

C12
/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2012-0086.1A

Z.A.P. DATE: 09-16-14

SUBDIVISION NAME: Avana Pase 2, Section 1

AREA: 40.14

LOT(S): 102

AGENT: LJA Engineering & Surveying, Inc

(John Clark)

ADDRESS OF SUBDIVISION: Trissino Lane at Cricoli Drive

GRIDS: A14

COUNTY: Travis/Hays

WATERSHED: Bear/Slaughter Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

PROPOSED LAND USE: Single family

ADMINISTRATIVE WAIVERS: None

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 Avana Phase 2, Section 1. The proposed final plat out of an approved preliminary plan is composed of 102 lots on 40.14 acres. The lot breakdown includes 99 single-family lots, 2 drainage and water quality lots and a mail kiosk lot. The proposed lots will take access from Bernia Drive and Trissino Drive constructed with Avana Phase 1, Section 2. The application is subject to and was reviewed under the terms of the Bradley Settlement Agreement. Water and wastewater service will be provided by Mid-Tex and electric service will be provided by the Pedernales Electric Co-Op. Parkland dedication requirements have been met by a previous dedication of land. The developer will be responsible for all costs of required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

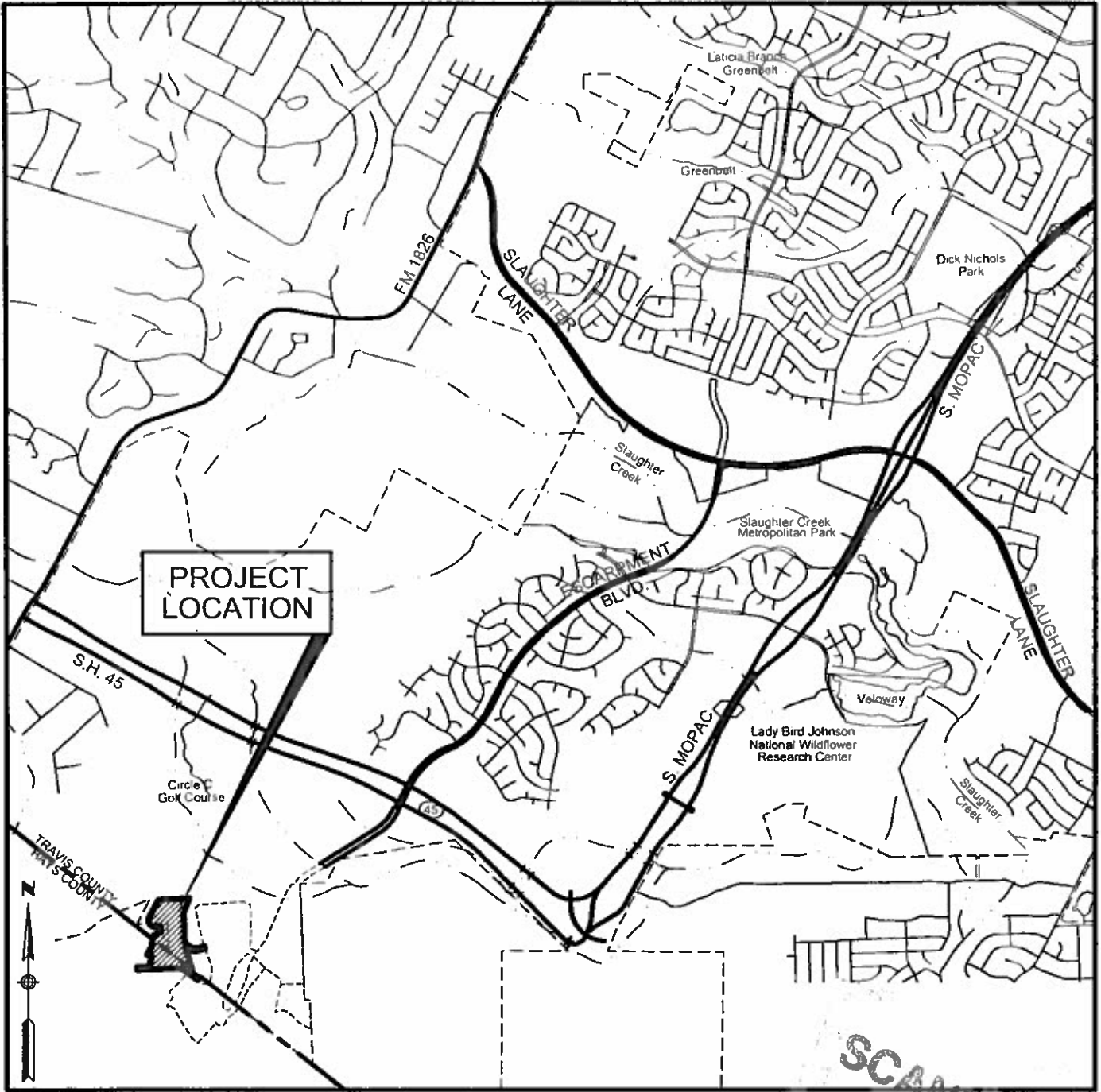
ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

