

C16
/

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2012-0161

Z.A.P. DATE: 11.05.2013

SUBDIVISION NAME: Addison-Preliminary Plan

AREA: 194.41 Acres

LOT(S): 620 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: L:13/14

COUNTY: Travis

WATERSHED: Onion and Cottonmouth Creeks

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single-Family Residential, Multi-Family and Commercial

ADMINISTRATIVE WAIVERS: **Subdivision:** Applicant was granted the following administrative waivers: LDC 30-2-153, Block Length and LDC 30-2-158, Subdivision Access Streets. **Environmental:** (1) an administrative variance to allow cut/fill up to 8 feet per LDC 30-5-42(B)(6); (2) an administrative variance to allow cut/fill over 4 feet for the construction of drainage/water quality ponds per LDC 30-5-42(B)(5); and (3) an administrative variance to allow roadway construction across the CWQZ per LDC 30-5-262(C).

VARIANCES: Applicant requested a variance to Chapter 64.121(11)(B), Travis County regulations for floodplain management to alter a floodplain prior to receiving a Condition Letter of Map Revision from the Federal Emergency Management Agency. This variance was granted by the Travis County Commissioners court on October 15, 2013.

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

DEPARTMENT COMMENTS: The request is for approval of a preliminary plan located in the county and in the City of Austin's 2 Mile ETJ. The plan is composed of 620 lots on 194.41 acres. The proposed subdivision includes 603 single-family lots, 14 open-space and landscape lots, 1 amenity lot, 1 multi-family 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.

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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.

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.

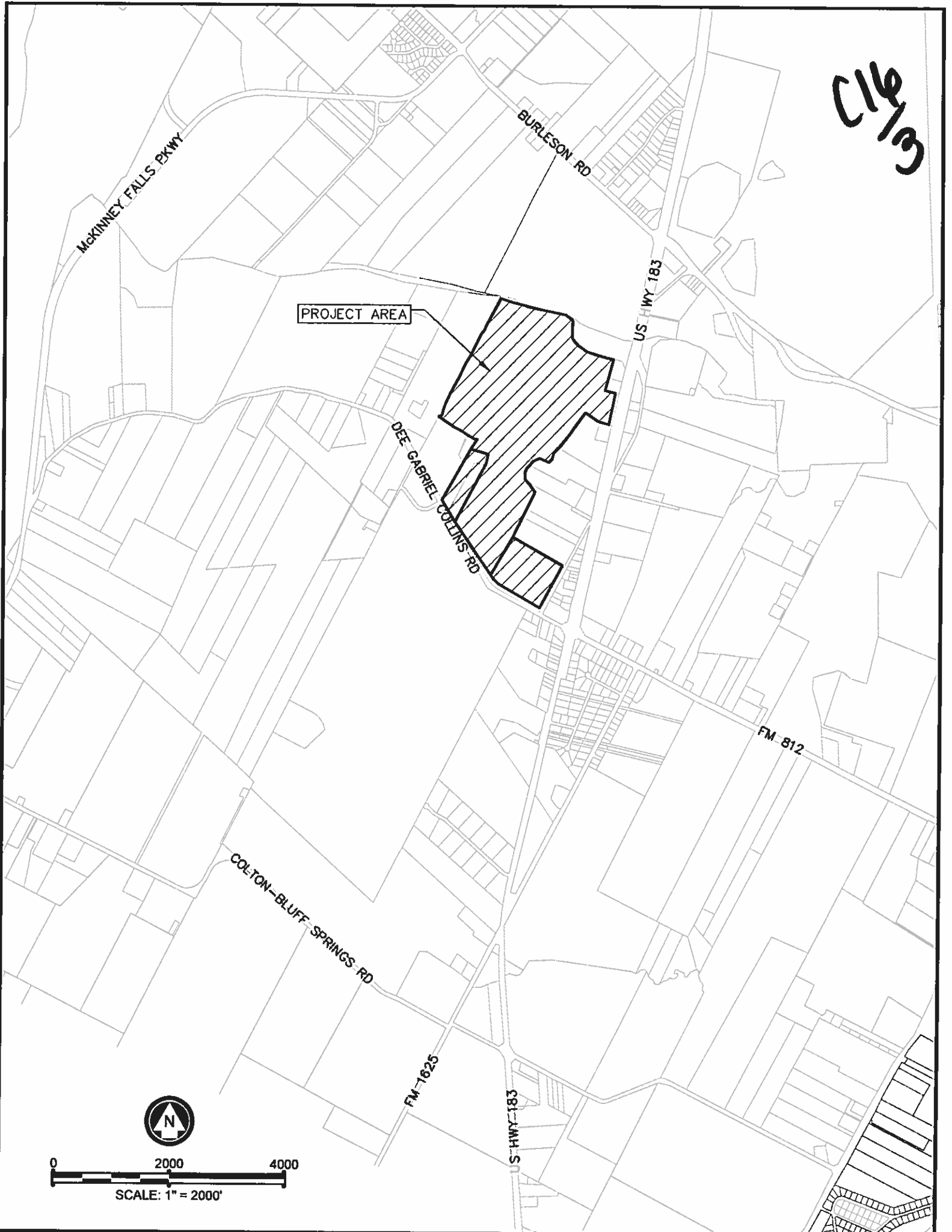
STAFF RECOMMENDATION: The preliminary plan meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@co.travis.tx.us

