

C14/1

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2008-0056.7A

**ZAP DATE:** August 19, 2014

**SUBDIVISION NAME:** Pearson Place Section Four

**AREA:** 29.231

**LOT(S):** 97

**OWNER/APPLICANT:** Century Land Holdings, II, LLC **AGENT:** CSF Civil Group, LLC  
(Devin Fleming) (Randy Nixon)

**ADDRESS OF SUBDIVISION:** 13115 Avery Ranch Blvd.

**GRIDS:** H41

**COUNTY:** Travis

**WATERSHED:** South Brushy Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** N/A

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** SF, ROW OTHER

**ADMINISTRATIVE WAIVERS:**

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Pearson Place Section Four. The proposed plat is composed of 97 lots on 29.231 acres.

**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION / ZONING AND PLATTING ACTION:**

T A DISTANCE OF 0.27 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 THE RIGHT, HAVING A RADIUS OF 15.00  
 87.4357". A LENGTH OF 22.97 FEET AND A  
 TH 04°35'30" EAST A DISTANCE 20.79 FEET  
 1 CAP MARKED "LANDESIGN" FOUND;  
 THE LEFT, HAVING A RADIUS OF 325.00  
 1623°50". A LENGTH OF 93.01 FEET AND A  
 TH 40°15'33" EAST A DISTANCE 92.69 FEET  
 1 CAP MARKED "LANDESIGN" FOUND;  
 T A DISTANCE OF 133.28 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 T A DISTANCE OF 64.39 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 T A DISTANCE OF 60.00 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 T A DISTANCE OF 60.00 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 T A DISTANCE OF 55.37 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 T A DISTANCE OF 131.08 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 THE RIGHT, HAVING A RADIUS OF 275.00  
 0426°30". A LENGTH OF 21.32 FEET AND A  
 TH 41°32'47" EAST A DISTANCE 21.31 FEET  
 1 CAP MARKED "LANDESIGN" FOUND;  
 T A DISTANCE OF 50.01 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 THE RIGHT, HAVING A RADIUS OF 325.00  
 1708°59". A LENGTH OF 97.28 FEET AND A  
 TH 52°10'54" EAST A DISTANCE 96.92 FEET  
 1 CAP MARKED "LANDESIGN" FOUND;  
 T A DISTANCE OF 129.45 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 T A DISTANCE OF 61.24 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 T A DISTANCE OF 57.84 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 T A DISTANCE OF 43.97 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 T A DISTANCE OF 116.49 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 T A DISTANCE OF 78.13 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 T A DISTANCE OF 141.29 FEET TO A 1/2"  
 ED "LANDESIGN" FOUND;  
 THE RIGHT, HAVING A RADIUS OF 220.00  
 19°35'29". A LENGTH OF 75.23 FEET AND A  
 TH 28°08'42" WEST A DISTANCE 74.86 FEET  
 1 CAP MARKED "LANDESIGN" FOUND;  
 T A DISTANCE OF 14.79 FEET TO A 1/2"



2AP 1189701

LAND USE SUMMARY: PEARSON PLACE SECTION FOUR	
TOTAL ACREAGE:	29.231 ACRES
STANDARD RESIDENTIAL LOTS:	91 LOTS
DENSITY:	3.11 UNITS PER ACRE
NUMBER OF BLOCKS:	6 BLOCKS
TOTAL LOTS:	91
RESIDENTIAL LOTS:	
OTHER LOTS:	1 LOT (0.04 ACRES)
PEDESTRIAN ACCESS LOT	1 LOT (0.26 ACRES)
OPEN SPACE	4 LOT (5.91 ACRES)
OPEN SPACE/DRAINAGE LOT	
TOTAL OTHER LOTS:	6 LOT (5.065 ACRES)
SUBMITTAL DATE:	06/23/2014
PUBLIC STREET NAME	
LENGTH	ROW WIDTH
1972'	50'
	50'