

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2010-0036

**Z.A.P. DATE:** July 20, 2010

**SUBDIVISION NAME:** Raceway Single Family Subdivision Preliminary Plan

**AREA:** 74.34 acres

**LOT(S):** 383 total lots

**OWNER/APPLICANT:** CRVI Loop 360, LP (T. Clark) **AGENT:** Jones & Carter, Inc. (G. Perry)

**ADDRESS OF SUBDIVISION:** 4505 ½ Grand Avenue Parkway

**GRIDS:** M-39

**COUNTY:** Travis

**WATERSHED:** Gilleland Creek

**JURISDICTION:** 2-Mile ETJ

**EXISTING ZONING:** County

**MUD:** N/A

**PROPOSED LAND USE:** Single Family Residential (377 Small Lots), 2 Landscape Lots, Amenity Center Lot, Detention/Water Quality Lot, and Public ROW

**ADMINISTRATIVE WAIVERS:** Block Length Waiver

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets within the subdivision and the subdivision side of Grand Avenue Parkway.

**DEPARTMENT COMMENTS:** The request is for approval of the Raceway Single Family Subdivision Preliminary Plan. The proposed subdivision is composed of 383 lots on 74.344 acres. Water and wastewater will be provided by the City of Austin.

The Round Rock Independent School District received distribution of the preliminary plan application, yet did not identify any issues associated with this proposed development.

**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  
Email address: [Michael.Hettenhausen@co.travis.tx.us](mailto:Michael.Hettenhausen@co.travis.tx.us)

**PHONE:** 854-7563