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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0091.0A **Z.A.P. DATE:** January 3, 2012

SUBDIVISION NAME: Resubdivision of Lot 2 Harris Ranch II, Resubdivision of Lots 1-5, Harris Ranch

AREA: 20.90 acres **LOTS:** 3

OWNER/APPLICANT: Continental Homes of Texas (Tom Moody) **AGENT:** Hanrahan Pritchard Engineering, Inc. (Steve Jamison)

ADDRESS OF SUBDIVISION: 9201 Brodie Lane

GRIDS: D-16 **COUNTY:** Travis

WATERSHED: Slaughter, Williamson& South Boggy Creek **JURISDICTION:** Full Purpose

EXISTING ZONING: SF-6-CO (Ordinance No. 040930-92)

PROPOSED LAND USE: Single Family Residential

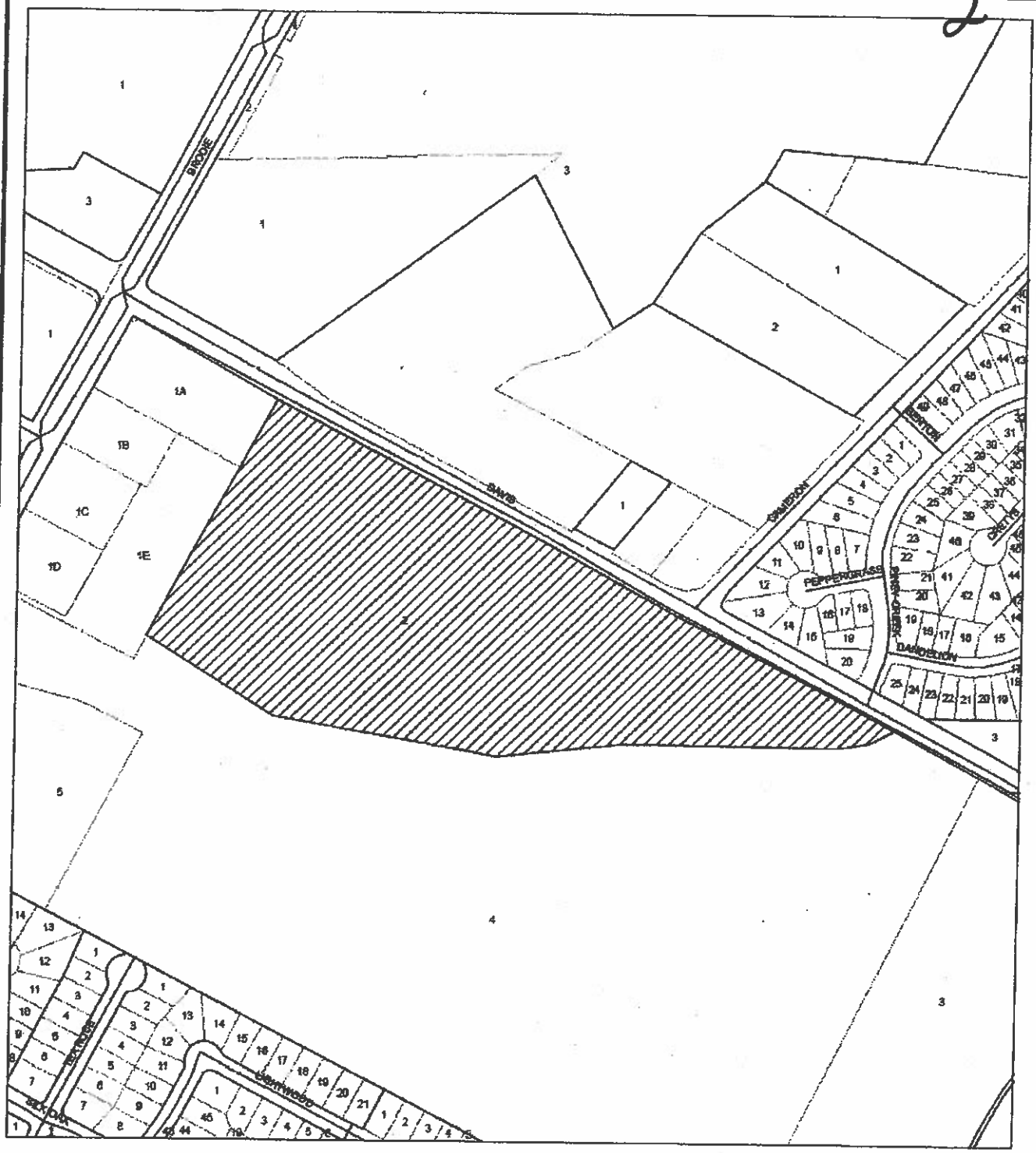
SIDEWALKS: Sidewalks will be provided on Davis Lane prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the resubdivision, namely Resubdivision of Lot 2 Harris Ranch II, Resubdivision of Lots 1-5, Harris Ranch. The proposed resubdivision is composed of 3 lots on 20.90 acres. The applicant proposes only one residential unit per each lot.

