

SUBDIVISION REVIEW SHEET

C11
1

CASE NO: C8-07-0043.02.2A

PC DATE: June 11, 2013

SUBDIVISION NAME: Avery Station Section 1A, Phase 2

AREA: 21.21 Acres

LOTS: 61

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 (58 lots), open space/drainage/pedestrian easements (3 lots).

VARIANCES: None

SIDEWALKS: Sidewalks will be provided.

DEPARTMENT COMMENTS:

The request is for approval of the Avery Station Section 1A, Phase 2. The plan is composed of 61 lots (58 single family and 3 open space/drainage) on 21.21 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 second plat out of the preliminary plan revision that was approved by the Planning Commission on February 26, 2013.

STAFF RECOMMENDATION:

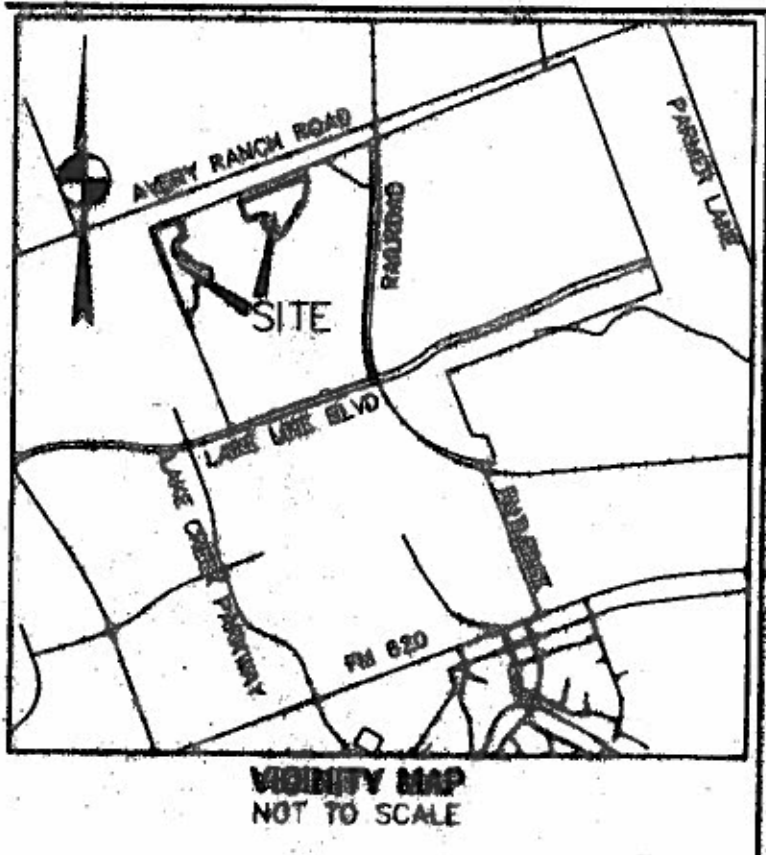
The staff recommends approval of the plat. The plat now meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

