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1

SUBDIVISION REVIEW SHEET

CASE NO: C8J-2008-0048.1A

Z & P DATE: May 1, 2012

SUBDIVISION NAME: EASTWOOD, BLOCK QQ, LOT 62

AREA: 5.88 Acres

LOTS: (6)

APPLICANT: Hen-Ball Investments, LP
(John Lloyd)

AGENT: Randall Jones Engineering
(Randall Jones)

ADDRESS OF SUBDIVISION: S. FM 973 Road

GRIDS: T27

COUNTY: Travis

WATERSHED: Gilleland/Wilbarger Creek

JURISDICTION: 5 Mile ETJ

EXISTING ZONING: N/A

PROPOSED LAND USE: Retail

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 disapproval of the final with preliminary plan. The subdivision is composed of (6) lots on 5.88 acres. COA will provide electric service and wastewater service. There will be private onsite water service.

STAFF RECOMMENDATION:

The staff recommends disapproval of the final with preliminary plan. The plat does not meet all applicable State and City of Austin LDC requirements. Staff will continue to work with the applicant to ensure compliance.

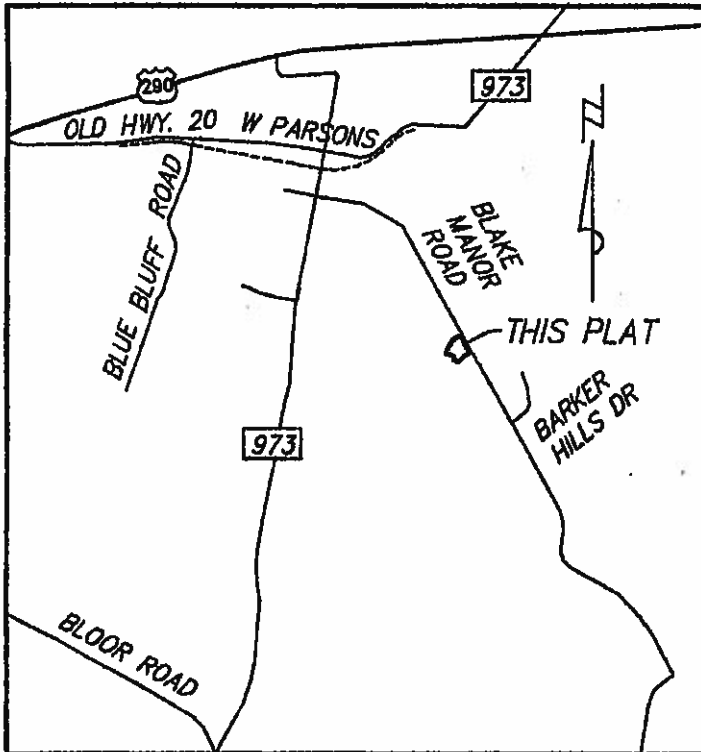
ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER:

PHONE:

#10745653

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NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE MANVILLE WATER SUPPLY CORPORATION WATER SYSTEM AND THE CITY OF AUSTIN WASTEWATER UTILITY SYSTEM
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. NO PORTION OF THIS TRACT IS WITHIN A DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION, RATE MAP, FIRM PANEL NO. 48453C0485H EFFECTIVE SEPT. 26, 2008 FOR TRAVIS COUNTY, TEXAS.
4. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 150 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING ARTERIAL STREET. NO DRIVEWAY SHALL BE CONSTRUCTED CLOSER THAN 50 FEET TO THE EDGE OF PAVEMENT OF AN INTERSECTING LOCAL OR COLLECTOR STREET.
5. POTABLE WATER WILL BE SUPPLIED BY MANVILLE WATER SUPPLY AND WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF AUSTIN.
6. ALL STREETS WILL BE DEDICATED AS PUBLIC STREETS.
7. A 4' SIDEWALK IS REQUIRED ALONG ALL ROADWAYS.
8. THIS PLAT IS WITHIN THE 5 MILE ETJ OF THE CITY OF AUSTIN AS OF APRIL 2008.
9. THIS PLAT LIES WITHIN THE WILBARGER AND GILLELAND WATERSHEDS WHICH ARE CLASSIFIED AS SUBURBAN.
10. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO CONSTRUCTION ON THIS SITE.
11. PARKLAND FEES WILL BE SATISFIED PRIOR TO FINAL PLAT APPROVAL.
12. BEARINGS ARE TEXAS STATE PLANE CENTRAL ZONE NAD 1983.