

SUBDIVISION REVIEW SHEET

C8
/

CASE NO.: C8J-05-0236.03.1A

Z.A.P. DATE: 07.21.2015

SUBDIVISION NAME: Cantarra, Section III-A

AREA: 8.952 Acres

LOT(S): 55 Total Lots

OWNER/APPLICANT: Continental Homes, LTD
(Richard Maier)

AGENT: CBD, Inc.
(Lee Whited)

ADDRESS OF SUBDIVISION: Ortman Drive

GRIDS: Q-23

COUNTY: Travis

WATERSHED: Harris Branch and Gilleland Creeks

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 55 single family lots on 8.952 acres. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed final plat for input, review and comment and as of today, the staff has not received any comments from the school district.

ISSUES:

None.

CO/r

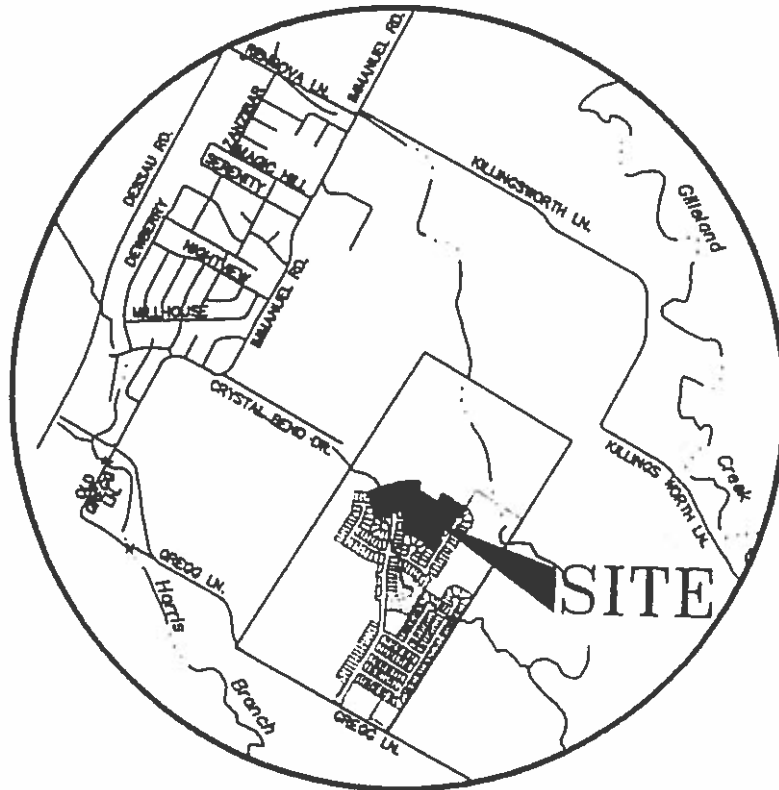
STAFF RECOMMENDATION: The final plat meets all applicable state, county and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@traviscountytx.gov

PHONE: 854-7562

CO/3



LOCATION MAP
N.T.S.

CANTARRA SECTION IIIA
A SMALL LOT SUBDIVISION

CO
A



CONSUMER PROTECTION NOTICE
FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

SHEET NO. 1 OF 4

	Carlson, Brigrance & Doering, Inc.	
	FIRM ID #25791	REG. # 10024900
Civil Engineering	Surveying	
5501 West William Canyon	Austin, Texas 78749	
Phone No. (512) 280-5160	Fax No. (512) 280-5163	

CANTARRA SECTION IIIA A SMALL LOT SUBDIVISION

88/5



LOCATION MAP
N.T.S.

