

CU

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2014-0138

Z.A.P. DATE: 6.16.2015

SUBDIVISION NAME: Cantarra II Preliminary Plan (Small Lot Subdivision)

AREA: 48.8 Acres

LOT(S): 211 Total Lots

OWNER/APPLICANT: Ada M. Ellison

AGENT: Carlson, Brigrance & Doering, Inc. (Lee A. Whited)

ADDRESS OF SUBDIVISION: East Howard Lane

GRIDS: P-13

COUNTY: Travis

WATERSHED: Gilleland Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single-Family Residential-Small Lot

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. It is classified as a small lot subdivision. The plat is composed of 211 lots on 48.8 acres. The proposed subdivision includes 205 single-family lots and 6 open space, drainage and water quality, and amenity lots. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

ISSUES:

None

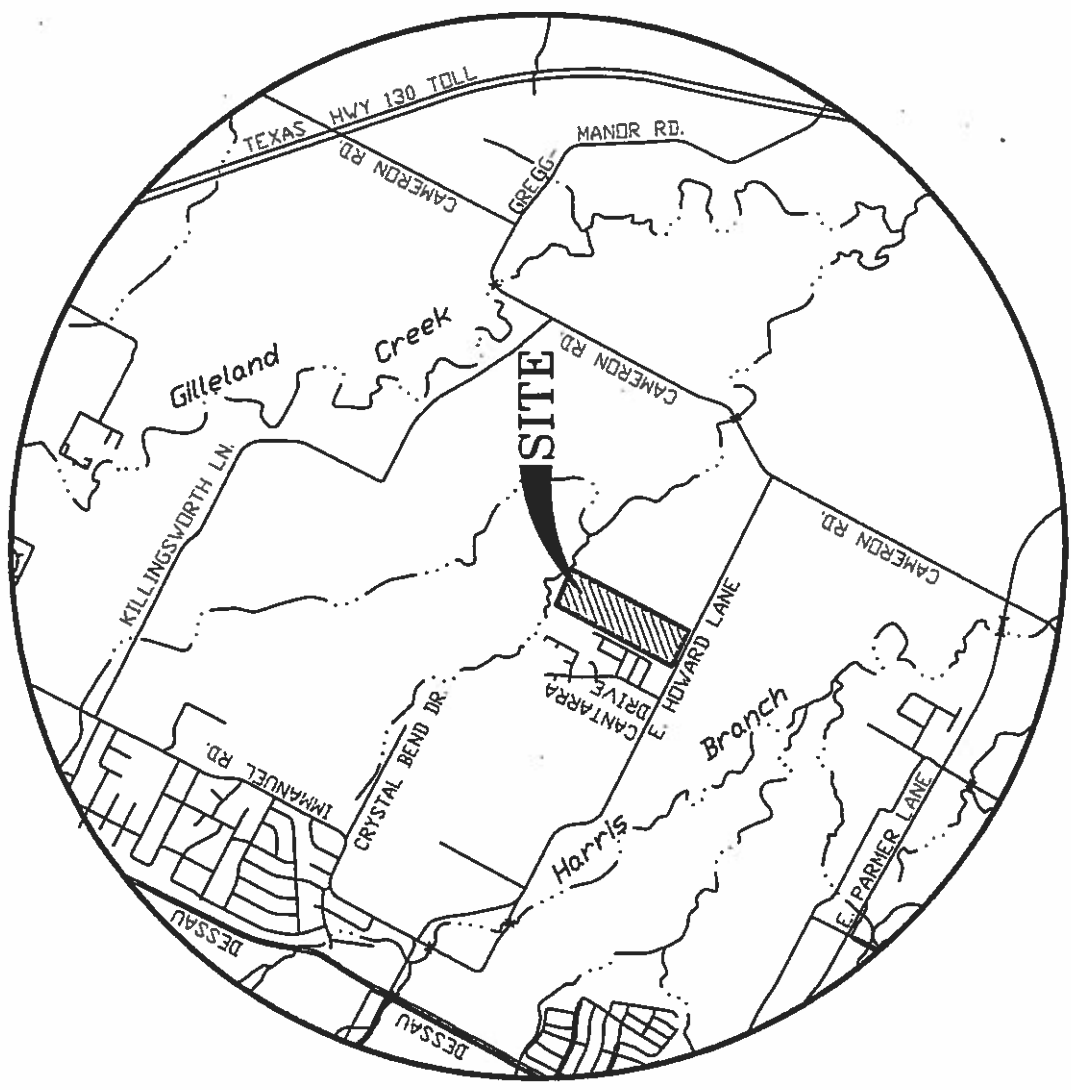
STAFF RECOMMENDATION: The final plat meets all applicable state, county and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@co.travis.tx.us

