

C12
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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2014-0059

ZAP DATE: January 20, 2015

SUBDIVISION NAME: Heritage Oaks at Pearson Ranch West

AREA: 66.600

LOT(S): 164

OWNER/APPLICANT: England Ranch NW LP

AGENT: Pulte Group Central
Texas Division
(Brent Baker)

ADDRESS OF SUBDIVISION: Pearson Ranch Rd. and Avery Ranch Blvd.

GRIDS: H41, H42

COUNTY: Travis

WATERSHED: South Brushy Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: 160 single-family lots, 2 open space lots, and 2 water quality lots

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 Heritage Oaks at Pearson Ranch West. The proposed plat is composed of 162 lots on 66.600 acres.

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

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@austintexas.gov

PHONE: (512) 974-6455



LEGEND

BOUNDARY / EDGE OF WAY
 EASEMENT / SETBACK
 PROPOSED DRIVEWAY
 PROPOSED PROPERTY LINE
 LOT NUMBER
 SPECIAL ENVIRONMENTAL

SCALE: 1" = 40'

TABLE 1: Labeled Lots

LOT TYPE	NUMBER OF LOTS	ACRES	PERCENTAGE OF TOTAL
RESIDENTIAL	10	10.00	100.00%
TOTAL	10	10.00	100.00%

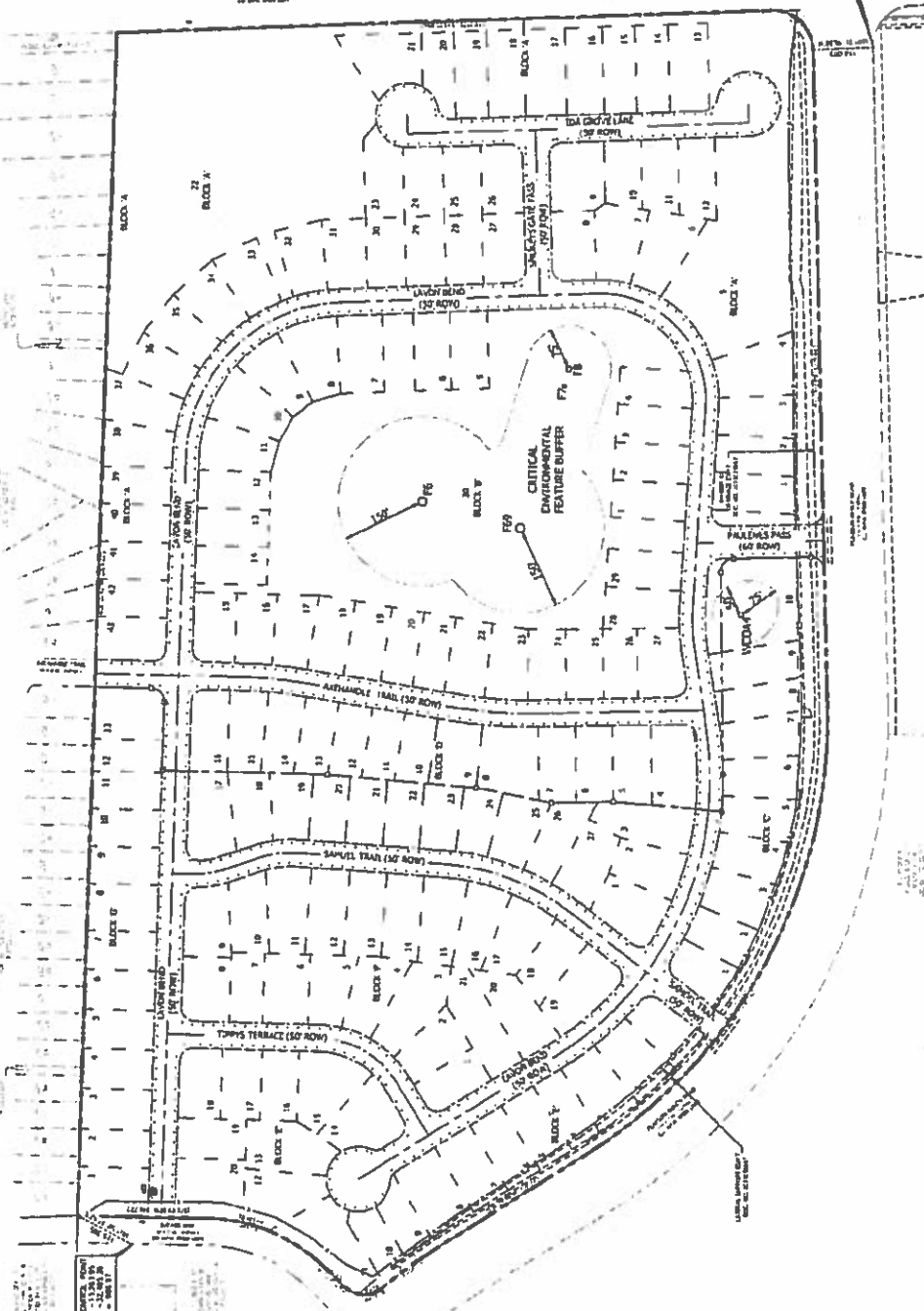


TABLE 2: Critical Environmental Features

FEATURE	AREA (ACRES)	PERCENTAGE OF TOTAL
CRITICAL ENVIRONMENTAL FEATURE BUFFER	1.00	10.00%
TOTAL	10.00	100.00%

TABLE 3: Critical Environmental Features

FEATURE	AREA (ACRES)	PERCENTAGE OF TOTAL
CRITICAL ENVIRONMENTAL FEATURE BUFFER	1.00	10.00%
TOTAL	10.00	100.00%

- NOTES:**
1. ALL UTILITIES SHOWN ARE BASED ON THE CITY OF AUSTIN RECORDS AND THE UTILITY COMPANY RECORDS. THE UTILITY COMPANY RECORDS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE.
 2. THE PROPOSED DRIVEWAYS ARE SUBJECT TO THE UTILITY COMPANY RECORDS AND THE UTILITY COMPANY RECORDS MAY BE SUBJECT TO CHANGE WITHOUT NOTICE.
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Handwritten initials/signature

