

SUBDIVISION REVIEW SHEET

CH/1

CASE NO.: C8-2014-0189.SH

Z.A.P. DATE: April 21, 2015

SUBDIVISION NAME: Colony Park Preliminary Plan

AREA: 208 Acres

LOT(S): 191

OWNER/APPLICANT: City Of Austin-Neighborhood Housing & Community Development/Austin Housing Finance Corp.
(Sandra Harkins)

AGENT: Urban Design Group (Laura Toups)

DISTRICT: 1

ADDRESS OF SUBDIVISION: Loyola Lane and Wentworth Drive

GRIDS: MP25

COUNTY: Travis

WATERSHED: Walnut/Elm/Decker Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: PUD

MUD: N/A

PROPOSED LAND USE: Mixed Use

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 Colony Park Preliminary Plan. This plan originated as a result of the City of Austin's response to a U.S. Department of Housing and Urban Development grant for a master plan. The City of Austin-Neighborhood Housing and Community Development Department in conjunction with the Austin Housing Finance Corporation are the clients. The property was zoned PUD zoning district in December of 2014.

For additional information about the Colony Park Sustainable Community Initiative can be found on the City of Austin's website (<http://www.austintexas.gov/colony park>).

The proposed plat is composed of 191 lots on 208 acres. Proposed land uses for the project as defined by the PUD include: mixed use, mixed use (2), neighborhood center, attached residential, neighborhood residential/neighborhood residential front served, ground floor retail, institutional/civic, eco-cottages, open space and right-of-way. The preliminary plan is unusual as it serves as more of a master plan of proposed street networks and proposed land uses broken down by blocks instead of individual lots. This is due primarily to not only the size of the project

but also the critical timing of the grant funding. Preliminary plan revisions will be required to further detail the individual lots within the proposed blocks.

CM
1/2

Water, wastewater and electric are available from the City of Austin. Parkland dedication requirements must be satisfied at time of final plat. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the preliminary plan. This plan does not meet all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

