

C17

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2012-0161.1A

**Z.A.P. DATE:** 11.05.2013

**SUBDIVISION NAME:** Addison, Section I

**AREA:** 60.13 Acres

**LOT(S):** 140 Total Lots

**OWNER/APPLICANT:** CARMA Properties LLC  
(Chad Matheson)

**AGENT:** Peloton Land Solutions.  
(Judd Willmann)

**ADDRESS OF SUBDIVISION:** South US Highway 183 and Dee Gabriel Collins Road

**GRIDS:** Q-23

**COUNTY:** Travis

**WATERSHED:** Onion and Cottonmouth Creeks

**JURISDICTION:** 2-Mile ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**PROPOSED LAND USE:** Single-Family Residential and Commercial

**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 140 lots on 60.13 acres. The proposed subdivision includes 132 single-family lots, 6 open-space and landscape lots, 1 amenity lot, and 1 commercial 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 the John Ojeda Jr. High School on McKinney Falls Parkway and the Smith Elementary School on Smith School Road. The closes fire station is EDS #11 located on FM 812.

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**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 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.

**ISSUES:**

Staff has received one phone call from an adjacent property owner.

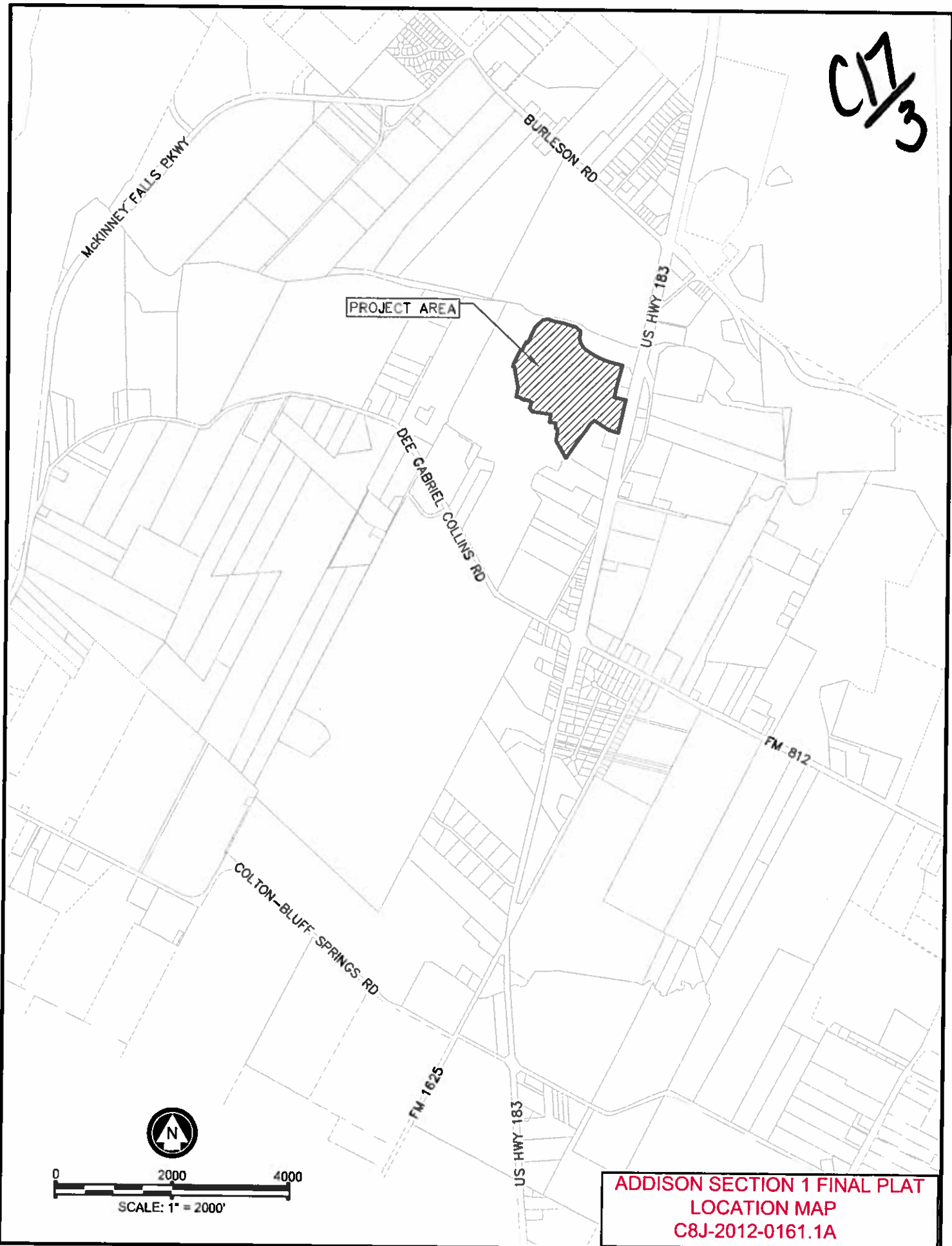
**STAFF RECOMMENDATION:** The final plat meets all applicable state, county and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

