

C24
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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0147.0A

Z.A.P. DATE: July 7, 2015

SUBDIVISION NAME: Harris Branch Tract E-68

AREA: 28.49

LOT(S): 137

OWNER/APPLICANT: Austin HB Residential Properties, Ltd. (John McCullough)

AGENT: CSF Civil Group, LLC
(Charles Steinman)

ADDRESS OF SUBDIVISION: E. Howard Ln at Titanium Street

GRIDS: MQ-32

COUNTY: Travis

WATERSHED: Harris Branch

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

COUNCIL DISTRICT: 1

PROPOSED LAND USE: SF, ROW, GRBLT

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 preliminary plan namely, Harris Branch Tract E-68 preliminary plan. The proposed plan is composed of 137 lots on 28.49 acres.

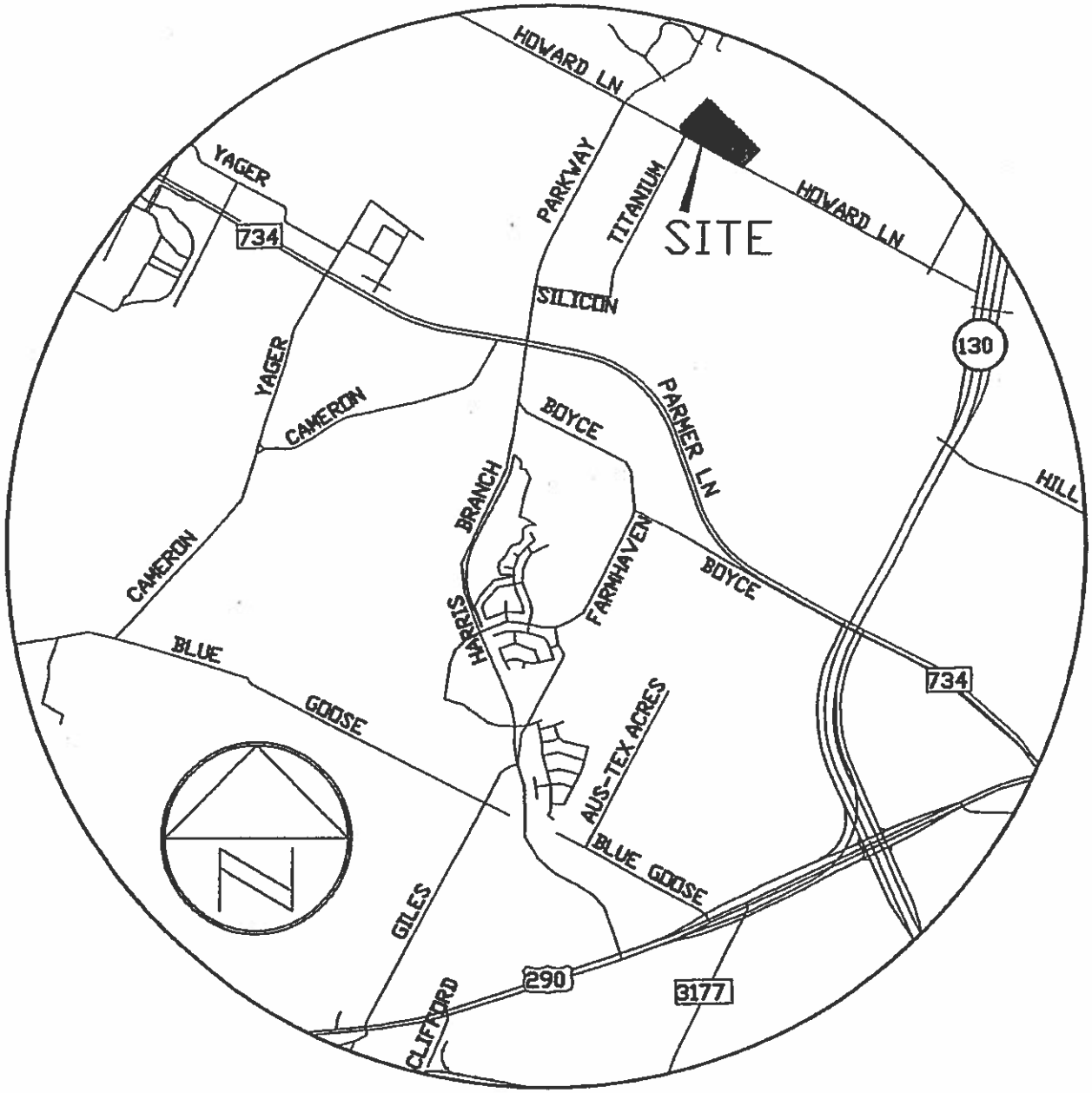
STAFF RECOMMENDATION: The staff recommends approval of the plan. This plan meets all applicable City of Austin Land Development and State Local Government Code requirements.

