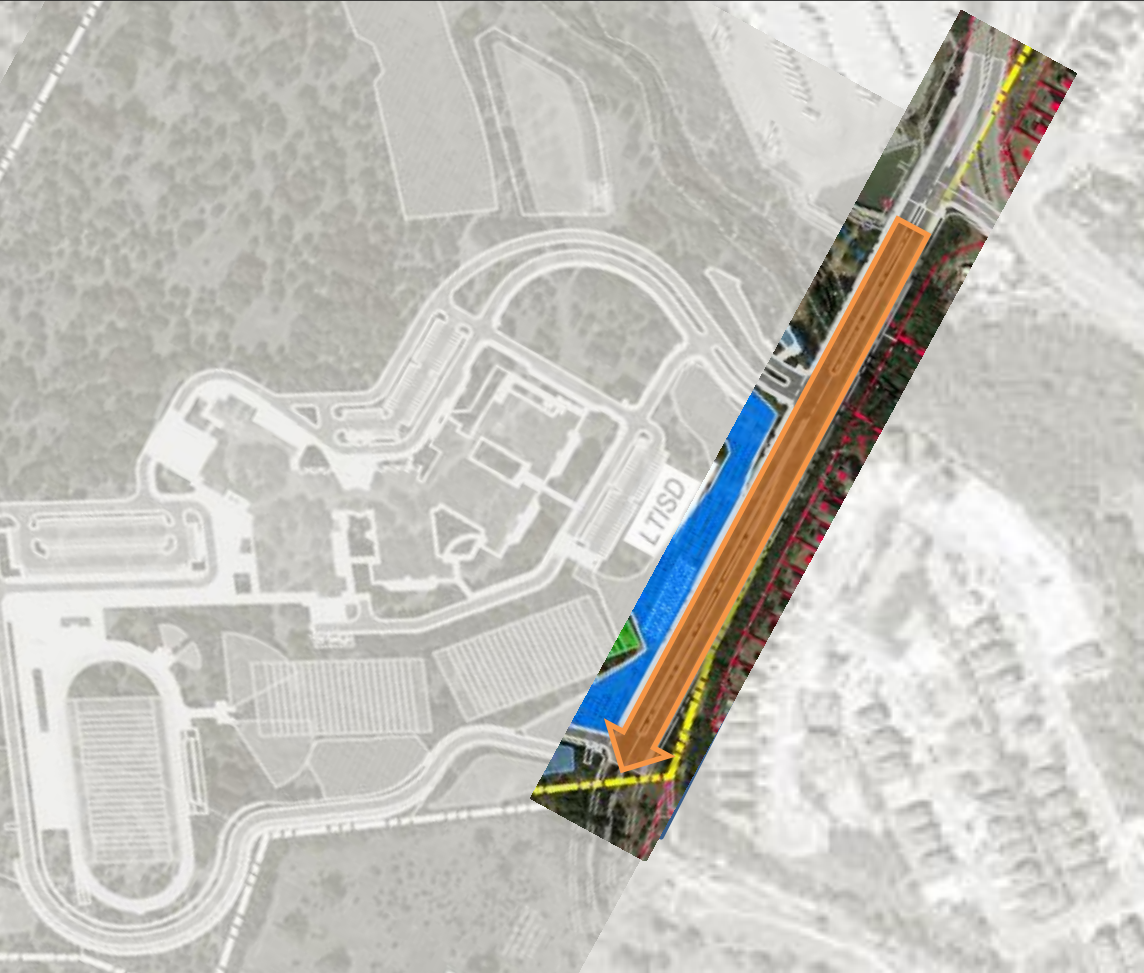
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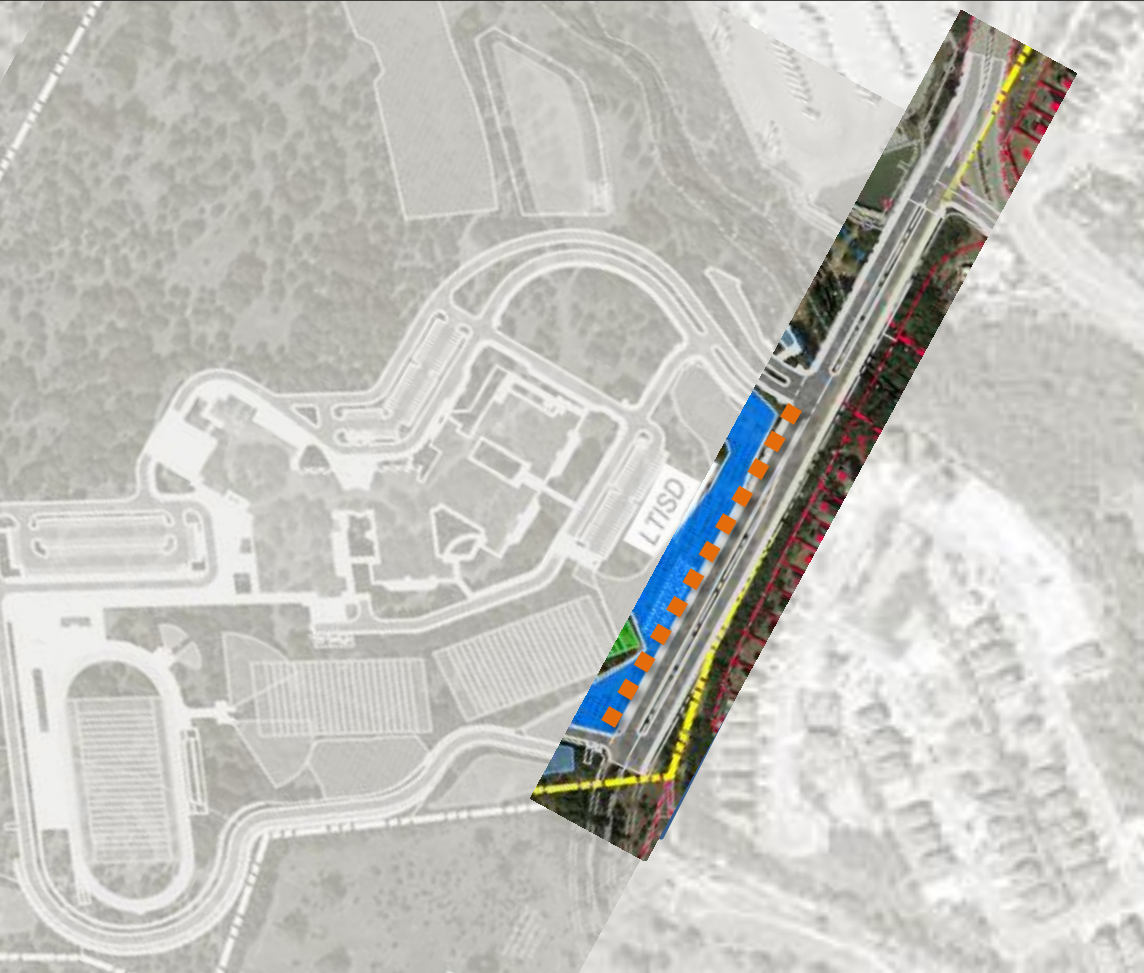
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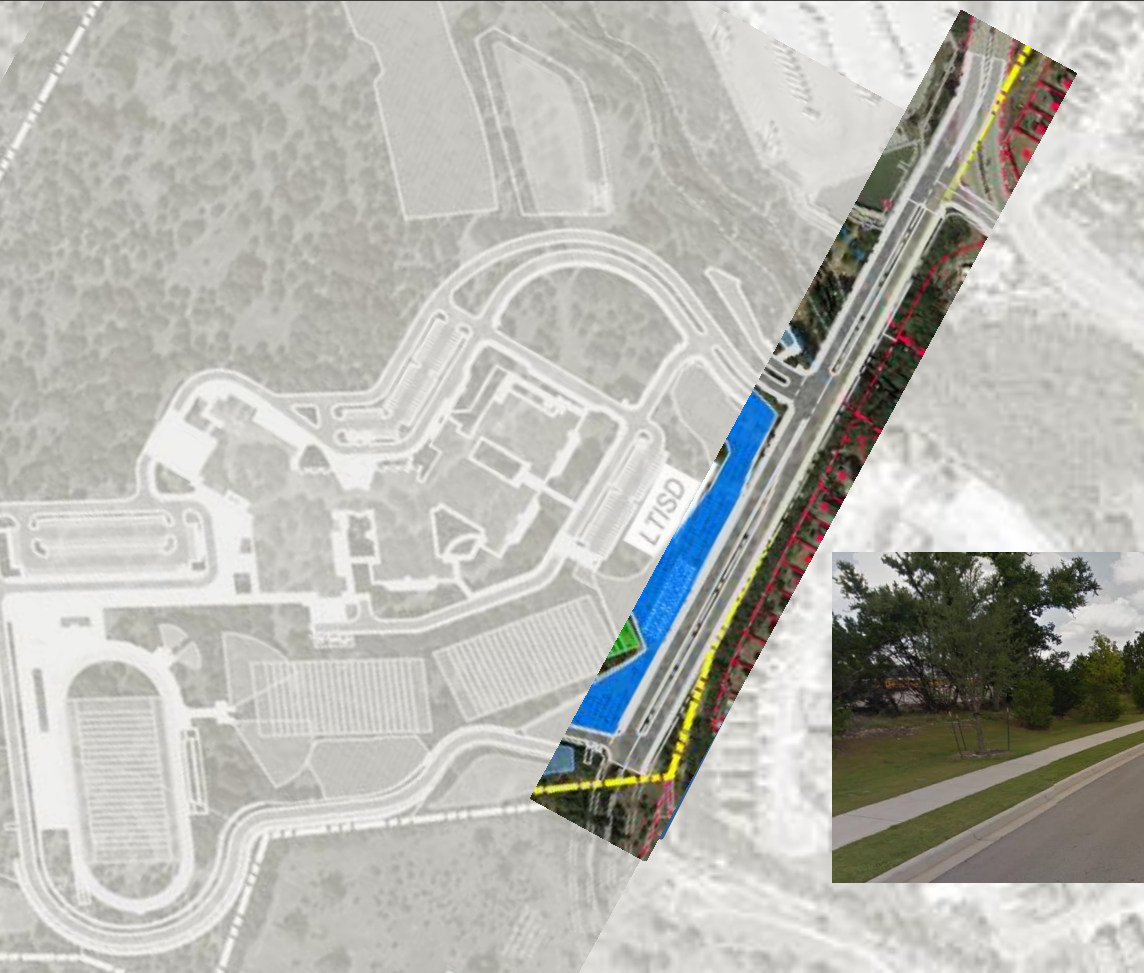
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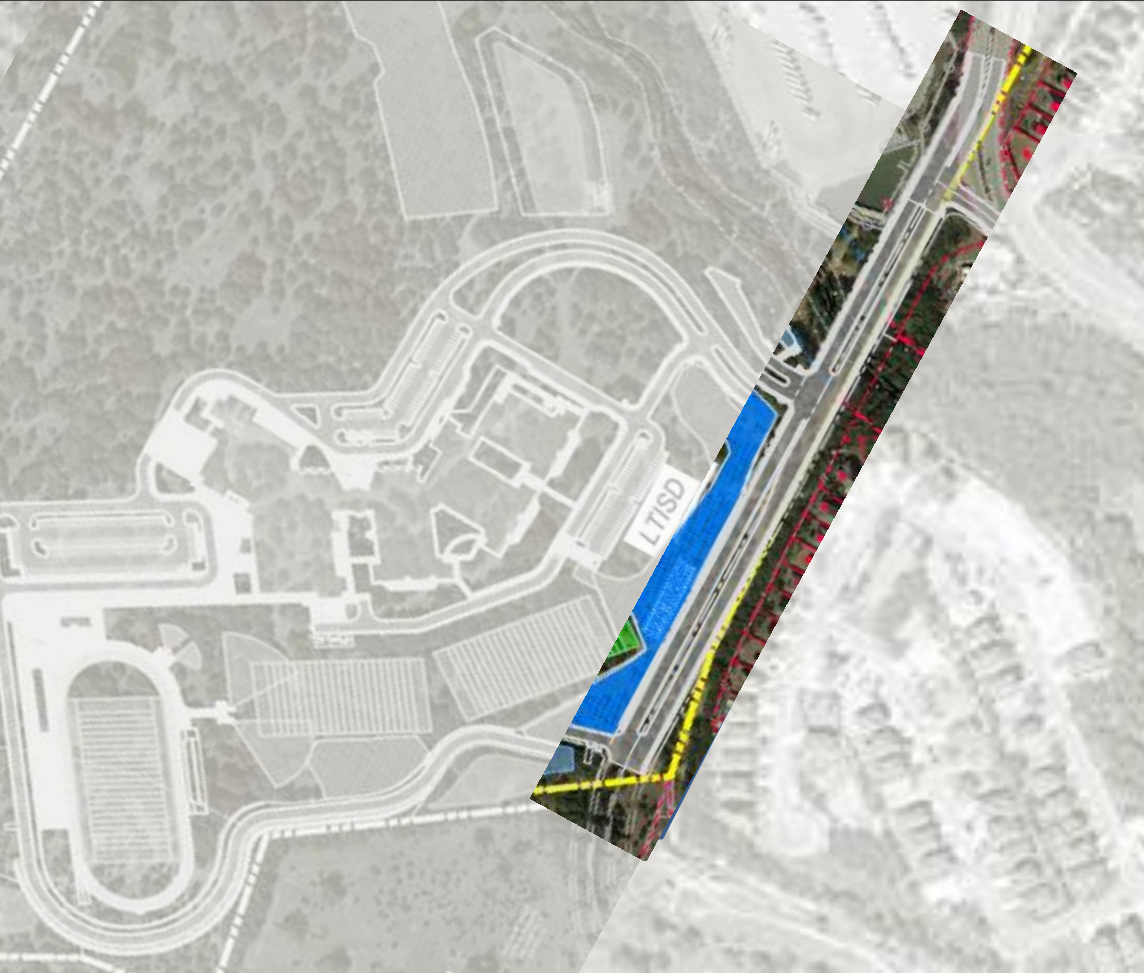


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# CONSTRUCTION & IMPROVEMENT AGREEMENT