**ZONING AND PLATTING COMMISSION ACTION:**

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

**PHONE:** 854-7562

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PROJECT AREA

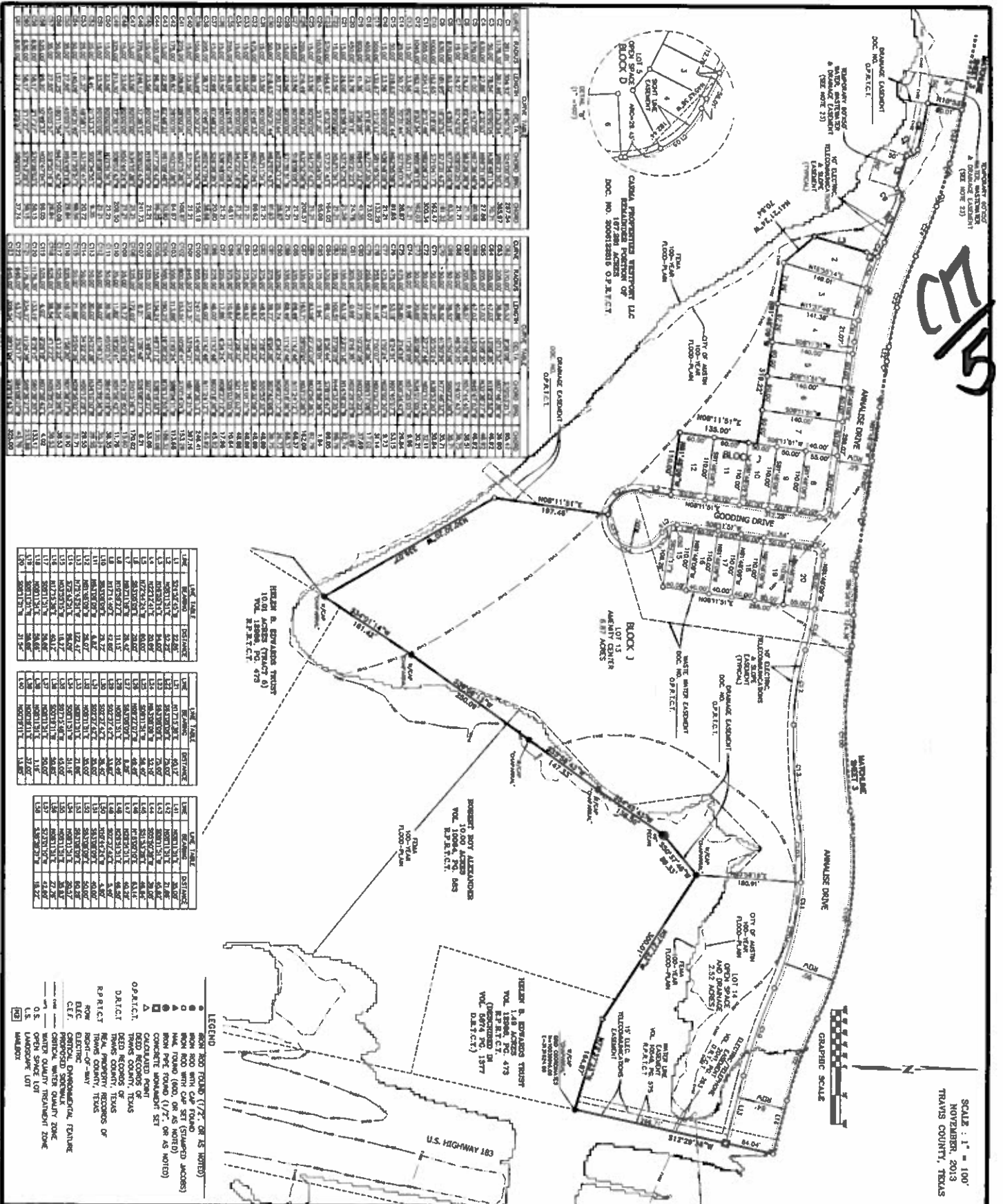


SCALE: 1" = 2000'

