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SUBDIVISION REVIEW SHEET

CASE NO: C8-2009-0125 **ZAP DATE:** June 1, 2010

SUBDIVISION NAME: Estates on Stratford Mountain Preliminary Plan

AREA: .217 Acres (within COA jurisdiction) **LOTS:** (4)

APPLICANT: Kailey Development L.P. (Marc Chase) **AGENT:** Noble Engineering (Tres Howland)

ADDRESS OF SUBDIVISION: 3101 Stratford Dr.

GRIDS: MG23 **COUNTY:** Travis

WATERSHED: Town Lake **JURISDICTION:** Full Purpose

EXISTING ZONING: PUD

PROPOSED LAND USE: Single Family, ROW

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS:

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for approval of the above referenced preliminary plan. The proposed plan consists of a 6.67 acre site with an internal street to serve four single-family lots. However, only 0.204 acres of the proposed subdivision directly fronting Stratford Drive is within the city limits of Austin, the remaining acreage all falls within the jurisdiction of the City of Westlake Hills. There is a 60 foot section of right-of-way proposed to serve the lots connecting with Stratford Drive. Because this proposed right-of-way is within the city limits of the City of Austin, a preliminary plan is required. The City of Austin's review of this project is limited to the 0.204 acres abutting Stratford Drive. The balance of the preliminary plan has been reviewed and approved by the City of Westlake Hills. The City of Austin will provide electric service, WCID #10 will provide water and there will be an on-site service for wastewater. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

The staff recommends approval of the preliminary plan. The plan meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Don Perryman **PHONE:** 974-2786
e-mail: don.perryman@ci.austin.tx.us

