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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2013-0178.0A

Z.A.P. DATE: May 6, 2014

(postponement by applicant at the April 15, 2014 hearing)

SUBDIVISION NAME: Ridge at Slaughter Final Plat (A Resubdivision of Stone Creek Ranch Section One Lot 1 Block A)

AREA: 17.93 acres

LOT(S): One total lot

OWNER/APPLICANT: Continental Homes of Texas, L.P. (T. Moody) **AGENT:** Gray Engineering, Inc. (S. Bertke)

ADDRESS OF SUBDIVISION: 516 E. Slaughter Lane

GRIDS: G-13

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: Full Purpose and 2-Mile ETJ

EXISTING ZONING: County

MUD: N/A

PROPOSED LAND USE: One Multi-Family Lot

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on the subdivision side of Slaughter Lane adjacent to this final plat.

DEPARTMENT COMMENTS: The request is for approval of the Ridge at Slaughter Final Plat (A Resubdivision of Stone Creek Ranch Section One Lot 1 Block A). The final plat is composed of one lot on 17.93 acres. Water and wastewater will be provided by the City of Austin.

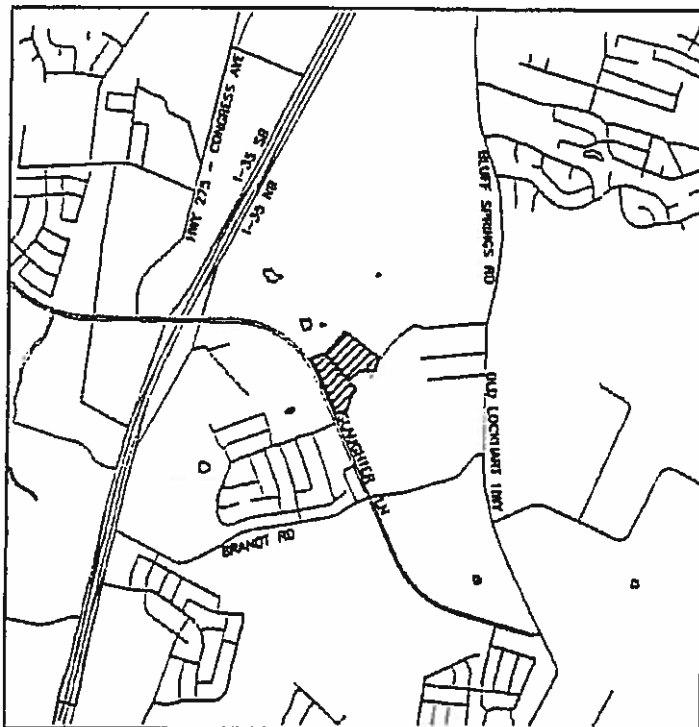
STAFF RECOMMENDATION: Staff recommends approval of the resubdivision final plat. This resubdivision final plat meets all applicable state, county, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Michael Hettenhausen
Email address: Michael.Hettenhausen@co.travis.tx.us

PHONE: (512) 854-7563

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LOCATION MAP

N.T.S.

THE RIDGE AT SLAUGHTER
AUSTIN, TRAVIS COUNTY, TEXAS

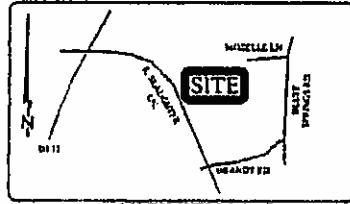
EXHIBIT 1

FILE: H:\Projects\1283\10733 Title Section Chapter\10733 LOCATION MAP.dwg

PROJECT NO.	1283-10733	DESIGNED BY:	CKK
FILE NO.	10733 LOCATION MAP	DRAWN BY:	CKK
DATE:	OCTOBER 2013	CHECKED BY:	BAJ
SCALE:	AS SHOWN	REVIEWED BY:	SJB



