

C6/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-05-0236.01.4A

Z.A.P. DATE: 02.18.2014

SUBDIVISION NAME: Cantarra, Section IIB-2

AREA: 6.044 Acres

LOT(S): 33 Total Lots

OWNER/APPLICANT: Cantarra Ventures, LTD
(Issam Karanouh)

AGENT: CBD, Inc.
(C. Brigance)

ADDRESS OF SUBDIVISION: Ortman Drive

GRIDS: Q-23

COUNTY: Travis

WATERSHED: Harris Branch and Gilleland Creeks

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single-Family Residential-Small Lot

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. It is classified as a small lot subdivision. The plat is composed of 33 lots on 6.04 acres. The proposed subdivision includes 33 single-family lots. 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 final plat for input, review and comment and as of today, the staff has not received any comments from the school district.

ISSUES:

None.

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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.

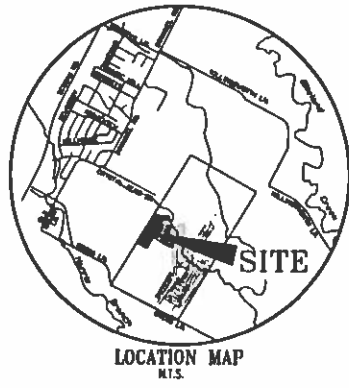
ZONING AND PLATTING COMMISSION ACTION:

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

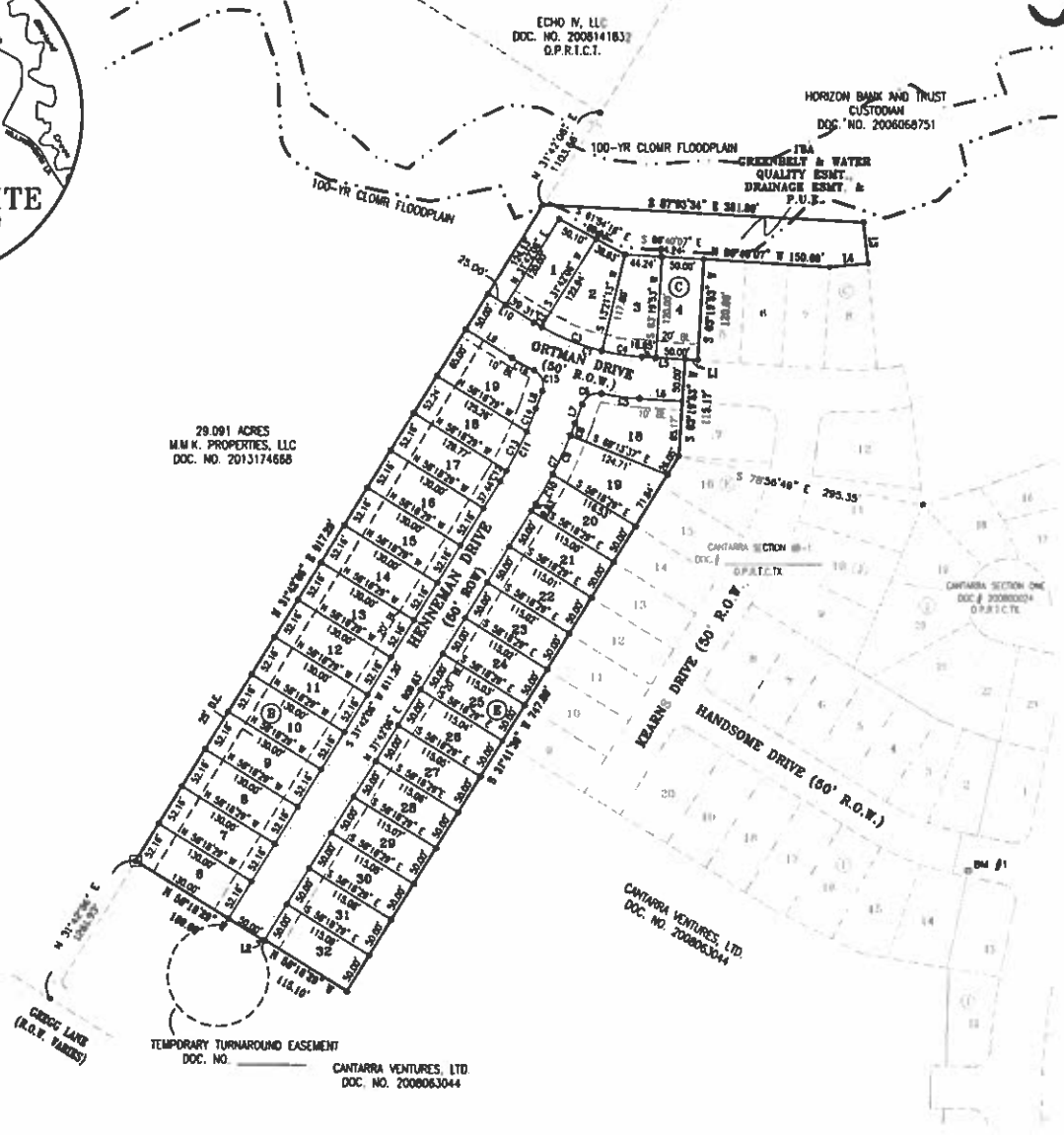
PHONE: 854-7562

CANTARRA SECTION IIB-2 A SMALL LOT SUBDIVISION

06/3



- LEGEND**
- IRON ROD SET
 - IRON ROD FOUND
 - CONCRETE MONUMENT SET
 - P.U.E. PUBLIC UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - W.W. E. WASTEWATER EASEMENT
 - 1 LOT NUMBER
 - Ⓐ BLOCK NUMBER
 - APPROX. SIDEWALK LOCATION
 - BUILDING SETBACK LINE
 - EASEMENT LINE



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	275.00'	136.17'	134.78'	S 77°28'01" E	69.51
C2	275.00'	10.70'	10.70'	S 59°24'48" E	5.35
C3	275.00'	77.37'	77.11'	S 69°35'12" E	38.94
C4	275.00'	48.10'	48.04'	S 81°30'27" E	24.11
C5	325.00'	49.80'	49.77'	S 82°37'52" E	22.94
C6	20.00'	28.38'	28.07'	N 60°44'02" E	17.19
C7	325.00'	108.88'	108.47'	N 25°52'54" E	53.51
C8	325.00'	15.68'	15.68'	N 20°55'02" E	7.84
C9	325.00'	50.77'	50.75'	N 24°52'38" E	25.41
C10	325.00'	49.21'	49.20'	N 28°30'28" E	20.11
C11	475.00'	98.50'	98.33'	S 75°52'54" W	48.42
C12	475.00'	14.72'	14.72'	S 30°48'50" W	7.36
C13	475.00'	52.48'	52.44'	S 28°45'43" W	28.28
C14	475.00'	29.32'	29.31'	S 21°48'47" W	14.86
C15	20.00'	29.20'	28.88'	S 21°48'11" W	17.90
C16	325.00'	30.08'	30.07'	S 67°58'59" E	15.05

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.45'	N88°40'07" W
L2	1.36'	S31°42'06" W
L3	49.18'	S08°29'39" E
L4	45.58'	S84°32'14" W
L5	51.45'	N88°40'07" E
L6	51.45'	S88°40'07" E
L7	23.89'	N20°03'42" E
L8	22.07'	S20°03'42" W
L9	84.31'	S88°17'54" E
L10	84.31'	N88°17'54" W

DATE: JUNE 11, 2013

OWNER:
CANTARRA VENTURES, LTD.
BY: INTERMANDECO GP, LLC
MARIANNE PLANCKE, MANAGER
1401 BURNHAM DRIVE
PLANO, TEXAS 75093
PHONE: (972) 964-9050
FAX: (972) 964-0131

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

TOTAL ACREAGE: 6.535 ACRES
SURVEY: MARIQUITA CASTRO LEAGUE 50, ABSTRACT 160

F.E.M.A. MAP NO. 48453C 029D H
TRAVIS COUNTY, TEXAS
DATED: SEPTEMBER 26, 2008

BENCHMARKS:
#1-X" IN A SQUARE CUT ON TOP OF CURB, OPPOSITE LOTS 13/14, BLK L, ALONG HANDSOME DR.
ELEV=649.82'
#2-Y" IN A SQUARE CUT ON TOP OF CURB, OPPOSITE LOT 1, BLK K, ALONG CANTARRA DR.
ELEV=635.32'