PHONE: 854-7562

CH/2

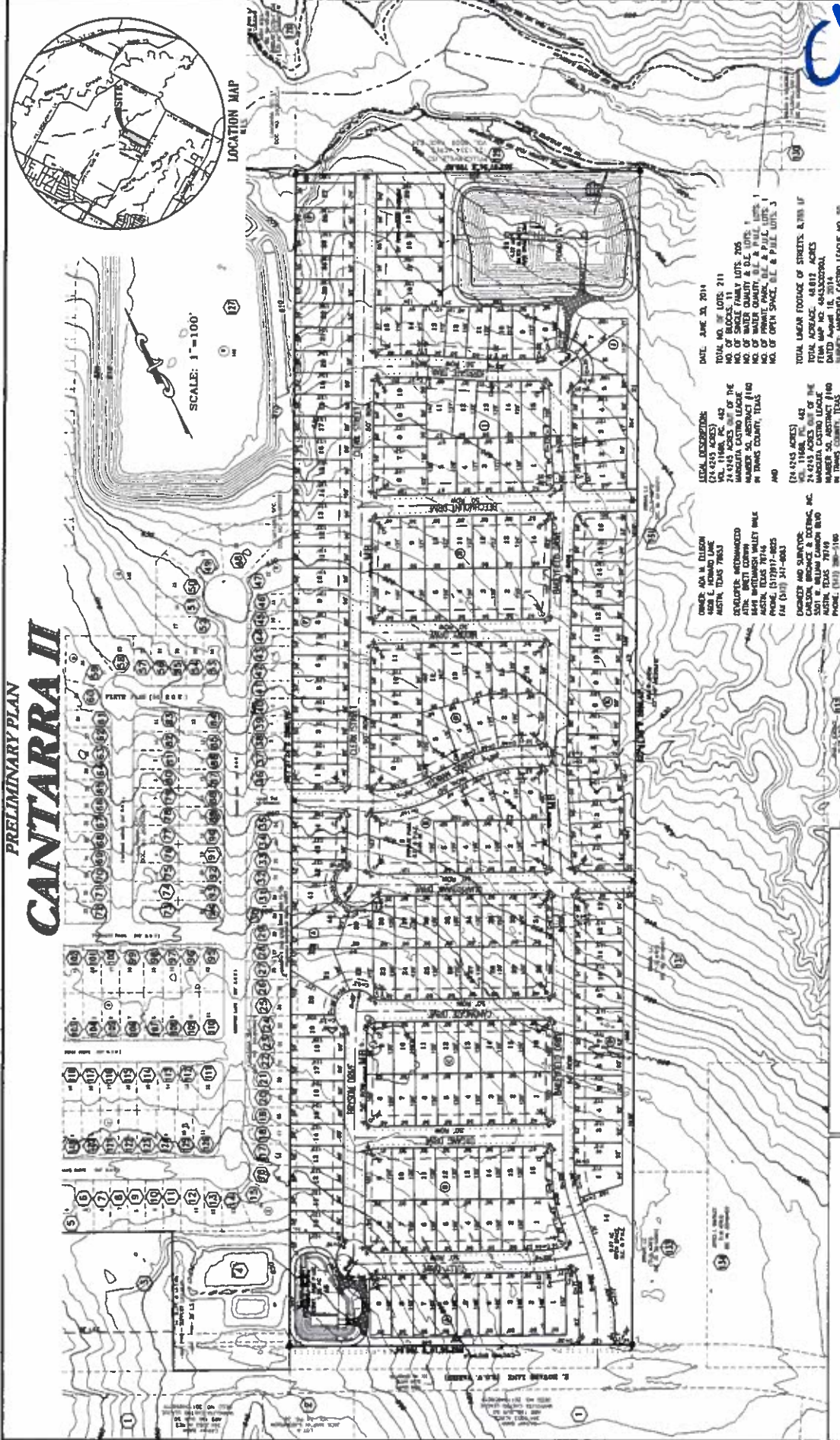


LOCATION MAP
N.T.S.

