

C18  
/1

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2011-0146.0A

**Z.A.P. DATE:** December 6, 2011

**SUBDIVISION NAME:** Avery Ranch Far West Phase Three Section Five-A

**AREA:** 1.973

**LOT(S):** 9

**OWNER/APPLICANT:** Continental Homes of Texas  
(Tom Moody)

**AGENT:** Randall Jones & Assc.  
(Brent Jones, P.E.)

**ADDRESS OF SUBDIVISION:** Avery Ranch Blvd.

**GRIDS:** F41

**COUNTY:** Travis

**WATERSHED:** South Brushy Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** SF

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** SF

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

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

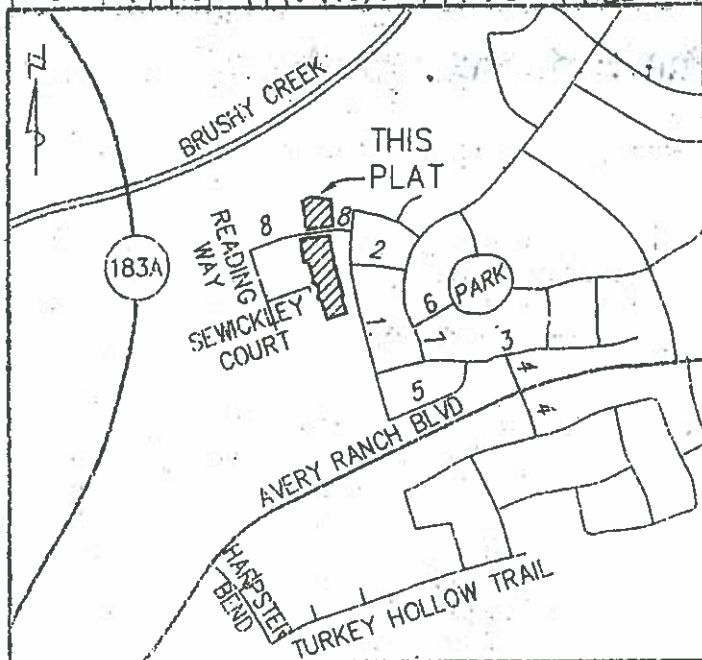
**DEPARTMENT COMMENTS:** The request is for approval of the Avery Ranch Far West Phase Three Section Five-A. The proposed plat is composed of 9 lots on 1.973 acres.

**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION / ZONING AND PLATTING ACTION:**

AVERY RANCH FAR WEST PHASE THREE SECTION FIVE - A

AV 7-10-11 C18  
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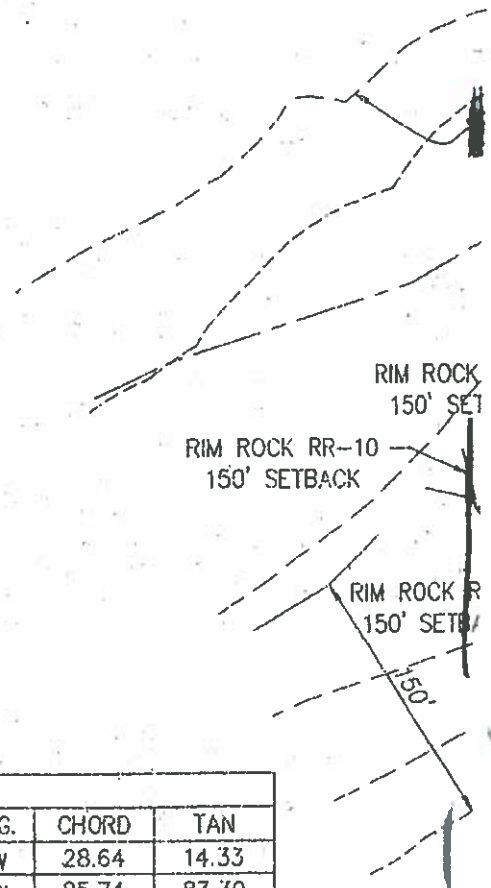


- 1 RUNNING BRUSH LANE
- 2 CHISOS TRAIL
- 3 ROUNDTREE RANCH LANE
- 4 NEARABOUT RD
- 5 BOQUILLAS CANYON DRIVE
- 6 HOMESTEAD VILLAGE TRAIL
- 7 STAKED PLAINS DRIVE
- 8 SANTA ELENA LANE

LOCATION MAP  
SCALE: 1"=1000'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S82°30'32"W	121.42'
L2	N82°30'32"E	158.82'
L3	S74°26'35"W	9.98'
L4	S15°37'58"E	50.00'
L5	S15°41'50"E	45.00'
L6	N49°42'32"W	27.46'
L7	N12°06'59"E	28.78'
L8	S78°29'46"W	22.96'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BRNG.	CHORD	TAN
C1	28.65	525.00	3°07'35"	S84°04'19"W	28.64	14.33
C2	103.02	50.00	118°03'09"	N18°48'47"W	85.74	83.30
C3	34.06	50.00	39°01'57"	N20°41'50"E	33.41	17.72
C4	34.95	50.00	40°03'03"	N18°50'40"W	34.24	18.22
C5	34.01	50.00	38°58'10"	N58°21'16"W	33.36	17.69



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