E-MAIL: don.perryman@austintexas.gov

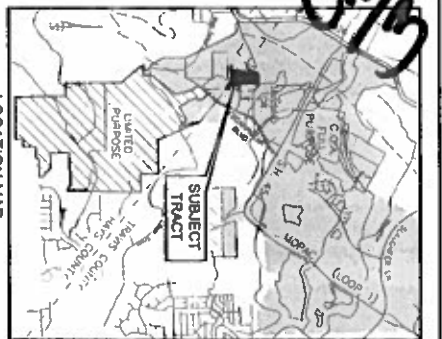
CR/2



LOCATION MAP
(N.T.S.)

SCANNED

CP 1/3



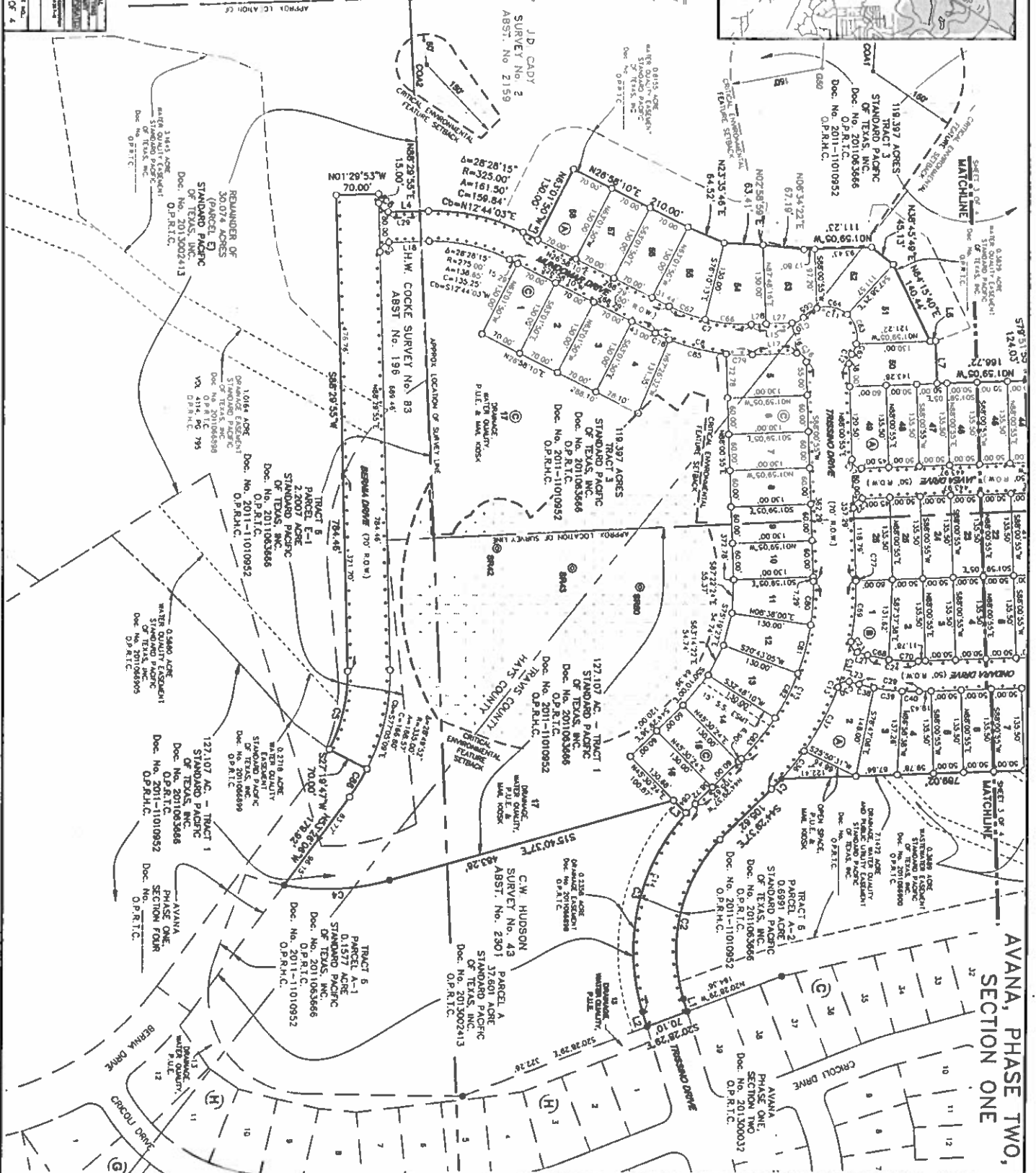
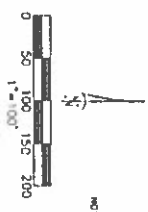
LOCATION MAP

