

CE

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-03-0159.02

Z.A.P. DATE: September 6, 2011

SUBDIVISION NAME: Village at Northtown Revised Preliminary Plan

AREA: 27.9 acres

LOT(S): 3 total lots

OWNER/APPLICANT: Village at Northtown, LTD (C. Lind) **AGENT:** Cunningham-Allen, Inc. (B. Barry)

ADDRESS OF SUBDIVISION: Harris Ridge Boulevard

GRIDS: N35, N-36, P35, P-36

COUNTY: Travis

WATERSHED: Harris Branch, Walnut Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: County

MUD: Village at Northtown

PROPOSED LAND USE: Two residential lots and one retail lot

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets within the subdivision and the subdivision side of Harris Ridge Boulevard and John Henry Faulk Drive.

DEPARTMENT COMMENTS: The request is for approval of the Village at Northtown Revised Preliminary Plan. The purpose of this preliminary plan revision is to change the configuration lots 2 and 3, Block D, and add Lot 1, Block D, for a total of three lots on 27.9 acres. Water and wastewater will be provided by the Northtown Municipal Utility District.

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

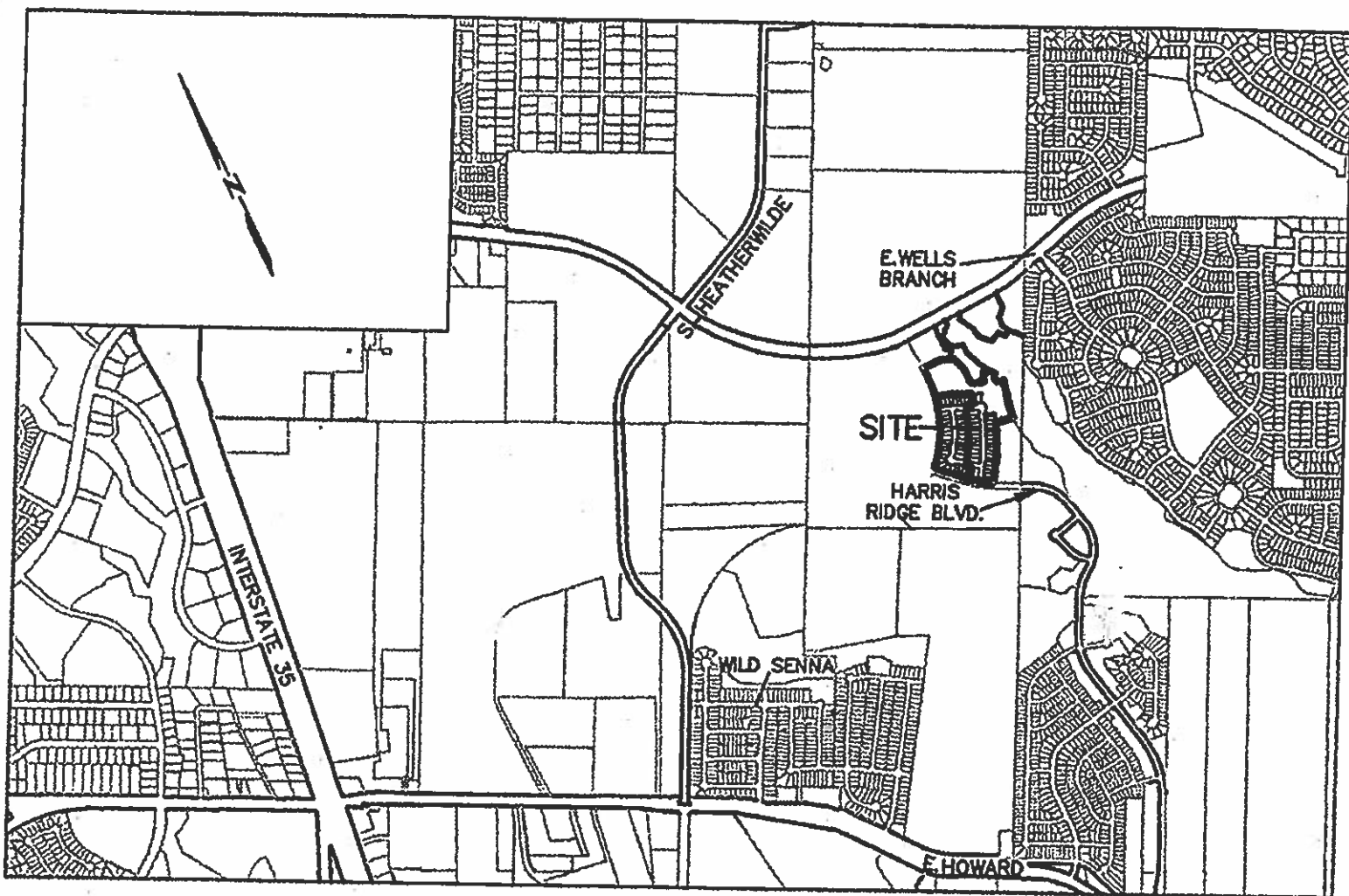
STAFF RECOMMENDATION: The staff recommends approval of the preliminary plan. This plan meets all applicable State, County, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