8834 E. Capital of Texas Hwy.
Austin, Texas 78758
Suite 340
(512)452-0371
FAX (512)454-9913
TWP: FIRM# 01346



VICINITY MAP
NOT TO SCALE

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION,
YOU SHOULD DETERMINE WHETHER THE
SUBDIVISION AND THE LAND AROUND IT ARE
INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF
YOUR HOME. DEPENDING ON STATE LAW AND
OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS
MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT
CONTROLS OVER THE DEVELOPMENT AND USE OF
LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY
CREATE PRIVATELY ENFORCEABLE RESTRICTIONS
AGAINST INCOMPATIBLE LAND USES WITHIN THE
SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE
THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS,
HOWEVER, OUTSIDE THE CITY LIMITS NEITHER
PRIVATE NOR GOVERNMENTAL RESTRICTIONS
MAY BE AVAILABLE TO (1) RESTRICT EITHER THE
NATURE OR EXTENT OF DEVELOPMENT NEAR THE
SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR
THE SUBDIVISION THAT ARE INCOMPATIBLE WITH
A RESIDENTIAL NEIGHBORHOOD.

LAND USE SCHEDULE

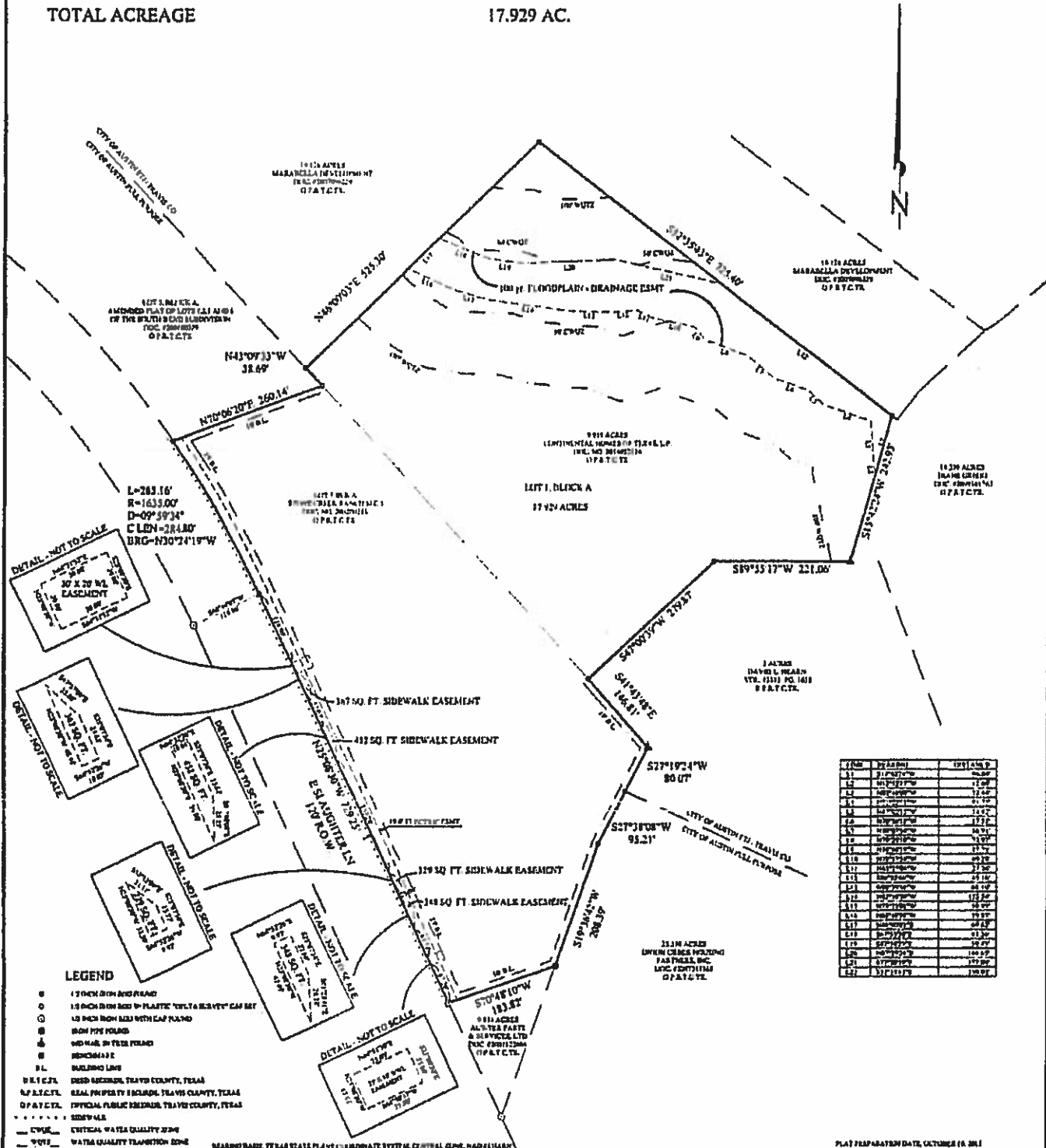
**SANTIAGO DEL VALLE GRANT
TRAVIS COUNTY, TEXAS.
SEPTEMBER 2013**

RESIDENTIAL LOTS
BLOCKS
TOTAL LOTS

17.929 AC.

TOTAL ACREAGE

17.929 AC.



№	ИЗДАНИЕ	1974-1975
1.1	ИЗДАНИЕ	0.00
1.2	ИЗДАНИЕ	1.00
1.3	ИЗДАНИЕ	1.00
1.4	ИЗДАНИЕ	0.00
1.5	ИЗДАНИЕ	1.00
1.6	ИЗДАНИЕ	1.00
1.7	ИЗДАНИЕ	0.00
1.8	ИЗДАНИЕ	1.00
1.9	ИЗДАНИЕ	1.00
1.10	ИЗДАНИЕ	0.00
1.11	ИЗДАНИЕ	1.00
1.12	ИЗДАНИЕ	1.00
1.13	ИЗДАНИЕ	0.00
1.14	ИЗДАНИЕ	1.00
1.15	ИЗДАНИЕ	1.00
1.16	ИЗДАНИЕ	0.00
1.17	ИЗДАНИЕ	1.00
1.18	ИЗДАНИЕ	1.00
1.19	ИЗДАНИЕ	0.00
1.20	ИЗДАНИЕ	1.00
1.21	ИЗДАНИЕ	1.00
1.22	ИЗДАНИЕ	0.00

PLAT PREPARED BY DATE, CULTURE (A, B, C)

Delta Survey Group Inc.
6213 Brodie Lane Ste. 102 Austin, TX 78749