LEGEND
OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
CRITICAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
RIGHT OF WAY
PUBLIC UTILITY EASEMENT
STORM SEWER EASEMENT
WATER UTILITY EASEMENT
1/2" SECTION FOUND
1/2" SECTION NOT FOUND
1/2" SECTION FOUND WITH PLASTIC CAP
1/2" SECTION FOUND WITH PLASTIC CAP AND UNLIDED CURB, SLOPING TO THE
UNLIDED CURB, SLOPING TO THE
CALCULATED POINT
SECTION
BLOCK DESIGNATION

AVANA, PHASE TWO,
SECTION ONE



Table with project details: Project Name, Date, Scale, Sheet No., Drawing No., Date, and other identifiers.



AVANA, PHASE TWO,
SECTION ONE

J.D. CADDY
SURVEY No. 2
ABST. No. 2159

SH.W. COCKE
SURVEY No. B3
ABST. No. 196

118.397 ACRES
TRACT 3
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

127.103 AC. - TRACT 1
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

C.W. HUDSON
SURVEY No. 43
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

REMAINDER OF
PARCEL E-1
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2013002413
O.P.R.H.C.

1.0164 ACRES
PARCEL E-1
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

127.107 AC. - TRACT 1
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

AVANA
PHASE ONE,
SECTION FOUR
Doc. No. 2011-1010952
O.P.R.H.C.

PARCEL A-1
0.1570 ACRES
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

PARCEL A-2
0.6891 ACRES
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

AVANA
PHASE ONE,
SECTION TWO
Doc. No. 201300037
O.P.R.H.C.

0.3940 ACRES
PARCEL A-1
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

0.2318 ACRES
PARCEL A-2
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

0.2318 ACRES
PARCEL A-2
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

0.2318 ACRES
PARCEL A-2
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

0.2318 ACRES
PARCEL A-2
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

0.2318 ACRES
PARCEL A-2
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

0.2318 ACRES
PARCEL A-2
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

0.2318 ACRES
PARCEL A-2
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

0.2318 ACRES
PARCEL A-2
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

0.2318 ACRES
PARCEL A-2
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

0.2318 ACRES
PARCEL A-2
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

0.2318 ACRES
PARCEL A-2
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

0.2318 ACRES
PARCEL A-2
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

0.2318 ACRES
PARCEL A-2
STANDARD PACIFIC
OF TEXAS, INC.
Doc. No. 2011-1010952
O.P.R.H.C.

