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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0091.0A

Z.A.P. DATE: February 7, 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

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
Email address: sylvia.limon@austintexas.gov

PHONE: 974-2767

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Subject Tract

Base Map

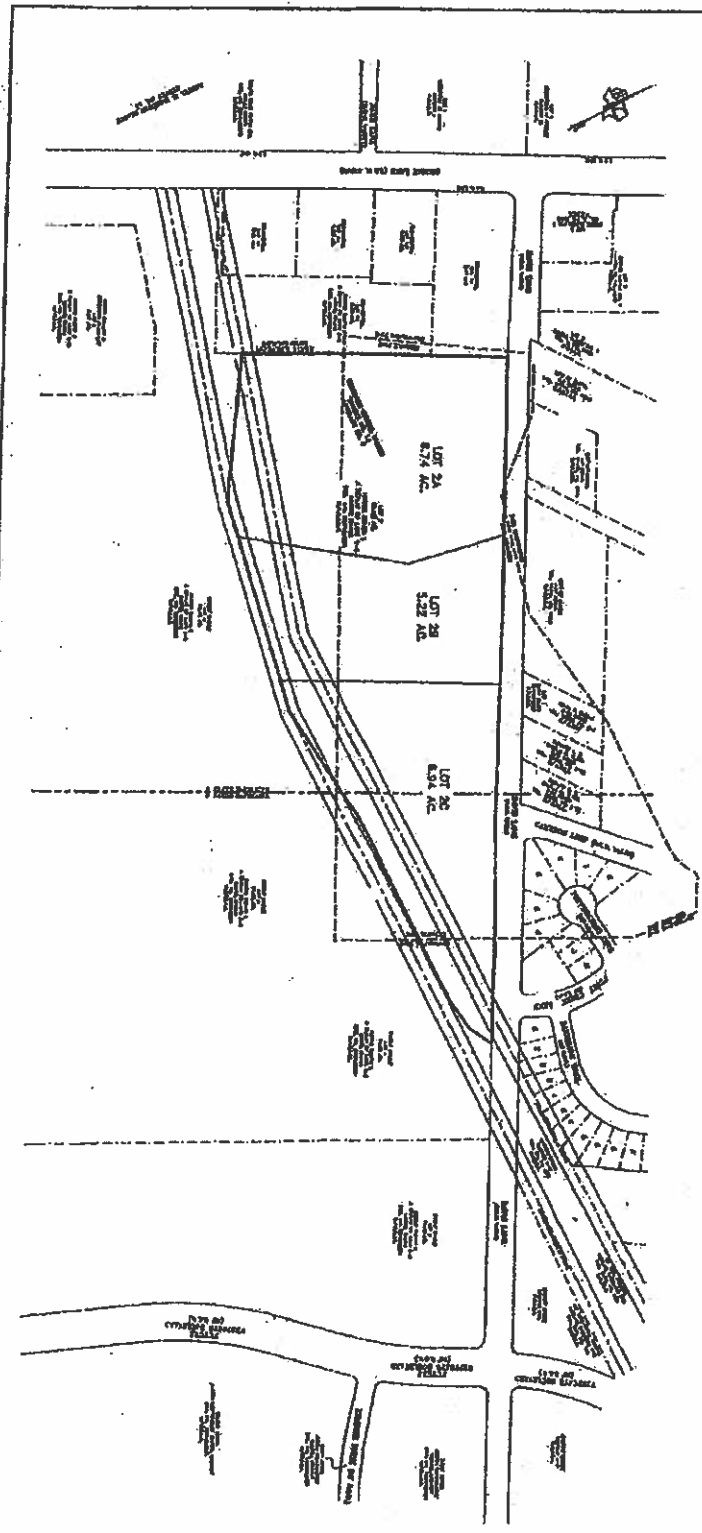
CASE#: C8-2011-0091.0A
LOCATION: 9201 Brodie Ln



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.