ZONING AND PLATTING COMMISSION ACTION:

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

PHONE: 512-974-2767

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LOCATION MAP
NOT TO SCALE

EDUCATIONAL IMPACT STATEMENT

School District: Manor ISD

C24/13



PROJECT NAME: Harris Branch Tract E-68

ADDRESS/LOCATION: East Howard Lane

CASE #: C8-2014-0147

COMMISSION DATE: _____

NEW SINGLE FAMILY

DEMOLITION OF MULTIFAMILY

NEW MULTIFAMILY

TAX CREDIT

SF UNITS: _____

STUDENTS PER UNIT ASSUMPTION: _____

MF UNITS: _____

STUDENTS PER UNIT ASSUMPTION: _____

ELEMENTARY SCHOOL: BLUEBONNET TRAIL ELEMENTARY RATING: MET STANDARDS

ADDRESS: 11316 FARMHAVEN RD, AUSTIN

PERMANENT CAPACITY: _____

% QUALIFIED FOR FREE/REDUCED LUNCH: 67.54%

MOBILITY RATE: _____

ELEMENTARY SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	517		
% of Permanent Capacity			

INCREASE

DECREASE

NO IMPACT

MIDDLE SCHOOL: DECKER MIDDLE SCHOOL RATING: MET STANDARDS

ADDRESS: 8104 DECKER LN, AUSTIN

PERMANENT CAPACITY: _____

% QUALIFIED FOR FREE/REDUCED LUNCH: 77.96%

MOBILITY RATE: _____

MIDDLE SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	913		
% of Permanent Capacity			

INCREASE

DECREASE

NO IMPACT

HIGH SCHOOL: MANOR HIGH SCHOOL RATING: MET STANDARDS

ADDRESS: 12700 GREGG MANOR RD, MANOR

PERMANENT CAPACITY: _____

% QUALIFIED FOR FREE/REDUCED LUNCH: 72.69%

MOBILITY RATE: _____

HIGH SCHOOL STUDENTS	Current Population	5- Year Projected Population	5-Year Projected Population (w/ proposed development)
Number	1631		
% of Permanent Capacity			

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.

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IMPACT ON SCHOOLS

TRANSPORTATION IMPACT

SAFETY IMPACT

Date Prepared: _____

Director's Signature: _____

PRELIMINARY PLAN FOR HARRIS BRANCH TRACT E-68 (A SMALL LOT SUBDIVISION)

BENCHMARKS:

SOURCE: G. L. BROWN,
CITY OF AUSTIN 1983 SURVEYING

THIS IS A SERVICE BENCHMARK.
IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.
IT IS TO BE USED TO CHECK THE ACCURACY OF THE SURVEYING.
IT IS TO BE USED TO CHECK THE ACCURACY OF THE SURVEYING.
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PRELIMINARY PLAN NOTES:

- THE 100-YEAR FLOODPLAIN, AS DETERMINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION PLAN NO. 4644300208 DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS.
- ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
- THE PLANS ARE COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED BY PD# 0814-90-0001.
- SEE SHEET 2 FOR ADDITIONAL GENERAL PRELIMINARY PLAN NOTES.