STAFF RECOMMENDATION: Staff recommends approval of the resubdivision. This plat meets all City of Austin Land Development and State Local Government requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon **PHONE:** 974-2767
Email address: sylvia.limon@austintexas.gov



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Subject Tract

Base Map

CASE#: C8-2011-0091.0A
LOCATION: 9201 Brodie Ln

CITY OF AUSTIN
FOUNDED 1839

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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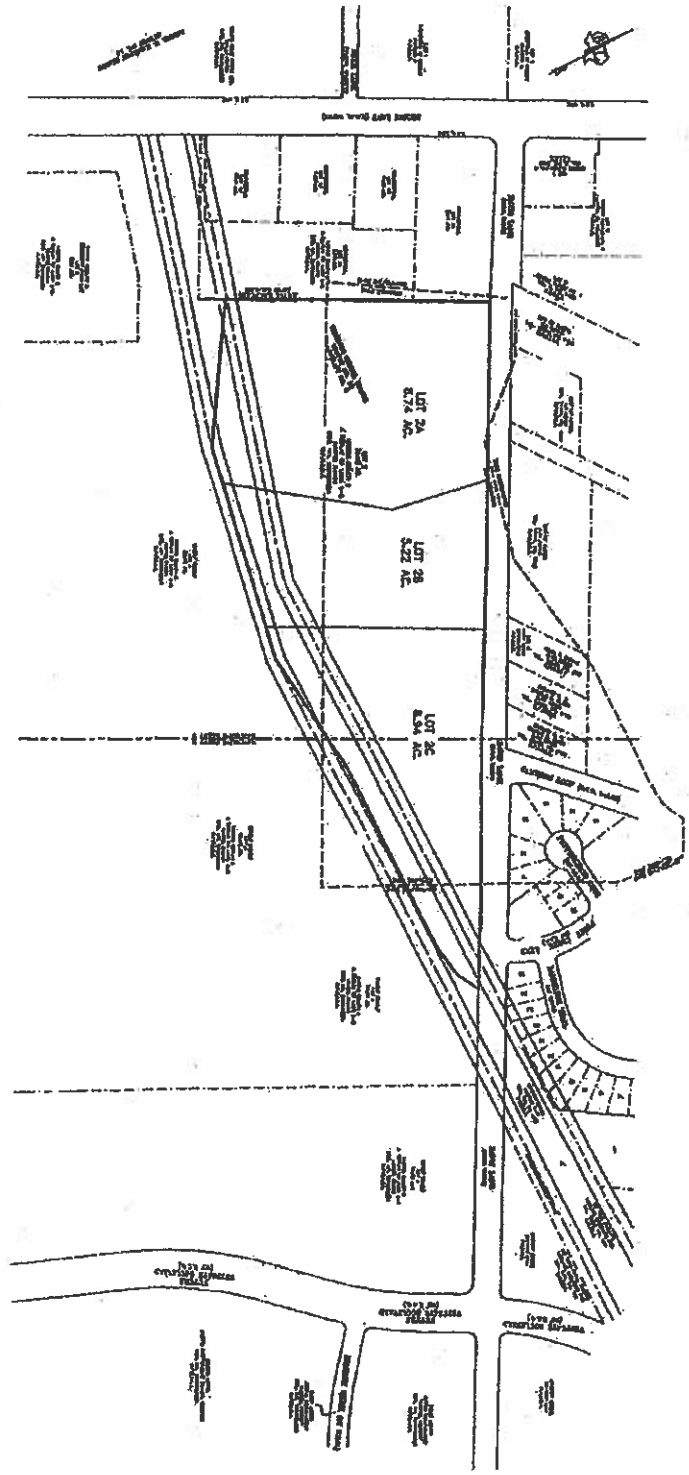

