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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2012-0095.1A

Z.A.P. DATE: 11.05.2013

SUBDIVISION NAME: Hills of Bear Creek, Section 1-Final Plat

AREA: 26.22 Acres

LOT(S): 83 Total Lots

OWNER/APPLICANT: Johnson 2012, LLC
(Garrett Martin)

AGENT: Hanrahan Pritchard Inc.
(Hence Distel)

ADDRESS OF SUBDIVISION: FM 1626 and Johnson Lane

GRIDS: D-10

COUNTY: Travis

WATERSHED: Bear and Little Creeks

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single-Family Residential

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

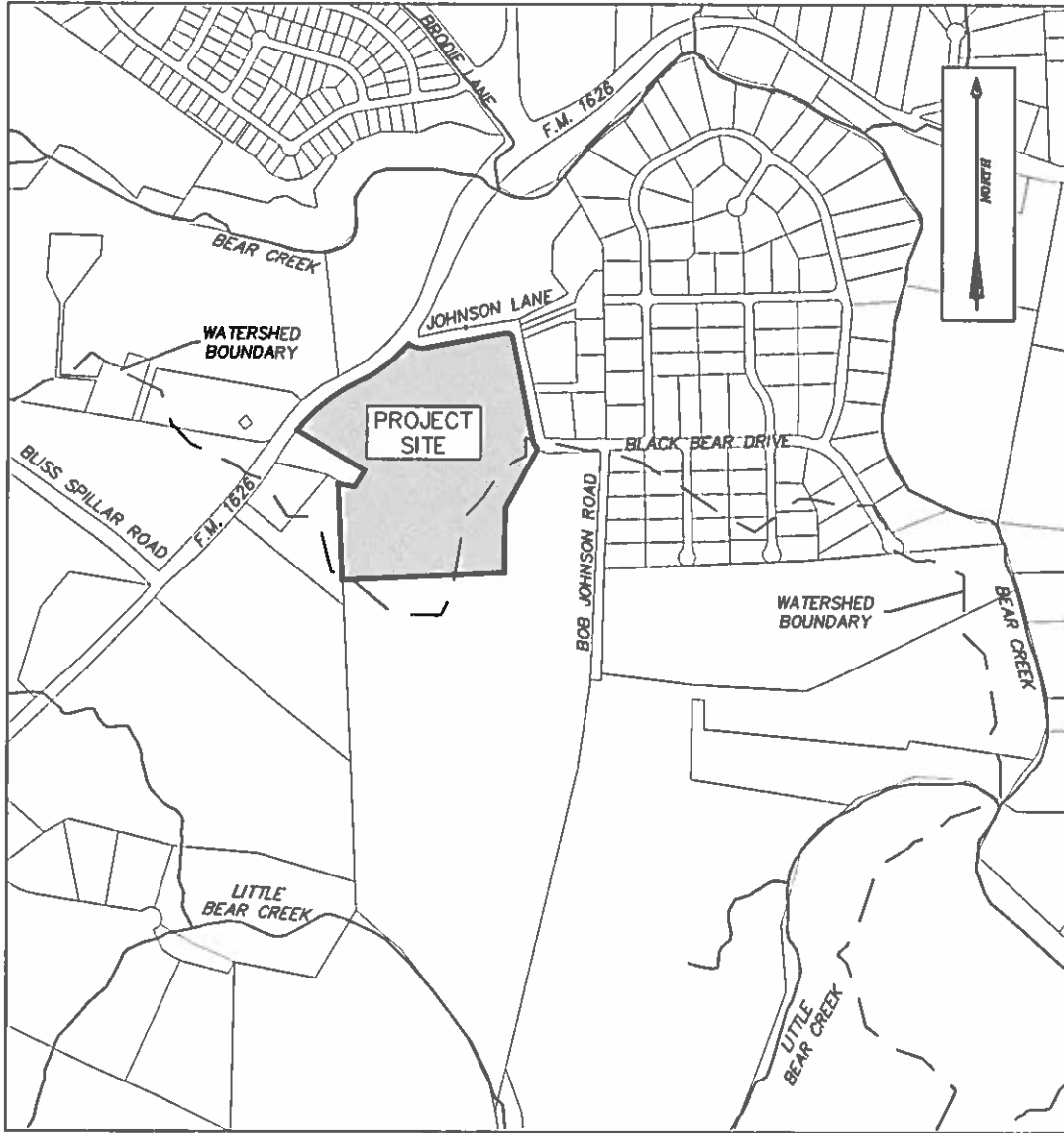
SIDEWALKS: Sidewalks will be provided on both sides of all internal and boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a final plat located in the county and in the City of Austin's 2 Mile ETJ. The plat is composed of 83 lots on 26.22 acres. The proposed subdivision includes 78 single-family lots, 4 open-space and landscape lots and 1 amenity lot. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

