

SUBDIVISION REVIEW SHEET

10/1

CASE NO.: C8J-2014-0058

Z.A.P. DATE: May 5, 2015

SUBDIVISION NAME: Heritage Oaks At Pearson Ranch East

AREA: 60.42 acres

LOT(S): 115

OWNER/APPLICANT: Pulte Group, Central Texas
Division (Brent Baker)

AGENT: Big Red Dog Engineering
(Nicolas Kehl, P.E.)

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

GRIDS: J/H-42

COUNTY: Williamson

WATERSHED: South Brushy Creek

JURISDICTION: 2 Mile ETJ

EXISTING ZONING: N/A

PROPOSED LAND USE: Single Family, Commercial, Open Space, ROW

DEPARTMENT COMMENTS: The request is for approval of the preliminary plan, namely Heritage Oaks At Pearson Ranch East. The plan is composed of 115 lots on 60.42 acres.

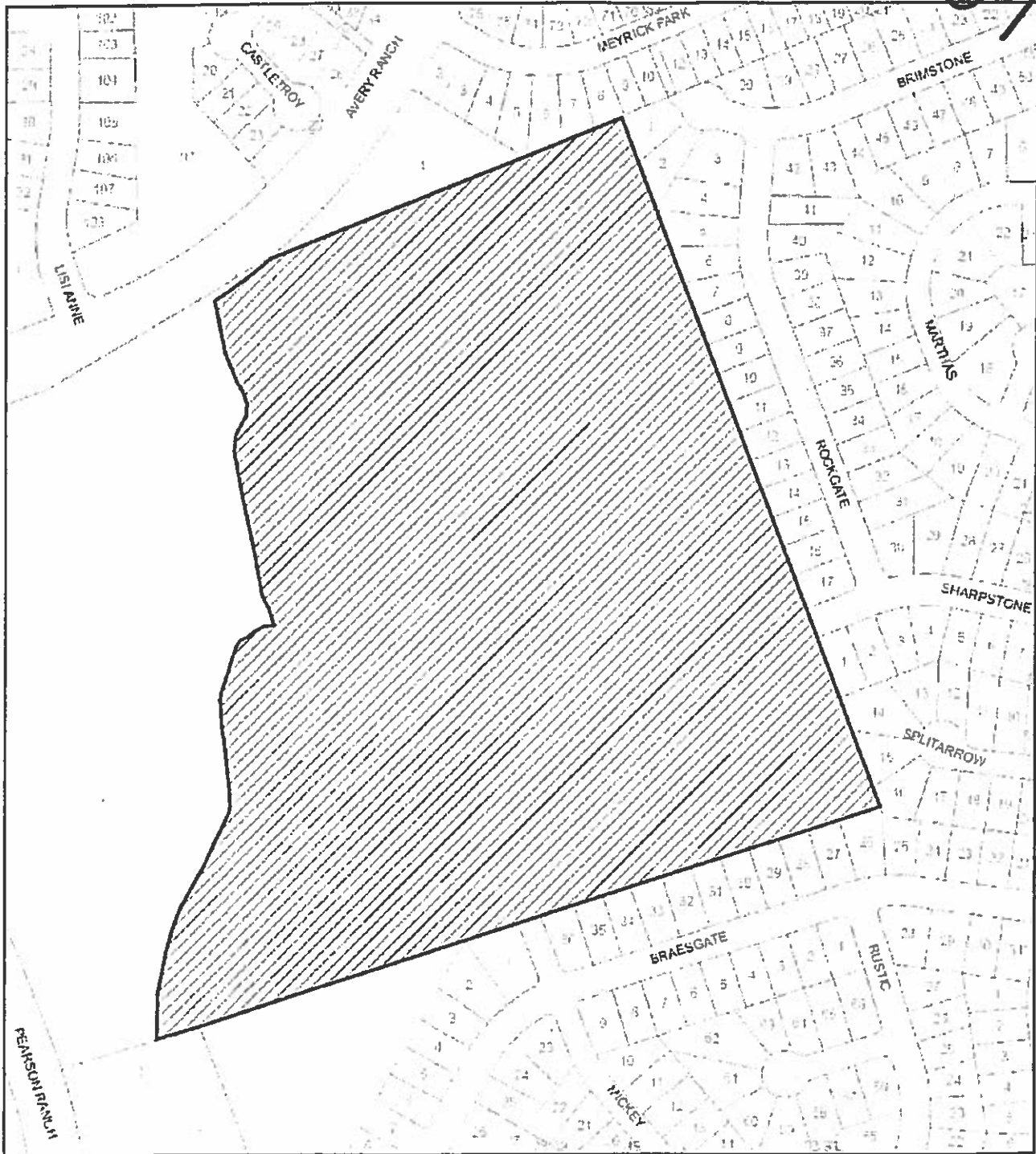
STAFF RECOMMENDATION: The staff recommends approval of the preliminary plan. This preliminary plan meets all applicable State and City of Austin LDC requirements.



