

SUBDIVISION REVIEW SHEET

C10
/

CASE NO: C8J-2010-0134

ZAP DATE: September 20, 2011

SUBDIVISION NAME: Austin Seventy One Preliminary Plan

AREA: 30.946 acres

LOTS: (18)

APPLICANT: AustinSeventyOne, Ltd.
(Joseph W. Bell, Jr.)

AGENT: Perales Engineering LLC
(Jerry Perales)

ADDRESS OF SUBDIVISION: 10549 W SH 71

GRIDS: WZ23

COUNTY: Travis

WATERSHED: Barton Creek (BSZ)

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

PROPOSED LAND USE: Single-Family, Commercial/Multi-family, Private R.O.W & Pond

ADMINISTRATIVE WAIVERS: The applicant has requested and received an administrative waiver to the platting of the balance of the parent tract (LDC 30-2-34(B)).

VARIANCES: The applicant has requested and received a variance from the Travis County Commissioner's Court on September 6, 2011 from LDC 30-2-171(A) which requires lots in new subdivisions to have access on a dedicated public street. The Commissioner's Court approved private streets for this preliminary plan.

SIDEWALKS:

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for approval of the Austin Seventy One preliminary plan. This proposed mixed use subdivision is located at the northwest corner of State Highway 71 and the Southwest Parkway. The subdivision is composed of (18) lots on 30.946 acres. The use breakdown is 13.5 acres for single-family, 15.9 acres for commercial, and 1.39 acres of dedicated right-of-way. Currently there is a paved driveway for an existing single-family dwelling and an events center. The lots in the subdivision will take access from an internal street connecting to Highway 71. The subdivision will get electric and water service from the City of Austin. The LCRA will provide water with adequate pressure and flow for fire suppression. Wastewater will be treated through decentralized septic systems. Parkland dedication requirements must be satisfied at time of final plat. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

The staff recommends approval of the AustinSeventyOne. The plat meets all applicable State and City of Austin LDC requirements.

ZAP COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

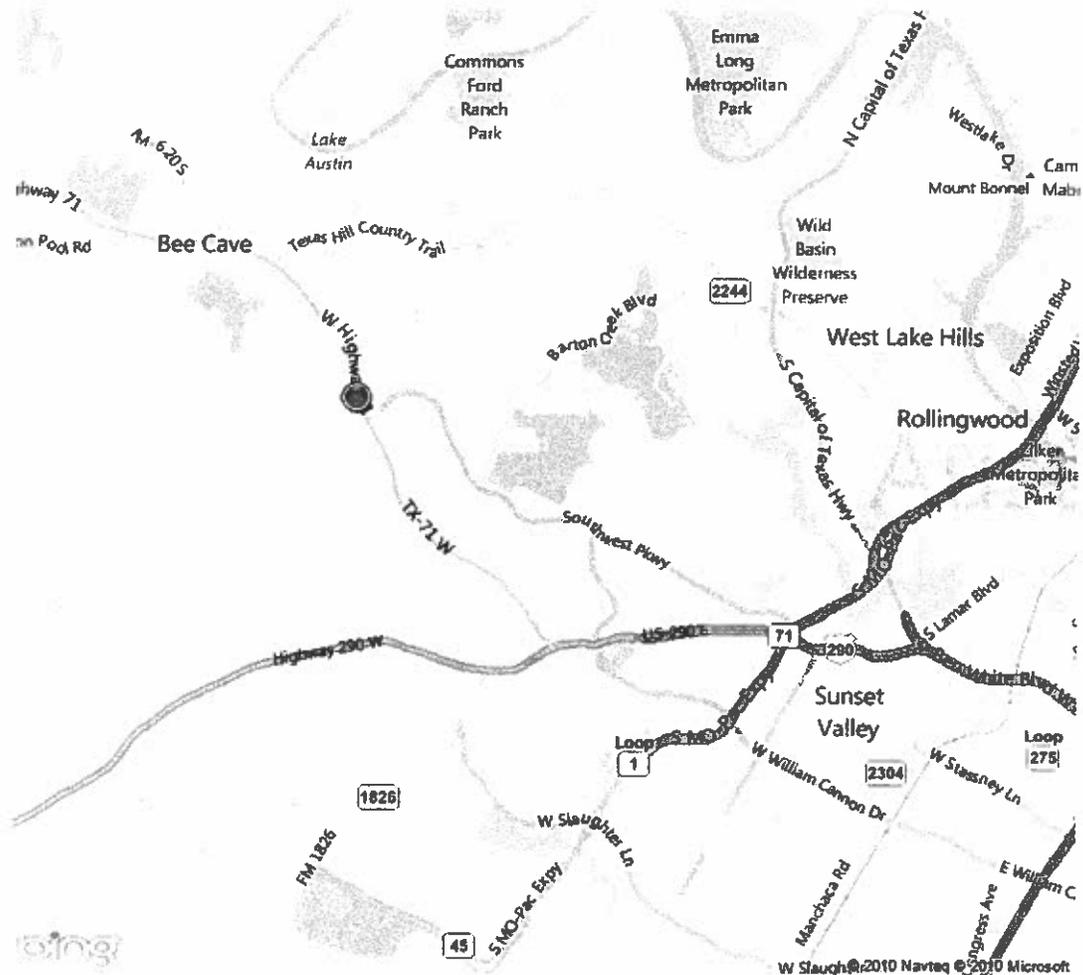
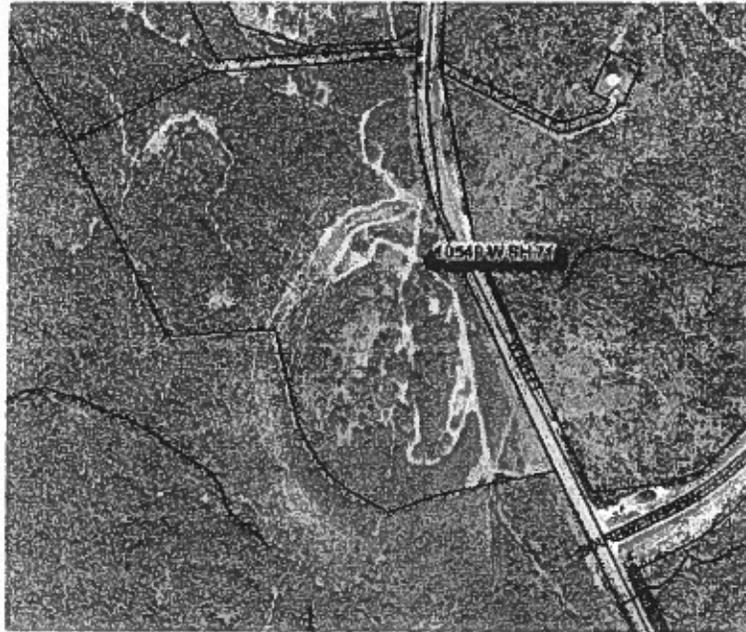
PHONE: 974-2786

