

C8J

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-05-0236.01.3A

**Z.A.P. DATE:** 02.18.2014

**SUBDIVISION NAME:** Cantarra, Section IIB-1

**AREA:** 6.16 Acres

**LOT(S):** 31 Total Lots

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

**AGENT:** CBD, Inc.  
(C. Brigrance)

**ADDRESS OF SUBDIVISION:** Cantarra 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 31 lots on 6.16 acres. The proposed subdivision includes 31 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.

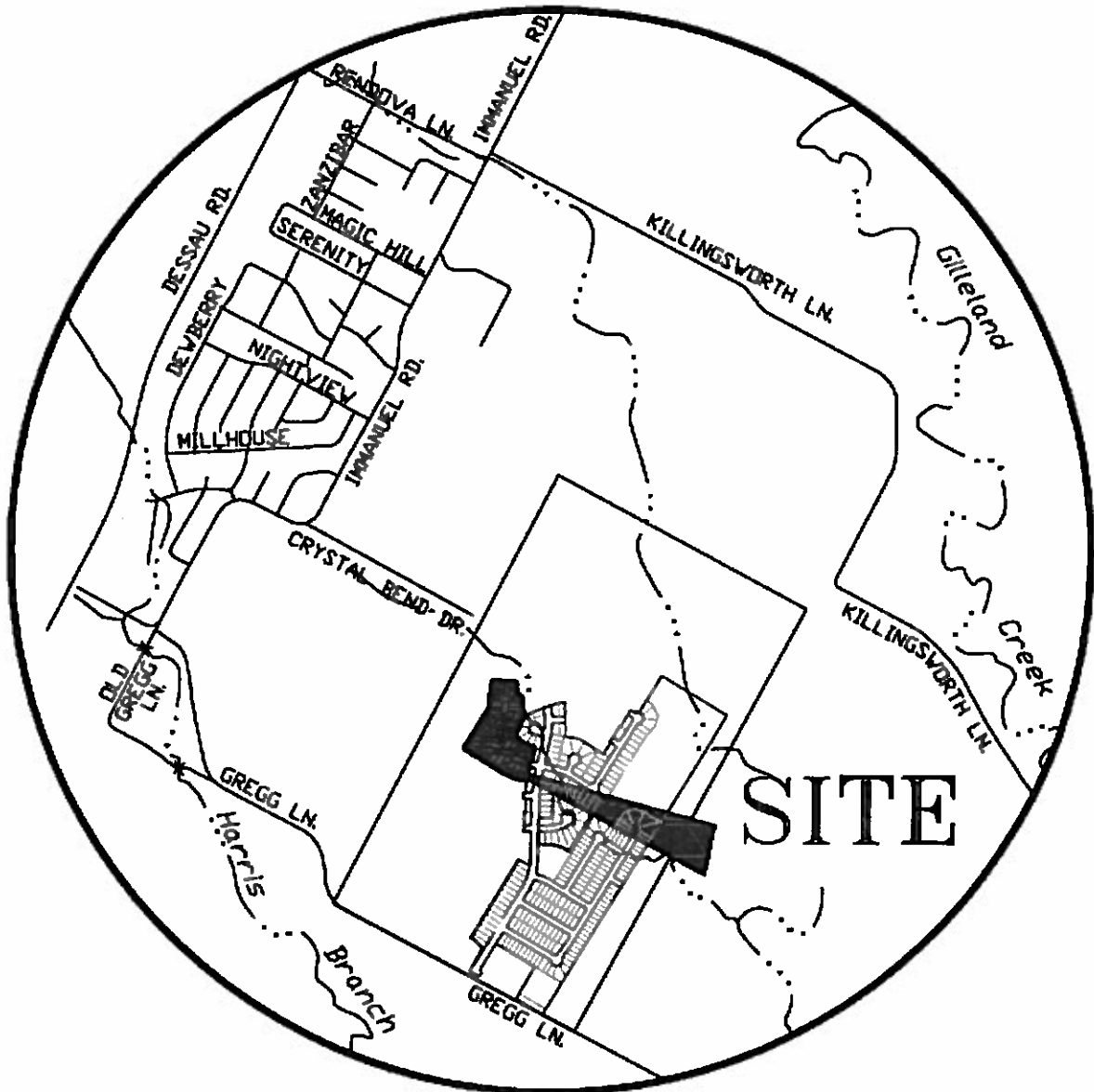
**STAFF RECOMMENDATION:** The final plat meets all applicable state, county and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

**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

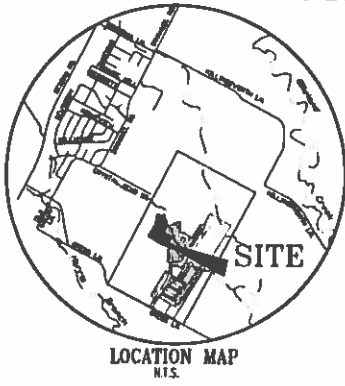
08/3



LOCATION MAP  
N.T.S.

