

C6/1

SUBDIVISION REVIEW SHEET

CASE NO: C8-2011-0134

ZAP: April 17, 2012

SUBDIVISION NAME: ESQUEL PHASE 1 SECTION 4 PRELIMINARY PLAN

AREA: 45.845 Acres

LOTS: 82

APPLICANT: Standard Pacific of Texas, Inc.
(John Bohnen)

AGENT: LJA Engineering & Surveying, Inc.
(John A. Clark)

ADDRESS OF SUBDIVISION: Escarpment Blvd. and Estana Lane

GRIDS: A15

COUNTY: Travis

WATERSHED: Slaughter Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

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 above referenced preliminary plan located in southwest Austin. The preliminary plan proposes 78 lots for single-family and 4 lots for water quality and drainage and associated right-of-way. The lots will take access to a new internal street that connects to Escarpment Blvd. This preliminary contains land that was included in a previously approved preliminary plan that has expired prior to having all lots final platted. This plan is within and was reviewed under the Bradley Parties settlement agreement. The City of Austin will provide water and wastewater service and electric will be provided by the Pedernales Electric Co-Operative. The developer will be responsible for all costs associated with any required improvements.

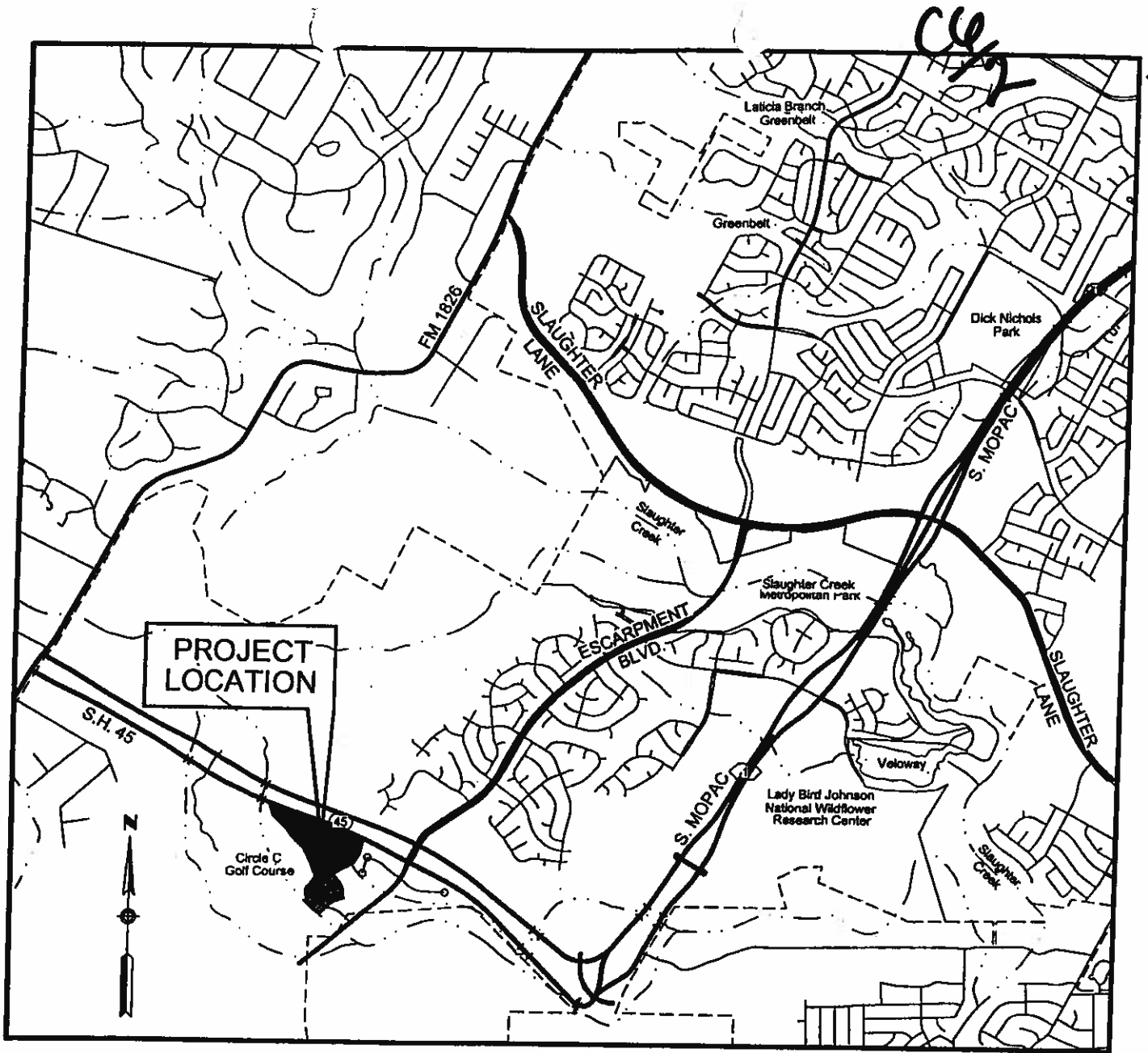
STAFF RECOMMENDATION:

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

ZONING AND PLATTING ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786



LOCATION MAP
(N.T.S.)

ISCOVER

[illegible]

LOCAL DESCRIPTION:
 1.00 ACRES IN THE THOMAS ESTATE SURVEY NO. 40, BEING ACRES IN THE THOMAS COUNTY, TEXAS, DOES HEREBY SUPERSEDE AS BEING ACRES OF LAND OUT OF SAID 160.00 ACRES TRACT CONVEYED BY DEED RECORDED IN DOC. NO. 199-0000323-7 IN THE OFFICIAL PUBLIC RECORDS OF THOMAS COUNTY, TEXAS.

DATE	DESCRIPTION	AMOUNT	BALANCE
1/1/00	OPENING BALANCE	100.00	100.00
2/1/00	PAYROLL	10.00	90.00
3/1/00	RENT	20.00	70.00
4/1/00	UTILITIES	5.00	65.00
5/1/00	SALES	30.00	95.00
6/1/00	PAYROLL	10.00	85.00
7/1/00	RENT	20.00	65.00
8/1/00	UTILITIES	5.00	60.00
9/1/00	SALES	35.00	95.00
10/1/00	PAYROLL	10.00	85.00
11/1/00	RENT	20.00	65.00
12/1/00	UTILITIES	5.00	60.00
1/1/01	SALES	30.00	90.00
2/1/01	PAYROLL	10.00	80.00
3/1/01	RENT	20.00	60.00
4/1/01	UTILITIES	5.00	55.00
5/1/01	SALES	35.00	90.00
6/1/01	PAYROLL	10.00	80.00
7/1/01	RENT	20.00	60.00
8/1/01	UTILITIES	5.00	55.00
9/1/01	SALES	30.00	85.00
10/1/01	PAYROLL	10.00	75.00
11/1/01	RENT	20.00	55.00
12/1/01	UTILITIES	5.00	50.00
1/1/02	SALES	35.00	85.00
2/1/02	PAYROLL	10.00	75.00
3/1/02	RENT	20.00	55.00
4/1/02	UTILITIES	5.00	50.00
5/1/02	SALES	30.00	80.00
6/1/02	PAYROLL	10.00	70.00
7/1/02	RENT	20.00	50.00
8/1/02	UTILITIES	5.00	45.00
9/1/02	SALES	35.00	80.00
10/1/02	PAYROLL	10.00	70.00
11/1/02	RENT	20.00	50.00
12/1/02	UTILITIES	5.00	45.00
1/1/03	SALES	30.00	75.00
2/1/03	PAYROLL	10.00	65.00
3/1/03	RENT	20.00	45.00
4/1/03	UTILITIES	5.00	40.00
5/1/03	SALES	35.00	75.00
6/1/03	PAYROLL	10.00	65.00
7/1/03	RENT	20.00	45.00
8/1/03	UTILITIES	5.00	40.00
9/1/03	SALES	30.00	70.00
10/1/03	PAYROLL	10.00	60.00
11/1/03	RENT	20.00	40.00
12/1/03	UTILITIES	5.00	35.00
1/1/04	SALES	35.00	70.00
2/1/04	PAYROLL	10.00	60.00
3/1/04	RENT	20.00	40.00
4/1/04	UTILITIES	5.00	35.00
5/1/04	SALES	30.00	65.00
6/1/04	PAYROLL	10.00	55.00
7/1/04	RENT	20.00	35.00
8/1/04	UTILITIES	5.00	30.00
9/1/04	SALES	35.00	65.00
10/1/04	PAYROLL	10.00	55.00
11/1/04	RENT	20.00	35.00
12/1/04	UTILITIES	5.00	30.00
1/1/05	SALES	30.00	60.00
2/1/05	PAYROLL	10.00	50.00
3/1/05	RENT	20.00	30.00
4/1/05	UTILITIES	5.00	25.00
5/1/05	SALES	35.00	60.00
6/1/05	PAYROLL	10.00	50.00
7/1/05	RENT	20.00	30.00
8/1/05	UTILITIES	5.00	25.00
9/1/05	SALES	30.00	55.00
10/1/05	PAYROLL	10.00	45.00
11/1/05	RENT	20.00	25.00
12/1/05	UTILITIES	5.00	20.00
1/1/06	SALES	35.00	55.00
2/1/06	PAYROLL	10.00	45.00
3/1/06	RENT	20.00	25.00
4/1/06	UTILITIES	5.00	20.00
5/1/06	SALES	30.00	50.00
6/1/06	PAYROLL	10.00	40.00
7/1/06	RENT	20.00	20.00
8/1/06	UTILITIES	5.00	15.00
9/1/06	SALES	35.00	50.00
10/1/06	PAYROLL	10.00	40.00
11/1/06	RENT	20.00	20.00

