

SUBDIVISION REVIEW SHEET

C10
1

CASE NO: C8-07-0043.02

PC DATE: February 26, 2013

SUBDIVISION NAME: Avery Station Preliminary Plan Revision

AREA: 187.93 Acres

LOTS: 405

APPLICANT: Northwoods Avery Ranch LLC

AGENT: Bury & Partners, Inc
(David Miller P.E.)

ADDRESS OF SUBDIVISION: N. Lakeline Blvd. and Lyndhurst St.

GRIDS: G41

COUNTY: Williamson

WATERSHED: South Brushy Creek

JURISDICTION: Full Purpose

ZONING: PUD

NEIGHBORHOOD PLAN: Lakeline TOD

PROPOSED LAND USE: Single-Family (378 lots), townhome/condo (233 units), commercial (1 lot), open space/drainage/pedestrian easements/amenity and Right-of-way (23 lots).

VARIANCES: None

SIDEWALKS: Sidewalks will be provided.

DEPARTMENT COMMENTS:

The request is for approval of the Avery Station Preliminary Plan Revision. The plan is composed of 405 lots (611 units) composed of Single-Family, townhomes, commercial lot, open space, and Right-of-way lots on 187.93 acres.

The preliminary plan is located in the Leander Rehabilitation PUD, which was approved in 1998. Because the land was owned by the State of Texas at the time, (and was being sold to the public as excess inventory) it was also approved by the Special Board of Review. The site is also located in the Lakeline TOD, and is located just north of the rail station. It should be noted that approximately 40% of the subdivision (the northwest section of the plan) has been final platted and constructed as of this time.

STAFF RECOMMENDATION:

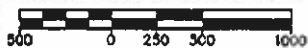
The staff recommends approval of the plan. The preliminary plan revision meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 974-6455

C10
2



SITE LOCATION MAP

**AVERY STATION
NORTHWOODS-AVERY RANCH LLC.**

FILE:

PROJECT No.: 102667-10002 SCALE: 1"=1000'

Bury+Partners
ENGINEERING SOLUTIONS
201 West Sixth Street, Suite 800
Austin, Texas 78701
Tel. (512)328-9011 Fax (512)328-0325
TSP Registration Number F1048
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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.

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.

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.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/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: C8-07-0043.02

Contact: David Wahlgren, 512-974-6455

Elsa Garza, 512-974-2308

Public Hearing: Zoning and Platting Commission, Feb 26, 2013

Karen Collins

Your Name (please print)

14201 Willow Tank Drive, Austin, Tx. 78717

Your address(es) affected by this application

Karen Collins

Date

Daytime Telephone: *512-762-4663*

Signature

Comments: *We have not had a quiet weekend in over a year & a half since Stacked Plains Station has been extended to Lakeline Blvd. There has been constant construction. The dump trucker drive past through our street & hop the curb. The wildlife is being driven out. I thought this house 2 1/2 years ago because it backed up to the easement. I could handle a single story house behind me but not a two story & I will lose all my privacy. Traffic is really going to be bad.*

If you use this form to comment, it may be returned to: *Privacy, Traffic*
City of Austin - Planning & Development Review Dept./4th Floor
David Wahlgren
P. O. Box 1088
Austin, TX 78767-8810

5/10

The noise from the train and dirt have significantly due to the trees being planted down.