**ADDISON SECTION 1 FINAL PLAT  
LOCATION MAP  
C8J-2012-0161.1A**



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LOT	AREA	OWNER	REMARKS
1	0.12	HERBERT B. EDWARDS TRUST	
2	0.12	HERBERT B. EDWARDS TRUST	
3	0.12	HERBERT B. EDWARDS TRUST	
4	0.12	HERBERT B. EDWARDS TRUST	
5	0.12	HERBERT B. EDWARDS TRUST	
6	0.12	HERBERT B. EDWARDS TRUST	
7	0.12	HERBERT B. EDWARDS TRUST	
8	0.12	HERBERT B. EDWARDS TRUST	
9	0.12	HERBERT B. EDWARDS TRUST	
10	0.12	HERBERT B. EDWARDS TRUST	
11	0.12	HERBERT B. EDWARDS TRUST	
12	0.12	HERBERT B. EDWARDS TRUST	
13	0.12	HERBERT B. EDWARDS TRUST	
14	0.12	HERBERT B. EDWARDS TRUST	
15	0.12	HERBERT B. EDWARDS TRUST	
16	0.12	HERBERT B. EDWARDS TRUST	
17	0.12	HERBERT B. EDWARDS TRUST	
18	0.12	HERBERT B. EDWARDS TRUST	
19	0.12	HERBERT B. EDWARDS TRUST	
20	0.12	HERBERT B. EDWARDS TRUST	
21	0.12	HERBERT B. EDWARDS TRUST	
22	0.12	HERBERT B. EDWARDS TRUST	
23	0.12	HERBERT B. EDWARDS TRUST	
24	0.12	HERBERT B. EDWARDS TRUST	
25	0.12	HERBERT B. EDWARDS TRUST	
26	0.12	HERBERT B. EDWARDS TRUST	
27	0.12	HERBERT B. EDWARDS TRUST	
28	0.12	HERBERT B. EDWARDS TRUST	
29	0.12	HERBERT B. EDWARDS TRUST	
30	0.12	HERBERT B. EDWARDS TRUST	
31	0.12	HERBERT B. EDWARDS TRUST	
32	0.12	HERBERT B. EDWARDS TRUST	
33	0.12	HERBERT B. EDWARDS TRUST	
34	0.12	HERBERT B. EDWARDS TRUST	
35	0.12	HERBERT B. EDWARDS TRUST	
36	0.12	HERBERT B. EDWARDS TRUST	
37	0.12	HERBERT B. EDWARDS TRUST	
38	0.12	HERBERT B. EDWARDS TRUST	
39	0.12	HERBERT B. EDWARDS TRUST	
40	0.12	HERBERT B. EDWARDS TRUST	
41	0.12	HERBERT B. EDWARDS TRUST	
42	0.12	HERBERT B. EDWARDS TRUST	
43	0.12	HERBERT B. EDWARDS TRUST	
44	0.12	HERBERT B. EDWARDS TRUST	

LINE	BEARING	DISTANCE
L1	S89°53'43"W	22.66'
L2	S89°53'31"W	50.82'
L3	S89°53'31"W	50.82'
L4	S89°53'31"W	50.82'
L5	S89°53'31"W	50.82'
L6	S89°53'31"W	50.82'
L7	S89°53'31"W	50.82'
L8	S89°53'31"W	50.82'
L9	S89°53'31"W	50.82'
L10	S89°53'31"W	50.82'
L11	S89°53'31"W	50.82'
L12	S89°53'31"W	50.82'
L13	S89°53'31"W	50.82'
L14	S89°53'31"W	50.82'
L15	S89°53'31"W	50.82'
L16	S89°53'31"W	50.82'
L17	S89°53'31"W	50.82'
L18	S89°53'31"W	50.82'
L19	S89°53'31"W	50.82'
L20	S89°53'31"W	50.82'