5/12/12

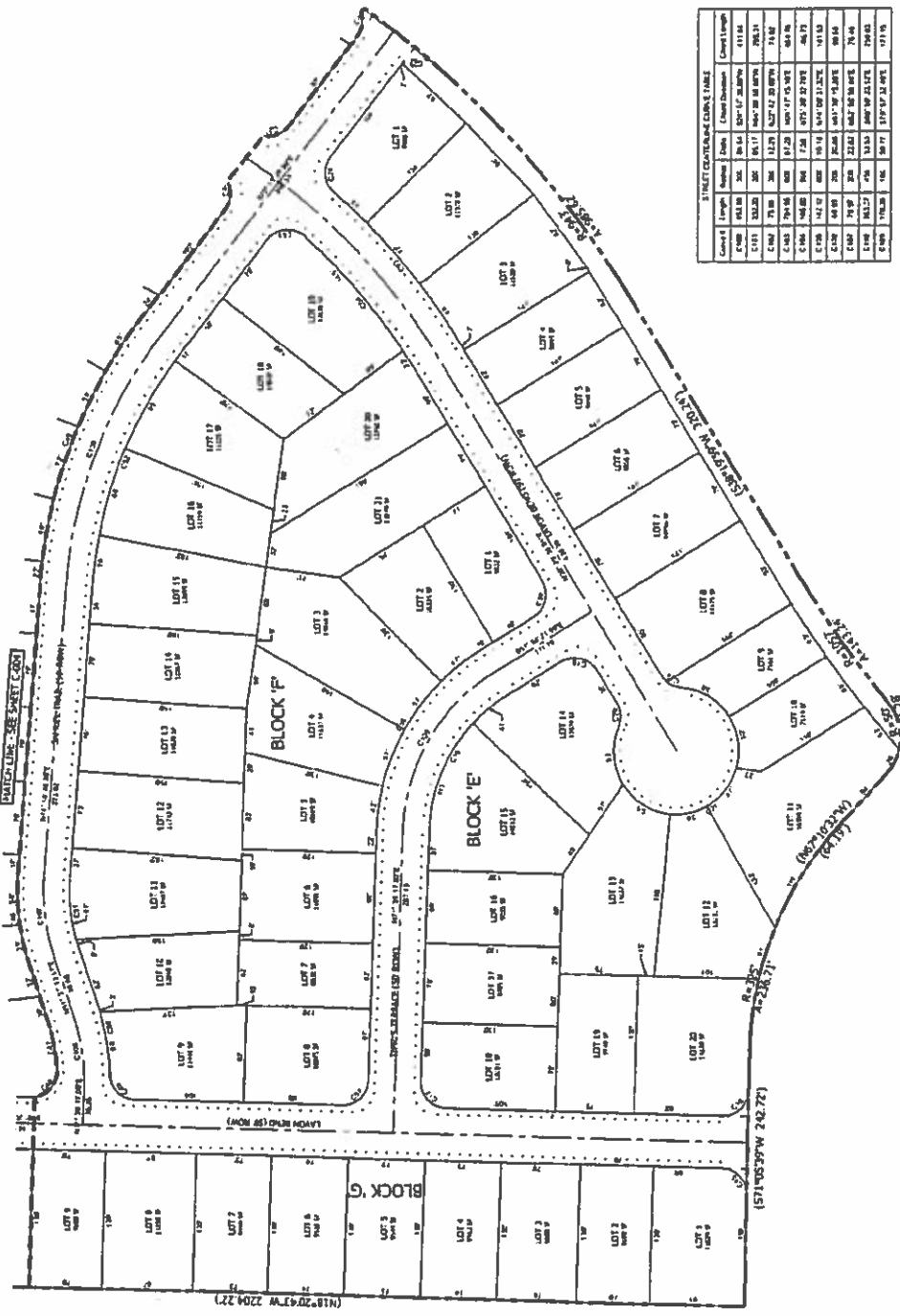
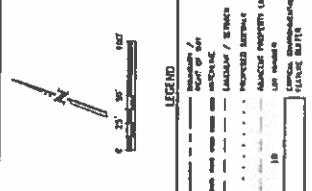
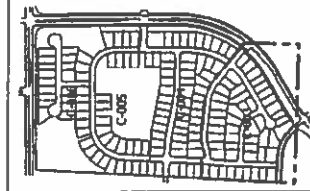
HERITAGE OAKS AT PEARSON RANCH WEST
 ~16000 AVENUE RANCH ROAD
 AUSTIN, WILLIAMSON COUNTY, TEXAS

PRELIMINARY PLAN (SHEET 1 OF 4)

SHEET
 C-003
 3 of 10
 CIP-2014-0095



BIG REDDOG
 112448 5140
 www.bigreddog.com



STREET CENTERLINE CORNER TABLE

Corner #	Length	Bearing	Corner	Corner Station	Corner Length
C-001	163.58	S64.54°E	LOT 1 E CORNER	411.64	
C-002	111.01	S23.25°E	LOT 1 E CORNER	282.33	
C-003	274.76	S61.23°E	LOT 1 E CORNER	114.62	
C-004	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-005	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-006	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-007	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-008	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-009	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-010	142.88	S61.23°E	LOT 1 E CORNER	142.88	

STREET CENTERLINE CORNER TABLE

Corner #	Length	Bearing	Corner	Corner Station	Corner Length
C-011	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-012	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-013	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-014	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-015	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-016	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-017	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-018	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-019	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-020	142.88	S61.23°E	LOT 1 E CORNER	142.88	

STREET CENTERLINE CORNER TABLE

Corner #	Length	Bearing	Corner	Corner Station	Corner Length
C-021	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-022	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-023	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-024	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-025	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-026	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-027	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-028	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-029	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-030	142.88	S61.23°E	LOT 1 E CORNER	142.88	

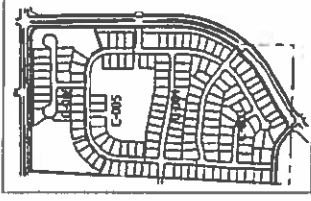
STREET CENTERLINE CORNER TABLE

Corner #	Length	Bearing	Corner	Corner Station	Corner Length
C-031	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-032	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-033	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-034	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-035	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-036	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-037	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-038	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-039	142.88	S61.23°E	LOT 1 E CORNER	142.88	
C-040	142.88	S61.23°E	LOT 1 E CORNER	142.88	