UTILITY NOTES:

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS FOR THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DESIGNER SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC WITH ALL NECESSARY INFORMATION AND RECORDS REQUIRED IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND Ongoing MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE RECORDS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL RECORDS AND PLANS FOR THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF ANY UTILITY LINE. THE CITY OF AUSTIN ELECTRIC WILL PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING NATIONAL ELECTRIC BALANCE AND OBTAINING ALL NECESSARY PERMITS AND RECORDS FOR THE INSTALLATION OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. ALL COSTS INCURRED IN CONNECTION WITH THE PROJECT FROM BEING ENERGED, ALL COSTS INCURRED IN CONNECTION WITH THE PROJECT FROM BEING ENERGED, ALL COSTS INCURRED IN CONNECTION WITH THE PROJECT FROM BEING ENERGED, ALL COSTS INCURRED IN CONNECTION WITH THE PROJECT FROM BEING ENERGED.
- THE CITY OF AUSTIN ELECTRIC SHALL BE DEDICATED ADVISOR TO ALL INTERNAL STREET RELOCATION PROJECTS.
- COMPLIANCE WITH STREET LIGHT ORDINANCE 81-1028 IS REQUIRED PRIOR TO FINAL PLAN APPROVAL.
- ANY RELOCATION OF EXISTING ELECTRIC FACILITIES SHALL BE AT THE OWNER'S EXPENSE.

SHEET INDEX:

- COVER SHEET
- PRELIMINARY PLAN & GENERAL NOTES
- PRELIMINARY PLAN
- GRADE DENSITY MAP & TOPOGRAPHIC SURVEY
- DRAINAGE MAP
- WATER QUALITY PLAN
- EROSION/SEDIMENTATION CONTROL AND TREE PROTECTION

SURVEYOR:

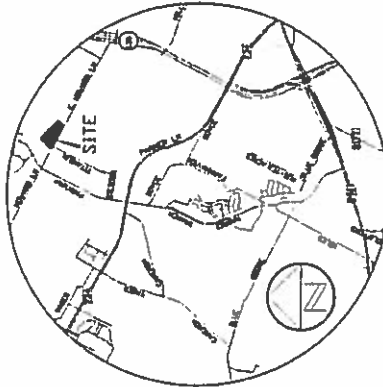
CHAPARRAL SURVEYING, INC.
3500 MAGNOLIA
AUSTIN, TEXAS 78744
PH: (512) 432-1724
FAX: (512) 388-0943

ENGINEER:

CSP INC. GROUP, LLC
3636 EAST CAMEL
AUSTIN, TEXAS 78731
PH: (512) 814-6460

OWNER:

AUSTIN 100 RECREATIONAL PROPERTIES, LTD.
1010 100 GRAND STREET
SUITE B
AUSTIN, TEXAS 78708
PH: (512) 418-1800

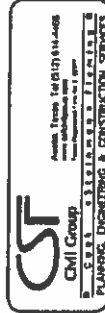


THIS PROJECT IS LOCATED IN THE HARRIS BRANCH CREEK WATERSHED A SUBURBAN WATERSHED. VARIANCES

- AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-B-4(B)(2)(D) OF THE LDC FOR CUT/FILL UP TO 8 FEET
- AN ADMINISTRATIVE VARIANCE WAS GRANTED PER SECTION 25-B-4(B)(2)(A) OF THE LDC FOR CUT/FILL UP TO 8 FEET ASSOCIATED WITH THE WATER QUALITY AND DETENTION FACILITIES.



DATE MAY 08, 2013
CSP JOB NO. 10379
SUBMITTED BY: CHARLES E. STELMAN, P.E. No. 64410



RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL INFORMATION PROVIDED BY THE APPLICANT. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL VERIFICATION OF THE ACCURACY, AND ADEQUACY OF THE INFORMATION SUBMITTED. ENGINEER OR NOT THE CITY ENGINEERS REVIEW THE APPLICATION FOR CODE COMPLIANCE.

CITY OF AUSTIN USE ONLY:

Handwritten signature and initials in blue ink, including 'C.E.' and 'S.E.'.

CITY OF AUSTIN, TEXAS
APR 24 2013 10:11 AM
CITY OF AUSTIN, TEXAS

ST
 CIVIL ENGINEER
 1000 North Loop West
 Suite 1000
 Houston, Texas 77003
 Phone: (713) 861-1111
 Fax: (713) 861-1112
 E-Mail: info@st-engineering.com



HARRIS BRANCH TRACT E-88
 PRELIMINARY PLAN

HARRIS BRANCH
 AUSTIN HOUSING DEVELOPMENT, LTD.