PHONE: 854-7562

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PROJECT AREA

McKINNEY FALLS PKWY

BURLESON RD

US HWY 183

DEE GABRIEL COLLINS RD

FM 812

COLTON-BLUFF SPRINGS RD

FM 1625

US HWY 183

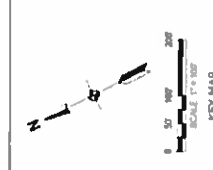


SCALE: 1" = 2000'

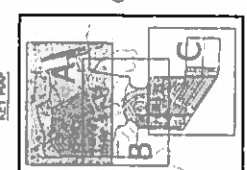
Brookfield Residential

PRELIMINARY PLAN A
AUSTIN, TRAVIS COUNTY, TEXAS

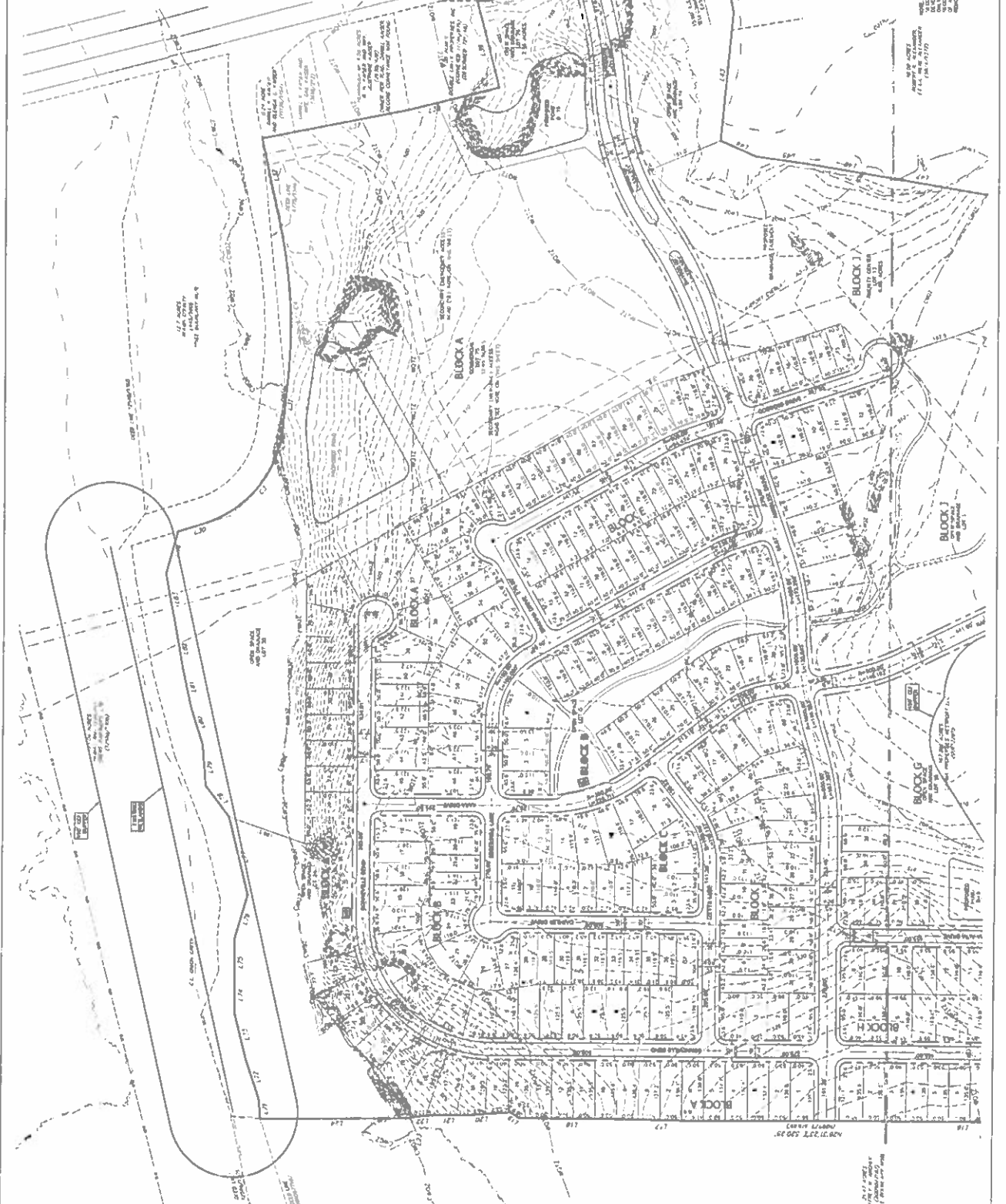
PELTON LAND SOLUTIONS
198 W. O. BAKER ROAD
SUITE 100
AUSTIN, TEXAS 78704
TEL: 512.452.1234
WWW.PELTONLANDSOLUTIONS.COM