PRELIMINARY PLAN CANTIARRA II

Carlson, Progers & Cooney, Inc.
 FIRM ID #5791
 C&C
 1000 West, Victoria, Texas 77901
 Phone 361 528 2000 • Fax 361 528 4045

PRELIMINARY PLAN 100 SCALE
 PREPARED BY: JSL
 DATE: OCTOBER 2014
 PROJECT: CANTIARRA II
 SHEET: 1 OF 2
 DRAWN BY: JSL
 L.A.W.
 PREPARED BY: JSL
 DATE: OCTOBER 2014



SCALE: 1"=100'

DATE: JUNE 23, 2014
 TOTAL NO. OF LOTS: 211
 NO. OF BLOCKS: 11
 NO. OF ACRES: 48.817
 NO. OF WATER QUANTITY: 0.1 & FULL LOTS: 1
 NO. OF PRIVATE PARK, B.E. & P.U.L. LOTS: 1
 NO. OF OPEN SPACE, B.E. & P.U.L. LOTS: 3

LEGAL DESCRIPTION:
 VOL. 11888, P.C. 402
 24.9245 ACRES, PART OF THE
 MANARITA CASTRO LEASE NO. 30
 IN TRAVIS COUNTY, TEXAS

AND
 (24.9245 ACRES)
 VOL. 11888, P.C. 402
 24.9245 ACRES, PART OF THE
 MANARITA CASTRO LEASE NO. 30
 MANARITA CASTRO LEASE NO. 30
 MANARITA CASTRO LEASE NO. 30
 MANARITA CASTRO LEASE NO. 30
 IN TRAVIS COUNTY, TEXAS

OWNER AND SURVEYOR:
 GUYTON & SONS, INC.
 AUSTIN, TEXAS 78703

REGISTERED APPRAISER:
 AUSTIN, TEXAS 78703
 5414 W. HARTSHORN VALLEY BLVD.
 AUSTIN, TEXAS 78746
 PHONE: (512) 291-1100
 FAX: (512) 291-1000

OWNER AND SURVEYOR:
 GUYTON & SONS, INC.
 AUSTIN, TEXAS 78703
 5414 W. HARTSHORN VALLEY BLVD.
 AUSTIN, TEXAS 78746
 PHONE: (512) 291-1100
 FAX: (512) 291-1000

TOTAL LEGAL FOOTAGE OF STREETS & VES. LF
 TOTAL ACRES: 48.817
 DATE: JUNE 23, 2014
 SURVEYOR: MANARITA CASTRO LEASE NO. 30
 IN TRAVIS COUNTY, TEXAS

LEGEND

| | |
|-----|------------------|
| 17 | LOT BOUNDARY |
| 18 | STREET BOUNDARY |
| 19 | RECREATION TRAIL |
| 20 | RECREATION TRAIL |
| 21 | RECREATION TRAIL |
| 22 | RECREATION TRAIL |
| 23 | RECREATION TRAIL |
| 24 | RECREATION TRAIL |
| 25 | RECREATION TRAIL |
| 26 | RECREATION TRAIL |
| 27 | RECREATION TRAIL |
| 28 | RECREATION TRAIL |
| 29 | RECREATION TRAIL |
| 30 | RECREATION TRAIL |
| 31 | RECREATION TRAIL |
| 32 | RECREATION TRAIL |
| 33 | RECREATION TRAIL |
| 34 | RECREATION TRAIL |
| 35 | RECREATION TRAIL |
| 36 | RECREATION TRAIL |
| 37 | RECREATION TRAIL |
| 38 | RECREATION TRAIL |
| 39 | RECREATION TRAIL |
| 40 | RECREATION TRAIL |
| 41 | RECREATION TRAIL |
| 42 | RECREATION TRAIL |
| 43 | RECREATION TRAIL |
| 44 | RECREATION TRAIL |
| 45 | RECREATION TRAIL |
| 46 | RECREATION TRAIL |
| 47 | RECREATION TRAIL |
| 48 | RECREATION TRAIL |
| 49 | RECREATION TRAIL |
| 50 | RECREATION TRAIL |
| 51 | RECREATION TRAIL |
| 52 | RECREATION TRAIL |
| 53 | RECREATION TRAIL |
| 54 | RECREATION TRAIL |
| 55 | RECREATION TRAIL |
| 56 | RECREATION TRAIL |
| 57 | RECREATION TRAIL |
| 58 | RECREATION TRAIL |
| 59 | RECREATION TRAIL |
| 60 | RECREATION TRAIL |
| 61 | RECREATION TRAIL |
| 62 | RECREATION TRAIL |
| 63 | RECREATION TRAIL |
| 64 | RECREATION TRAIL |
| 65 | RECREATION TRAIL |
| 66 | RECREATION TRAIL |
| 67 | RECREATION TRAIL |
| 68 | RECREATION TRAIL |
| 69 | RECREATION TRAIL |
| 70 | RECREATION TRAIL |
| 71 | RECREATION TRAIL |
| 72 | RECREATION TRAIL |
| 73 | RECREATION TRAIL |
| 74 | RECREATION TRAIL |
| 75 | RECREATION TRAIL |
| 76 | RECREATION TRAIL |
| 77 | RECREATION TRAIL |
| 78 | RECREATION TRAIL |
| 79 | RECREATION TRAIL |
| 80 | RECREATION TRAIL |
| 81 | RECREATION TRAIL |
| 82 | RECREATION TRAIL |
| 83 | RECREATION TRAIL |
| 84 | RECREATION TRAIL |
| 85 | RECREATION TRAIL |
| 86 | RECREATION TRAIL |
| 87 | RECREATION TRAIL |
| 88 | RECREATION TRAIL |
| 89 | RECREATION TRAIL |
| 90 | RECREATION TRAIL |
| 91 | RECREATION TRAIL |
| 92 | RECREATION TRAIL |
| 93 | RECREATION TRAIL |
| 94 | RECREATION TRAIL |
| 95 | RECREATION TRAIL |
| 96 | RECREATION TRAIL |
| 97 | RECREATION TRAIL |
| 98 | RECREATION TRAIL |
| 99 | RECREATION TRAIL |
| 100 | RECREATION TRAIL |

