51

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2010-0062

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

SUBDIVISION NAME: Village at Northtown Section 2 Preliminary Plan

AREA: 18.75 acres

LOT(S): 78 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

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: County

MUD: Village at Northtown

PROPOSED LAND USE: Seventy six single family residential lots, two duplex lots, and public

right-of-way

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

<u>SIDEWALKS</u>: 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.

<u>DEPARTMENT COMMENTS</u>: The request is for approval of the Village at Northtown Section 2 Preliminary Plan. This preliminary plan consists of seventy eight residential lots and public right-of-way within Lot 1, Block D, on 18.75 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.

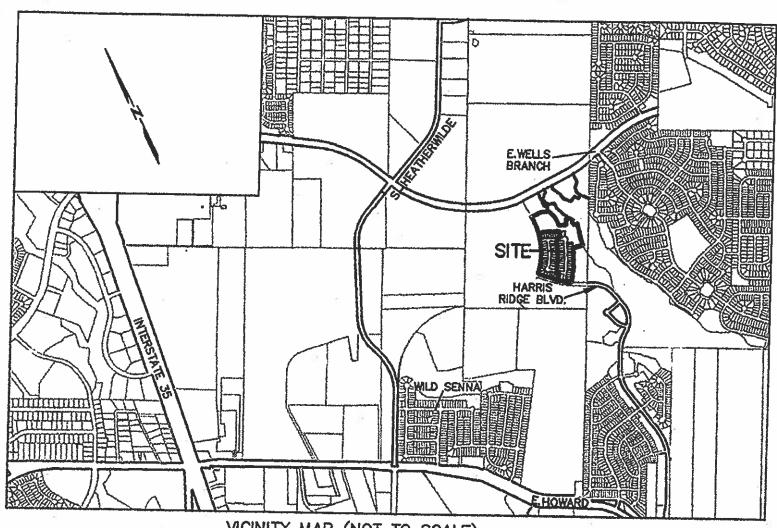
STAFF RECOMMENDATION: The staff recommends approval of the preliminary plan. This plan meets all applicable State, County, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Michael Hettenhausen

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

PHONE: 854-7563



VICINITY MAP (NOT TO SCALE)

DATE 06-15-2010

PRELIMINARY PLAN VILLAGE AT NORTHTOWN, SECTION 2

SEE

1 OF 1

VILLAGE AT NORTHTOWN PRELIMINARY PLAN & CBJ-03-0159,02 VILLAGE AT NORTHTOWN, SECTION II PRELIMINARY PLAN & CBJ-2010-0062 The R TO CONTY TAN'I AN APPLICATE TO PRACTICE THE PROCESSION OF COMMERCENS IN THE TANK OF COMMERCENS IN THE TANK OF COMMERCENS IN THE CONTY TANK OF COMMERCENS IN THE CONTY OF COMMERCENS IN THE CONTY OF COMMERCENS IN THE CONTY OF COMMERCENS IN THE DROOM/ADMINISTRATOR CONTRACT AND INCOME. THE ALL CONTRACTORS OF EACH LOS.

ON CONTRACTOR CONTRACTOR CONTRACTOR, THEMSANT LIFE DETECT IN SECURITIES THE TABLE OF T ALL MANIMES, CAUDIDITIES OF FEBRUAR PROPERTY SHALL AS MANIMED BY THE STREET AND/IT THE CONTRACTOR OF THE STATE OF W. CONTROL AND SECURED OF THE CITY'S PARTIES AND RECORDING SPACES AND RECORD OF THE CONTROL OF T REPORTE ORIGINAL AND/OR PREVIOUS BASE WITHOUT COR ACCOUNTS TO THE EMPIRE SUBLIGATION AND ALLY DE CONTROL AND DESCRIPTION ACCOUNTS TO WARRE COMMENT OF ORBERT AND THE CONTROL AND THE CONTROL AND DESCRIPTION OF THE CONTROL OF THE CONTROL OF THE CONTROL OR THE CONTROL OF THE CO 14. THE EXTURE CURITY MAD THE SHAFT TO COT AND THE THEORY AND SHARMARY AND SHARMARY AND SHARMARY AND THE SHARMARY TO THE SHARM 15. WER FLAN BLAIL COMPUSE TO THE HOSTATCHES EAD COMPANY HARDINGS, ALL AND PROPERTY OF ALTERNATION SALES AND SALES A 17, NO CALETR, RELIBER DAT HOT LANTER TO, BALLANCE, FRICES, CO. LANGISCHING BAN, ALLONDON, MANAGER, LANDERS, EXCEPT OF APPRICACE OF THANS CALIFIC (1990 ONL).

WITHOUT BE REMAINDED. O COM MA, NAMES DE CA COMMENTA DE L'EXPENSATION CO MONTA S'ALLEGRAPHICA DE LA COMMENTA DE LA COMPANION DE L'ACCESSOR DE L'ACCES WATER CONSTRUCT. The TANNS COLUMNY STREET FEBRET IN FIGURATION THERE TO ANY STREET STREET, THE STREET STREET, THE STREE ALL STATE, SPECIAL WATER TO GIVE WATER STANDARD. WIND AND MANIFOLDS TO THANK BY COCKINGS WITH COMMETTED TO THE WORLD 22. TOD WAS PLAN SIGN COUNTS, AS SUTTREASON WHICH IN SAMEMAKE CANDEAS CONSCIOUSLY, GREEN MANNAY, IN TAXABLE TOWNSHAME TO THE AMERICANN'S CONTRACTORISM STATE AND THE TAX ST. TO SECURE. THE PARTY OF THE P ANY BLOCKE VILLY ACTIVITY HOUSE THE RESPONSOR SHALL AS HOLLING REVALENCE FOUNT. CONTROL OF THE STATE OF THE STA WAY LINEAR PET OF CONCERN 2000 TOUR MANIES OF LONG IN THAT CLOSE MANIES OF CO- 500CC UDAL GENERALINE NATIVE ACRES OF LIND DAT OF THE A NAT. 23 The second secon GRAPHIC SCALE CECT.

AUG SI Chi

TN RUBLIC 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 with 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.

级

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 with 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.

-				
If you use this form to comment, it may be returned to: Travis County – Development Services Dept. /8th Floor Attn: Michael Hettenhausen P. O. Box 1748 Austin, TX 78767	comments: There are already too many fewfals in the area - several that are vacant.	Daytime Telephone: 513 -318 -358	Your Name (please print) Your Name (please print) I sold by formal the print of t	Case Number: C8J-2010-0062 Contact: Michael Hettenhausen, (512) 854-7563 or Michelle Casillas, (512) 974-2024 Public Hearing: September 6, 2011, Zoning & Platting Commission