

C9/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2012-0161.2A

Z.A.P. DATE: 8.19.2014

SUBDIVISION NAME: Addison, Section 2

AREA: 30.22 Acres

LOT(S): 132 Total Lots

OWNER/APPLICANT: CARMA Properties LLC
(Shaun Cranston)

AGENT: Jacobs Engineering Group
(Judd Willmann)

ADDRESS OF SUBDIVISION: Annalise Drive and South US Highway 183

GRIDS: Q-23

COUNTY: Travis

WATERSHED: Onion and Cottonmouth Creeks

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single-Family Residential

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. The plat is composed of 132 lots on 30.22 acres. The proposed subdivision includes 129 single-family lots, 3 open-space and landscape 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 preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district. The closes school is the John Ojeda Jr. High School on McKinney Falls Parkway and the Smith Elementary School on Smith School Road. The closes fire station is EDS #11 located on FM 812.

ca/2

ISSUES:

Staff has not received any inquiries from anyone on this final plat.

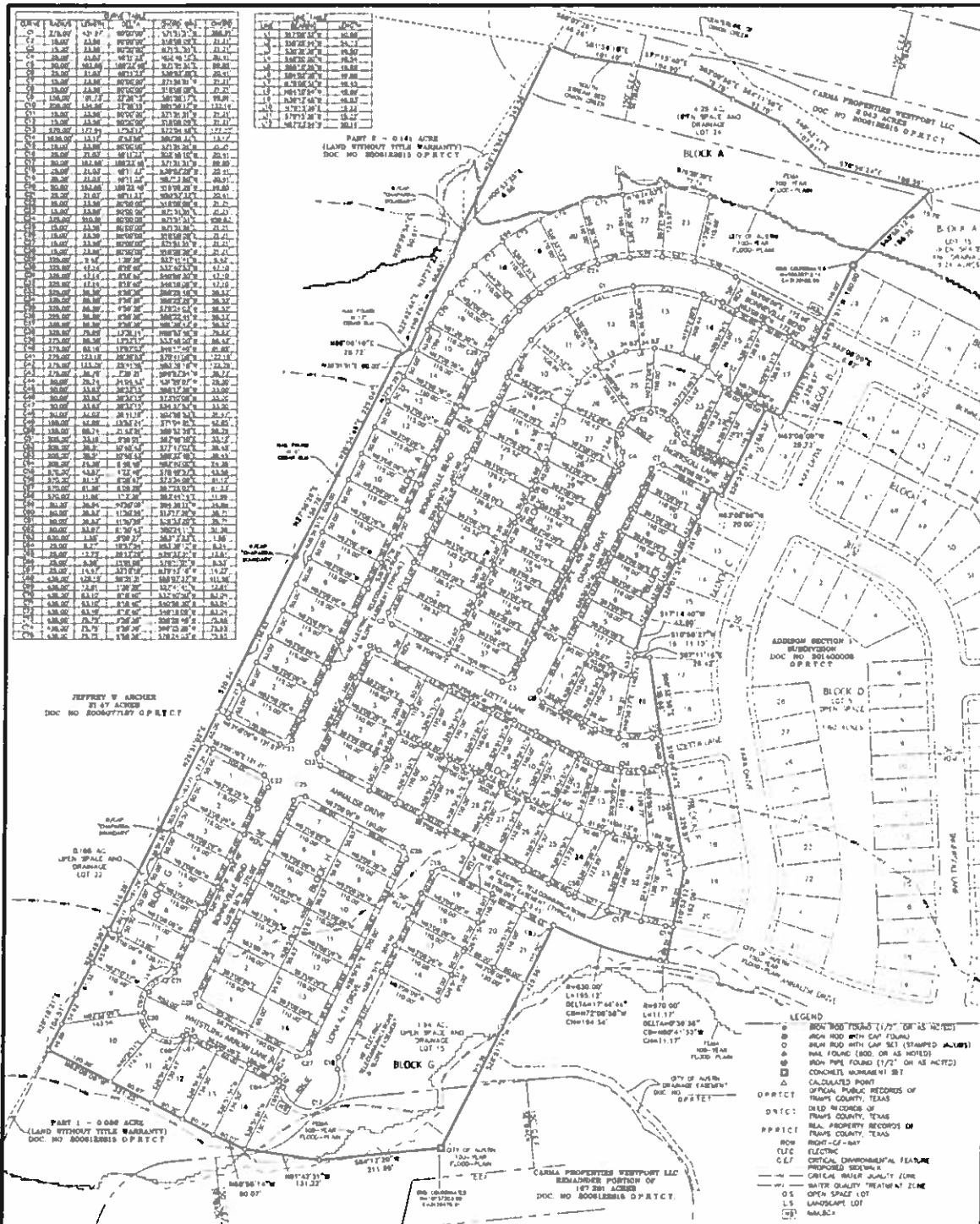
STAFF RECOMMENDATION: The final plat meets all applicable state, county and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

