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SUBDIVISION REVIEW SHEET

CASE NO: C8-2011-0134

ZAP: April 17, 2012
May 1, 2012

SUBDIVISION NAME: ESQUEL PHASE I 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.

The Commission postponed this item and the associated final plat at the April 17th Commission meeting. The postponement was based on concerns of a Commissioner regarding fire safety and access. Subdivisions applications are not typically sent to the fire department for review as accessibility, street design and right-of-way requirements as it pertains to the fire department's needs are built into the code and the transportation criteria manuals. The exception is flag lot designs, which are all sent to the fire department for review. However, staff will meet with a fire department reviewer to have them look at this case and see if they have any further concerns that the code and criteria manuals did not address. If the fire department reviewer has any additional concerns, staff will make the Commission aware at the meeting. In addition, as noted above, this case is part of and was reviewed under the Bradley Party Settlement Agreement.

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This agreement limits access to SH 45 south and includes a land use plan. This application complies with the land use plan, including access provisions of the settlement agreement.

STAFF RECOMMENDATION:

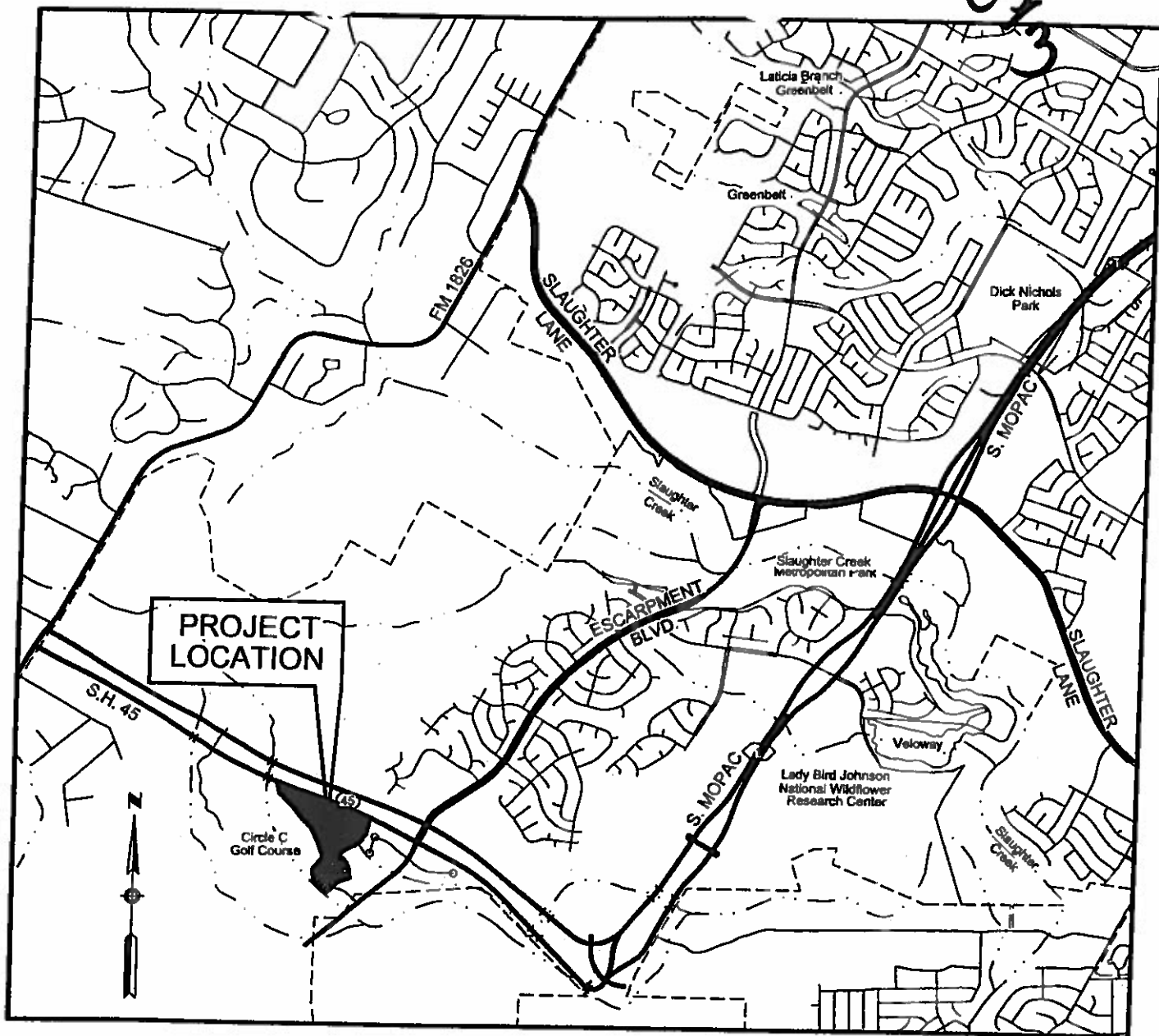
The staff recommends approval of the preliminary plan. The plan meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

