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SUBDIVISION REVIEW SHEET

CASE NO.: C8-95-0193.01.1A

Z.A.P. DATE: 10-07-2014

SUBDIVISION NAME: Bratton Hills, Section IV

AREA: 9.459 Acres

LOT(S): 57 Total Lots

OWNER/APPLICANT: BLD Bratton Hill, LLC
(James Dorney)

AGENT: Tre & Associates, Inc.
(Marc Dickey)

ADDRESS OF SUBDIVISION: 3212 ½ Grand Avenue Parkway

GRIDS: M-39

COUNTY: Travis

WATERSHED: Gilleland Creek

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 57 lots on 9.46 acres. The proposed subdivision includes 56 single-family lots and 1 open space/drainage/water quality lot. The plan complies with current code. Parkland fees have been paid.

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. The applicant is proposing a small lot subdivision as proposed with the previously approved preliminary plan. There are no land use controls that can be imposed by the city or the county.

ISSUES:

Staff has not received any inquiries from adjacent property owners 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:

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CASE MANAGER: Sue Welch
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Location Map