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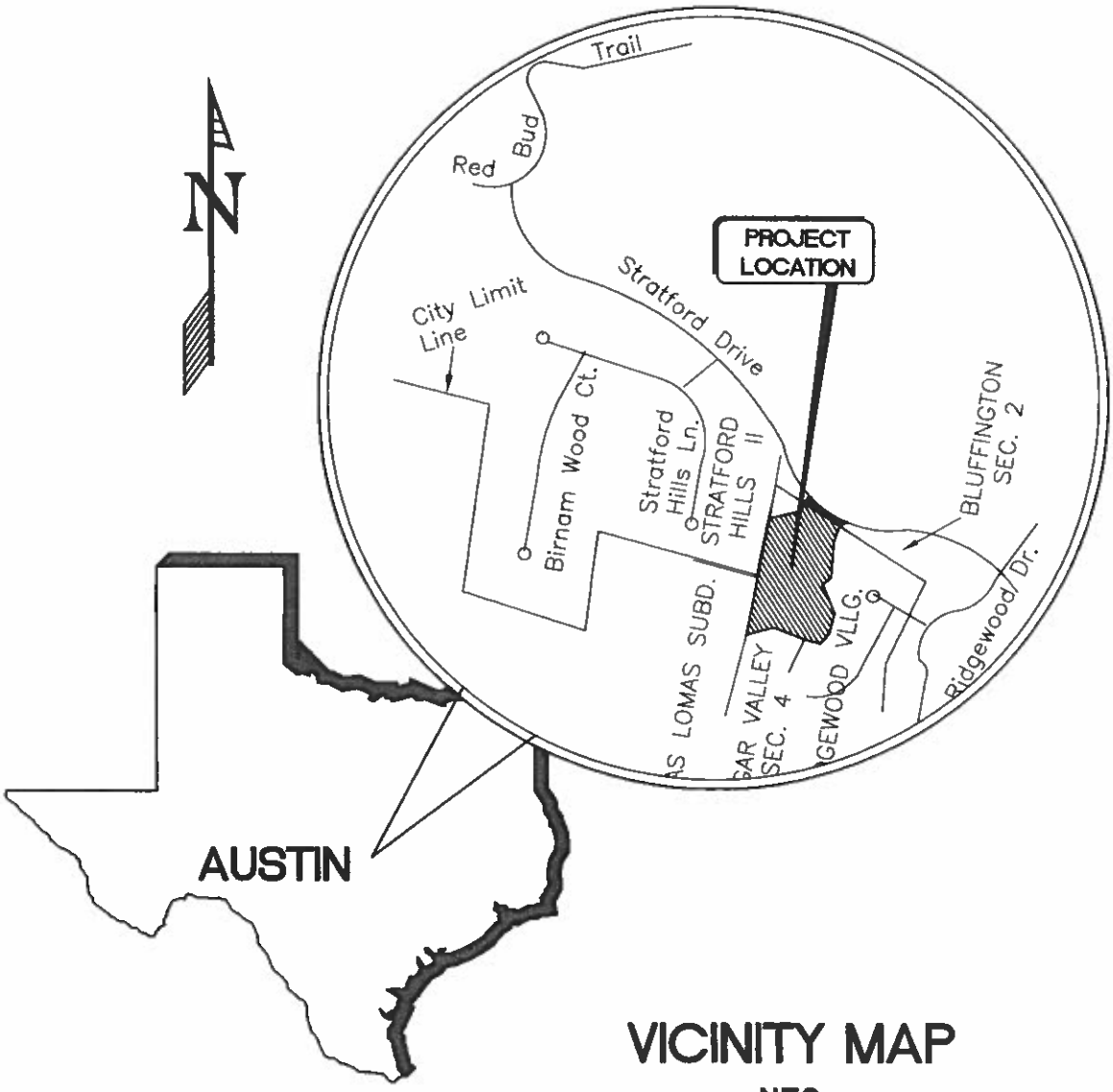
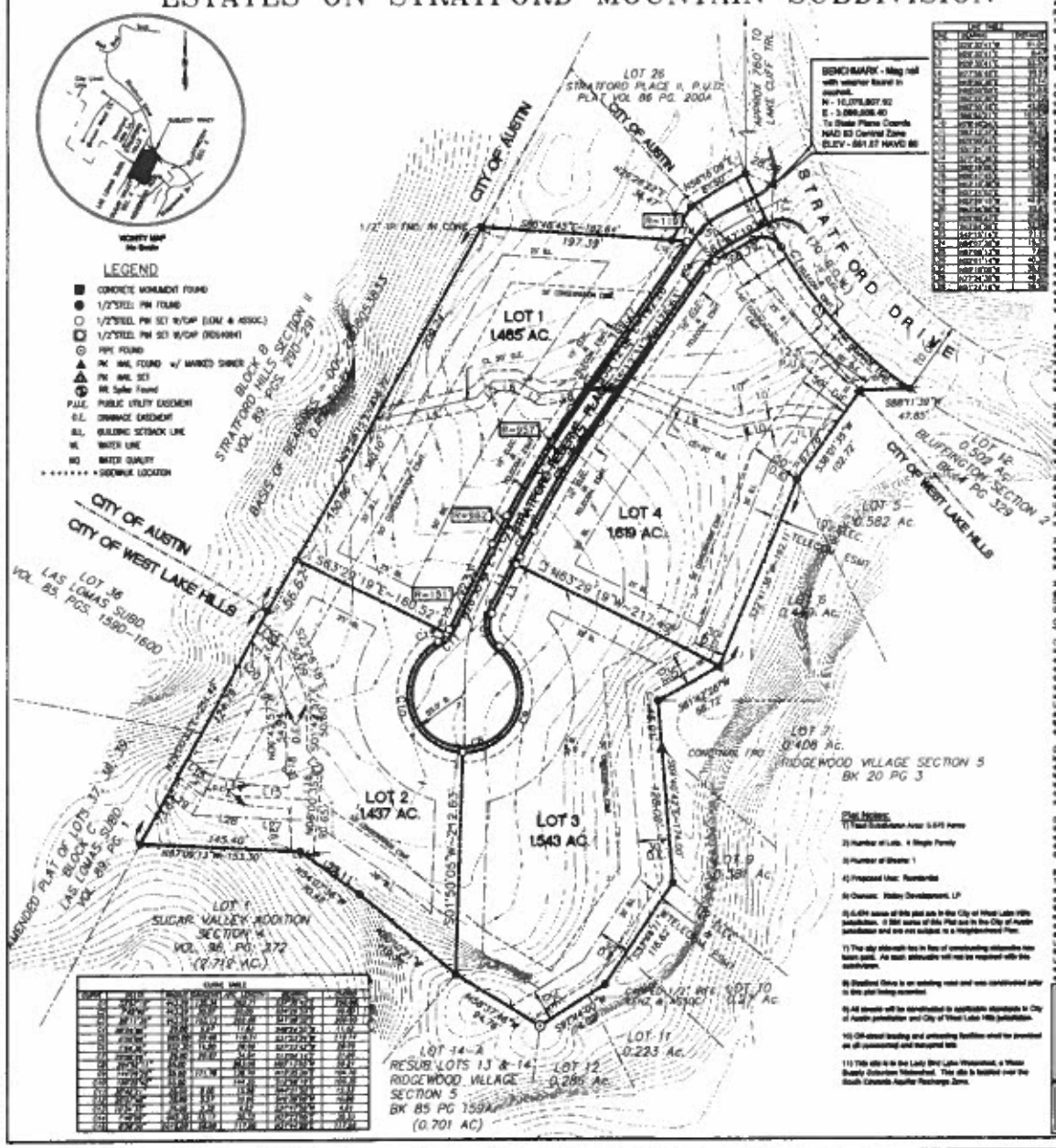


VICINITY MAP

N.T.S.

PRELIMINARY PLAN FOR
ESTATES ON STRATFORD MOUNTAIN SUBDIVISION



NOBLE SURVEYING & ENGINEERING WORKS, LLC.
TBPE: F14000
500 CAP. OF TX. HWY
BLDG. B, ST. 100
AUSTIN, TX 78746
(512)535-1820

PRELIMINARY PLAT

THE ESTATE ON STRATFORD
3101 STRATFORD DR.
WEST LAKE HILLS, TX

Scale: N/A
Design Team: T.H.U.A.A.
SHEET 1
NEW Project No. 0167-0001
City Project No. C8-2009-0125