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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2012-0114

ZAP DATE: July 2, 2013

SUBDIVISION NAME: Avana Phase 3 Preliminary Plan

AREA: 36.94

LOT(S): 2

OWNER/APPLICANT: Standard Pacific of Texas, Inc.
(John Bohnen)

AGENT: LJA Eng. & Surveying
(John A. Clark)

ADDRESS OF SUBDIVISION: 12131-1/2 Escarpment Blvd.

GRIDS: A13

COUNTY: Travis

WATERSHED: Bear Creek

JURISDICTION: Full-Purpose
Limited Purpose

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: SF/Private St./D.E.E./PUE/Open Space/WQE/PED

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Avana Phase 3 Preliminary Plan. The Avanna Phase 3 project consists of 36.94 acres, with a total of 25 lots, including 20 single-family lots, 1-private street lot, a drainage and p.u.e. lot, and lots for open space, drainage/water quality and pedestrian access. The tract is within and subject to the terms of the Bradley Parties Settlement Agreement. Water and wastewater will be provided by Mid-Tex utilities and the electric will be provided by the Pedernales Electric Co-Op. Parkland dedication requirements have been satisfied by dedication of land with a previous subdivision. The developer will be responsible for all costs associated with any required improvements.

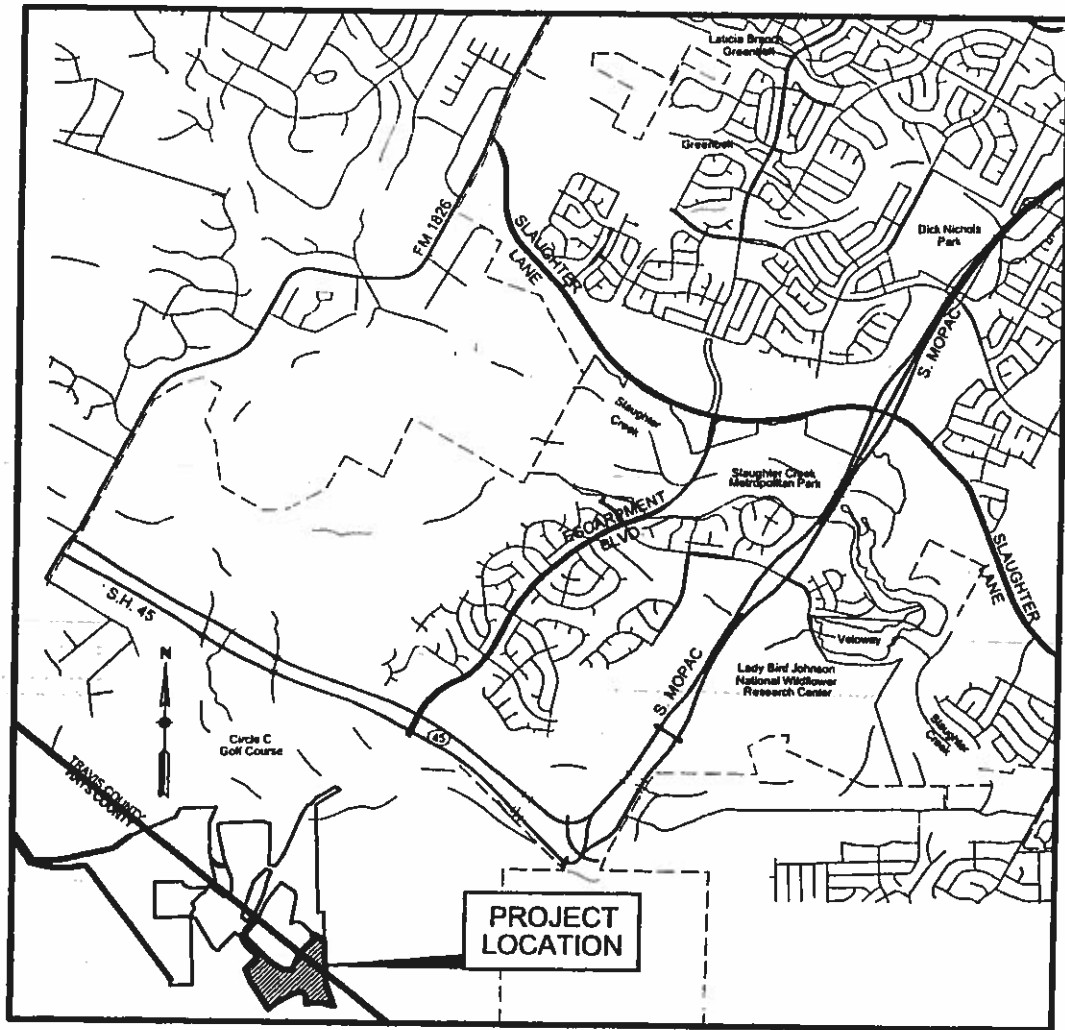
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: Don Perryman@austintexas.gov

PHONE: (512) 974-2786

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LOCATION MAP

(N.T.S.)

SCANNED