KEY MAP
SCALE: 1" = 100'



LEGEND
- - - - - PROPOSED LOT BOUNDARIES
- - - - - EXISTING LOT BOUNDARIES
- - - - - PROPOSED DRIVEWAYS
- - - - - EXISTING DRIVEWAYS
- - - - - PROPOSED SIDEWALKS
- - - - - EXISTING SIDEWALKS
- - - - - PROPOSED UTILITY LINES
- - - - - EXISTING UTILITY LINES
- - - - - PROPOSED EASEMENTS
- - - - - EXISTING EASEMENTS
- - - - - PROPOSED SETBACKS
- - - - - EXISTING SETBACKS
- - - - - PROPOSED CURBS
- - - - - EXISTING CURBS
- - - - - PROPOSED DRIVEWAYS
- - - - - EXISTING DRIVEWAYS
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- - - - - PROPOSED SETBACKS
- - - - - EXISTING SETBACKS
- - - - - PROPOSED CURBS
- - - - - EXISTING CURBS



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ADDISON - PRELIMINARY PLAN
 115 W. B. BARNHART
 SUITE 200A
 PHOENIX, TEXAS 77061
 TEL. 281.419.1234
 FAX 281.419.1235

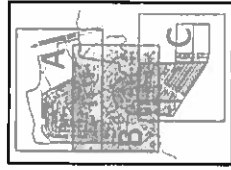
PELTON
 LAND SURVEYORS



PRELIMINARY PLAN B
 ADDISON
 AUSTIN, TRAVIS COUNTY, TEXAS

Brookfield
 Residential