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

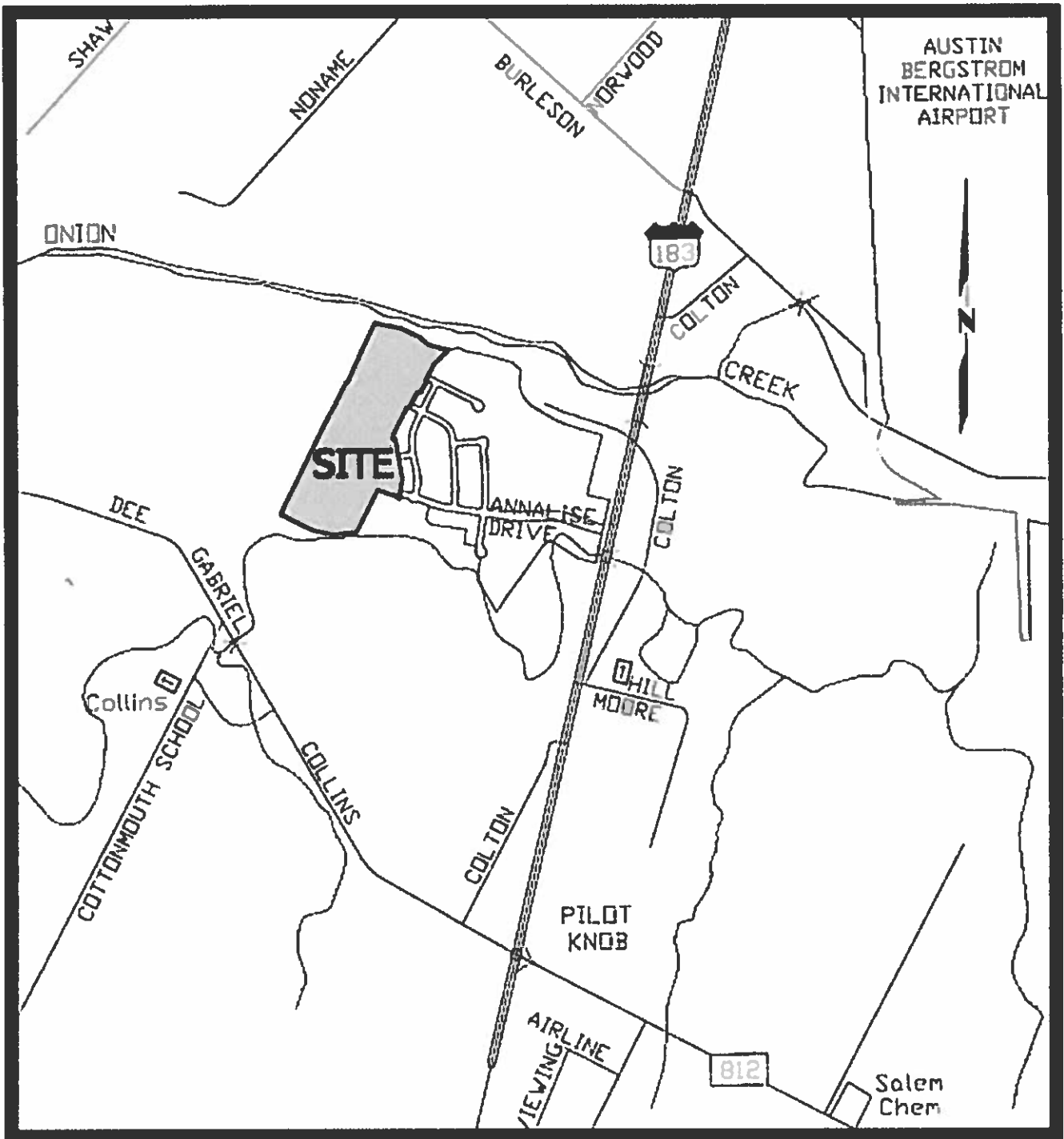
PHONE: 854-7562

ca 1/3



PROJECT: ADDITION SECTION 2 DATE: OCTOBER 2013 SCALE: 1" = 100' SURVEYOR: DAVID CAMP, RPLS, No. 5957 TECHNICIAN: B. WOL DESCRIPTION: N/A PARTY/CLIENT: N/A INTERPRETER: N/A	JACOBS JACOBS ENGINEERING GROUP, INC. TEXAS REGISTRATION #2006 2705 Bee Cave Road, Suite 300 Austin, Texas 78746 (512) 314-3100 Fax (512) 314-3125	FINAL PLAT OF ADDITION SECTION 2 SUBDIVISION	SHEET 3 OF 3 PLAT No. WJXK2216 <small>(25, 2012-12-17)</small>
----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------	--------------------------------------------------------------------------------------------------------

