

**SUBDIVISION REVIEW SHEET**

C19  
/

**CASE NO.:** C8J-2013-0166

**Z.A.P. DATE:** 10-15-13

**SUBDIVISION NAME:** Vistas of Austin

**AREA:** 148.84

**LOT(S):** 559

**OWNER/APPLICANT:** The Vistas of Austin (Brett Corwin)

**AGENT:** Cantarra Ventures Ltd. by Intermandeco GP, LLC (Brett Corwin)

**ADDRESS OF SUBDIVISION:** 9220-1/2 Old Lockhart Rd

**GRIDS:** H10, H11

**COUNTY:**

**WATERSHED:** Rinard Creek

**JURISDICTION:** 2 Mile ETJ

**EXISTING ZONING:**

**MUD:** N/A

**NEIGHBORHOOD PLAN:**

**PROPOSED LAND USE:** SF

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

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

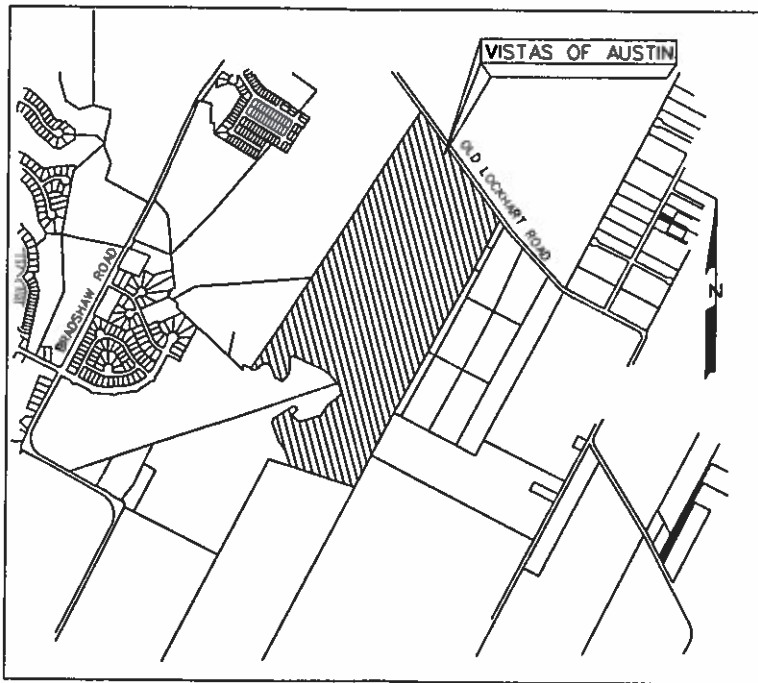
**DEPARTMENT COMMENTS:** The request is for approval of the Vistas of Austin. The proposed plat is composed of 559 lots on 148.84 acres.

**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:**

# PRELIMINARY PLAN FOR THE VISTAS OF AUSTIN

## TRAVIS COUNTY, TEXAS



- 26) ALL NON RESIDENTIAL LOTS TO BE OWNED AND MAINTAINED
- 27) THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS THAT COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO
- 28) PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR RESIDENTIAL DEVELOPMENT OTHER THAN LANDSCAPING AND
- 29) DRIVEWAY ACCESS FROM ALL LOTS IS PROHIBITED TO OLD
- 30) RESIDENTIAL DEVELOPMENT OTHER THAN LANDSCAPING AND
- 31) WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED MAY THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW
- 32) SECTIONS 1-8 ARE SUBJECT TO LDC SECTION 30-2-232 FOR
- 33) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, AND ON THE FACE OF THE PLAT. ALL STREETS LISTED ON THE STREET THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONN
- 34) THE FOLLOWING SINGLE-FAMILY LOTS CONTAIN SLOPES GRE IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CO
- 35) DEVELOPMENT WHICH EXCEEDS 20% IMPERVIOUS COVER, WHO
- 36) A TRAVIS COUNTY BUILDING PERMIT IS REQUIRED PRIOR TO
- 37) THIS SUBDIVISION IS IN THE TWO-MILE EXTRA TERRITORIAL J
- 38) NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUD ENVIRONMENTAL FEATURE MITIGATION ZONE PER SECTION 30-5-289
- 39) BAFFLE DESIGN OR OTHER METHODS CONTAINED IN THE CITY FOREBAY FOR POND 'A' TO MEET THE INTENT OF SECTION 16.6 OF

C19/2

### LEGAL DESCRIPTION

A 74.49 ACRE TRACT OF LAND, BEING A PORTION OF A 148.8 ACRE 74.49 ACRE TRACT BEING ALL OF THAT CERTAIN TRACT OF LAND BEING RECORDED IN DOCUMENT NO. 2007028448, OFFICIAL PUBLIC RECORDS SANTIAGO DEL VALLE GRANT, TRAVIS COUNTY, TEXAS; SAID 74.49 ACRE CALLED 148.80 ACRE TRACT OF LAND (TRACT THREE) DESCRIBED IN J BRADSHAW, SUZANNE BRADSHAW CLARKTON, AND BRENDA LANETTE BRADSHAW, RECORDED IN VOLUME 1088, PAGE 0382, REAL PROPERTY RECORDS OF UNDIVIDED INTEREST IN THAT CERTAIN CALLED 148.80 ACRE TRACT OF PARTNERSHIP, FILED MARCH 18, 1993, AND RECORDED IN VOLUME 1093, CERTAIN CALLED 148.8 ACRE TRACT OF LAND DESCRIBED IN A GENERAL AND RECORDED IN DOCUMENT NO. 2005789173, O.P.R.F.C.T.

CLASSIFICATION	STREET NAME
LOCAL STREET	BANHOEAD DRIVE
LOCAL STREET	FOREST GROVE DRIVE
LOCAL STREET	ARBOR CREST LANE
LOCAL STREET / RESIDENTIAL COLLECTOR	VISTAS DRIVE
LOCAL STREET	ANDER'S PEAK TRAIL
LOCAL STREET	WYNDOLFF ROCK LANE
LOCAL STREET	KLEBERG TRAIL
LOCAL STREET	PINE LEAF TRAIL
LOCAL STREET	TIMBER BROOK PASS
LOCAL STREET	HARWOOD OVERLOOK PK
LOCAL STREET	MARY LEWIS DRIVE
LOCAL STREET	CHAPARRAL RANCH LANE
LOCAL STREET	ASHBY DOWNS DRIVE
LOCAL STREET	CLIFLINT DRIVE
LOCAL STREET	BERTHEL DRIVE
LOCAL STREET	OWL CREEK LANE
LOCAL STREET	HUDSON TERRACE
LOCAL STREET	CROSBY HILL
LOCAL STREET	ABBEY LANE
LOCAL STREET	BARD GARDENS
LOCAL STREET	DEVON PLACE
LOCAL STREET	DERBY HILL

### SHEET INDEX

- 1 COVER SHEET
- 2 PRELIMINARY PLAN (2 OF 3)
- 3 PRELIMINARY PLAN (3 OF 3)



CASE NUMBER: CBJ-2007-1061  
SUBMITTAL DATE:  
PROPOSED USE:

*Handwritten in red:*  
ZAD  
#11023483

51  
THE WALL  
OLD 1  
ONE CHISHAM  
ROUND R  
517