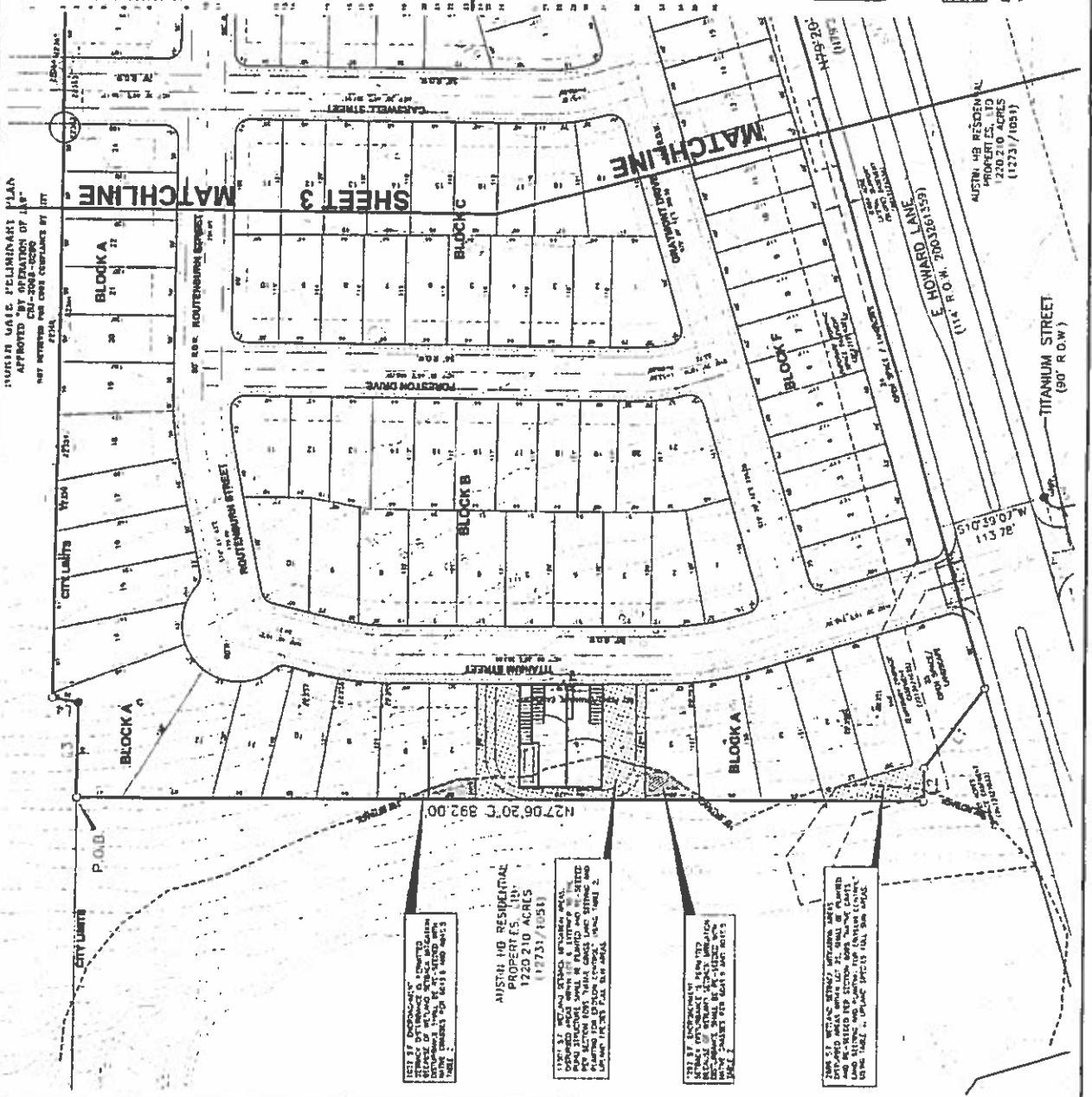
GENERAL NOTES

1. THE INFORMATION ON THIS PLAN IS BASED ON THE SURVEY AND RECORDS OF THE CITY OF AUSTIN AND THE STATE OF TEXAS.
2. THE PROPERTY IS SUBJECT TO THE CITY OF AUSTIN ORDINANCES AND THE STATE OF TEXAS LAWS.
3. THE PROPERTY IS SUBJECT TO THE HARRIS BRANCH TRACT E-88 DEED.
4. THE PROPERTY IS SUBJECT TO THE CITY OF AUSTIN ORDINANCES AND THE STATE OF TEXAS LAWS.
5. THE PROPERTY IS SUBJECT TO THE HARRIS BRANCH TRACT E-88 DEED.

ITEM	DESCRIPTION	REMARKS
1	STREET SUMMARY	SEE SHEET 1 OF 2
2	PLANNED IMPROVEMENTS	SEE SHEET 1 OF 2
3	UTILITIES	SEE SHEET 1 OF 2
4	PROPOSED IMPROVEMENTS	SEE SHEET 1 OF 2

STREET SUMMARY

STREET	WIDTH	RIGHT-OF-WAY	PLANNED IMPROVEMENTS
TITANIUM STREET	90'	120'	ASPHALT PAVEMENT, 6" CONCRETES, 4" SAND, 4" GRAVEL, 4" CURB, 4" GUTTER, 4" DRAINAGE
ROUTEMASTER STREET	40'	60'	ASPHALT PAVEMENT, 4" CONCRETES, 4" SAND, 4" GRAVEL, 4" CURB, 4" GUTTER, 4" DRAINAGE
PORKESTON DRIVE	40'	60'	ASPHALT PAVEMENT, 4" CONCRETES, 4" SAND, 4" GRAVEL, 4" CURB, 4" GUTTER, 4" DRAINAGE
HOWARD LANE	40'	60'	ASPHALT PAVEMENT, 4" CONCRETES, 4" SAND, 4" GRAVEL, 4" CURB, 4" GUTTER, 4" DRAINAGE



AUSTIN HOUSING DEVELOPMENT, LTD.
 PROJECT NO. 1220 210 AGRLS
 (12731/1051)

