

C8

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2013-0089

**Z.A.P. DATE:** November 19, 2013

**SUBDIVISION NAME:** McCormick Ranch on Lake Austin Preliminary Plan

**AREA:** 211.58 acres

**LOT(S):** 146

**OWNER/APPLICANT:** TR Vista Preserve, LLC  
(Chris Thompson)

**AGENT:** Texas Engineering  
Solutions (Connor Overby)

**ADDRESS OF SUBDIVISION:** SELMA HUGHES PARK RD

**GRIDS:** WZ28, WZ27, A27, A28

**COUNTY:** Travis

**WATERSHED:** Lake Austin

**JURISDICTION:** Limited-Purpose,  
Full-Purpose

**EXISTING ZONING:** SF-2-CO & LA

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** Single Family, Greenbelt, Right of Way, Public/Quasi-Public

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** The applicant has requested the following variances and the variance requests were approved by the Travis County Commissioner's Court at their November 5, 2013 meeting:

1. A variance from Section 20-2-151 to not extend Merlene Drive into the subdivision.
2. A variance from Section 30-3-191 to not install sidewalks.
3. A variance from Section 30-2-159(a) to allow for private streets.
4. A variance from Section 30-2-158(c) to allow Granite Shoals Road to be greater than 2,000 feet in length.

**SIDEWALKS:** Sidewalks will not be required, (see variance request #2 above).

**DEPARTMENT COMMENTS:** The request is for approval of the McCormick Ranch on Lake Austin preliminary plan. The proposed plat is composed of 146 lots on 211.58 acres proposed for single-family use, (131 single-family lots, 3-private street lots, 11-openspace lots and 1-cemetery lot). Access to the site will be via Quinlan Park Road or Selma Hughes Park Road. The lots will be served by an internal network of private streets. Water and wastewater will be provided by Travis County W.C.I.D. #17. Austin Energy will provide electric service. Parkland dedication requirements must be satisfied at time of final plat applications. The application is subject to and

has been reviewed under the Steiner Ranch Development Agreement. The developer will be responsible for all costs associated with any required improvements.

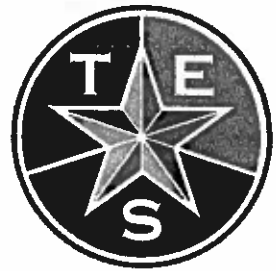
**STAFF RECOMMENDATION:** The staff recommendation is pending at the time this report was written. While there are still remaining environmental comments to be addressed, the applicant has requested to be placed on the agenda in anticipation of clearing these remaining items prior to your meeting. If the applicant clears the remaining comments, the application will be recommended by staff for approval. Otherwise, staff will recommend postponement until the next available Commission meeting.

**ZONING AND PLATTING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

**PHONE:** (512) 974-2786

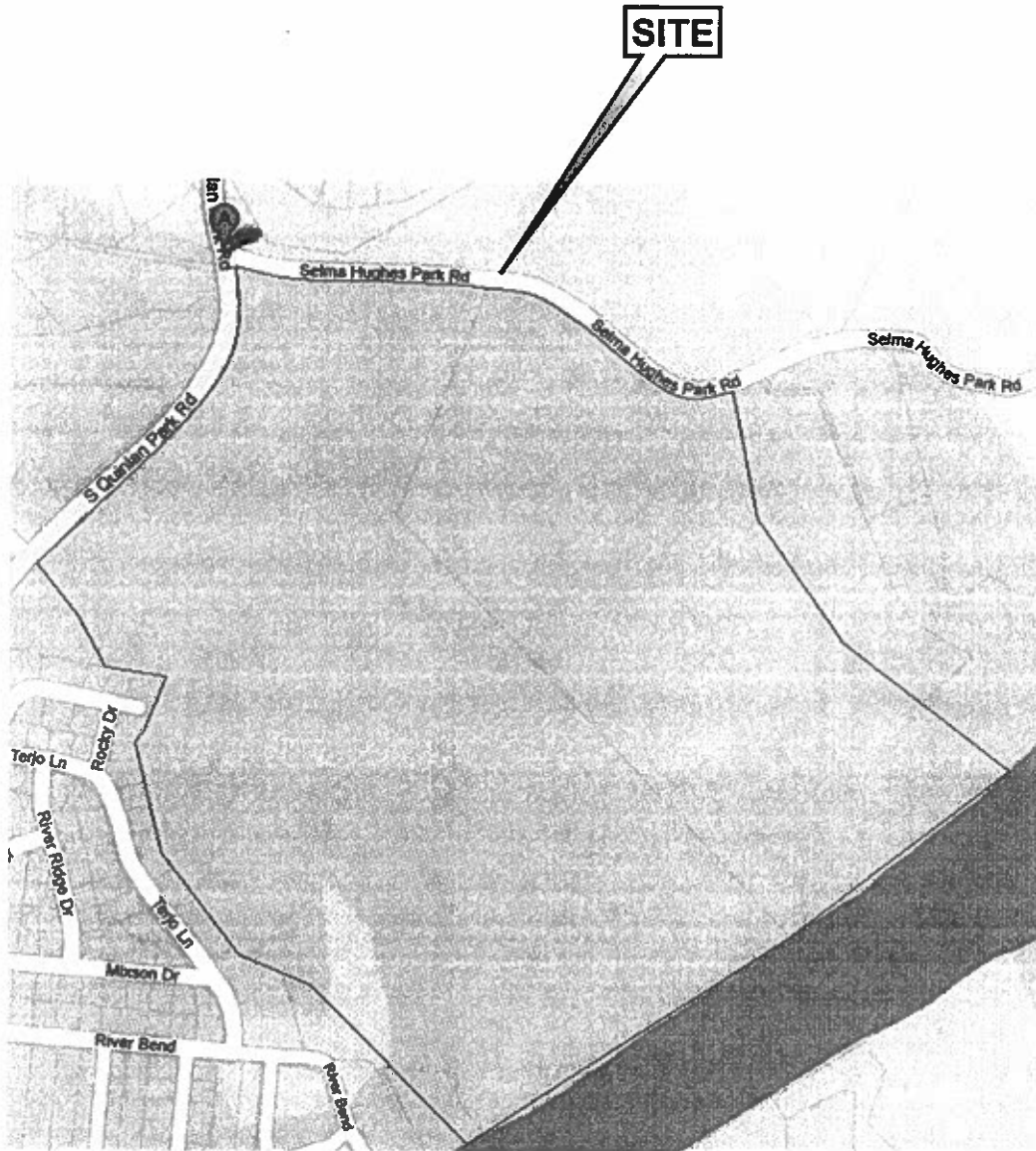
**e-mail:** don.perryman@austintexas.gov



