

SUBDIVISION REVIEW SHEET

CJ
/

CASE NO.: C8J-2013-0089.2A

Z.A.P. DATE: February 4, 2014

SUBDIVISION NAME: McCormick Ranch on Lake Austin Phase 2

AREA: 54.59 acres

LOT(S): 89

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: none

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 Phase 2 final plat. The proposed plat is composed of 89 lots on 54.59 acres proposed for single-family use, (84 single-family lots, 1-private street lots, 4-open space lots). Access to the site will be via Selma Hughes Park Road and Quinlan 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 have been satisfied by payment of fees in lieu of land dedication. 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 recommends approval of the final plat. This plat meets all city and county requirements.

ZONING AND PLATTING COMMISSION ACTION:

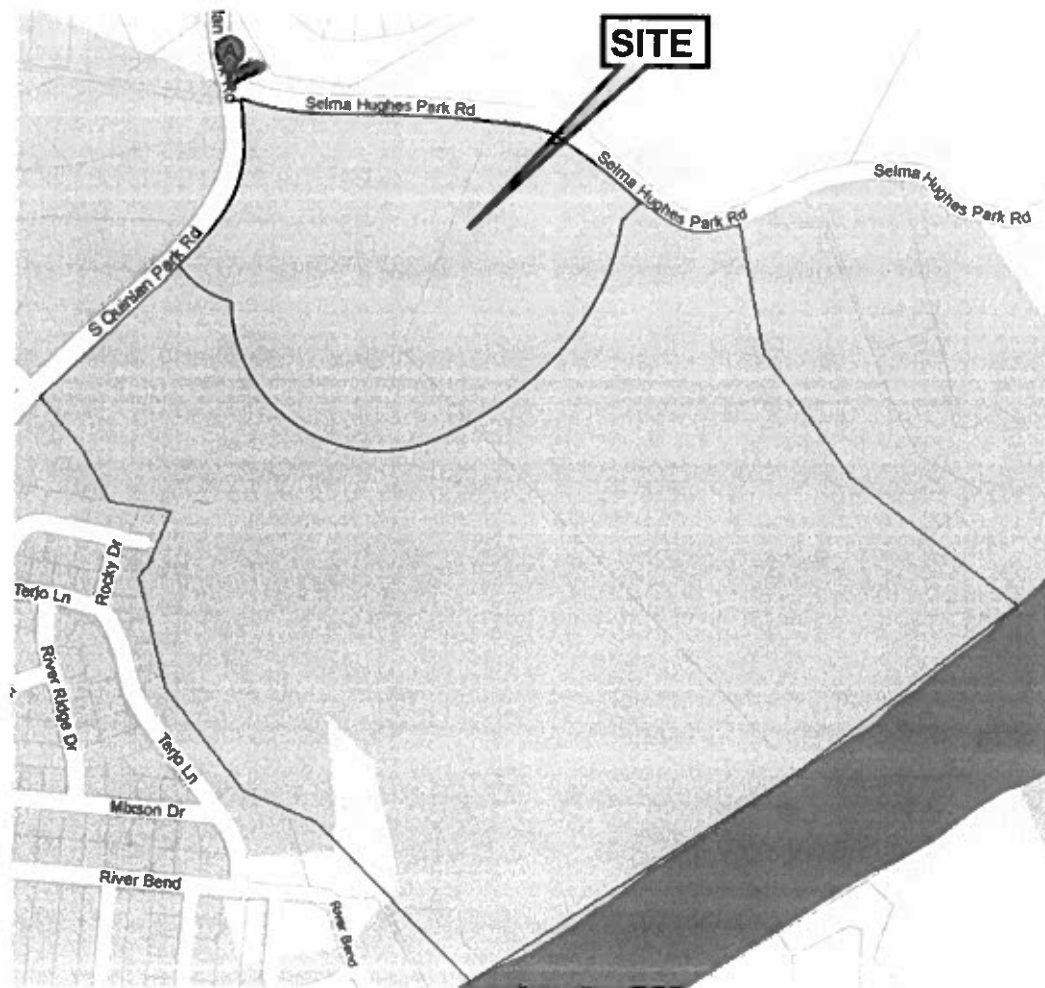


Location Map

McCormick Ranch, Phase Two

TBPE Firm #11206

C7/2



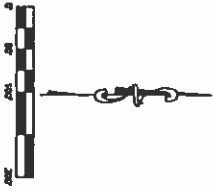
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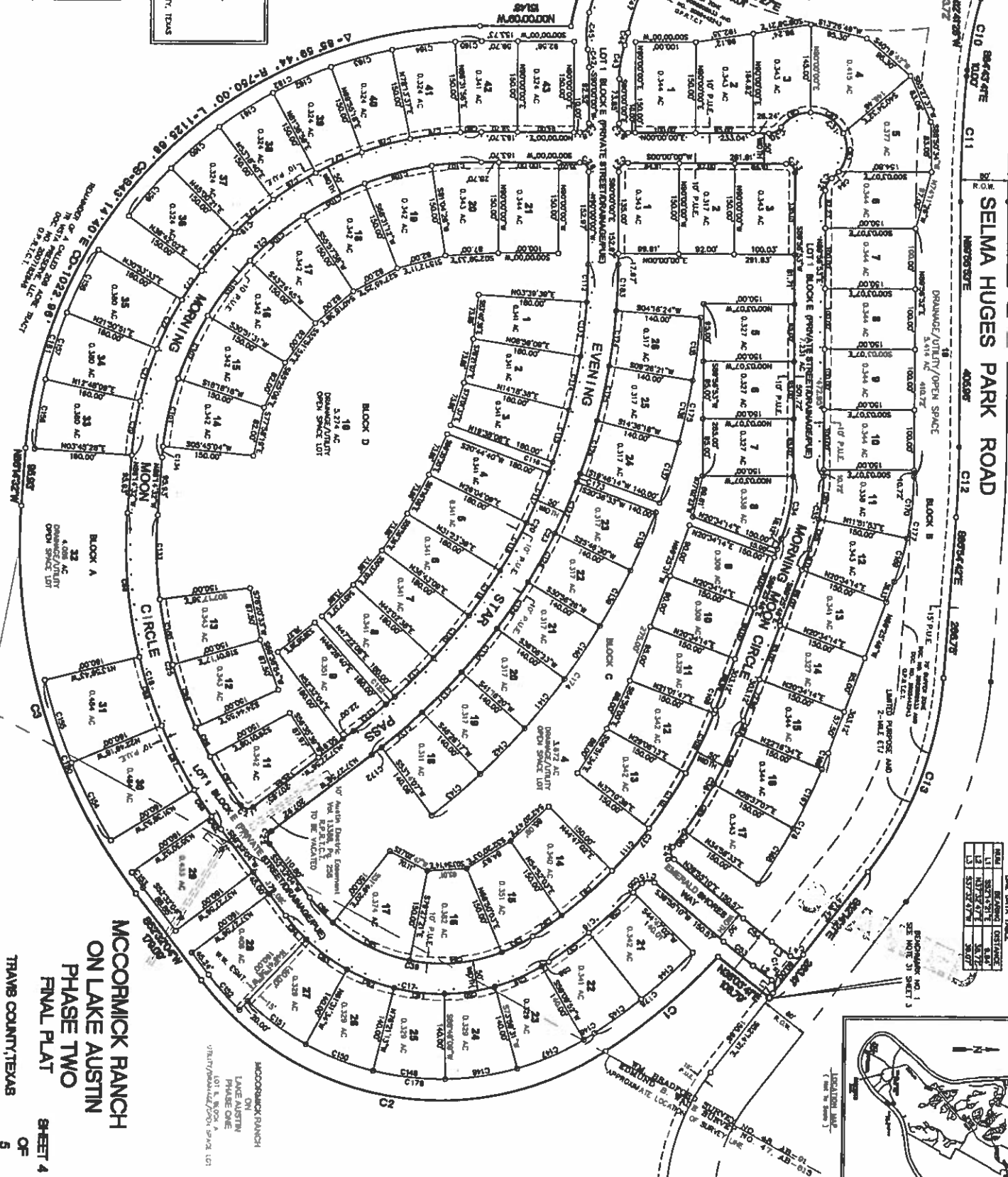
QUINLAN PARK ROAD SOUTH

SELMA HUGES PARK ROAD

- LEGEND**
- CONCRETE IMPAVMENT SET
 - 800 R00 (R00) (AS NOTED)
 - 800 R00 WITH CUR STAIRS 'AS' SET
 - BENCHMARK
 - SURVEY POINT
 - PUBLIC UTILITY EASEMENT
 - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

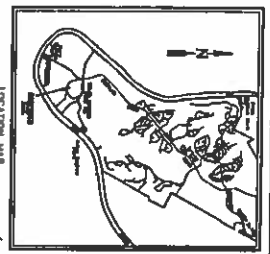


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LINE DATA TABLE

LINE	BEARING	DISTANCE
1	S 87° 21' 30" E	8.41
2	S 87° 21' 30" E	8.41
3	S 87° 21' 30" E	8.41



**MCCORMICK RANCH
 ON LAKE AUSTIN
 PHASE ONE
 FINAL PLAT**

TRAVIS COUNTY, TEXAS
 SHEET 4
 OF 5

CASE NO. CJ-2013-XXXXX