Tel: (512) 282-3200 Fax: (512) 282-3230

**RIDGE AT SLAUGHTER FINAL PLAT
(A RESUBDIVISION OF STONE CREEK RANCH
SECTION ONE LOT 1 BLOCK A)**

CASE NO. CBJ-2013-0178.0A

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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. 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.

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 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.

For additional information on the City of Austin's land development process, visit our web site: 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-2013-0178.0A

Contact: Michael Hettenhausen, 512-854-7563

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission - April 15, 2014

Travis County Commissioners Court - May 13, 2014

Kimberly Gilbertson

Your Name (please print)

2102 Mozelle Lane Austin 78744

Your address(es) affected by this application

KGilbertson

Signature

5129444085

Daytime Telephone:

4/9/14

Date

Comments:

I object to the resubdividing an existing lot by adding 10.0 adjacent acres because inevitably the next step likely includes not only the tragic loss of vital and valuable plant and wildlife habitat but also the mindless development of yet more apartment buildings. The traffic from this complex will dump into the Slaughter Lane/35 intersection, which is ill prepared to incur yet more congestion. Infrastructure MUST be fixed and actually improved in conjunction with continual growth! How un-livable does this community need to become before the city and the county make better development choices?

If you use this form to comment, it may be returned to:

Travis County - Transportation and Natural Resources Dept./5th Fl

Michael Hettenhausen

P. O. Box 1748

Austin, TX 78767

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