CITY STAFF: Don Perryman
David Wahlgren

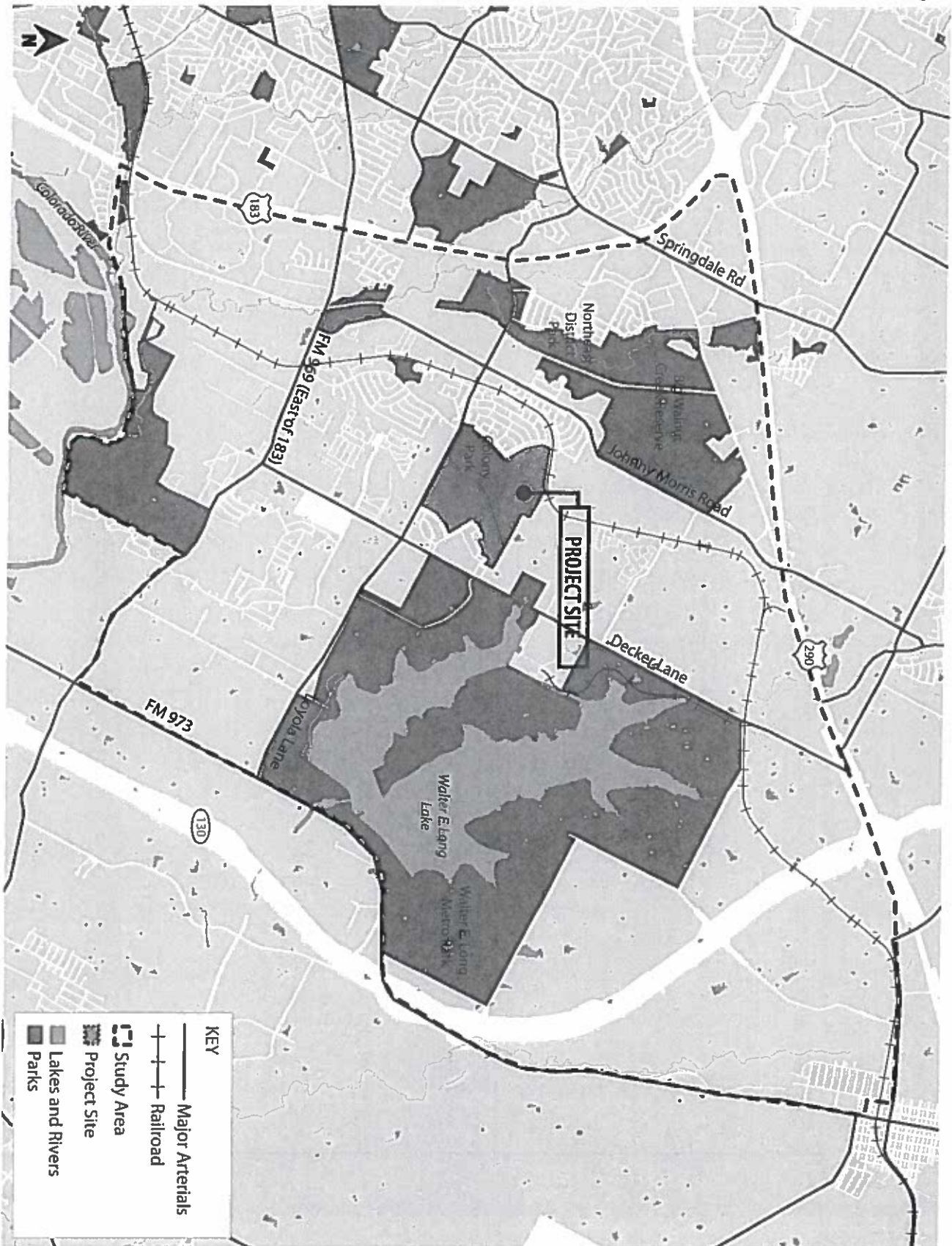
PHONE: 512-974-2786
512-974-6455

e-mail: don.perryman@austintexas.gov
david.wahlgren@austintexas.gov

2/3

SCANNED

Colony Park Sustainable Community Initiative | LOCATION MAP



KEY	
	Major Arterials
	Railroad
	Study Area
	Project Site
	Lakes and Rivers
	Parks

**COLONY PARK
SUSTAINABLE
COMMUNITY
INITIATIVE**

**PRELIMINARY
PLAN**

4/7/2015

OWNER:
URBAN DESIGN GROUP PC
16000 N. DALLAS STREET
SUITE 101
AUSTIN, TX 78758



GRAPHIC SCALE:
1" = 200 FT

LEGEND

- 1. PROJECT PROPERTY LINE AND BOUNDARIES
- 2. DEED TO BE RECORDED
- 3. LOT NUMBER
- 4. RIVERLINE
- 5. SURFACE ELEVATION
- 6. OPEN SPACE
- 7. OPEN SPACE PLANTING
- 8. OPEN SPACE
- 9. OPEN SPACE

THIS INSTRUMENT IS VALID AND CORRECT UNDER THE STATE OF TEXAS AND THE LICENSE OF PROFESSIONAL ENGINEERING. THE ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND IS NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE ENGINEER IS NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED THEREIN. THE ENGINEER IS NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED THEREIN.

PRELIMINARY SUBMITTAL APPROVAL SHEET
 FILE NUMBER: _____ APPLICATION DATE: _____
 APPROVED BY: _____ ENGINEER: _____
 OF COUNTY: _____ OF THE CITY OF: _____
 EXPIRES IN THE YEAR: _____
 CASE NUMBER: _____
 PROJECT LOCATION: _____
 PROJECT: _____
 DRAWING NO.: _____
 SHEET NO.: _____
 SHEET TOTAL: _____
 SCALE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 DATE: _____

