

SUBDIVISION REVIEW SHEET

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CASE NO.: C8J-2010-0036.1A

Z.A.P. DATE: November 16, 2010

SUBDIVISION NAME: Raceway Single Family Subdivision Section One (A Small Lot Subdivision) Final Plat

AREA: 14.039 acres

LOT(S): 70 total lots

OWNER/APPLICANT: CR VI Raceway Holdings, LP (D. Cox) **AGENT:** Jones & Carter, Inc. (G. Perry)

ADDRESS OF SUBDIVISION: 4505 ½ Grand Avenue Parkway

GRIDS: M-39

COUNTY: Travis

WATERSHED: Gilleland and Rattan Creeks

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: County

MUD: N/A

PROPOSED LAND USE: Single Family Residential (67 Small Lots), two Landscape Lots, one Amenity Center Lot, and Public ROW

ADMINISTRATIVE WAIVERS: Balance of Tract Waiver

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets within the subdivision and both sides of the section of Grand Avenue Parkway included with this final plat.

DEPARTMENT COMMENTS: The request is for approval of the Raceway Single Family Subdivision Section One (A Small Lot Subdivision) Final Plat. The proposed subdivision includes a portion of lots 24 and 25 of the Northridge Acres No. 2 subdivision. This final plat proposes to resubdivide approximately 1.22 acres of lots 24 and 25 and includes 12.819 acres of adjacent unplatted property. The remainder of lots 24 and 25 is owned by the owners of Section One and is included in the approved preliminary plan to be final platted at a later date.

The final plat is composed of 70 lots on 14.039 acres. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision final plat. This resubdivision final plat meets all applicable state, county, and City of Austin LDC requirements.

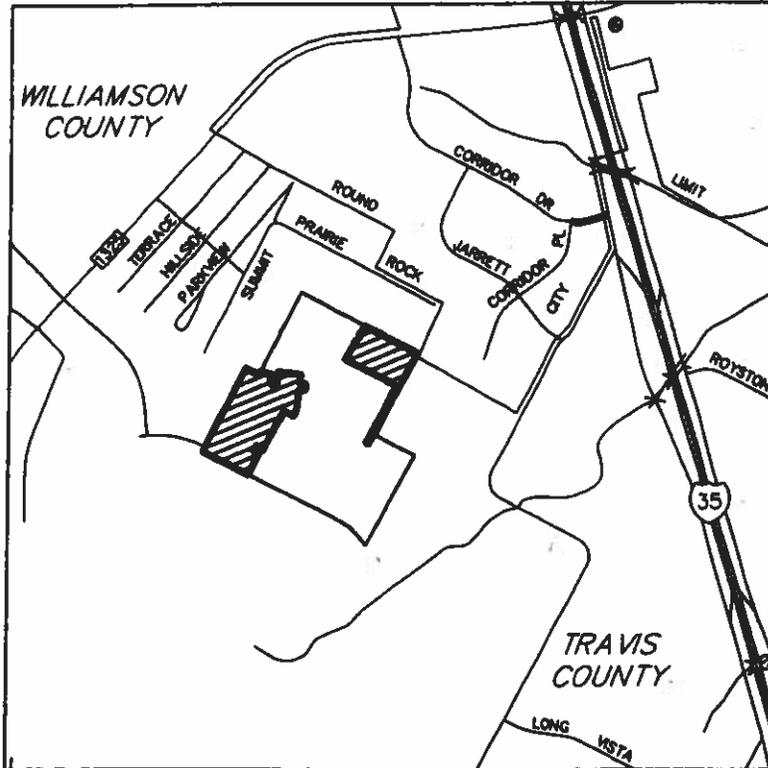
ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Michael Hettenhausen
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PHONE: 854-7563

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RACEWAY CROSSING	
VICINITY MAP	
JC JONES & CARTER, INC. ENGINEERS • PLANNERS • SURVEYORS <small>Texas Board of Professional Engineers Registration No. F-139 1701 Clouston Blvd., Suite 400 Austin, Texas 78744 (512) 441-0000</small>	
SCALE:	1" = 2000'
DATE:	6/18/2009
JOB NO:	A598-002