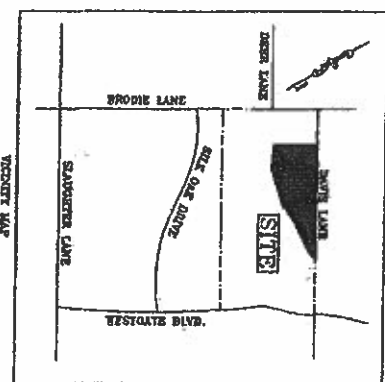
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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THE IMPORTANCE OF THE SURVEYOR'S ROLE IN THE DEVELOPMENT OF A PROJECT IS WELL KNOWN. THE SURVEYOR'S ROLE IS TO PROVIDE AN ACCURATE AND RELIABLE SURVEY OF THE PROPERTY AND TO PROVIDE A CLEAR AND CONCISE REPORT OF THE RESULTS OF THE SURVEY. THE SURVEYOR'S REPORT IS A CRITICAL PART OF THE DEVELOPMENT PROCESS AND IT IS ESSENTIAL THAT IT BE ACCURATE AND RELIABLE. THE SURVEYOR'S REPORT IS A CRITICAL PART OF THE DEVELOPMENT PROCESS AND IT IS ESSENTIAL THAT IT BE ACCURATE AND RELIABLE.

OWNER: HANRAHAN PRITCHARD ENGINEERING, INC.
 PROJECT: REPLAT OF LOT 2, HARRIS RANCH II
 SURVEYOR: BASELINE LAND SURVEYORS, INC.
 DATE: 01/11/11
 SCALE: AS SHOWN
 LEGEND: SEE EXHIBIT A
 NOTES: SEE EXHIBIT B
 EXHIBIT A: LEGEND
 EXHIBIT B: NOTES



08-2011-00-0A

REVISION	DATE	BY	CHKD BY	APP'D BY
1	01/11/11	01/11/11	01/11/11	01/11/11
2	01/11/11	01/11/11	01/11/11	01/11/11
3	01/11/11	01/11/11	01/11/11	01/11/11
4	01/11/11	01/11/11	01/11/11	01/11/11

