

C14

SUBDIVISION REVIEW SHEET

CASE NO: C8-07-0043.02.1A

PC DATE: March 12, 2013

SUBDIVISION NAME: Avery Station Section II-B

AREA: 21.28 Acres

LOTS: 101

APPLICANT: Northwoods Avery Ranch LLC

AGENT: Bury & Partners, Inc

ADDRESS OF SUBDIVISION: Staked Plains Drive and Laurinburg Drive

GRIDS: G41

COUNTY: Williamson

WATERSHED: South Brushy Creek

JURISDICTION: Full Purpose

ZONING: PUD

NEIGHBORHOOD PLAN: Lakeline TOD

PROPOSED LAND USE: Single-Family (97 lots), open space/drainage/pedestrian easements (4 lots).

VARIANCES: None

SIDEWALKS: Sidewalks will be provided.

DEPARTMENT COMMENTS:

The request is for approval of the Avery Station Section II-B. The plan is composed of 101 lots (97 single family and 4 open space/drainage) on 21.28 acres.

The plat 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 this final plat is the first plat out of the preliminary plan revision that was approved by the Planning Commission on February 26, 2013.

STAFF RECOMMENDATION:

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

PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren

PHONE: 974-6455

Email address: david.wahlgren@ci.austin.tx.us

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SITE LOCATION MAP

**AVERY STATION
SECTION IIB**

NORTHWOODS AVERY RANCH LLC.

FILE: G:\102667\10006\EXHIBITS\102667006EXH
SITE LOC MAP-PLAT.dwg

PROJECT No.: 102667-10006 SCALE: 1"=1000'

Bury+Partners
ENGINEERING SOLUTIONS

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Austin, Texas 78701
Tel. (512)305-4041 Fax (512)305-0320
T808 Registration Number
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RECEIVED
JAN 14 2010

EVERY STATION SECTION II-B

21.827 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, AND THE SAMUEL DAMON SURVEY, ABSTRACT NO. 170, WILLIAMSON COUNTY, TEXAS.

LOT 2, BLOCK 11
AVERY STATION SECTION 1B, PHASE 1
DOCUMENT NO. 201053119

LOT 2, BLOCK 1
AVERY STATION SECTION 1A, PHASE 1
DOCUMENT NO. 2011052951

177.58 ACRES
NORTHWOODS AVERY RANCH, LLC
DOC. NO. 2008049201

4537 W
118.00'

STAKED PLAINS DRIVE
(R.O.W. WIDTH VARIES)

ABSTRACT NO. 551
RACHEL SAUL SURVEY

AREA SUMMARY

101

LAKELINE BOULEVARD
(R.O.W. VARES) (CABINET "W", SLIDES 21-25)

**AVERY STATION
SECTION 1-B**

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