

**SUBDIVISION REVIEW SHEET**

C8  
/1

**CASE NO.:** C8J-2012-0086

**ZAP DATE:** October 1, 2013

**SUBDIVISION NAME:** Avana Phase 2 Preliminary Plan

**AREA:** 151.12

**LOT(S):** 238

**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:** MA14

**COUNTY:** Travis

**WATERSHED:** Slaughter Creek/Bear Creek

**JURISDICTION:** 2-Mile ETJ

**EXISTING ZONING:** SF-2

**MUD:** n/a

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** SF/ROW/DE/WQE/PUE/MAIL KIOSK/GRBLT/CR

**ADMINISTRATIVE WAIVERS:** None

**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 2 Preliminary Plan. The proposed plan is composed of 238 lots on 151.12 acres proposed for single-family residential use. The lot breakdown includes 229 single-family lots, 1 drainage/water quality/p.u.e. lot, 1-drainage and water quality lot and 4 open space lots. The lots will take access via an internal street network with connections to Escarpment Blvd. Water and wastewater will be provided by Mid-Tex Utilities and Electric will be provided by the Pedernales Electric Co-Op. Parkland dedication requirements will be satisfied at time of final plat. The developer will be responsible for all costs associated with any required improvements.

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

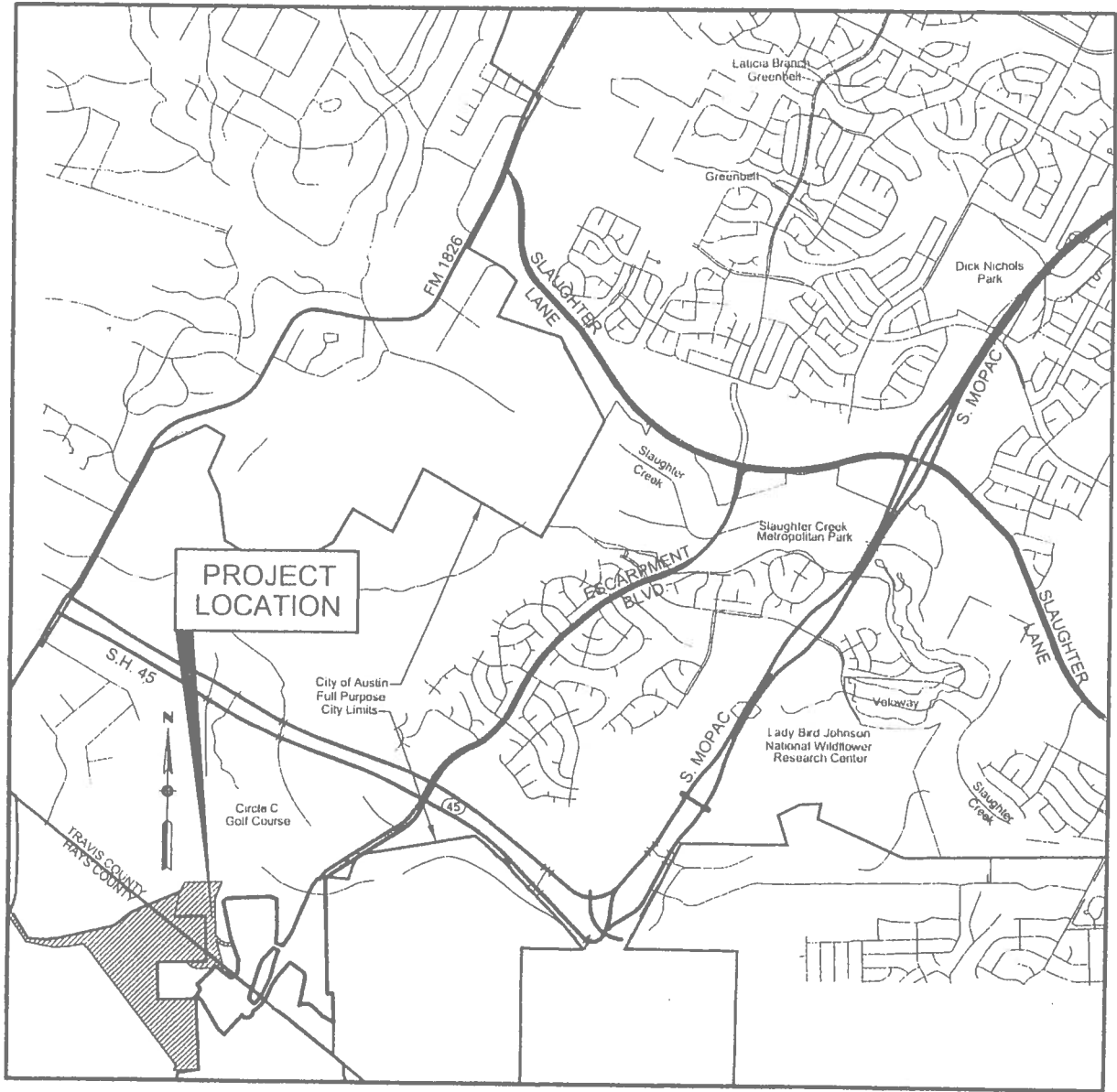
**ZONING AND PLATTING COMMISSION ACTION:**