SINGLE FAMILY LOTS:	33
BLOCKS:	3
TOTAL LOTS:	33

RIGHT-OF-WAY LINEAR FOOTAGE		
ORTMAN DRIVE	50' ROW	264'
HENNEHAN DRIVE	50' ROW	778'
TOTAL		1,042'

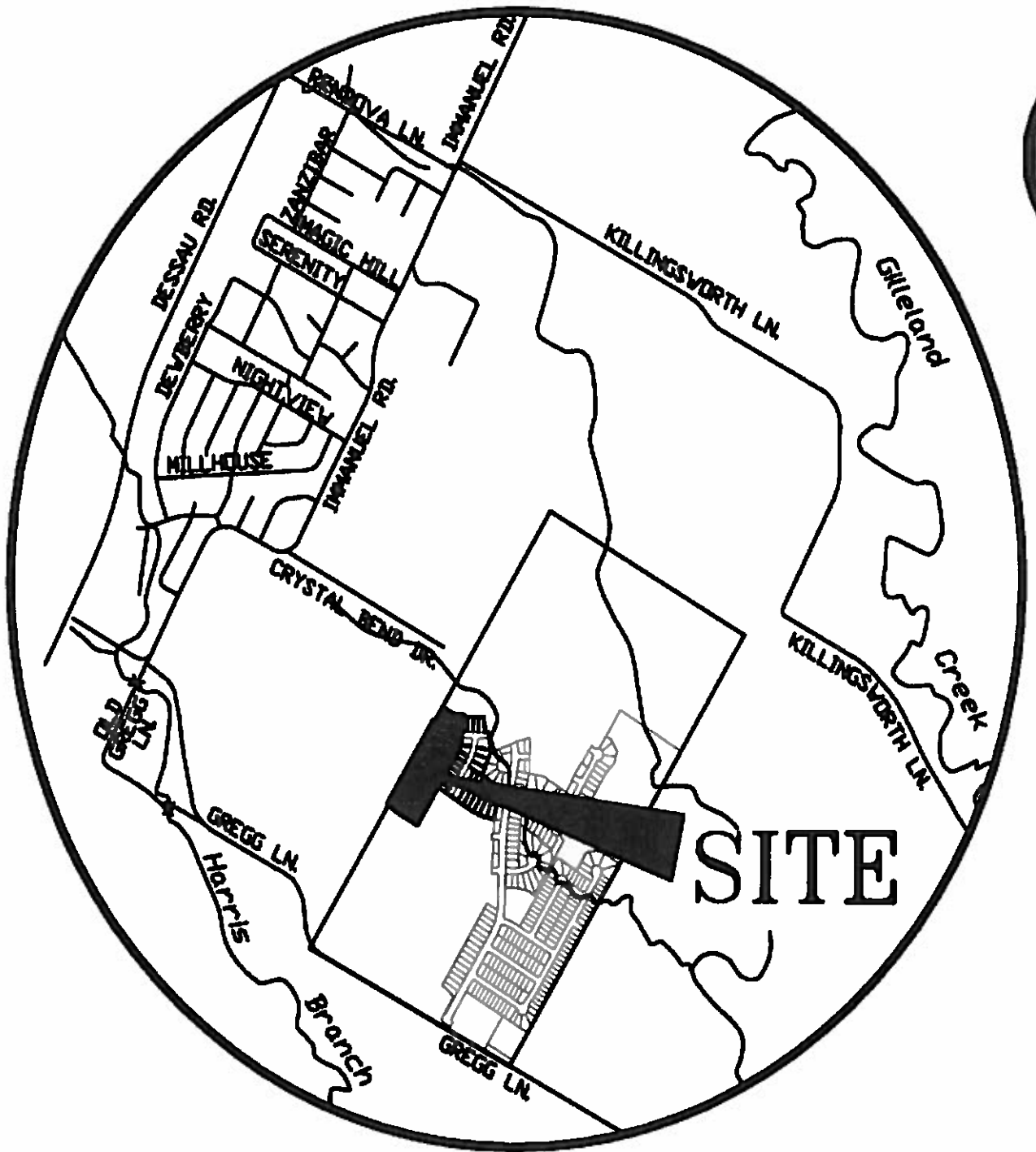
SHEET 1 OF 3

Carlson, Brigance & Doering, Inc.
Civil Engineering • Surveying
5501 West William Cannon • Austin, Texas 78749
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