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

PHONE: 974-2786

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LOCATION MAP

(N.T.S.)

RECEIVED

THESE

[illegible]

A map of the City of San Diego showing the project location. The project area is highlighted in black and labeled "PROJECT LOCATION". The map includes major roads, water bodies, and surrounding areas. A scale bar is provided at the bottom right.

	1979-80, India
70-81-84	Chh./Pun 67/ 80
70-80-84	1750/1700 67/ 80
70-80-8	Grand total 17 0 14 100
70-84-8	630
70-85-91	600 Annual Total: 84

Agreement 1987-2017

[illegible][illegible]

Item	Brand/Model	Serial No.	Year of Purchase	Estimated Value	Remarks
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The one-year floodplain is contained within the damage easements herein, a portion of this tract is within the boundaries of the one-year floodplain as shown on the Federal Flood Insurance Rate Map (FIRM) for the area, dated September 22, 2008 for Tallapoosa County and adjoining areas.

[Signature]
 AUTHORIZED REPRESENTATIVE

3-22-12

PRELIMINARY PLAN APPROVAL SHEET OF
FILE NUMBER _____ APPLICATION DATE _____
APPROVED BY (NAME) (PC) (CAP) ON _____ UNDER SECTION _____
OF CHAPTER _____ OF THE CITY OF AUSTIN CODE. EXPIRATION
DATE _____ CASE MANAGER _____
(BY REV) ORIGINAL APPLICATION DATE _____ DOZ _____
TYPE OF REVISION: MAJOR _____ MINOR _____ YES _____ NO _____

 Director, Watershed Protection and Development Review

 PRELIMINARY PLAN EXTENDED UNDER CHAPTER 305 ON
 UNTIL _____ CASE MANAGER _____
 Next steps must be completed by the September 1st release schedule.

 COMMENTS:

LJA Engineering, Inc.

5316 Highway 290 West
Suite 150
Austin, Texas 78735

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SHEET 1 OF 3

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ESQUEL, PHASE 1, SECTION 4

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Account Number

QUEST NO.

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QUESTIONS

- 10-YEAR FLOODPLAIN
 ■ CRITICAL WATER QUALITY ZONE
 ■ 10-YEAR QUALITY TRANSDITION ZONE
 ■ PROPOSED / MODIFIED / EXISTING OTHERS
 ■ COMMENTS: STRENGTHENED ADJUTANT OF 1989 LOCAL LAW 84-10
 ADJUTANT 7/1/89

Current Topics						
Course #	I	App	App	Typ	Class	Class Standing
CS 270	270	270	270	270	270	270
CS 271	271	271	271	271	271	271

PRELIMINARY PLAN APPROVAL	SHEET
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FILE NUMBER _____ APPLICATION DATE _____ UNDER SECTION _____
 APPROVED BY (NAME AND TITLE) _____ OF THE CITY OF ALABAMA CODE _____ EXPIRATION DATE _____
 CASE MANAGER _____ DOZ _____
 IF REVISED ORIGINAL APPLICATION DATE _____ DOZ _____
 TYPE OF REVISION: MAJOR _____ MINOR _____ 801704 YES _____ NO _____

Division, Watershed Protection and Development Agency

REGULARITY PLAN EXTENDED UNDER CHAPTER 203 ON...

DATE _____ CASE MANAGER _____
This Policy must be reviewed by the Expressions and Opinions Committee
COMMENTS _____

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