

SUBDIVISION REVIEW SHEET

C9
1

CASE NO.: C8J-2010-0008

Z.A.P. DATE: June 1, 2010

SUBDIVISION NAME: Elm Creek Centre Preliminary Plan

AREA: 8.55 acres

LOT(S): 7 total lots

OWNER/APPLICANT: CB2LS, LLC (B. Baccus)

AGENT: Vickery & Associates, Inc.
(S. Frost)

ADDRESS OF SUBDIVISION: 12500 FM 969

GRIDS: R-21

COUNTY: Travis

WATERSHED: Elm Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: County

MUD: N/A

PROPOSED LAND USE: Commercial and Public ROW

ADMINISTRATIVE WAIVERS: Balance of Tract Waiver

VARIANCES: A variance to not construct sidewalks along SH 130 and FM 969 was granted on May 14, 2010, by the Travis County Commissioners' Court.

DEPARTMENT COMMENTS: The request is for approval of the Elm Creek Centre Preliminary Plan. The proposed subdivision is composed of 7 lots on 8.55 acres. Water will be provided by Manville Water Supply Corporation, and wastewater will be provided by on-site sewage facilities.

STAFF RECOMMENDATION: The staff recommends approval of the preliminary plan. This plan meets all applicable State, County, and City of Austin LDC requirements.

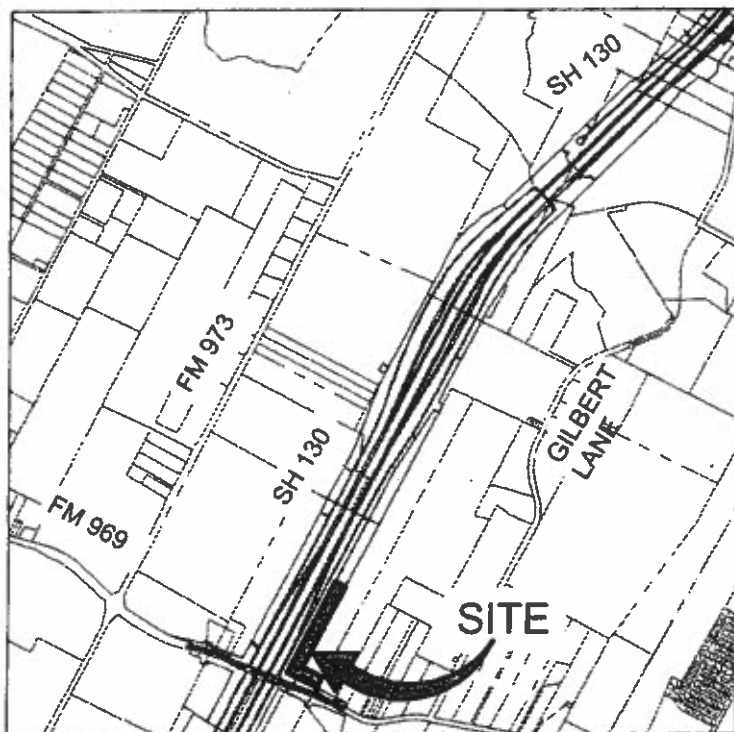
ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Michael Hettenhausen

PHONE: 854-7563

Email address: Michael.Hettenhausen@co.travis.tx.us

09/2



VICINITY MAP

N.T.S.

- [illegible]

PROPERTY LINE
TIMING CONDITIONS
GAS LINES
ELECTRICAL LINES
DRAINAGE DITCHES

200
150
100
0

100th MERIDIAN
100th PARALLEL

WYOMING MAP

11

4/15/2010
DATE

4/15/2010
DATE

PRELIMINARY PLAN OVERALL
ELM CREEK CENTRE
12500 FM 969
AUSTIN, TEXAS 78724

PREPARED FOR:
CERLS LLC
BDOE < BDPAC
SUITE 120
AUSTIN, TEXAS 78730
(512) 458-7100

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
1208 West 5th Street, Suite 200
Austin, Texas 78703
Phone: (512) 496-8014 Fax: (512) 496-8054