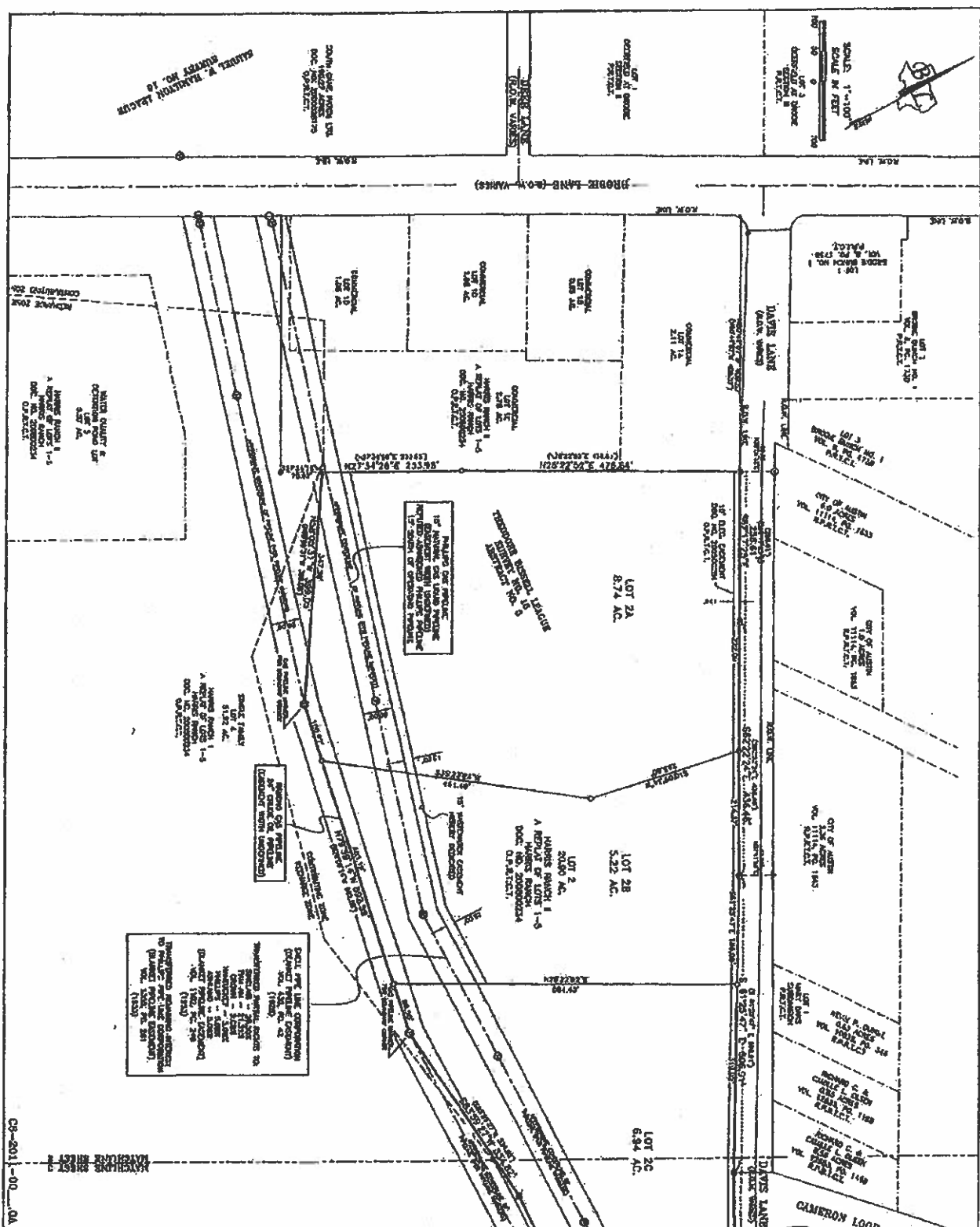
REPLAT OF LOT 2, HARRIS RANCH II A REPLAT OF LOTS 1-5, HARRIS RANCH

HANRAHAN PRITCHARD ENGINEERING, INC.
 CONSULTING ENGINEERS
 8033 Cross Park Drive
 Austin, Texas 78754
 OFFICE: 512.439-4144 FAX: 512.439-4157
 hpe@hpe-eng.com