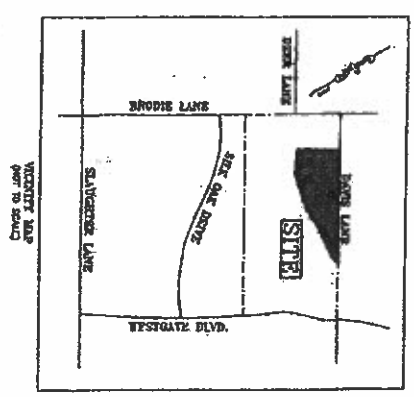

C5-2011-00__0A

SHEET 1 of 5	File: Projects/Harris Ranch/Dwg/REPLAT Lot 2 Harris Ranch	REPLAT OF LOT 2, HARRIS RANCH II A REPLAT OF LOTS 1-5, HARRIS RANCH	HANRAHAN•PRITCHARD ENGINEERING, INC. CONSULTING ENGINEERS 8333 Cross Park Drive AUSTIN, TEXAS 78754 OFFICE: 512.458.4234 FAX: 512.458.4757 info@hpe-eng.com HPE
	Job No. / Surveyor:		BASELINE LAND SURVEYORS, INC. PROFESSIONAL LAND SURVEYING SERVICES 8333 CROSS PARK DRIVE AUSTIN, TEXAS 78754 OFFICE: 512.374.9720 FAX: 512.873.9743 ron-baseline@austin.rr.com
	Scale (Horiz.): 1"=100' / Scale (Vert.):		
	Date: 02/02/11 / Checked By: TR / Drawn By: FLUT		
	Revision 1:		
	Revision 2:		
	Revision 3:		
	Revision 4:		

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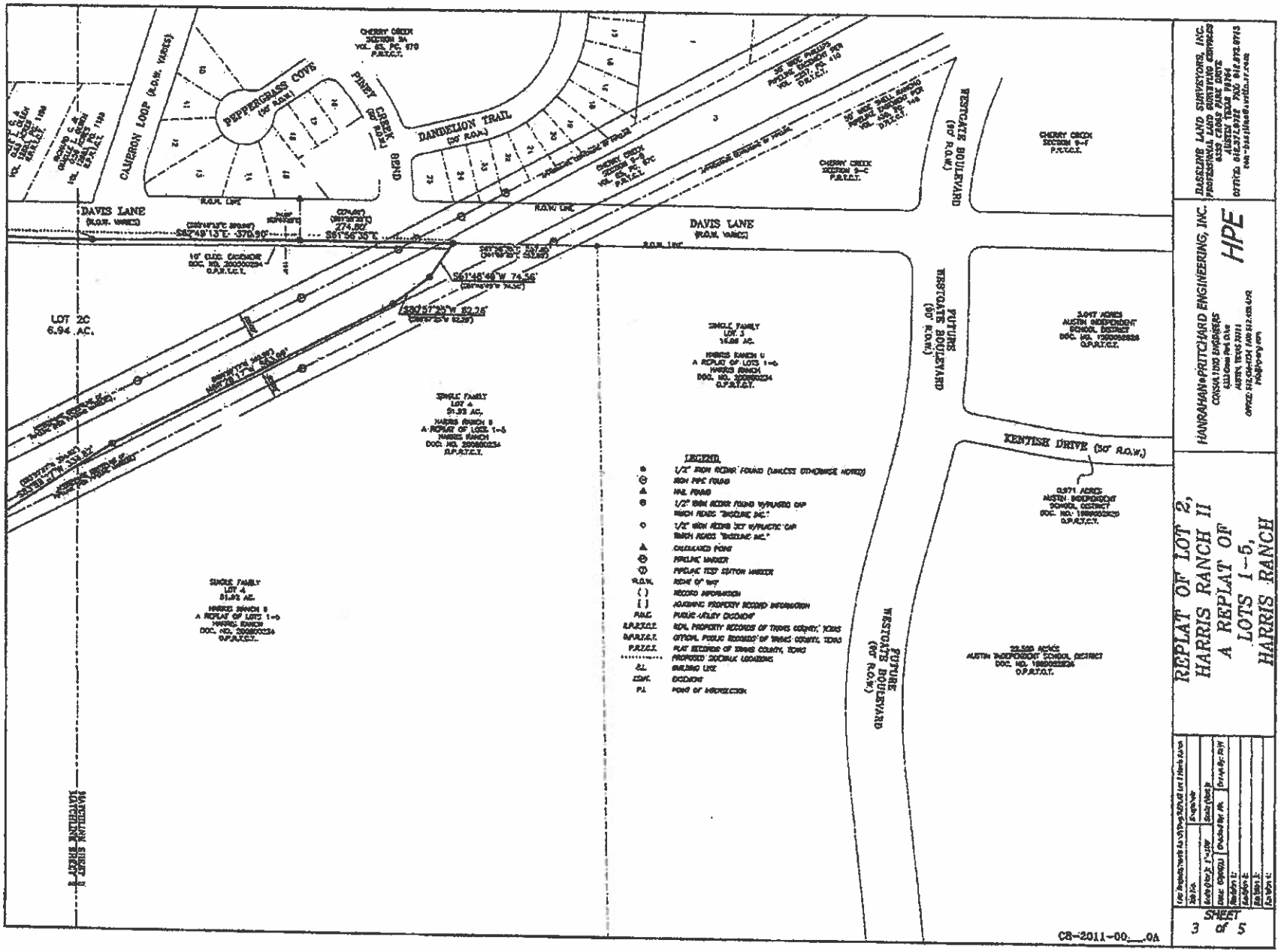

