

C-9  
T

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2012-0095.2A

**Z.A.P. DATE:** 11.04.2014

**SUBDIVISION NAME:** Hills of Bear Creek, Section 2-Final Plat

**AREA:** 33.698 Acres

**LOT(S):** 63 Total Lots

**OWNER/APPLICANT:** Johnson 2012, LLC  
(Steve Walkup)

**AGENT:** Gray Engineering, Inc.  
(Steve Bertke)

**ADDRESS OF SUBDIVISION:** 2101 West FM 1626

**GRIDS:** D-10

**COUNTY:** Travis

**WATERSHED:** Bear and Little 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 63 lots on 33.698 acres. The proposed subdivision includes 61 single-family lots, 2 open-space and drainage 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 Manchaca Elementary School on Manchaca Road. The closes fire station is EDS #5 located on Manchaca Road.

C-9  
2

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

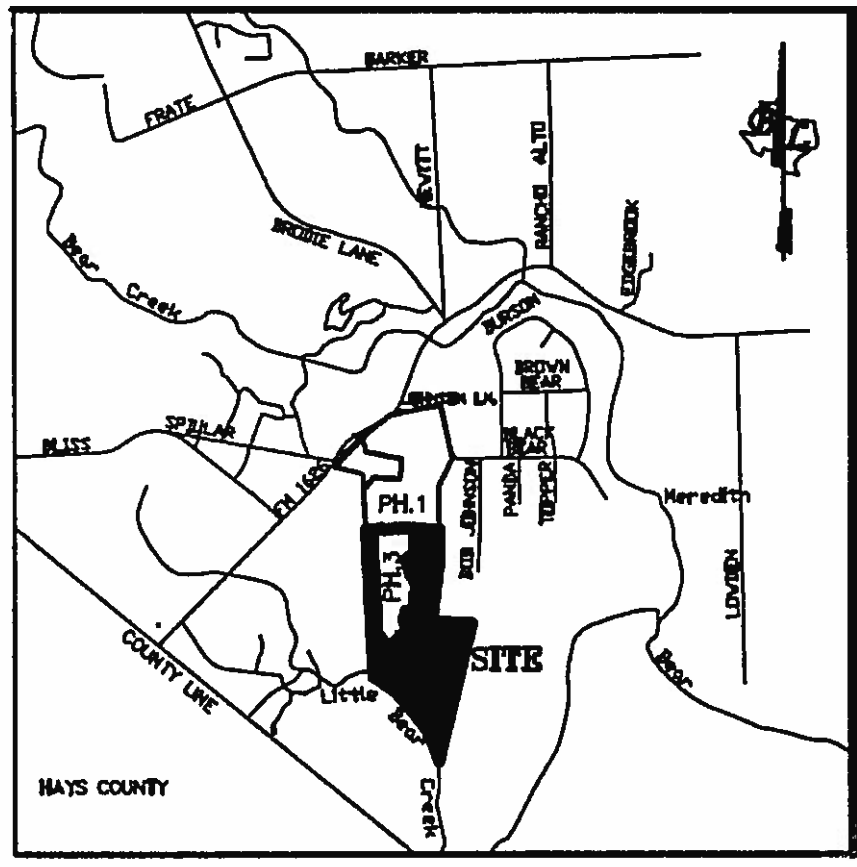
**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Jose Luis Arriaga  
Email address: [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us)