- **Completion of TIA (\$43,000 Escrow. Recognition of value of other improvements)**
- **Obligation for intersection improvements and 4 lane cross section**
- **Dedication from private to public (restriping)**
- **Construction and access easements at southern end of property**
- **Timing of Development Plat**

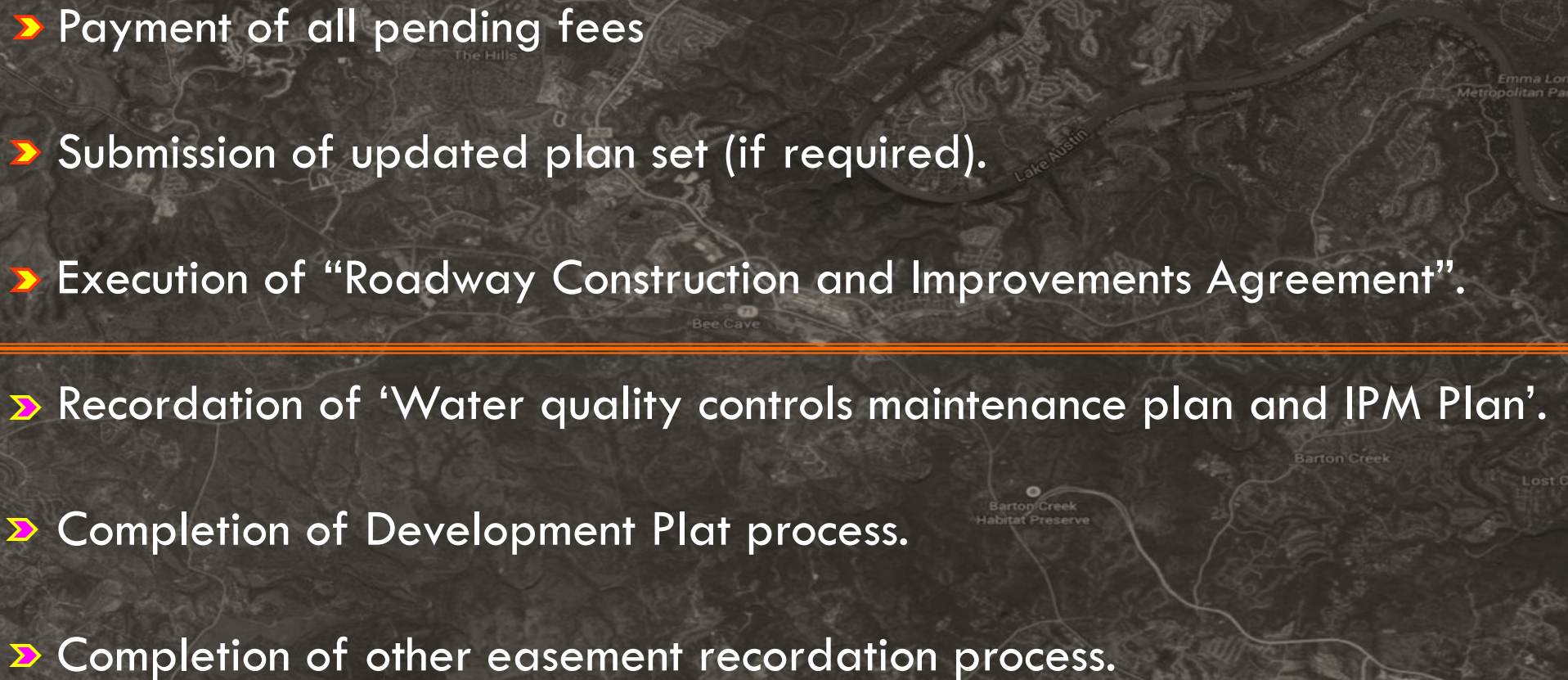






- Exception from City Code Section 30.02.009 requiring development plat.
  - Exception from City Code Section 30.06.002 requiring fiscal security for public improvements.
  - Variance from City Code Section 20.04.044 (e) (1) which dictates that “Impervious cover shall not be constructed downstream of water quality controls.”
  - Variance from City Code Section 20.04.103 (c) (4) and 20.04.114 requiring posting fiscal security for NPS permit.
  - Variance from City Code Section 20.04.111 water quality control facilities must be contained within a water quality easement or restricted platted lot.
  - Variance from City Code Section 20.04.006 for TCSS manual, chapter 5 of which requires following certain COA ECM design guidelines (COA ECM Section 1.6.7.5.A.4.b in this case).
- 
- ★ Exception from City Code Section 30.03.005 requiring walkways shall be minimum 4' away from the street curb.



- 
- Payment of all pending fees
  - Submission of updated plan set (if required).
  - Execution of “Roadway Construction and Improvements Agreement”.
- 
- Recordation of ‘Water quality controls maintenance plan and IPM Plan’.
  - Completion of Development Plat process.
  - Completion of other easement recordation process.