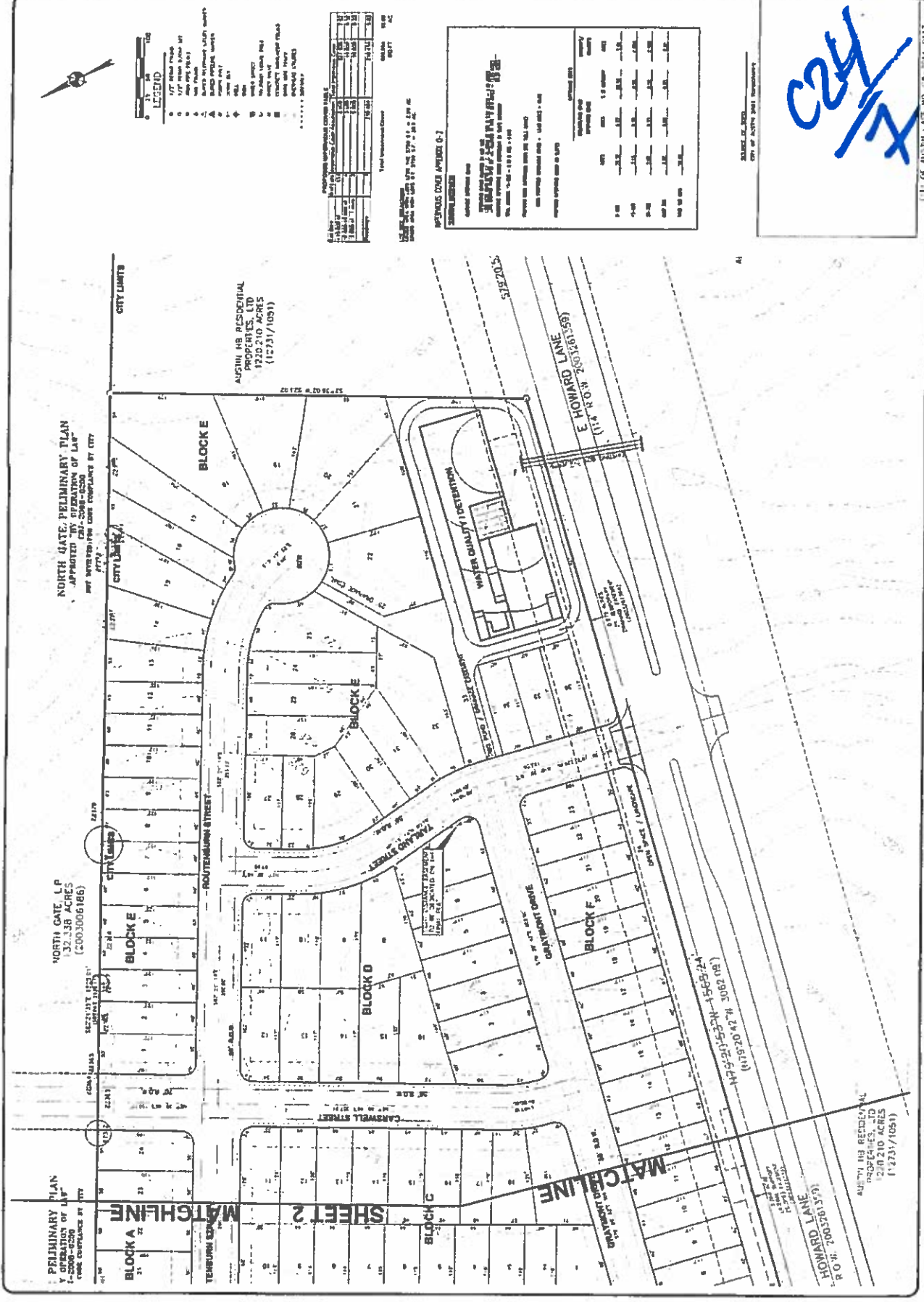
IF ANY CHANGES ARE MADE TO THIS PLAN, THE ENGINEER SHALL BE ADVISED BY THE CITY OF AUSTIN AND THE STATE OF TEXAS.

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HARRIS BRANCH TRACT E-88
 PRELIMINARY PLAN
 APPROVED BY OPERATION OF A.P.
 CITY OF AUSTIN



NORTH GATE, PRELIMINARY PLAN
 APPROPRIATE BY OPERATION OF LAW
 1-2008-0500
 HAS BEEN REVIEWED AND FOUND COMPLIANT BY CITY

NORTH GATE, L.P.
 32.138 ACRES
 (2003)006185

PRELIMINARY PLAN
 BY OPERATION OF LAW
 1-2008-0500
 HAS BEEN REVIEWED AND FOUND COMPLIANT BY CITY

AUSTIN NB RESIDENTIAL PROPERTIES, LTD
 1220 210 ACRES
 (12731/051)

PREVIOUS COVER SHEETS 0-7

NO.	DATE	DESCRIPTION
0-1	12/15/07	PRELIMINARY PLAN
0-2	1/10/08	PRELIMINARY PLAN
0-3	1/10/08	PRELIMINARY PLAN
0-4	1/10/08	PRELIMINARY PLAN
0-5	1/10/08	PRELIMINARY PLAN
0-6	1/10/08	PRELIMINARY PLAN
0-7	1/10/08	PRELIMINARY PLAN

Handwritten: 1/10/08

REVISIONS

NO.	DATE	DESCRIPTION
1	1/10/08	REVISIONS
2	1/10/08	REVISIONS
3	1/10/08	REVISIONS
4	1/10/08	REVISIONS
5	1/10/08	REVISIONS
6	1/10/08	REVISIONS
7	1/10/08	REVISIONS
8	1/10/08	REVISIONS
9	1/10/08	REVISIONS
10	1/10/08	REVISIONS

HOWARD LANE
 R.O.#: 200320159

AUSTIN NB RESIDENTIAL PROPERTIES, LTD
 1220 210 ACRES
 (12731/051)