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/

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

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 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.

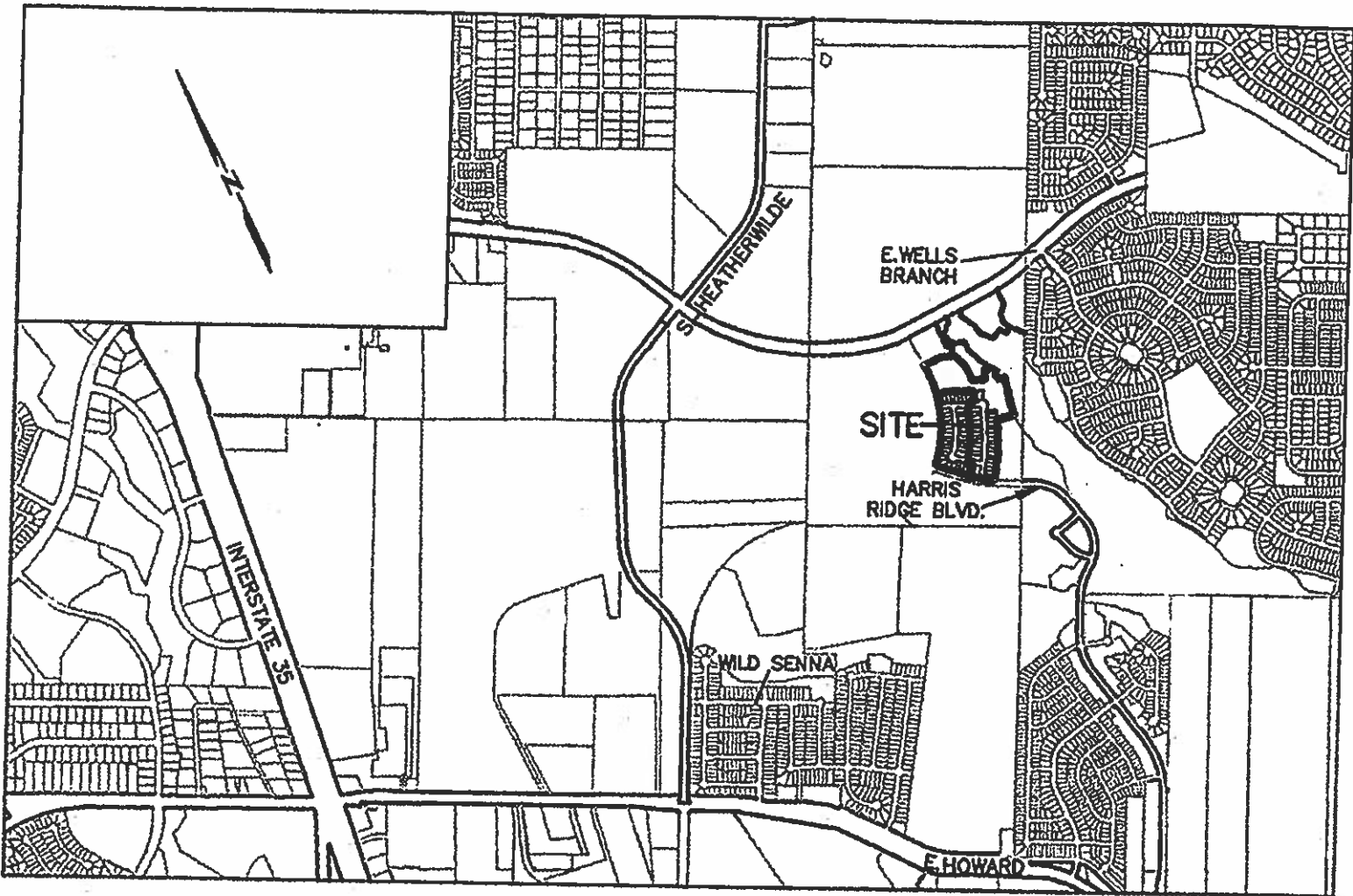
STAFF RECOMMENDATION: The staff recommends approval of the preliminary plan. This plan meets all applicable State, County, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

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

PHONE: 854-7563

C1/2



VICINITY MAP (NOT TO SCALE)

TNR 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.

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

Michael Arnold

Your Name (please print)

I am in favor
 I object

14520B Charles Dickens Dr

Your address(es) affected by this application

Michael Arnold

Signature

8/26/11

Date

Daytime Telephone: 210-310-8825

Comments:

This will lower my property value and making selling my home extremely difficult

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

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 Michelle Casillas, (512) 974-2024
 Public Hearing: September 6, 2011, Zoning & Platting Commission

NEVILLE JASER
Your Name (please print)

 I am in favor
 I object

14504 B Charles Dickens Dr, Pflugerville, TX 78660
Your address(es) affected by this application

[Signature]
Signature

8/29/11
Date

Daytime Telephone: 512-218-3528

Comments: There are already too many
seawalls in the area - several that
are vacant.

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