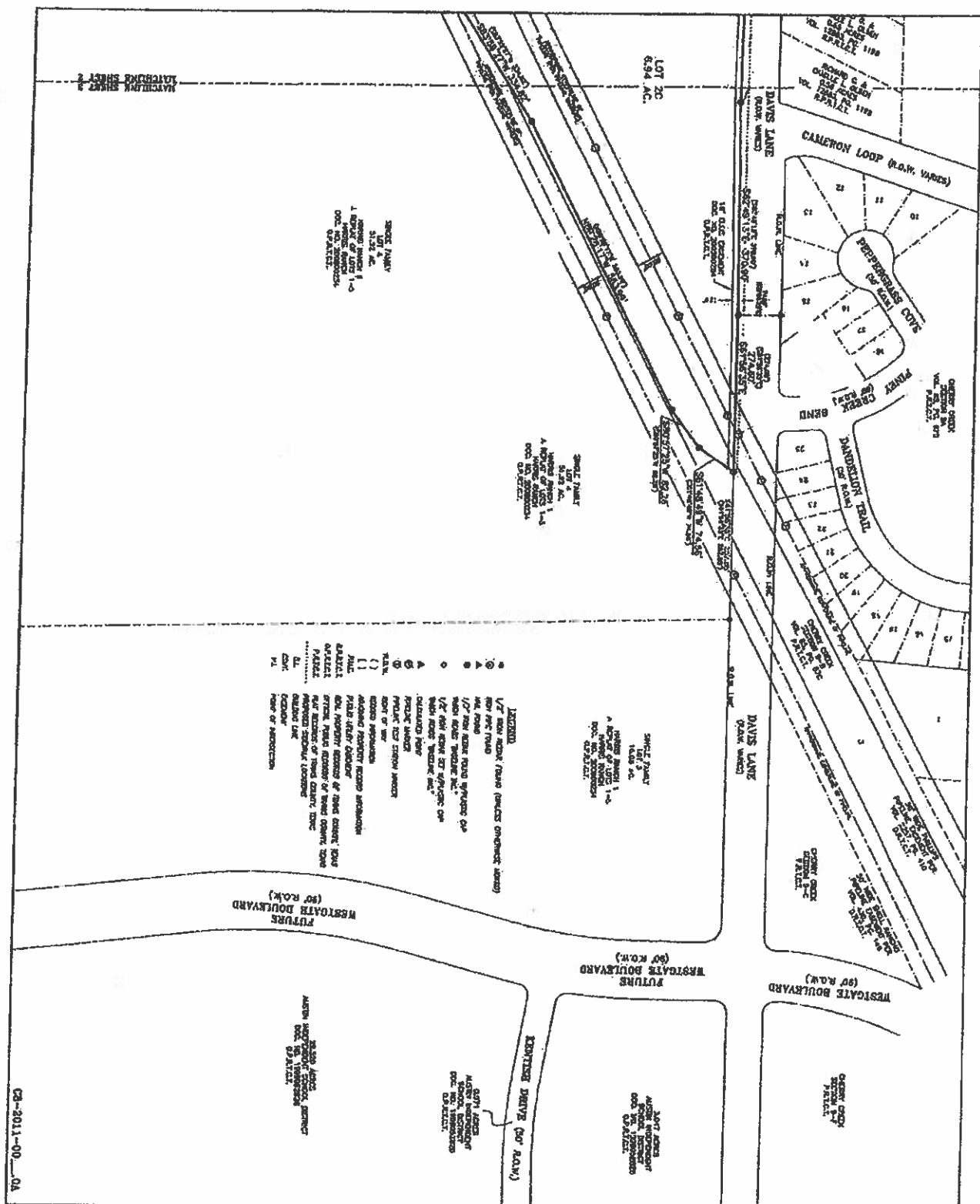
HPE

BASELINE LAND SURVEYORS, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 8033 CROSS PARK DRIVE
 AUSTIN, TEXAS 78754
 OFFICE: 512.874-8788 FAX: 512.874-8783
 rba@baseline-surveyors.com

CM/H



REPLAT OF LOT 2, HARRIS RANCH II A REPLAT OF LOTS 1-5, HARRIS RANCH		HANRAHAN-PRITCHARD ENGINEERING, INC. CONSULTING ENGINEERS 8182 Quail Park Drive ADDICKS, TEXAS 76011 OFFICE: (817) 498-4747 FAX: (817) 498-1721 hpe@hpe-engineers.com	BASILENE LAND SURVEYORS, INC. PROFESSIONAL LAND SURVEYING SERVICES 8533 CROSS PARK DRIVE ADDICKS, TEXAS 76011 OFFICE: (817) 498-4747 FAX: (817) 498-1721 res-baseline@hpe-engineers.com
DATE: 10/15/11 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]	DATE: 10/15/11 BY: [Signature] CHECKED: [Signature] APPROVED: [Signature]	2 of 5	



REPLAT OF LOT 2,
HARRIS RANCH II
A REPLAT OF
LOTS 1-5,
HARRIS RANCH

FLANAHAN • PRITCHARD ENGINEERING, INC.
CONSULTING ENGINEERS
4333 Grand Ave. Suite
AUSTIN, TEXAS 78734
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HPE

BASLINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8333 CROSS PARK DRIVE
AUSTIN TEXAS 78761
OFFICE: 818.376.9722 FAX 818.673.0773
ron-baseline@austin.tx.com

3 of 5	The Project: Sandy Ranch, 10000 Hwy 1, Sandy Ranch		
	Job No.	Sandy Ranch	
	Subsidiary: 1-100	Sandy Ranch	
	Owner: 000001	Checked By: JR	Drawn By: RW
	Revision 1:		
	Revision 2:		
	Revision 3:		
	Revision 4:		

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 & Planning 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]

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 Budde is Davis from Budde to Guide 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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