**CITYSTAFF:** Don Perryman

**PHONE:** 512-974-2786

**E-MAIL:** don.perryman@austintexas.gov

CS  
2



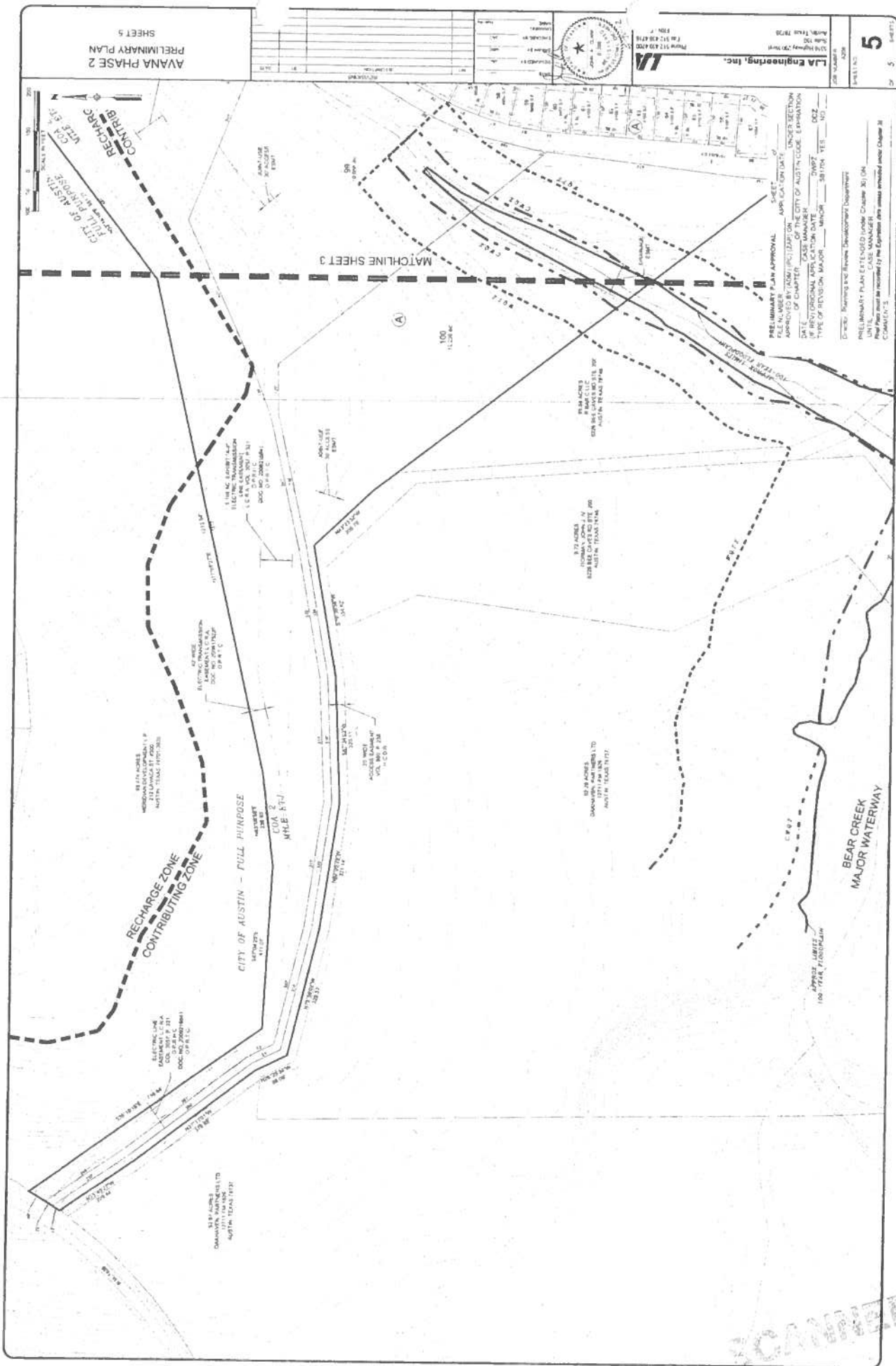
LOCATION MAP

(N.T.S.)

SCANNED







PRELIMINARY PLAN APPROVAL  
FILE NUMBER: 123456789  
APPROVED BY: [Signature]  
DATE: 10/26/2011  
TYPE OF REVISION: MAJOR  
MINOR: 0  
SHEET: 5 OF 5

5/8

RECEIVED