

C8
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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2008-0113.01.1A

Z.A.P. DATE: February 21, 2012

SUBDIVISION NAME: Blackstone Vineyard Final Plat

AREA: 17.5

LOT(S): 5

OWNER/APPLICANT: Black Vineyard Development
(Chad Nemec)

AGENT: Vaughn & Associates
(Rick Vaughn)

ADDRESS OF SUBDIVISION: 13005 Fitzhugh Road

GRIDS: VW18 & 19 – WW 18 & 19

COUNTY: Travis/Hays

WATERSHED: Barton Creek

JURISDICTION: 5-Mile ETJ

EXISTING ZONING: N/A

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 Blackstone Vineyard Section 1. The proposed final plat is composed of 5 lots on 17.5 acres, located in northern Hays County in the City of Austin's ETJ. The final plat is out of an approved preliminary that was recently administratively revised to decrease the number of total lots by combining them into larger lots. The final propose 5 lots for single-family use ranging in size from 2.5 to 5.0 acres. The lots will all take access off of the existing Trail Driver Rd. Water will be by private on-site wells and wastewater will be provided by on-site septic. Electric service will be provided by the Pedernales Electric Co-Op. Parkland dedication requirements have been satisfied by payment of fees in lieu of land dedication. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

The staff recommends approval of the Blackstone Vineyard Section 1. The plat meets all applicable State and City of Austin LDC requirements.

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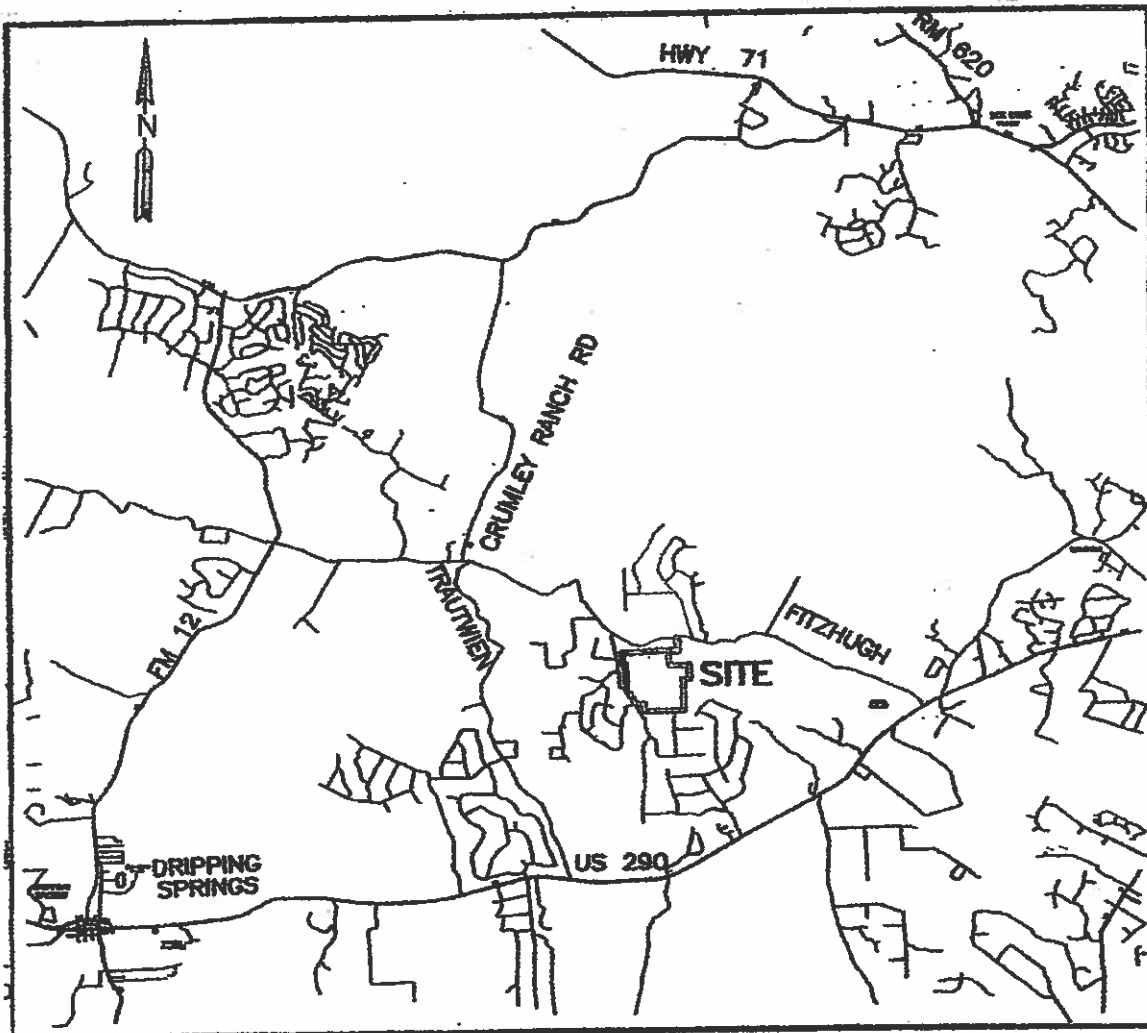
STAFF RECOMMENDATION: The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

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

PHONE: 974-2786

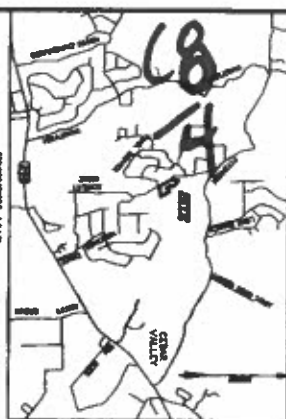
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LOCATION MAP

NTS

SECRET



VICINITY MAP
(NOT TO SCALE)

STATE OF TEXAS,
COUNTY OF DALLAS,
SECTION ONE

BLACKSTONE SUBDIVISION
SECTION ONE

BLACKSTONE SUBDIVISION, L.A.
COUNTY OF DALLAS, TEXAS 75
PLAT NO. 812

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SECTION ONE

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