

CM  
/

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-03-0159.03

**Z.A.P. DATE:** September 17, 2013

**SUBDIVISION NAME:** Village at Northtown-Revised Preliminary Plan – Revision #3

**AREA:** 326.71 Acres

**LOT(S):** 38 Total Lots

**OWNER/APPLICANT:** Village @ Northtown, LTD  
(Clifton Lind)

**AGENT:** Cunningham-Allan Inc.  
(Jana Rice)

**ADDRESS OF SUBDIVISION:** North Heatherwilde Boulevard

**GRIDS:** N/P-35-36

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** 2-Mile ETJ

**EXISTING ZONING:** N/A

**MUD:** Northtown MUD

**PROPOSED LAND USE:** Commercial, Residential, Greenbelt, ROW and Detention.

**ADMINISTRATIVE WAIVERS:** N/A

**VARIANCES:** None

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

**DEPARTMENT COMMENTS:** The request is for approval of a revised preliminary plan located in the county and in the City of Austin's 2 Mile ETJ. The proposed subdivision includes 38 residential and commercial lots on 326.71 acres. The proposed development is located within the boundaries of the Northtown Municipal Utility District. Applicant is proposing to add or reduce density and intensity on some of the lots and is also shifting land uses throughout the boundaries of the preliminary plan. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

**NON-RESIDENTIAL NOTICE:**

As per Title 30 public notification requirements, a notice was sent to all City of Austin utility account holders with 500 feet of the proposed development, registered environmental and homeowner's associations. In addition, the applicant was required to also send a notice to all registered neighborhood and homeowner's associations, local emergency services district and Travis County Fire Marshal within 1000 feet of the proposed development. The notice described the development including the proposed land use. (See attached copy of the notice).

C7/2

**ISSUES:**

Staff has not received any phone calls and e-mails from anyone regarding the proposed revision to preliminary plan.

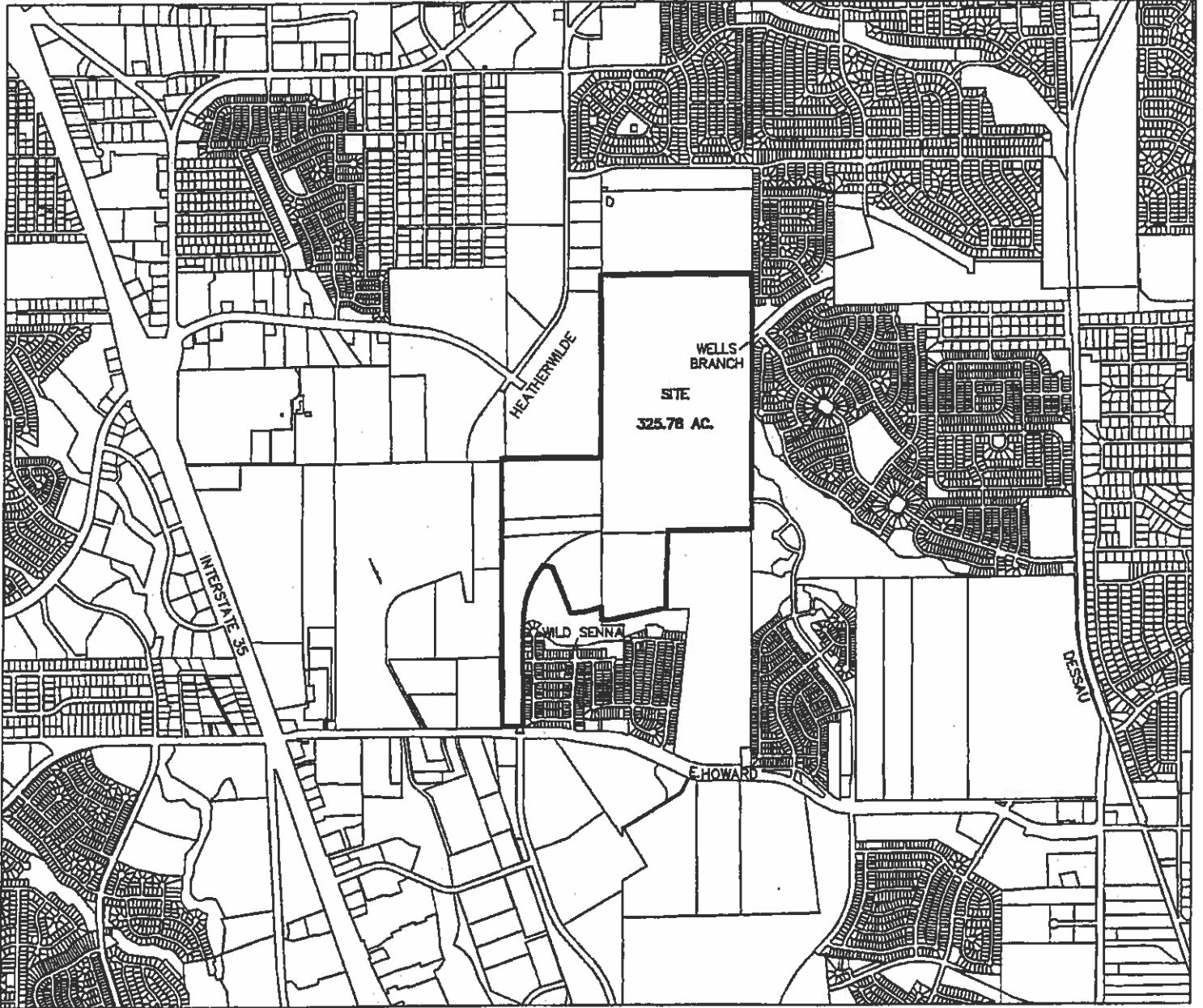
**STAFF RECOMMENDATION:** The preliminary plan meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Jose Luis Arriaga  
Email address: [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us)

**PHONE:** 854-7562

C1/3



VICINITY MAP  
NOT TO SCALE







CR/ve

Project Name: VILLAGE @ NORTH TOWN  
Section 2 Phase 2 Final Plat

Case Manager: Joe Arriaga

Team: Team B

Case Number: C8J-2010-0062.4A

Date Filed: Apr 05, 2013

Update #: 0

Date Dist: May 09, 2013

Formal Submitted May 8, 2013

Comment Due Date: May 29, 2013

Discipline	Name
✓ 911 Addressing Review	Cathy McClendon
✓ Environmental Review	Mike Mcdougal
✓ Flood Plain Review	Kevin Shunk
✓ Electric Review (3)	David Lambert
✓ Mapping Review	Mapping Review
✓ Planner 1 Review (no dist)	Elsa Garza
✓ Travis Co. Transportation Review *	Teresa Calkins
✓ Travis Co. Drainage Engineering Review	Teresa Calkins
✓ Travis Co. Subdivision Review	Joe Arriaga
✓ Austin Water Utility Review	Neil Kepple
✓ Water Quality Review	Benny Ho

✓ Wetlands Biologist - Andrew Clamann

✓ Gas Co.

✓ School Dist.

✓ Telephone Co.

15