NOTES:
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 7. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 8. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 9. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 10. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

LEGEND

| | |
|-----|------------------|
| 17 | LOT BOUNDARY |
| 18 | STREET BOUNDARY |
| 19 | RECREATION TRAIL |
| 20 | RECREATION TRAIL |
| 21 | RECREATION TRAIL |
| 22 | RECREATION TRAIL |
| 23 | RECREATION TRAIL |
| 24 | RECREATION TRAIL |
| 25 | RECREATION TRAIL |
| 26 | RECREATION TRAIL |
| 27 | RECREATION TRAIL |
| 28 | RECREATION TRAIL |
| 29 | RECREATION TRAIL |
| 30 | RECREATION TRAIL |
| 31 | RECREATION TRAIL |
| 32 | RECREATION TRAIL |
| 33 | RECREATION TRAIL |
| 34 | RECREATION TRAIL |
| 35 | RECREATION TRAIL |
| 36 | RECREATION TRAIL |
| 37 | RECREATION TRAIL |
| 38 | RECREATION TRAIL |
| 39 | RECREATION TRAIL |
| 40 | RECREATION TRAIL |
| 41 | RECREATION TRAIL |
| 42 | RECREATION TRAIL |
| 43 | RECREATION TRAIL |
| 44 | RECREATION TRAIL |
| 45 | RECREATION TRAIL |
| 46 | RECREATION TRAIL |
| 47 | RECREATION TRAIL |
| 48 | RECREATION TRAIL |
| 49 | RECREATION TRAIL |
| 50 | RECREATION TRAIL |
| 51 | RECREATION TRAIL |
| 52 | RECREATION TRAIL |
| 53 | RECREATION TRAIL |
| 54 | RECREATION TRAIL |
| 55 | RECREATION TRAIL |
| 56 | RECREATION TRAIL |
| 57 | RECREATION TRAIL |
| 58 | RECREATION TRAIL |
| 59 | RECREATION TRAIL |
| 60 | RECREATION TRAIL |
| 61 | RECREATION TRAIL |
| 62 | RECREATION TRAIL |
| 63 | RECREATION TRAIL |
| 64 | RECREATION TRAIL |
| 65 | RECREATION TRAIL |
| 66 | RECREATION TRAIL |
| 67 | RECREATION TRAIL |
| 68 | RECREATION TRAIL |
| 69 | RECREATION TRAIL |
| 70 | RECREATION TRAIL |
| 71 | RECREATION TRAIL |
| 72 | RECREATION TRAIL |
| 73 | RECREATION TRAIL |
| 74 | RECREATION TRAIL |
| 75 | RECREATION TRAIL |
| 76 | RECREATION TRAIL |
| 77 | RECREATION TRAIL |
| 78 | RECREATION TRAIL |
| 79 | RECREATION TRAIL |
| 80 | RECREATION TRAIL |
| 81 | RECREATION TRAIL |
| 82 | RECREATION TRAIL |
| 83 | RECREATION TRAIL |
| 84 | RECREATION TRAIL |
| 85 | RECREATION TRAIL |
| 86 | RECREATION TRAIL |
| 87 | RECREATION TRAIL |
| 88 | RECREATION TRAIL |
| 89 | RECREATION TRAIL |
| 90 | RECREATION TRAIL |
| 91 | RECREATION TRAIL |
| 92 | RECREATION TRAIL |
| 93 | RECREATION TRAIL |
| 94 | RECREATION TRAIL |
| 95 | RECREATION TRAIL |
| 96 | RECREATION TRAIL |
| 97 | RECREATION TRAIL |
| 98 | RECREATION TRAIL |
| 99 | RECREATION TRAIL |
| 100 | RECREATION TRAIL |

CBI-2014-0138