# Location Map

McCormick Ranch

TBPE Firm #11206



SCANNED











**Travis Engineering Solutions**  
 1711 NORTH FERRIS LANE, SUITE 100  
 AUSTIN, TEXAS 78758  
 P: 512-440-0000  
 F: 512-440-0000  
 WWW.TEASOLUTIONS.COM

**PROJECT DATE:** 08/14/13  
**PROJECT NO.:** 13-0001  
**CLIENT:** MCCORMICK RANCH  
**DESIGNER:** TRAVIS ENGINEERING SOLUTIONS  
**DATE:** 08/14/13  
**SCALE:** AS SHOWN  
**PROJECT LOCATION:** MCCORMICK RANCH, ON LAKE AUSTIN

**DATE:** 08/14/13  
**BY:** [Signature]

**DATE:** 08/14/13  
**BY:** [Signature]

**MCCORMICK RANCH ON LAKE AUSTIN**

**PRELIMINARY PLAN # OF 4**

**5 OF 5**

**ORIENTATION AND SCALE**



**LEGEND**

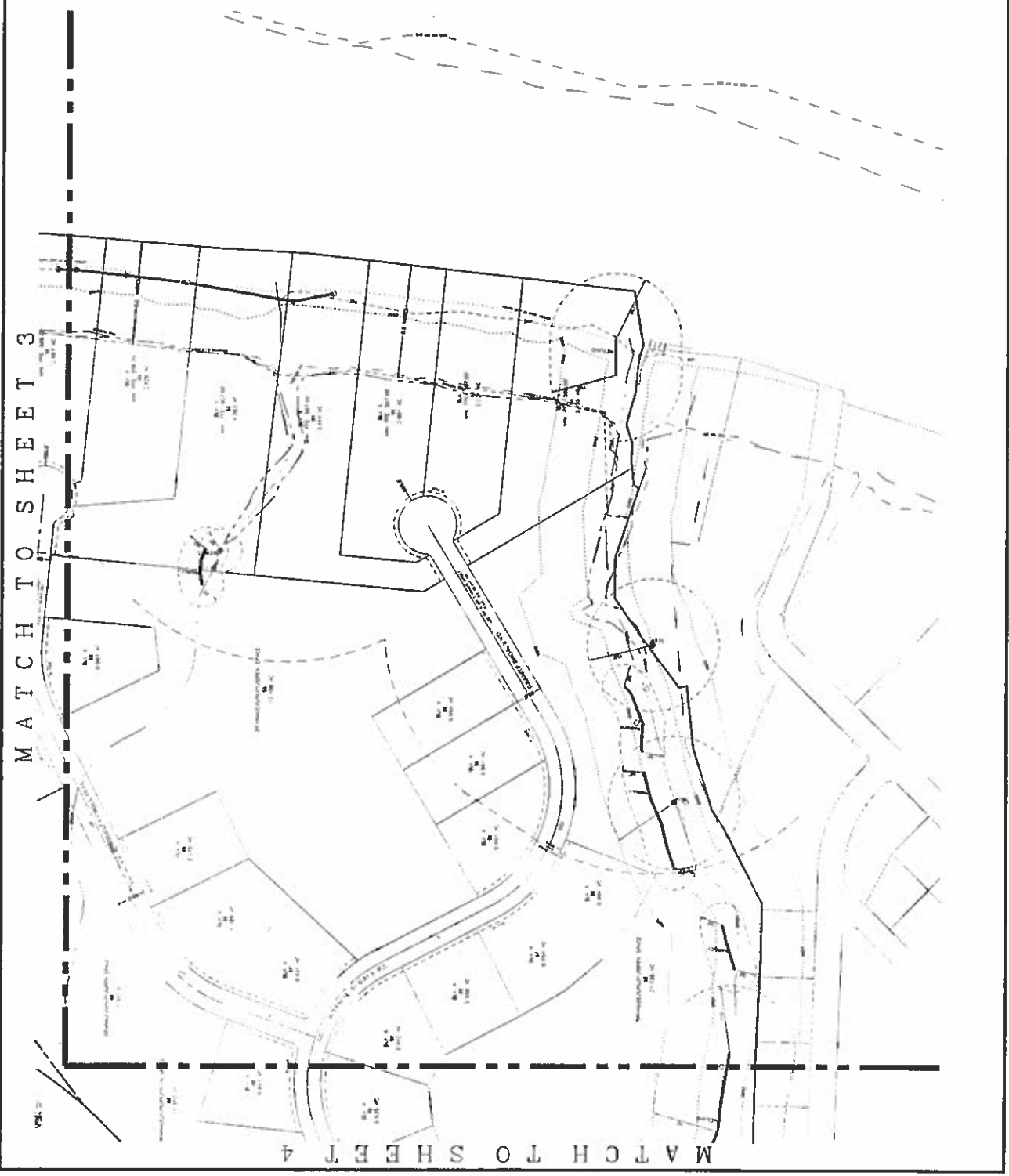
- Proposed Boundary
- Proposed Right-of-Way
- Proposed Easement
- Proposed Utility
- Proposed Structure
- Proposed Driveway
- Proposed Walkway
- Proposed Fencing
- Proposed Retention Wall
- Proposed Stormwater Management
- Proposed Landscaping
- Proposed Paving
- Proposed Lighting
- Proposed Signage
- Proposed Other

**NOTES**

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 4. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.  
 5. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE LOT UNLESS OTHERWISE NOTED.  
 6. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE DRIVE UNLESS OTHERWISE NOTED.  
 7. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE WALKWAY UNLESS OTHERWISE NOTED.  
 8. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE FENCING UNLESS OTHERWISE NOTED.  
 9. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE RETENTION WALL UNLESS OTHERWISE NOTED.  
 10. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE STORMWATER MANAGEMENT UNLESS OTHERWISE NOTED.  
 11. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE LANDSCAPING UNLESS OTHERWISE NOTED.  
 12. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE PAVING UNLESS OTHERWISE NOTED.  
 13. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE LIGHTING UNLESS OTHERWISE NOTED.  
 14. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SIGNAGE UNLESS OTHERWISE NOTED.  
 15. ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE OTHER UNLESS OTHERWISE NOTED.

**STREET LINE & CURVE TABLE**

STATION	CHORD BEARING	CHORD LENGTH	CHORD BEARING	CHORD LENGTH