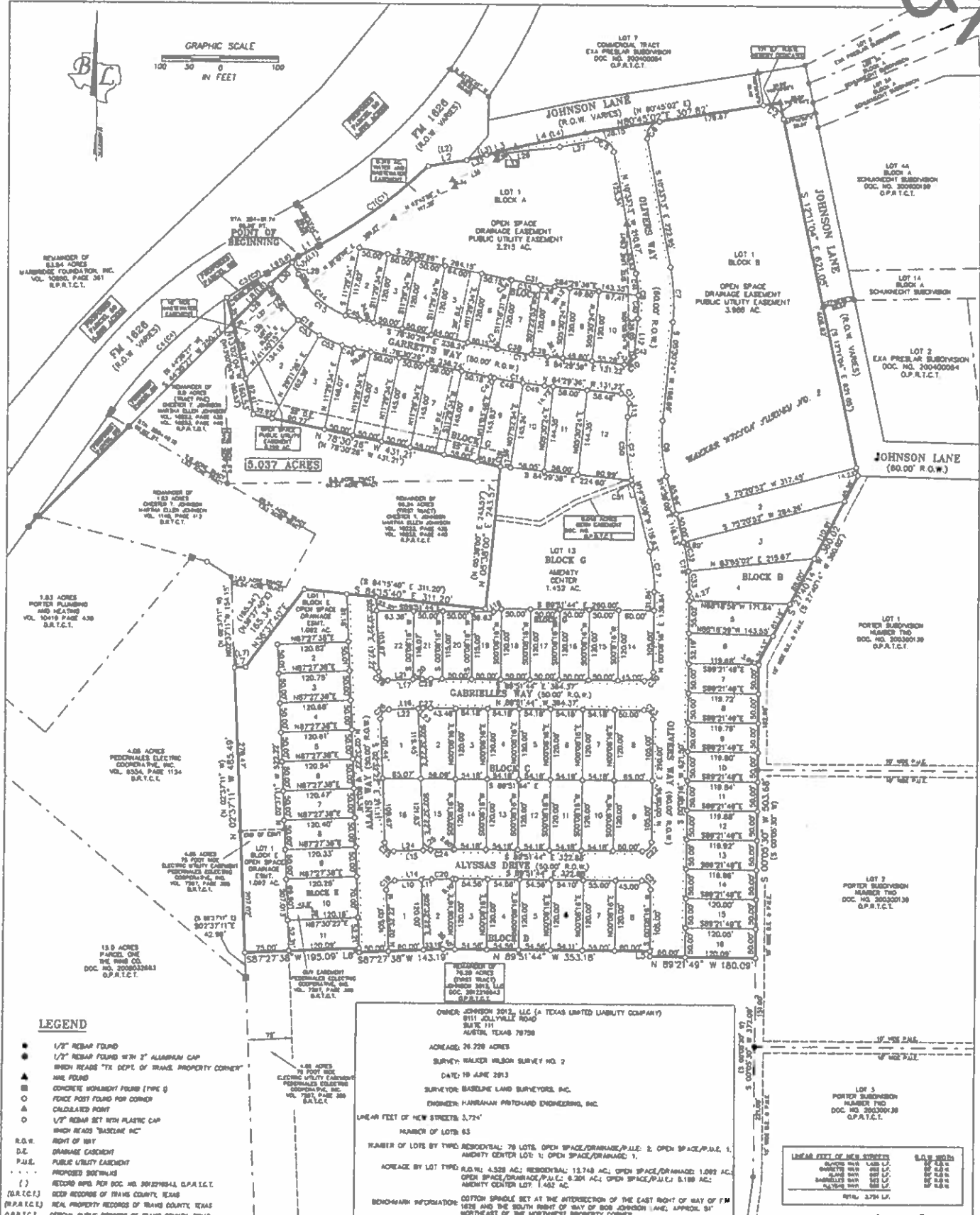
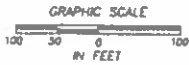
COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district. The closes school is Manchaca Elementary School on Manchaca Road. The closes fire station is EDS #5 located on Manchaca Road.