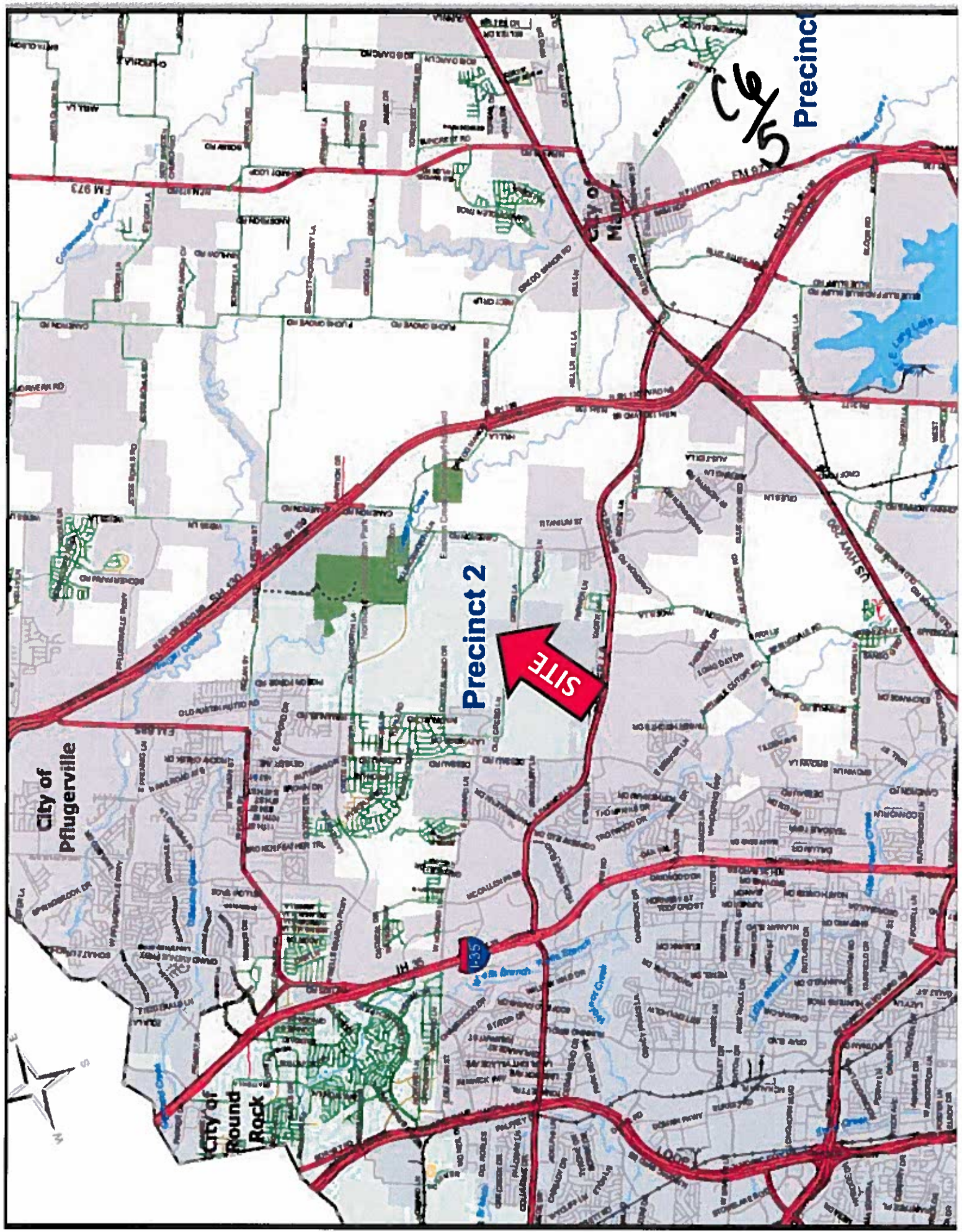
FILE NO. C8J-05-0236.01.4A

PATH- J: 4612\SURVEY\PLAT- PH IIB-2

C6
A



LOCATION MAP
N.T.S.



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Precinct

Precinct 2

SITE

City of Pflugerville

City of Manor

City of Round Rock