ZONING AND PLATTING ACTION:

CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767

04/2



-  Subject Tract
-  Base Map

CASE#: C8J-2014-0058
ADDRESS: Heritage Oaks @
Pearson Ranch Road



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

EDUCATIONAL IMPACT STATEMENT

School District: _____

04/13



PROJECT NAME: Heritage Oaks at Pearson Ranch East

ADDRESS/LOCATION: _____

CASE #: C8J-2014-0058

CITY COUNCIL DATE: _____

NEW SINGLE FAMILY

DEMOLITION OF MULTIFAMILY

NEW MULTIFAMILY

TAX CREDIT

SF UNITS: 102

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	1028
% of Permanent Capacity	87.88%	108%	112%

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	1566
% 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	2824
% of Permanent Capacity	108.03%	119%	119%

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.

CL
/4

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: *Kevin Flores*

PRELIMINARY SUBDIVISION PLAN

FOR

HERITAGE OAKS AT PEARSON RANCH EAST

AUSTIN, WILLIAMSON COUNTY,
TEXAS 78717

PROPERTY INFORMATION:
 TRACT NO. 11
 ACRES 11.0000
 COUNTY WILLIAMSON
 STATE TEXAS
 TAX MAP NO. 11
 SECTION 36
 TOWNSHIP 10N
 RANGE 12E

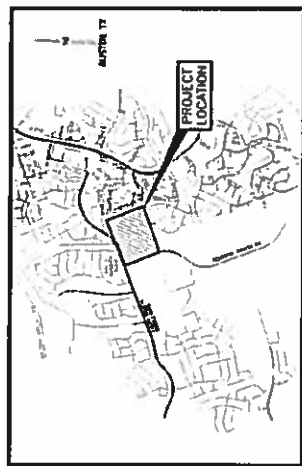
TOWNSHIP:
 10N

LAND USE SUMMARY:
 11 ACRES 11.0000

FLOODPLAIN INFORMATION:
 FLOODPLAIN ZONING: UNZONED
 FLOODPLAIN TYPE: UNZONED

NOTES:

1. THIS PLAN IS A PRELIMINARY SUBDIVISION PLAN AND IS NOT TO BE USED FOR CONSTRUCTION OF ANY IMPROVEMENTS WITHOUT THE APPROVAL OF THE LOCAL GOVERNMENT.
2. THE LOCAL GOVERNMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL IMPROVEMENTS REQUIRED BY THIS PLAN.
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SUBMITTED BY:
 David C. Kael
 4-28-15
 TITLE: ENGINEER
 LICENSE NO.: 12345
 EXPIRES: 04/28/2018

SUBMITTAL DATE:
 4-28-15

LOCAL GOVERNMENT:
 AUSTIN, TEXAS

PROJECT LOCATION:
 HERITAGE OAKS AT PEARSON RANCH EAST

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SHEET
 C-001
 01 of 11
 03/21/2015

Handwritten signature/initials: C/S

HERITAGE OAKS AT PEARSON RANCH EAST
 9005 AMERY RANCH BLVD
 AUSTIN, WILLIAMSON COUNTY, TEXAS



COVER

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site:

<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C81-2014-0058

Contact: Sylvia Limon, 512-974-2767 or Elsa Garza, 512-974-2308

Public Hearing: May 5, 2015, Zoning and Platting Commission

Dan Miller

Your Name (please print)

I am in favor
 I object

16020 Braesgate

Your address(es) affected by this application

David Miller

Signature

Date

Daytime Telephone: 512-431-0915

Comments: Please stipulate that

The developer will remove all existing overhead power and utility lines.

If you use this form to comment, it may be returned to:
City of Austin – Development Services Department/4th Floor

Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