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LOCATION MAP



- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR FOUND WITH 2" ALUMINUM CAP
 - ▲ IRON RODS "TX DEPT. OF TRANS. PROPERTY CORNER"
 - IRON RODS
 - CONCRETE MONUMENT FOUND (TYPE 1)
 - FENCE POST FOUND FOR CORNER
 - CALCULATED POINT
 - △ 1/2" REBAR SET WITH PLASTIC CAP
 - IRON RODS "BASELINE INC"
- R.O.W. RIGHT OF WAY
 D.E. DRAINAGE EASEMENT
 P.U.E. PUBLIC UTILITY EASEMENT
 PROPOSED SIDEWALK
 () RECORD R.F.D. PER DOC. NO. 201278944 O.P.A.T.C.T.
 (R.A.T.C.T.) RECD. RECORDS OF TRAVIS COUNTY, TEXAS
 (P.A.T.C.T.) REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 (O.P.A.T.C.T.) OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

OWNER: JOHNSON 2013, LLC (A TEXAS LIMITED LIABILITY COMPANY)
 8111 JOLLYVILLE ROAD
 SUITE 111
 AUSTIN, TEXAS 78758

ACREAGE: 26,729 ACRES
 SURVEY: WALKER WILSON SURVEY NO. 2
 DATE: 19 JUNE 2013
 SURVEYOR: BASELINE LAND SURVEYORS, INC.
 ENGINEER: HANSHAM PRITCHARD ENGINEERING, INC.

LINEAR FEET OF NEW STREETS: 3,724'
 NUMBER OF LOTS: 63

NUMBER OF LOTS BY TYPE: RESIDENTIAL: 78 LOTS, OPEN SPACE/DRAINAGE/P.U.E. 2, OPEN SPACE/P.U.E. 1, AMENITY CENTER: 1, OPEN SPACE/DRAINAGE: 1.

ACREAGE BY LOT TYPE: R.O.W.: 4,529 AC; RESIDENTIAL: 13,748 AC; OPEN SPACE/DRAINAGE: 1,099 AC; OPEN SPACE/P.U.E.: 8,291 AC; OPEN SPACE/P.U.E.: 8,189 AC; AMENITY CENTER LOT: 1,402 AC.

BENCHMARK INFORMATION: COTTTON SPAGLE SET AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF FM 1828 AND THE SOUTH RIGHT OF WAY OF BOB JOHNSON LANE, APPROX. 54' NORTH-EAST OF THE NORTHWEST PROPERTY CORNER. ELEVATION = 577.26'

LINEAR FEET OF NEW STREETS		R.O.W. WIDTH	
JOHNSON LANE	1,025.00'	60.00'	2,000.00'
GABRIELLE WAY	4,500.00'	40.00'	1,800.00'
ALYSIAS DRIVE	4,500.00'	40.00'	1,800.00'
TOTAL	10,025.00'		5,600.00'

File: C:\Projects\Johnson\Draw\Phase 1 Final Plat.dwg
 Scale (Draw): 1"=100' Date: 08/29/13
 Drawn By: JBL
 Checked By: RW
 Revision 1:
 Revision 2:
 Revision 3:
 Revision 4:

SHEET
02 OF 04

THE HILLS OF BEAR CREEK

SECTION ONE

FINAL PLAT

CBJ-2012-0095.1A

HPE
HANSHAM PRITCHARD ENGINEERING, INC.
CONCRETE REINFORCEMENT
5051 GLEN HILL DRIVE
AUSTIN, TEXAS 78751
PH: 512-895-7851 FAX: 512-895-7852
www.hpe.com

Base Line
BASELINE LAND SURVEYORS, INC.
REGISTERED LAND SURVEYORS LICENSED
505 CLOVER PARK DRIVE
AUSTIN, TEXAS 78704
PH: 512-895-7851 FAX: 512-895-7852
www.baselinesurveyors.com

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STAFF RECOMMENDATION: The final plat 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
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