**PHONE:** 854-7562

C-9  
3

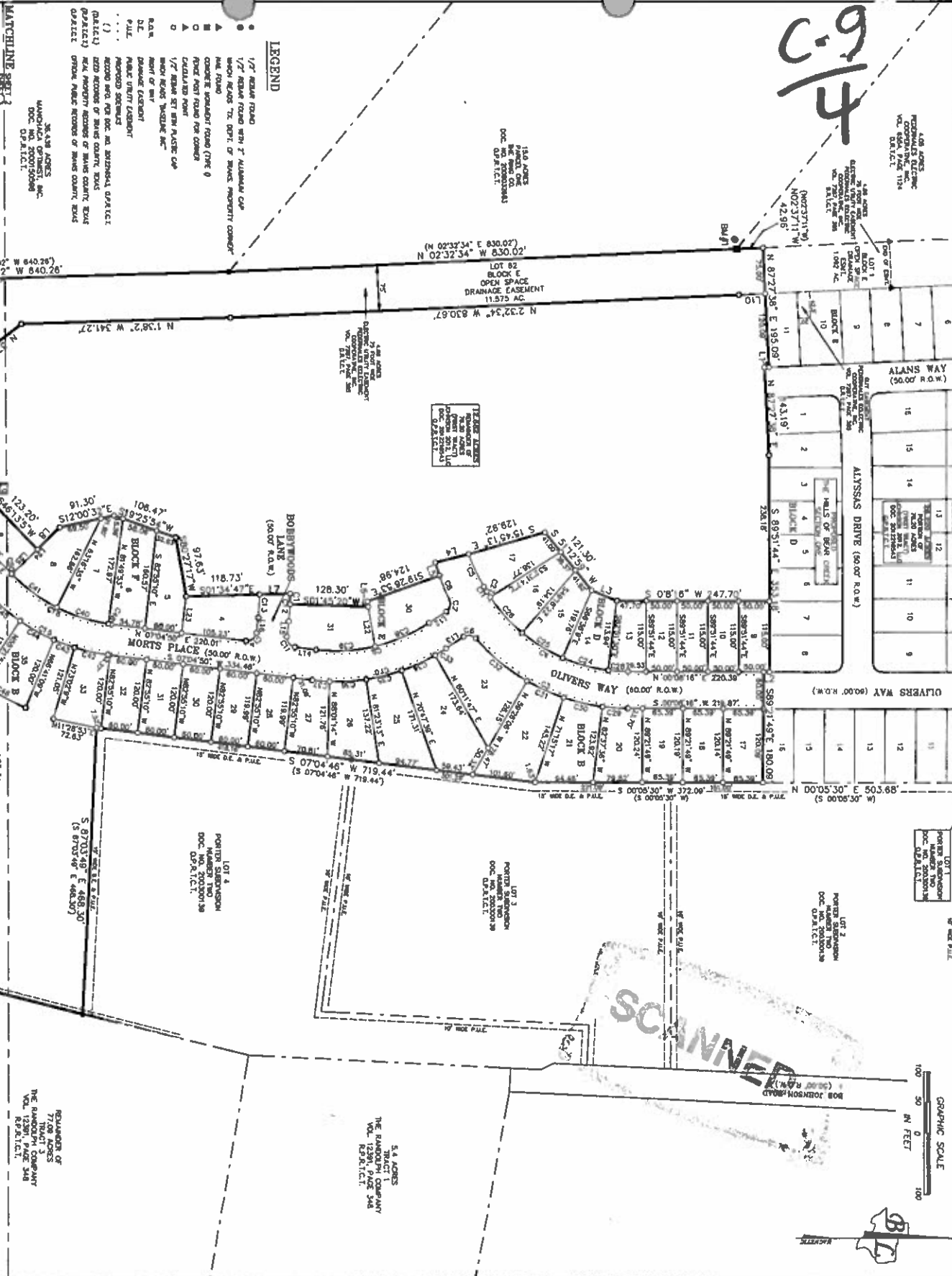
THE HILLS OF BEAR CREEK, SECTION 2



VICINITY MAP  
(NOT TO SCALE)