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SHEET
C-006
6 OF 10

HERITAGE OAKS AT PEARSON RANCH WEST
~16000 AVERY RANCH ROAD
AUSTIN, WILLAMSON COUNTY, TEXAS
PRELIMINARY PLAN (SHEET 4 OF 4)



PROJECT KEY MAP

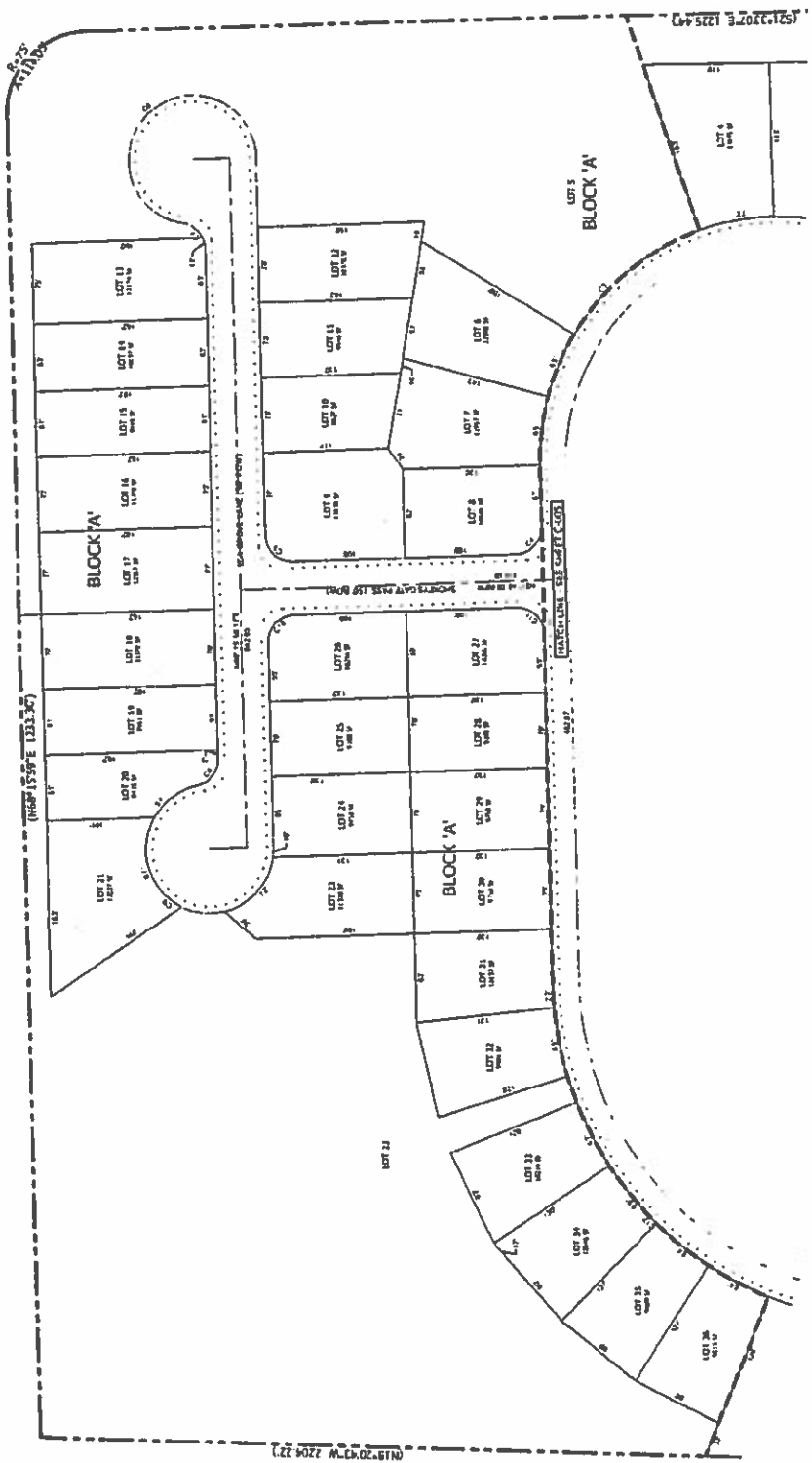
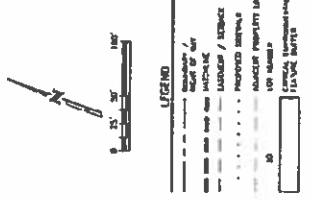