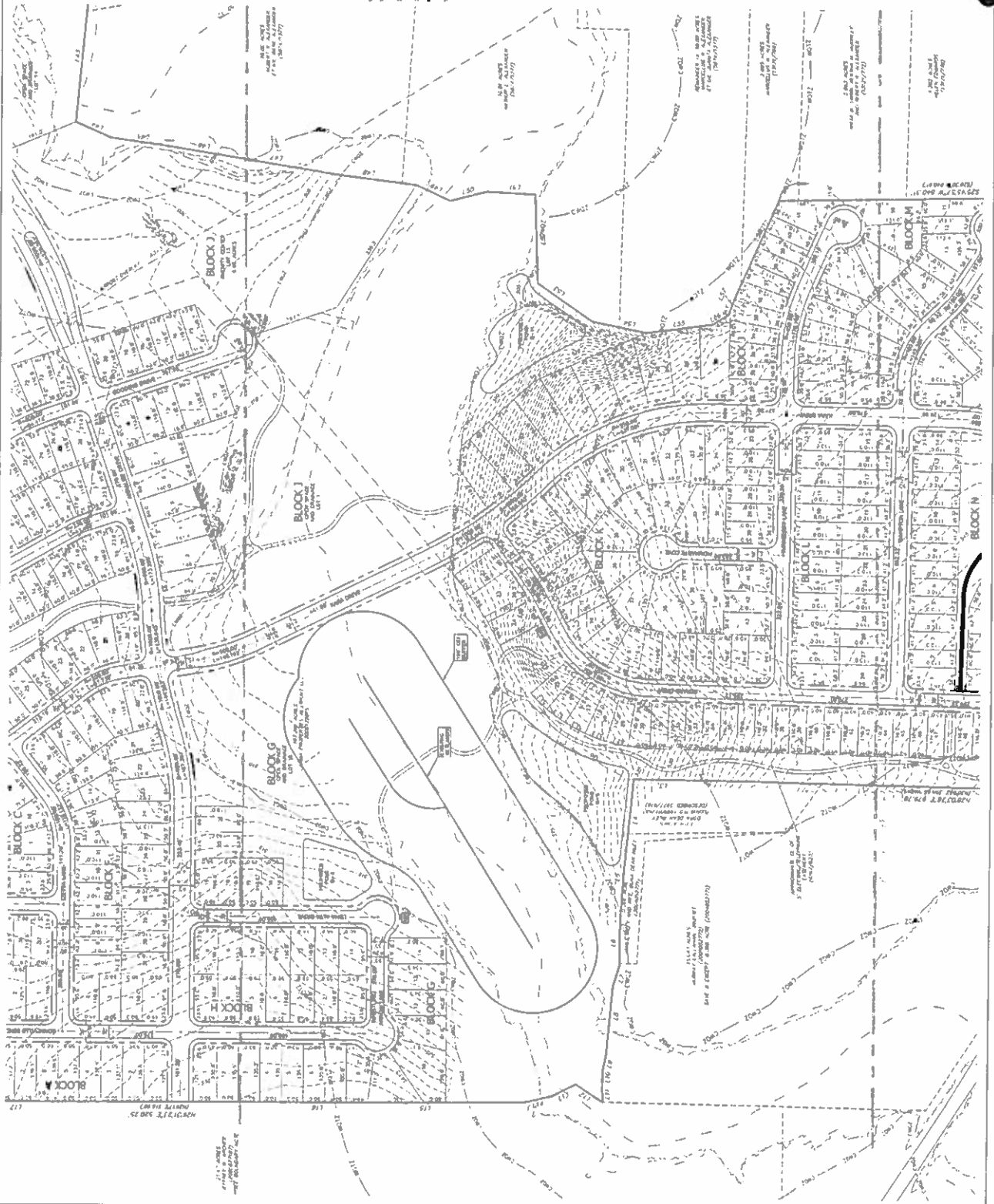
SHEET 05 OF 06



1. ALL LOTS IN BLOCK B ARE TO BE SUBDIVIDED INTO 16 LOTS, 1/4 AC. EACH, AS SHOWN ON THIS PLAN.
 2. THE LOTS IN BLOCK B ARE TO BE SUBDIVIDED INTO 16 LOTS, 1/4 AC. EACH, AS SHOWN ON THIS PLAN.
 3. THE LOTS IN BLOCK B ARE TO BE SUBDIVIDED INTO 16 LOTS, 1/4 AC. EACH, AS SHOWN ON THIS PLAN.
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 15. THE LOTS IN BLOCK B ARE TO BE SUBDIVIDED INTO 16 LOTS, 1/4 AC. EACH, AS SHOWN ON THIS PLAN.
 16. THE LOTS IN BLOCK B ARE TO BE SUBDIVIDED INTO 16 LOTS, 1/4 AC. EACH, AS SHOWN ON THIS PLAN.

LEGEND

---	EXISTING LOT LINES
---	PROPOSED LOT LINES
---	PROPOSED STREET CENTERLINE
---	PROPOSED STREET RIGHT-OF-WAY
---	PROPOSED STREET CORNER
---	PROPOSED STREET CLOSURE
---	PROPOSED STREET OPENING
---	PROPOSED STREET WIDENING
---	PROPOSED STREET NARROWING
---	PROPOSED STREET CLOSURE
---	PROPOSED STREET OPENING
---	PROPOSED STREET WIDENING
---	PROPOSED STREET NARROWING



3/9/17