SCANNED

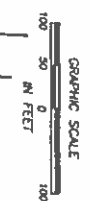
C-9  
4



- LEGEND**
- 1/4" ROAD ROAD
  - 1/2" ROAD ROAD WITH 7' ALUMINUM CUP
  - 3/4" ROAD ROAD WITH 7' ALUMINUM CUP
  - 4" ROAD ROAD WITH 7' ALUMINUM CUP
  - 6" ROAD ROAD WITH 7' ALUMINUM CUP
  - 8" ROAD ROAD WITH 7' ALUMINUM CUP
  - 10" ROAD ROAD WITH 7' ALUMINUM CUP
  - 12" ROAD ROAD WITH 7' ALUMINUM CUP
  - 14" ROAD ROAD WITH 7' ALUMINUM CUP
  - 16" ROAD ROAD WITH 7' ALUMINUM CUP
  - 18" ROAD ROAD WITH 7' ALUMINUM CUP
  - 20" ROAD ROAD WITH 7' ALUMINUM CUP
  - 22" ROAD ROAD WITH 7' ALUMINUM CUP
  - 24" ROAD ROAD WITH 7' ALUMINUM CUP
  - 26" ROAD ROAD WITH 7' ALUMINUM CUP
  - 28" ROAD ROAD WITH 7' ALUMINUM CUP
  - 30" ROAD ROAD WITH 7' ALUMINUM CUP
  - 32" ROAD ROAD WITH 7' ALUMINUM CUP
  - 34" ROAD ROAD WITH 7' ALUMINUM CUP
  - 36" ROAD ROAD WITH 7' ALUMINUM CUP
  - 38" ROAD ROAD WITH 7' ALUMINUM CUP
  - 40" ROAD ROAD WITH 7' ALUMINUM CUP
  - 42" ROAD ROAD WITH 7' ALUMINUM CUP
  - 44" ROAD ROAD WITH 7' ALUMINUM CUP
  - 46" ROAD ROAD WITH 7' ALUMINUM CUP
  - 48" ROAD ROAD WITH 7' ALUMINUM CUP
  - 50" ROAD ROAD WITH 7' ALUMINUM CUP
  - 52" ROAD ROAD WITH 7' ALUMINUM CUP
  - 54" ROAD ROAD WITH 7' ALUMINUM CUP
  - 56" ROAD ROAD WITH 7' ALUMINUM CUP
  - 58" ROAD ROAD WITH 7' ALUMINUM CUP
  - 60" ROAD ROAD WITH 7' ALUMINUM CUP
  - 62" ROAD ROAD WITH 7' ALUMINUM CUP
  - 64" ROAD ROAD WITH 7' ALUMINUM CUP
  - 66" ROAD ROAD WITH 7' ALUMINUM CUP
  - 68" ROAD ROAD WITH 7' ALUMINUM CUP
  - 70" ROAD ROAD WITH 7' ALUMINUM CUP
  - 72" ROAD ROAD WITH 7' ALUMINUM CUP
  - 74" ROAD ROAD WITH 7' ALUMINUM CUP
  - 76" ROAD ROAD WITH 7' ALUMINUM CUP
  - 78" ROAD ROAD WITH 7' ALUMINUM CUP
  - 80" ROAD ROAD WITH 7' ALUMINUM CUP
  - 82" ROAD ROAD WITH 7' ALUMINUM CUP
  - 84" ROAD ROAD WITH 7' ALUMINUM CUP
  - 86" ROAD ROAD WITH 7' ALUMINUM CUP
  - 88" ROAD ROAD WITH 7' ALUMINUM CUP
  - 90" ROAD ROAD WITH 7' ALUMINUM CUP
  - 92" ROAD ROAD WITH 7' ALUMINUM CUP
  - 94" ROAD ROAD WITH 7' ALUMINUM CUP
  - 96" ROAD ROAD WITH 7' ALUMINUM CUP
  - 98" ROAD ROAD WITH 7' ALUMINUM CUP
  - 100" ROAD ROAD WITH 7' ALUMINUM CUP

**MACHINE SET**

3438 ADAMS  
MANOCHA SURVEYING  
DOC. NO. 20020508  
S.P.A.L.L.C.



# THE HILLS OF BEAR CREEK SECTION TWO FINAL PLAT

**Base Line**  
BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
888 CHINA PEAR DRIVE  
AUSTIN, TEXAS 78744  
OFFICE 832.914.492 FAX 832.914.492  
888-888-8888

File/Draw/Project/Inform/Draw/Phase 2 Final Plat.dwg	Scale (1/4"=100')	Date: 03/20/14
Drawn By: JSL	Checked By: RLW	
Revision 1:	Revision 2:	Revision 3:
Revision 4:		

REVISOR OF  
7708 ADAMS  
THE ASSOCIATED SURVEYING COMPANY  
VOL. 12581, PAGE 348  
S.P.A.L.L.C.

C81-2014-XXXX.XX

**SHEET**  
02 of 05