# CANTARRA SECTION IIB-1 A SMALL LOT SUBDIVISION

CS/A



LOCATION MAP  
N.T.S.



SCALE: 1" = 100'



### 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
- E./TELE. E. ELECTRIC & TELECOMMUNICATION EASEMENT
- 1 LOT NUMBER
- Ⓐ BLOCK NUMBER
- ..... APPROX. SIDEWALK LOCATION
- BUILDING SETBACK LINE
- - - - - EASEMENT LINE

DATE: JANUARY 22, 2014

OWNER:  
CANTARRA VENTURES, LTD.  
BY: INTERMANDECO GP, LLC  
MARRIANN PLANCKE, MANAGER  
1401 BURHAM 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: 6.160 ACRES  
SURVEY: MARRIGUITA CASTRO LEAGUE 50, ABSTRACT 160

F.E.M.A. MAP NO.: 48453C 0290 H  
TRAVIS COUNTY, TEXAS  
DATED: SEPTEMBER 26, 2008

BENCHMARKS:  
"X" IN A SQUARE CUT ON TOP OF CURB, OPPOSITE LOTS 11/14,  
BLK I, ALONG HANDSOME DR.  
ELEV=649.82'  
"Y" IN A SQUARE CUT ON TOP OF CURB, OPPOSITE LOT 1, BLK K,  
ALONG CANTARRA DR.  
ELEV=635.32'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	TANGENT
C1	275.00'	31.36'	31.36'	N81°25'31"E	15.71
C2	325.00'	113.11'	112.54'	S88°16'42"E	57.13
C3	275.00'	95.21'	95.21'	S88°16'42"E	48.34
C4	15.00'	23.56'	21.21'	S78°41'31"W	15.00
C5	15.00'	23.56'	21.21'	S13°19'29"E	15.00
C6	325.00'	143.04'	141.89'	N19°04'56"E	72.70
C7	20.00'	30.32'	27.56'	S49°54'10"W	18.93
C8	275.00'	121.04'	120.06'	N19°04'56"E	61.51
C9	20.00'	32.51'	28.05'	N40°05'30"W	21.13
C10	325.00'	55.47'	55.40'	N27°48'08"E	27.80
C11	325.00'	57.34'	57.27'	N18°51'29"E	28.74
C12	325.00'	30.23'	30.22'	N09°08'20"E	15.13
C13	275.00'	20.79'	20.78'	N08°38'21"E	10.40
C14	275.00'	94.74'	94.27'	N27°40'26"E	47.84
C15	275.00'	5.51'	5.51'	N31°07'03"E	2.78
C16	275.00'	94.74'	94.27'	N27°40'26"E	47.84
C17	275.00'	11.87'	11.87'	N08°34'05"E	5.94
C18	275.00'	41.45'	41.41'	N87°00'47"E	20.77
C19	325.00'	57.34'	57.27'	N18°51'29"E	28.74
C20	325.00'	55.47'	55.40'	N27°48'08"E	27.80
C21	275.00'	53.87'	53.78'	S87°55'11"E	27.02
C22	275.00'	41.84'	41.80'	S72°53'24"E	20.86
C23	325.00'	19.29'	19.69'	N10°04'03"E	9.85
C24	325.00'	86.07'	85.82'	N85°44'40"E	43.29

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.40	S88°40'07"E
L2	46.59	N84°32'14"E
L3	30.00	S11°20'24"E
L4	74.83	N78°14'56"W
L5	19.85	S11°45'29"W
L6	30.00	S78°14'56"E
L7	18.69	S78°14'56"E
L8	50.00	N08°41'36"W
L9	28.38	N08°28'28"E
L10	3.54	S88°40'07"E
L11	23.42	N08°28'28"E

### RIGHT-OF-WAY LINEAR FOOTAGE

SINGLE FAMILY LOTS:	31
BLOCKS:	4
TOTAL LOTS:	31

ORTMAN DRIVE	50' ROW	267'
HANDSOME DRIVE	50' ROW	391'
KEARNS DRIVE	50' ROW	554'
TOTAL		1,212'

### SHEET 1 OF 3



Carlson, Brigrance & Doering, Inc.

Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

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