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

PHONE: 974-6455

C11/2

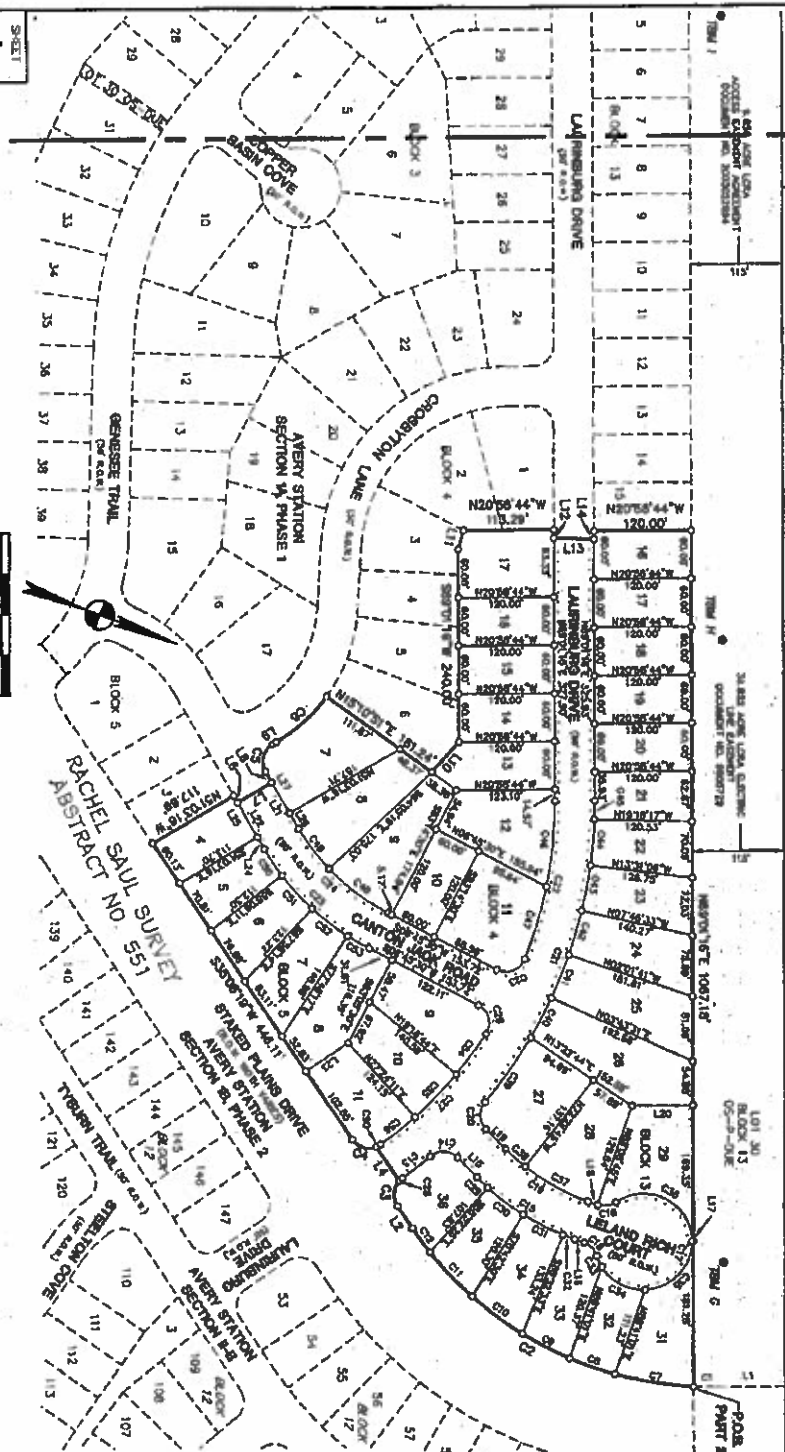


$$\frac{CH}{3}$$

The map displays a complex arrangement of land parcels within Section 26. Key features include:

- Roads and Trails:** McKINNEY SPRING DRIVE, PANTHER JUNCTION TRAIL, OLD QUARRY ROAD, PERMISSION GAP DRIVE, WILLOW TANK DRIVE, and THURLEY HOLLOW TRAIL.
- Parcels:** Numerous numbered parcels are shown, including 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- Survey Markers:** Specific points are marked with letters A, B, C, and D.
- Other Labels:** AVERY RANCH FAR WEST, PHASE TWO, SECTION FOUR, CUMMET D.D., SLICES 255-257.

A map showing the location of the Phase Two Section Three Cabernet vineyard. The map includes labels for "AVAREY RANCH FAR WEST", "PHASE TWO SECTION THREE CABERNET VINEYARD", "WAGGON WHEEL ROAD", "MOUNTAIN VIEW ROAD", and "CABERNET VINEYARD". A north arrow points towards the top right.



**EVERY STATION
SECTION 1A, PHASE 2**

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512)328-0011 Fax (512)328-0332
Burg+Partners, Inc. © Copyright 2015