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

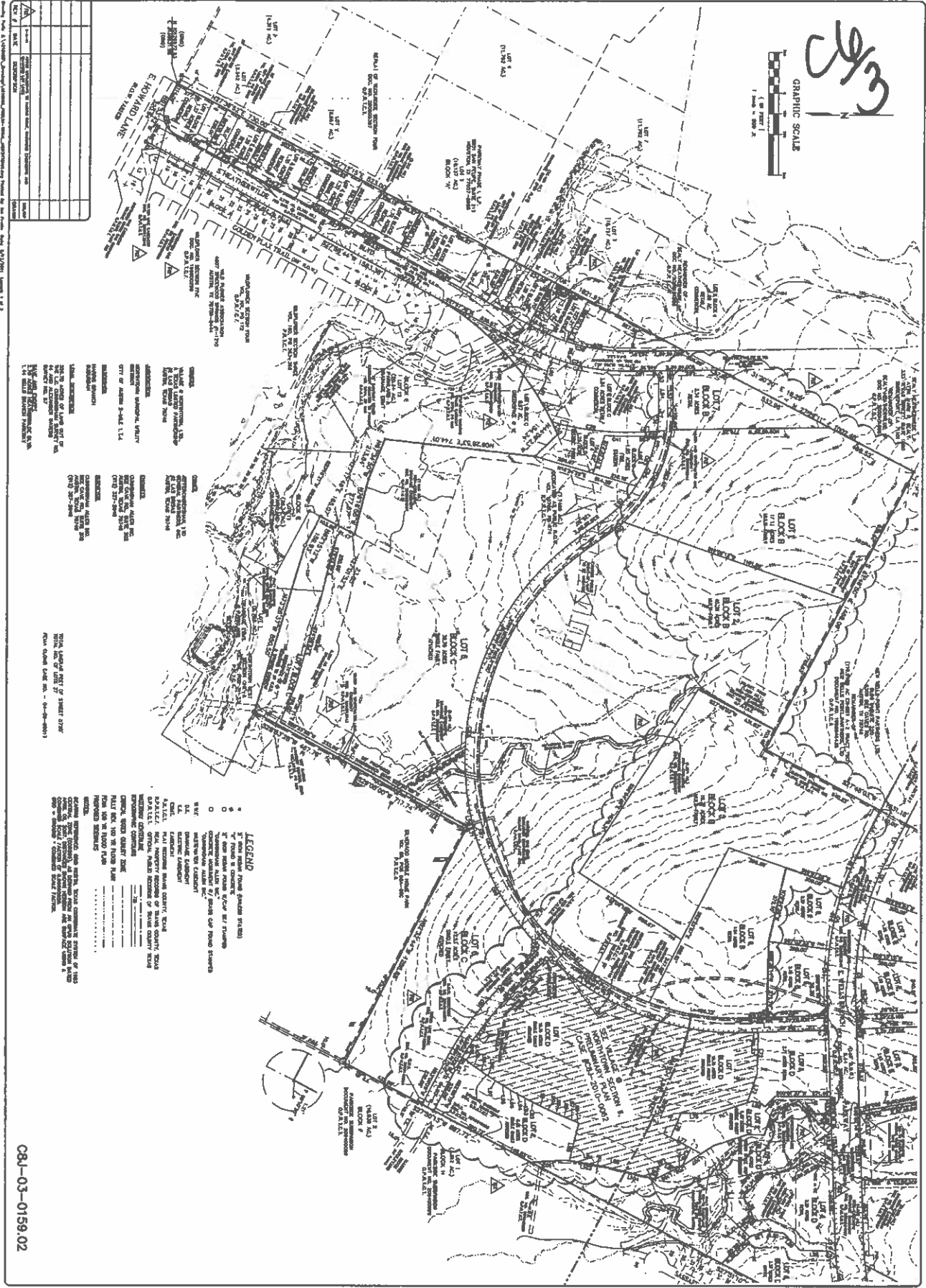
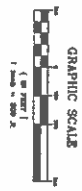
PHONE: 854-7563