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AustinSeventyOne Site Location Map

Address: 10549 W Highway 71 Austin, Texas 78735

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AUSTIN SEVENTY ONE
PRELIMINARY PLAN

Land Development and
Environmental Consulting Services
PERALES ENGINEERING, L.L.C.
T.S.P.E. # F-12013

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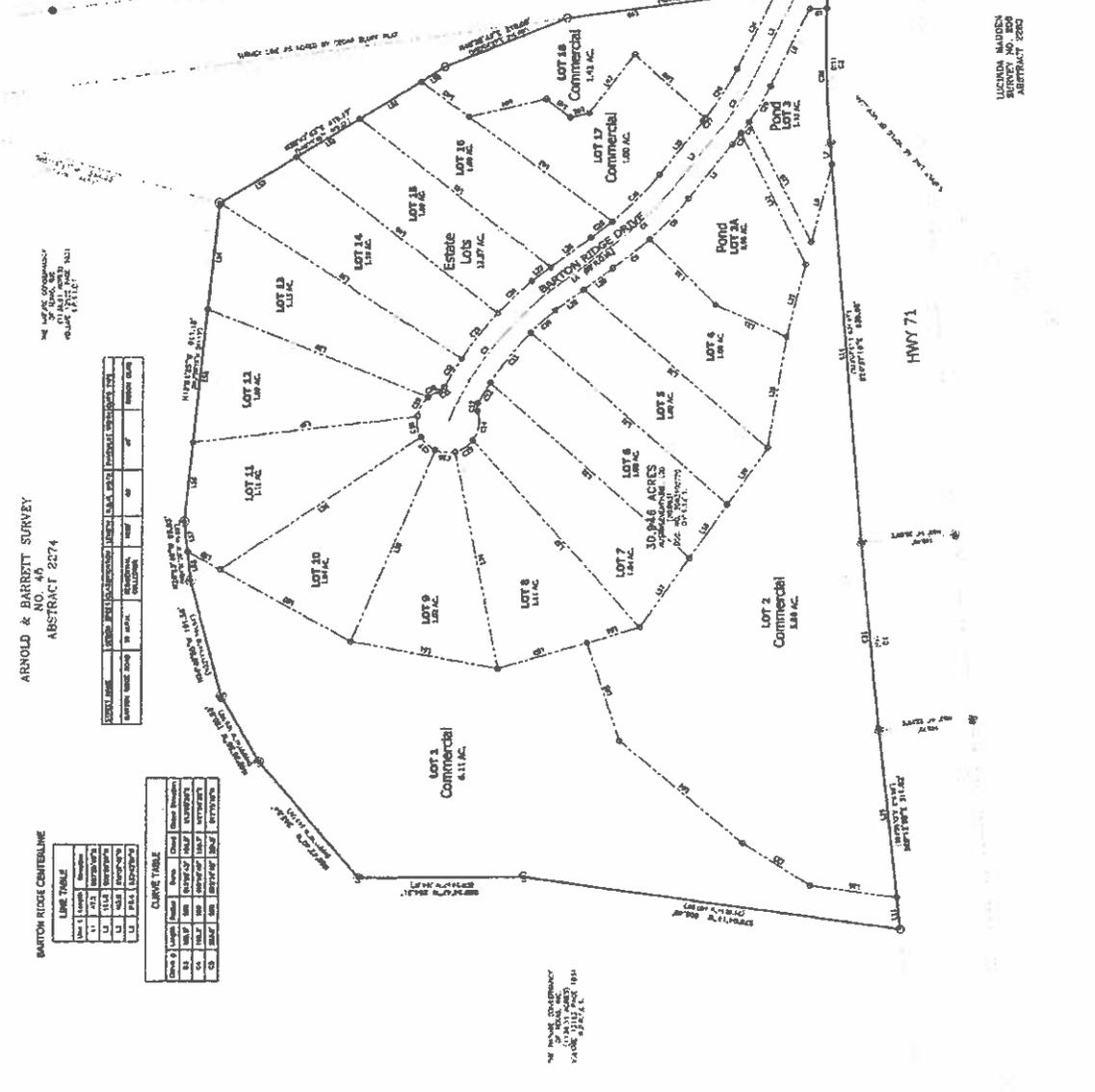
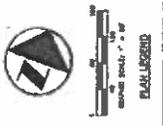
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