C8-07-0043.02.2A

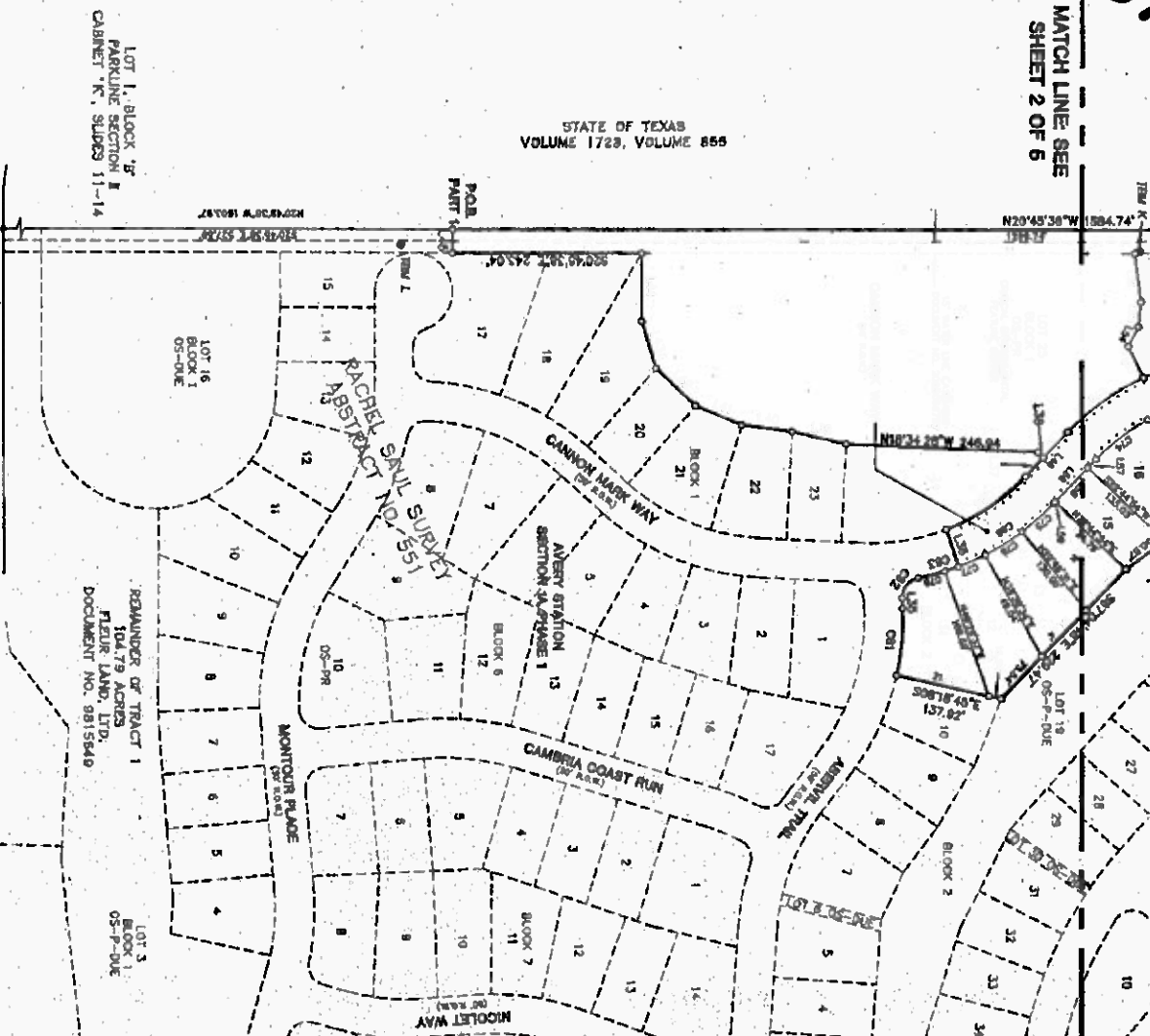
Final Release (01-23-2013) Original by KMS/MLT Approved by: (78) Project No.: 1713-01371 File #:\1713\001\1713001A-001

C8-07-0043.02.2A

**MATCH LINE SEE
SHEET 2 OF 6**

21.208 ACRES OUT OF THE RACHEL SAUL SURVEY, ABSTRACT NO. 551, WILLIAMSON COUNTY, TEXAS.

STATE OF TEXAS
VOLUME 1723, VOLUME 855



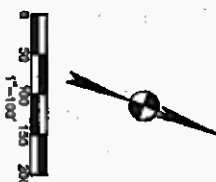
LOT 1, BLOCK "B"
PARKLINE SECTION II
CABINET "K", SLIDES 11-14

104.79 ACRES
FLEUR LAND, LTD.
DOCUMENT NO. 981564E

LOT 3
BLOCK 1
05-P-DUE

3

**P.O.C.
PART 1**
LAKELINE BOULEVARD
(R.O.W. VARIES) (CABINET "W", SLICES 21-25)

[illegible]**NOVA CLIMATE**[illegible]

AVERY STATION
SECTION 1A, PHASE 2
Bo Bury+Partners

211 Red Stone Street, Suite 606
Austin, Texas 78701

Tel. (512) 328-0011 Fax (512) 328-0022
 Burg+Partners, Inc. © Copyright 2013