C4/2



VICINITY MAP (NOT TO SCALE)

06/3



| NO. | DESCRIPTION | DATE |
|-----|--------------------------|----------|
| 1 | PRELIMINARY PLAN | 06/15/10 |
| 2 | REVISED PRELIMINARY PLAN | 06/15/10 |

LEGEND

- 1. 1" = 100' SCALE
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SHEET
1 OF 3

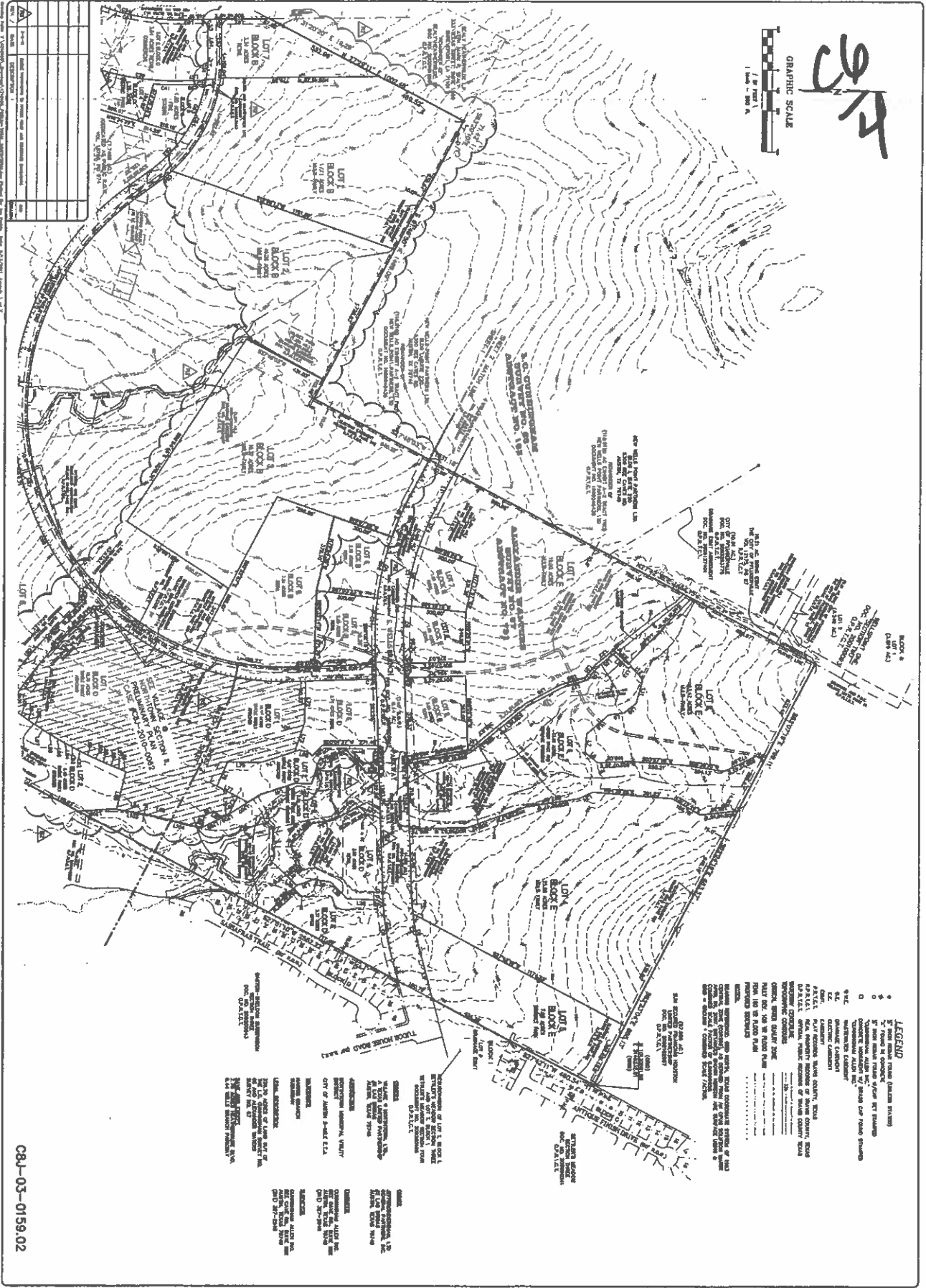
**VILLAGE AT NORTHTOWN
REVISED PRELIMINARY PLAN**