TABLE 1: LOT DATA

Lot No.	Area (sq. ft.)	Area (sq. m.)	Front Setback (ft.)	Side Setback (ft.)	Back Setback (ft.)	Front Easement (sq. ft.)	Side Easement (sq. ft.)	Back Easement (sq. ft.)	Total Easement (sq. ft.)	Net Area (sq. ft.)	Net Area (sq. m.)
LOT 1	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 2	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 3	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 4	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 5	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 6	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 7	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 8	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 9	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 10	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 11	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 12	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 13	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 14	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 15	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 16	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 17	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 18	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 19	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 20	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4
LOT 21	10,000	914.4	10	5	5	0	0	0	0	10,000	914.4

TABLE 2: STREET DATA

Street Name	Length (ft.)	Width (ft.)	Area (sq. ft.)	Area (sq. m.)
MORNING STAR	100	20	2,000	185.0
MORNING STAR PASS	100	20	2,000	185.0
MORNING STAR DRIVE	100	20	2,000	185.0

TABLE 3: TOTAL DATA

Category	Count	Area (sq. ft.)	Area (sq. m.)
Total Lots	21	210,000	19,202
Total Easements	0	0	0
Total Area	21	210,000	19,202

EDUCATIONAL IMPACT STATEMENT

C12/19

School District: _____



PROJECT NAME: Heritage Oaks at Pearson Ranch West

ADDRESS/LOCATION: _____

CASE #: C8J-2014-0058 CITY COUNCIL DATE: _____

- NEW SINGLE FAMILY DEMOLITION OF MULTIFAMILY
 NEW MULTIFAMILY TAX CREDIT

SF UNITS: 164 STUDENTS PER UNIT ASSUMPTION: _____

MF UNITS: _____ STUDENTS PER UNIT ASSUMPTION: _____

ELEMENTARY SCHOOL: Elsa England **RATING:** Meets Standard

ADDRESS: 8801 Pearson Ranch Road, Austin, TX 78717 **PERMANENT CAPACITY:** 916

% QUALIFIED FOR FREE/REDUCED LUNCH: 5.85% **MOBILITY RATE:** _____

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	802	992	1049
% of Permanent Capacity	87.88%	108%	115%

- INCREASE
 DECREASE
 NO IMPACT

MIDDLE SCHOOL: Cedar Valley **RATING:** Meets Standard

ADDRESS: 8139 Racine Trail, Austin, TX 78717 **PERMANENT CAPACITY:** 1237

% QUALIFIED FOR FREE/REDUCED LUNCH: 8.65% **MOBILITY RATE:** _____

MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1312	1551	1576
% of Permanent Capacity	105.50%	125%	127%

- INCREASE
 DECREASE
 NO IMPACT

HIGH SCHOOL: McNeil **RATING:** Meets Standard

ADDRESS: 5720 McNeil Rd., Austin, TX 78729 **PERMANENT CAPACITY:** 2366

% QUALIFIED FOR FREE/REDUCED LUNCH: 21.43% **MOBILITY RATE:** _____

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	2526	2809	2834
% of Permanent Capacity	108.03%	119%	120%

- INCREASE
 DECREASE
 NO IMPACT

To select one of the checkboxes above, double click on the box and select "checked" from the default value menu in the middle of the page. Click OK to complete the selection.

C12
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IMPACT ON SCHOOLS

Limited impact on schools. New Middle School scheduled to open in Fall of 2017.

TRANSPORTATION IMPACT

No impact on Transportation since students will be in walk zone.

SAFETY IMPACT

Date Prepared: 12/10/14

Director's Signature: Ramon Flores