	6	
	3	
	2	
	1	
DATE	NO	

SUBMITTAL DATE: JANUARY 20, 2019

CAJ-2010-0008

19/4

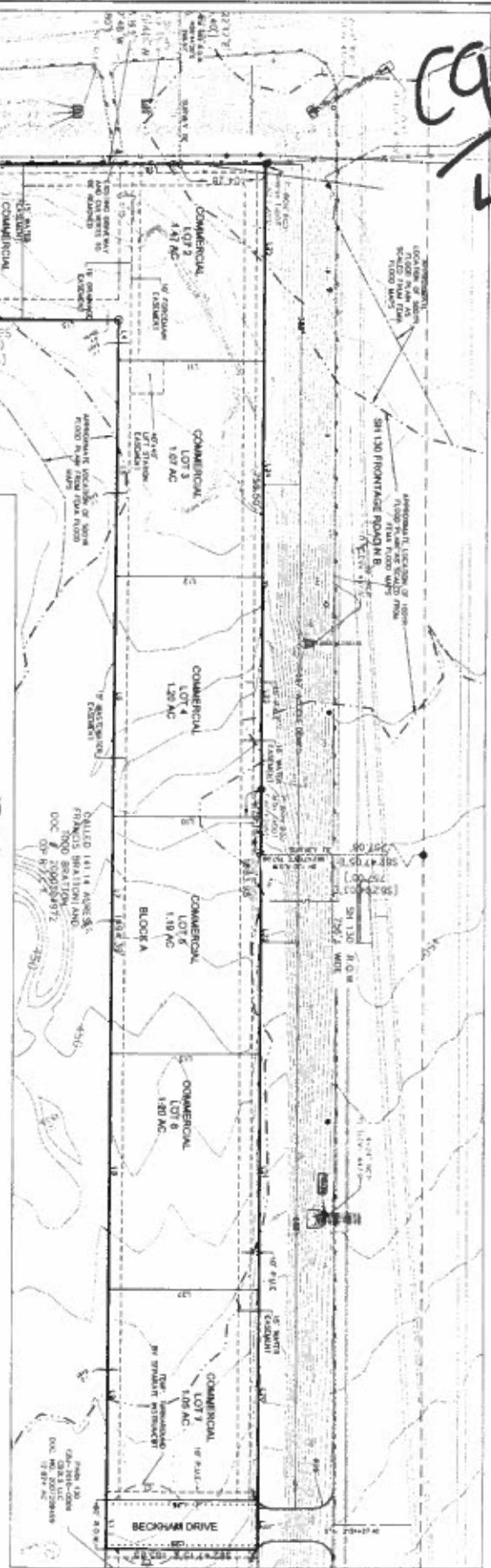
Lot	Area (Ac)	Area (Sq Ft)	Area (Ac)	Area (Sq Ft)
1	1.09	46,884	2	1.47
3	1.07	46,344	4	1.20
6	1.19	51,696	8	1.30
7	1.05	45,720		
Total	6.70	282,140		

LEGEND

Property Line
Easement
Lot Lines
Boundary Location
Easement Line
Easement Location
160' W. FROM PROPOSED
160' W. FROM PROPOSED

SCALE 1"=40'

NOTES:
SHOWN ON A PRELIMINARY PLAN BY VICKREY & ASSOCIATES, INC.
PREPARED BY VICKREY & ASSOCIATES, INC.
DATE: 11/17/06
DRAWN BY: J. L. LEE
CHECKED BY: J. L. LEE
DATE: 11/17/06



PRELIMINARY PLAN - JANUARY 20, 2010

NO.	DATE	DESCRIPTION
1	11/17/06	PRELIMINARY PLAN
2	11/17/06	PRELIMINARY PLAN

PRELIMINARY PLAN
ELM CREEK CENTRE
12500 FM 969
AUSTIN, TEXAS 78724

PREPARED FOR
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CONSULTING ENGINEERS
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Austin, Texas 78703
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