CAMERON LOOP (R.O.W. VARIES)
PEPPERGRASS COVE (50' R.O.W.)
PINEY CREEK BEND (50' R.O.W.)
DANDELION TRAIL (50' R.O.W.)
CHERRY CREEK SECTION 3A
CHERRY CREEK SECTION 9-C
CHERRY CREEK SECTION 9-F
DAVIS LANE (R.O.W. VARIES)
WESTGATE BOULEVARD (90' R.O.W.)
FUTURE WESTGATE BOULEVARD (90' R.O.W.)
KENTISH DRIVE (50' R.O.W.)
LOT 2C 6.94 AC.
SINGLE FAMILY LOT 3 16.08 AC.
SINGLE FAMILY LOT 4 51.92 AC.
SINGLE FAMILY LOT 4 51.92 AC.
HARRIS RANCH II A REPLAT OF LOTS 1-5 HARRIS RANCH DOC. NO. 200800234 O.P.R.T.C.T.
3.047 ACRES AUSTIN INDEPENDENT SCHOOL DISTRICT DOC. NO. 1999002820 O.P.R.T.C.T.
0.971 ACRES AUSTIN INDEPENDENT SCHOOL DISTRICT DOC. NO. 1999002820 O.P.R.T.C.T.
22.520 ACRES AUSTIN INDEPENDENT SCHOOL DISTRICT DOC. NO. 1999002820 O.P.R.T.C.T.
LEGEND
1/2" IRON REBAR FOUND (UNLESS OTHERWISE NOTED)
IRON PIPE FOUND
NAIL FOUND
1/2" IRON REBAR FOUND W/PLASTIC CAP
1/2" IRON REBAR SET W/PLASTIC CAP
CALCULATED POINT
PIPELINE MARKER
PIPELINE TEST STATION MARKER
R.O.W. RIGHT OF WAY
( ) RECORD INFORMATION
[ ] ADJOINING PROPERTY RECORD INFORMATION
P.U.E. PUBLIC UTILITY EASEMENT
R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
PROPOSED SIDEWALK LOCATIONS
B.L. BUILDING LINE
EASEMENT
P.I. POINT OF INTERSECTION
MATCHLINE SHEET 2
MATCHLINE SHEET 3
CS-2011-00__.0A
HANRAHAN•PRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
HPE
BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
REPLAT OF LOT 2, HARRIS RANCH II A REPLAT OF LOTS 1-5, HARRIS RANCH
SHEET 3 of 5

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. 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.

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.

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: C8-2011-0091.0A
Contact: Sylvia Limon, (512) 974-2767
Cindy Casillas, (512) 974-3437
Public Hearing: Zoning & Platting Commission, December 6, 2011

Sylvia Thompson
Your Name (please print)

☐ I am in favor
☑ ~~I~~ object

8815 Dandelion Trail
Your address(es) affected by this application

Signature

11-27-2011
Date

Daytime Telephone: 512-584-1539

Comments: Davis Lane is a 2-lane county road. It cannot support additional traffic. Likewise, the intersection at Davis and Brodie, as is Davis from Brodie to Buda Post Trail are overburdened with traffic mornings and afternoons due to school traffic. The addition of multiple family housing at this site would be detrimental.

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Dept. /4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

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