SUBMITTAL DATE: OCTOBER 31, 2011

JOHN DOWNEY, VICE PRESIDENT
SOUTHERN PACIFIC RAILROAD CO.
11000 LUTHER BLVD.
DALLAS, TEXAS 75243
Home 754-1111
Mobile 754-7917
FAX 754-7511 (10-10-93)

LEO CHANDLER, JR.
4314 WILSON ST. #207
DALLAS, TEXAS 75219
Home 754-4300
Mobile 754-7511 (10-10-93)
Fax 754-7511 (10-10-93)

CRISTINA SANCHEZ, CHAIRMAN, SAC
NORTH TEXAS SOUTHERN RAILROAD CO.
10000 W. 34TH ST.
DALLAS, TEXAS 75243
Mobile 754-797-4605
Fax 754-797-4605

Volume	Expenditure	At least 100 miles from the coast	At least 50 miles from the coast	At least 25 miles from the coast	At least 10 miles from the coast
1970-71					
1971-72					
1972-73					
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SHEET NO.	DESCRIPTION
1	TITLE PAGE
2	GENERAL NOTES
3	PRELIMINARY PLAN



THE 160-ACRE FLOODPLAIN IS CONTAINED WITHIN THE DEWEENE SUBDIVISION, A 300-ACRE TRACT, A PORTION OF THE TRACT AT WITHIN THE BOUNDARIES OF THE 160-ACRE FLOODPLAIN AS CONTAINED ON THE FLOODPLAIN FLOOD INSURANCE RATE MAP, DATED SEPTEMBER 28, 2006 FOR THE COUNTY AND INCORPORATED AREA.

JOHN A. CLARK
FEB 1978
PACIFIC NORTHWEST REGIONAL CENTER
SEATTLE, WASHINGTON

[Signature]

3-77-12
S.A.C.

PRELIMINARY PLAN APPROVAL SHEET of _____
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY (AGM) (PC) (ZAP) ON _____ UNDER SECTION _____
OF CHAPTER _____ OF THE CITY OF AUSTIN CODE. EXPIRATION _____
DATE _____ CASE MANAGER _____ DWZ _____ DOZ _____
(IF REV) ORIGINAL APPLICATION DATE _____ TYPE OF REVISION: MAJOR _____ MINOR _____ \$81704 YES NO

Director, Worksheet Protection and Development Register
 PRELIMINARY PLAN EXTENDED UNDER CHAPTER 301 ON
 UNTIL _____ CASE NUMBER _____
 This Plan must be renewed by the Expiration date unless extended
 by the Commission.

LJA Engineering, Inc.

5316 Highway 290 West
Suite 150
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRNF-1386

CA-2010-0134

SHEET 1 OF 3

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