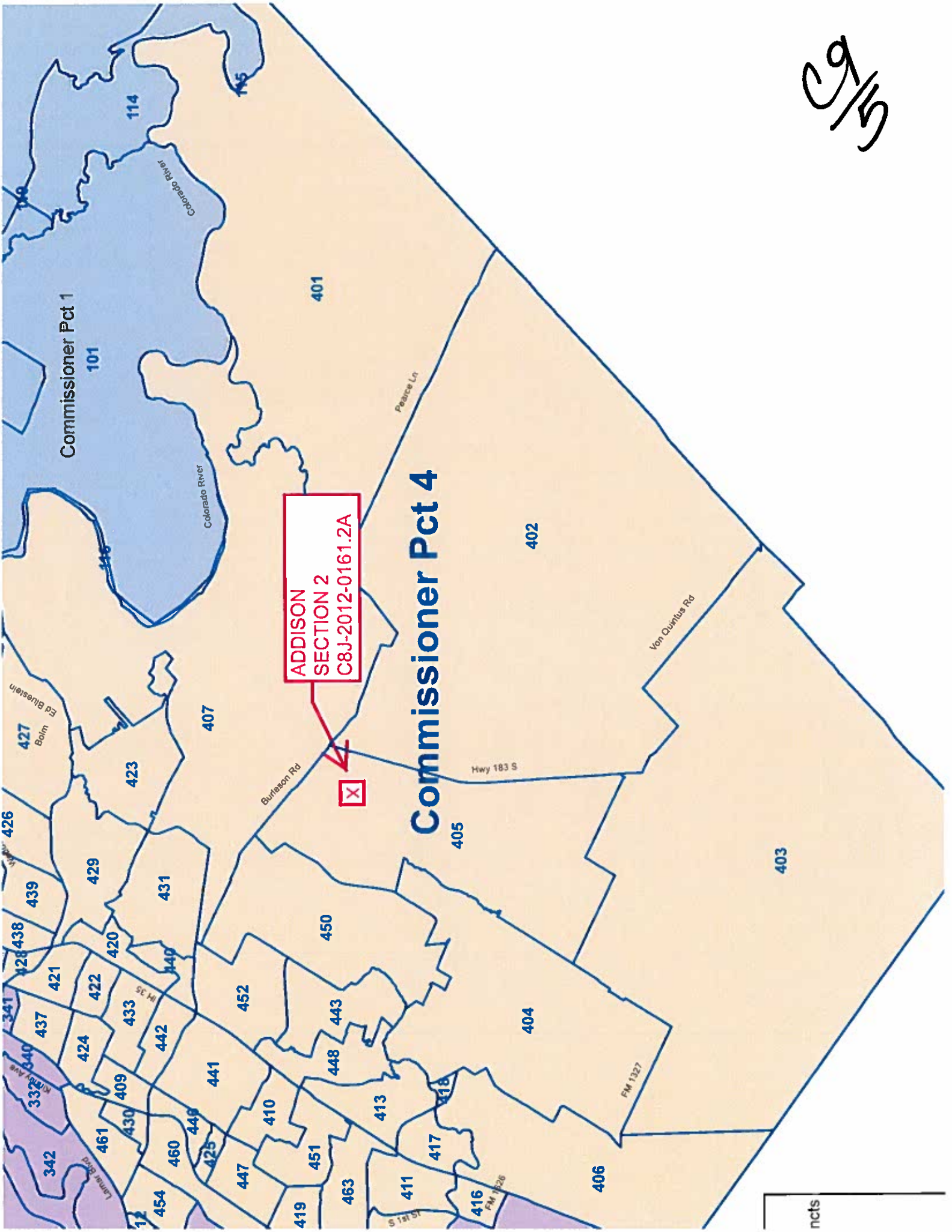
C9/4



ADDISON SECTION 2

C8J-2012-0161.2A

9/5



ncts