CA
Cummingham | Allen, Inc.
Engineers & Surveyors
Tel: (512) 337-2946
www.cumminghamallen.com
THE FIRM IS AN
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DATE
06-15-10

CB
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| | | |
|-----|----------|-----------------------|
| NO. | DATE | DESCRIPTION |
| 1 | 06/15/10 | ISSUED FOR PERMITTING |
| 2 | 06/15/10 | REVISED PERMITTING |
| 3 | 06/15/10 | REVISED PERMITTING |
| 4 | 06/15/10 | REVISED PERMITTING |
| 5 | 06/15/10 | REVISED PERMITTING |
| 6 | 06/15/10 | REVISED PERMITTING |
| 7 | 06/15/10 | REVISED PERMITTING |
| 8 | 06/15/10 | REVISED PERMITTING |
| 9 | 06/15/10 | REVISED PERMITTING |
| 10 | 06/15/10 | REVISED PERMITTING |

CB-03-0159.02

| | |
|-------------|------------|
| PROJECT NO. | 03-0159.02 |
| DATE | 06/15/10 |
| SHEET | 2 OF 3 |
| SCALE | AS SHOWN |
| DESIGNED BY | ALLEN |
| CHECKED BY | ALLEN |
| DATE | 06/15/10 |

VILLAGE AT NORTHTOWN
REVISED PRELIMINARY PLAN



CA Cunningham | Allen, Inc.
Engineers • Surveyors
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DATE
06-15-10

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person who standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8J-03-0159.02

Contact: Michael Hettenhausen, (512) 854-7563 or
Michelle Casillas, (512) 974-2024

Public Hearing: September 6, 2011, Zoning & Platting Commission

JENNIFER JASEK
Your Name (please print)

I am in favor
 I object

1424 B Charles Dickens Ave, Pflugerville, TX 78660
Your address(es) affected by this application

JASEK
Signature

8/29/11
Date

Daytime Telephone: 512-218-3508

Comments: I do not want to deal with
the influx of traffic, noise, litter, etc
associated with retail, more multi-family
buildings. I think adding both will
raise the crime rate in the parkside
at Northtown Condo area.

If you use this form to comment, it may be returned to:
Travis County, Transportation and Natural resources
Michael Hettenhausen, Planner
411 West 13th Street, 8th Floor
Austin, TX 78767-1748

JASEK