**LEGEND**

- ROW 300 FOUND (7/2" OR AS NOTED)
- ROW 300 NOT FOUND (7/2" OR AS NOTED)
- ▲ ROW 300 WITH CURB SET
- ▲ ROW 300 (600, OR AS NOTED)
- ▲ ROW 300 (1200, OR AS NOTED)
- ▲ ROW 300 (1800, OR AS NOTED)
- ▲ ROW 300 (2400, OR AS NOTED)
- ▲ ROW 300 (3000, OR AS NOTED)
- ▲ ROW 300 (3600, OR AS NOTED)
- ▲ ROW 300 (4200, OR AS NOTED)
- ▲ ROW 300 (4800, OR AS NOTED)
- ▲ ROW 300 (5400, OR AS NOTED)
- ▲ ROW 300 (6000, OR AS NOTED)
- ▲ ROW 300 (6600, OR AS NOTED)
- ▲ ROW 300 (7200, OR AS NOTED)
- ▲ ROW 300 (7800, OR AS NOTED)
- ▲ ROW 300 (8400, OR AS NOTED)
- ▲ ROW 300 (9000, OR AS NOTED)
- ▲ ROW 300 (9600, OR AS NOTED)
- ▲ ROW 300 (10200, OR AS NOTED)
- ▲ ROW 300 (10800, OR AS NOTED)
- ▲ ROW 300 (11400, OR AS NOTED)
- ▲ ROW 300 (12000, OR AS NOTED)
- ▲ ROW 300 (12600, OR AS NOTED)
- ▲ ROW 300 (13200, OR AS NOTED)
- ▲ ROW 300 (13800, OR AS NOTED)
- ▲ ROW 300 (14400, OR AS NOTED)
- ▲ ROW 300 (15000, OR AS NOTED)
- ▲ ROW 300 (15600, OR AS NOTED)
- ▲ ROW 300 (16200, OR AS NOTED)
- ▲ ROW 300 (16800, OR AS NOTED)
- ▲ ROW 300 (17400, OR AS NOTED)
- ▲ ROW 300 (18000, OR AS NOTED)
- ▲ ROW 300 (18600, OR AS NOTED)
- ▲ ROW 300 (19200, OR AS NOTED)
- ▲ ROW 300 (19800, OR AS NOTED)
- ▲ ROW 300 (20400, OR AS NOTED)
- ▲ ROW 300 (21000, OR AS NOTED)
- ▲ ROW 300 (21600, OR AS NOTED)
- ▲ ROW 300 (22200, OR AS NOTED)
- ▲ ROW 300 (22800, OR AS NOTED)
- ▲ ROW 300 (23400, OR AS NOTED)
- ▲ ROW 300 (24000, OR AS NOTED)
- ▲ ROW 300 (24600, OR AS NOTED)
- ▲ ROW 300 (25200, OR AS NOTED)
- ▲ ROW 300 (25800, OR AS NOTED)
- ▲ ROW 300 (26400, OR AS NOTED)
- ▲ ROW 300 (27000, OR AS NOTED)
- ▲ ROW 300 (27600, OR AS NOTED)
- ▲ ROW 300 (28200, OR AS NOTED)
- ▲ ROW 300 (28800, OR AS NOTED)
- ▲ ROW 300 (29400, OR AS NOTED)
- ▲ ROW 300 (30000, OR AS NOTED)

**PROJECT:** ADDISON SECTION 1  
**FINAL PLAT**  
**JOB NUMBER:** WJXK2204  
**DATE:** MAY 2013  
**SCALE:** 1" = 100'  
**SURVEYOR:** DAVID PAUL CARR, RPLS. No. 3947  
**TECHNICIAN:** B. WOLF  
**DRAWING:**  
**DESCRIPTION:** N/A  
**PARTY CHIEF:** N/A  
**TITLEBLOCKS:** N/A

**JACOBS**  
 JACOBS ENGINEERING GROUP INC.  
 TEXAS REGISTRATION #2966  
 2705 Bee Cave Road, Suite 300  
 Austin, Texas 78748  
 (512) 314-3100 Fax (512) 314-3135

**FINAL PLAT OF  
 ADDISON SECTION 1  
 SUBDIVISION**

**SHEET  
 4  
 OF  
 4**  
**PLAT No.  
 WJXK2204**

081-2012-01611A