0+00	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
0+10	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
0+20	N 00° 00' 00" E	100.00	N 00° 00' 00" E	100.00
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**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

*Raymond E. Fime, Sr.*  
Your Name (please print)

I am in favor  
 I object

1118 Terje Ln. Austin, Tx. 78732  
Your address(es) affected by this application

*Raymond E. Fime, Sr.* 11-12-13  
Signature Date

Daytime Telephone: 512-848-3776

Comments: *The road system can't handle more development. I work 20 miles from home it takes me approx 45 min. to get to work and it takes 1 to 1.5 hrs. to get home also River Ridge Elem. is full where will all these children go to school. Antelopevale has 4000 lots or so and the traffic backed up on Quinlan just the legacy stays. Just great!*

If you use this form to comment, it may be returned to:  
City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor  
Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810

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- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*It may be delivered to the contact person listed on a notice*); or
  - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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Case Number: C8J-2013-0089  
 Contact: Don Perryman, 512-974-2786  
 Cindy Casillas, 512-974-3437  
 Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Mathew R. Halber  
 Your Name (please print)

111 Ferglane Austin TX 78732  
 Your address(es) affected by this application

Mathew R. Halber 11/12/2013  
 Signature Date

Daytime Telephone: 512-266-3048

Comments: the house only one way out of  
Sterner via Ogden Park Park  
where we moved here 28 years ago there  
were 200 homes on least in 1980.  
little subdivision of River Ridge.  
Now we, Austin City Council have  
erected sidewalks, sidewalks to build.  
Now life (living) are in danger in case of  
fire.

If you use this form to comment, it may be returned to: send it to Don  
 City of Austin - Planning & Development Review Dept. 4th Floor  
 Don Perryman  
 P. O. Box 1088  
 Austin, TX 78767-8810