

C10  
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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2014-0127

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

**SUBDIVISION NAME:** Circle C Ranch Tract 8C Preliminary Plan

**AREA:** 14.227

**LOT(S):** 11

**OWNER/APPLICANT:** Standard Pacific Homes of Texas (Jay Byler)

**AGENT:** LJA Engineering & Surveying Inc. Austin Office (John Clark)

**ADDRESS OF SUBDIVISION:** La Crosse Ave

**DISTRICT:** 8

**GRIDS:** A16, A17, WZ16

**COUNTY:** Travis

**WATERSHED:** 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 Circle C Ranch Tract 8C. The proposed plat is composed of 11 lots on 14.227 acres. The Lot breakdown includes 8 single-family lots, 1 private street lot, 1 landscape lot and 1 drainage, water quality and p.u.e. lot. All residential lots are over 1-acre in size. The lots will access the new proposed Albergo Cove via a connection to F.M. 1826. Water will be provided by the City of Austin, wastewater will be treated on site. Electric service will be provided by the Pedernales Electric Co-Op. This plan has been reviewed under and in conformance with the Bradley Party Settlement Agreement. The developer will be responsible for all costs associated with any required improvements.

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

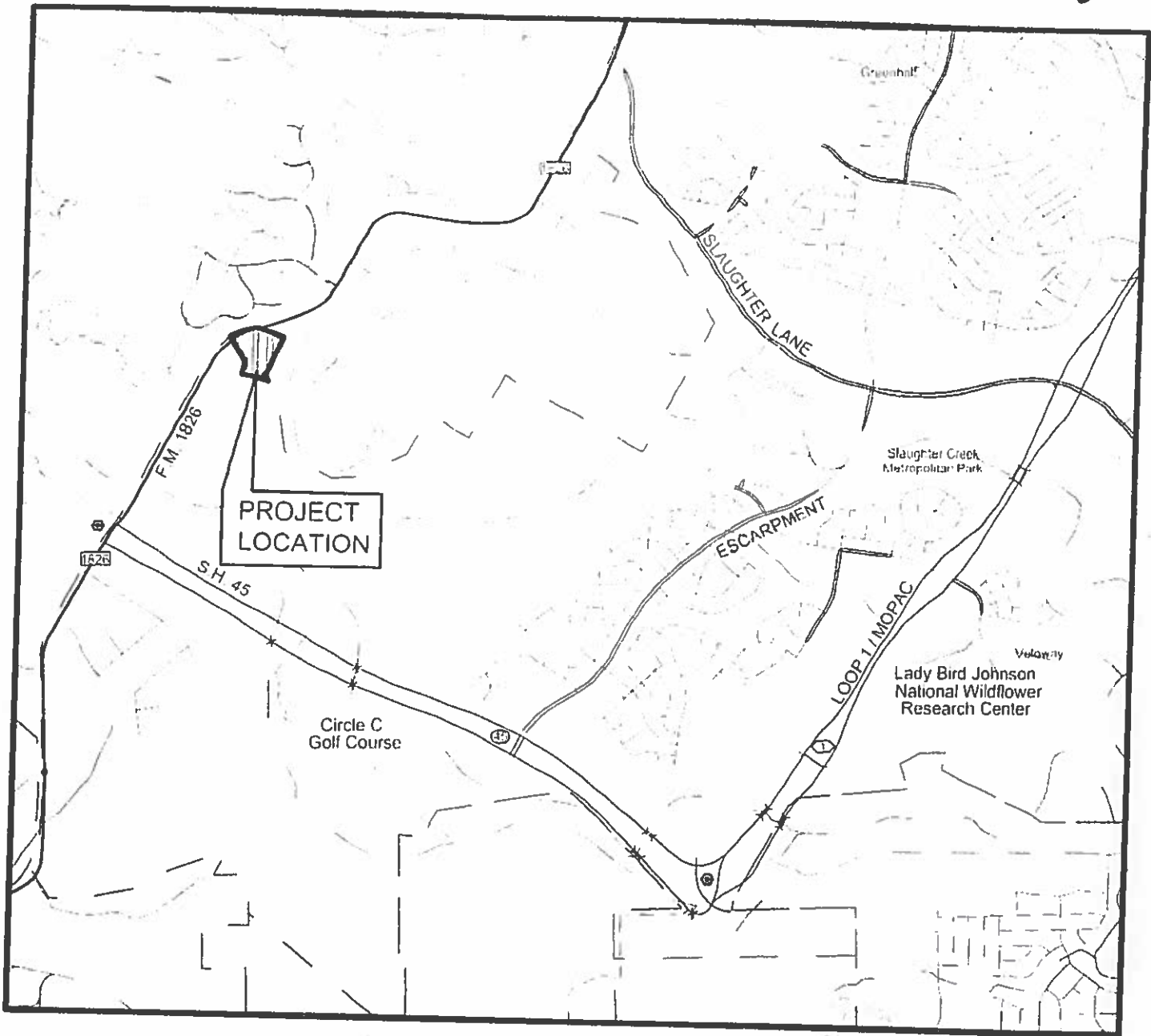
**ZONING AND PLATTING ACTION:**

**CITY STAFF:** Don Perryman  
David Wahlgren

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

**e-mail:** [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)  
[david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)

C19/2



**LOCATION MAP**

(N.T.S.)

C.O.A. GRID NO.s A16, A17, AND WZ16  
MAPSCO PAGE NO. 641

SCANNED

*Handwritten initials/signature*

CLONE	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.	NO.
1	2	3	4	5	6	7	8	9	10



- LEGEND**
- BOUNDARY
  - PROPOSED LOT LINE
  - PROPOSED EASEMENT
  - EXISTING EASEMENT
  - CITY OF AUSTIN JURISDICTIONAL BOUNDARY
- REVISIONS**
- 1. Add to Parcel 10
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**REQUIREMENT PLAN APPROVAL**

APPROVED BY: [Signature]

DATE: [Date]

TYPE OF REVISION: MAJOR

COMMENTS: [Text]

**REVISIONS**

NO.	DATE	DESCRIPTION
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**Circle C Ranch Tract 8C Preliminary Plan**

PRELIMINARY PLAN

3 of 3 sheets

LA Engineering, Inc. Phone 512 438 4700 Fax 512 438 4701 7704 F-1300

5316 Highway 290 West Austin, Texas 78726

Scale 1"=100'

North Arrow