SINGLE FAMILY LOTS:	51
L.S.E. LOTS:	4
BLOCKS:	5
TOTAL LOTS:	55

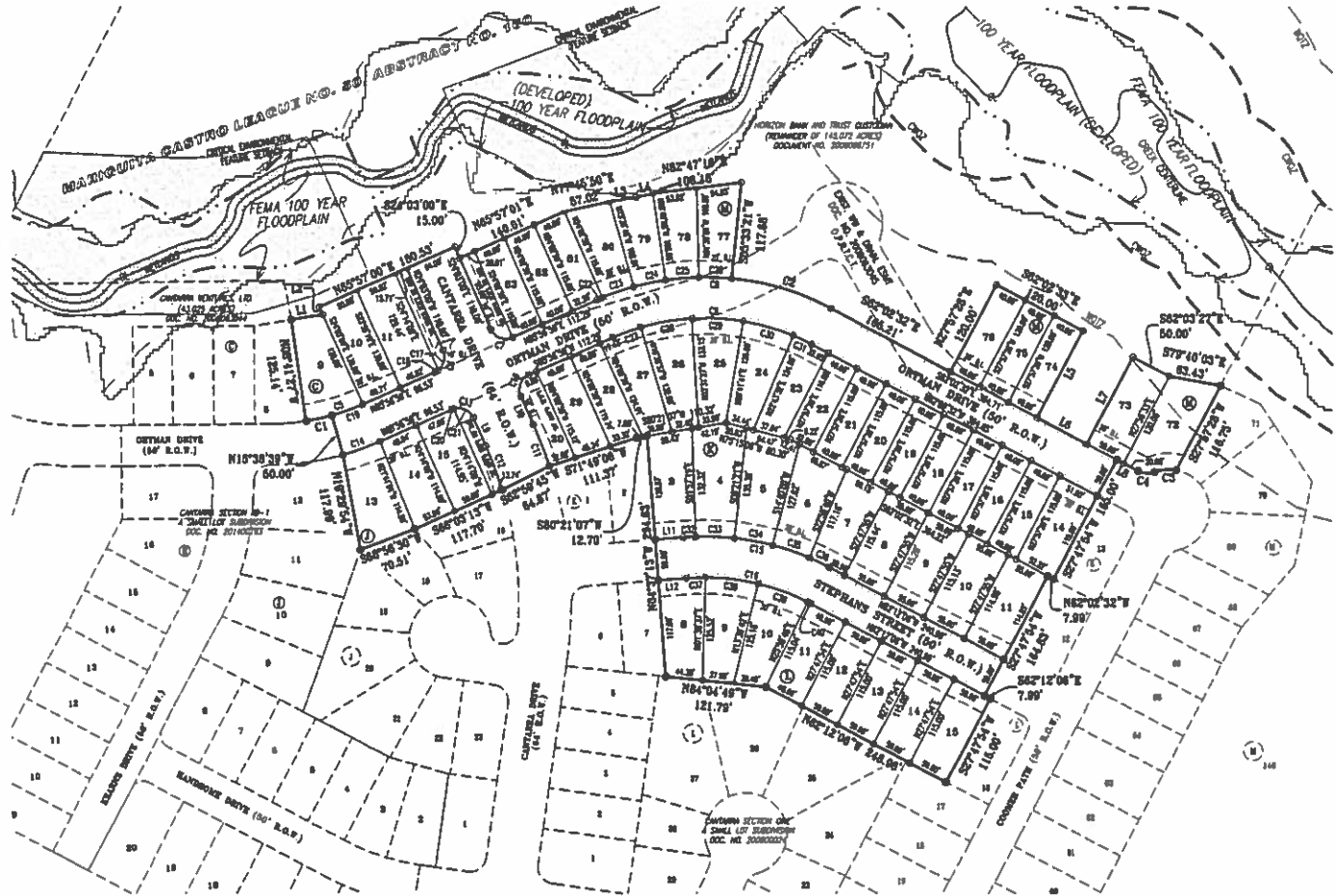
RIGHT-OF-WAY LINEAR FOOTAGE

ORTMAN DRIVE	50' ROW	1024'
STEPHANS STREET	50' ROW	445'
CANTARRA DRIVE	64' ROW	294'
TOTAL		1,763'

LEGEND

- IRON ROD SET
- IRON ROD FOUND
- L.S.E. LANDSCAPE EASEMENT
- - - - BUILDING SETBACK LINE
- 1 LOT NUMBER
- Ⓐ BLOCK DESIGNATOR
- APPROX. SIDEWALK LOCATION

SCALE: 1" = 100'



Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	SOI's
C1	31.20	275.00	S77°37'25"W	31.30	15.71	8'21"14"
C2	127.87	325.00	S73°14'36"E	128.29	64.30	22'14'07"
C3	28.23	30.00	S84°47'34"W	25.83	15.42	3'05'20"
C4	31.83	35.00	S88°03'08"W	32.41	11.18	4'01'13"
C5	71.72	275.00	S73°25'17"E	71.52	36.67	14'08'36"
C6	31.42	30.00	S20°56'39"E	28.28	30.00	8'30'39"
C7	31.42	30.00	S89°03'01"E	28.28	30.00	8'30'39"
C8	205.01	325.00	S88°02'47"W	204.88	138.54	20'00'28"
C9	248.82	275.00	S88°02'47"W	241.14	134.15	22'00'28"
C10	31.42	30.00	S20°56'39"W	28.28	30.00	8'30'39"
C11	84.48	525.00	S21°05'57"W	84.47	27.27	3'24'07"
C12	57.88	480.00	S20°32'41"W	57.85	28.88	7'05'13"
C13	31.42	30.00	S89°03'01"W	28.28	30.00	8'30'39"
C14	47.88	325.00	S70°09'10"E	47.84	23.88	6'24'22"
C15	153.88	325.00	S70°24'38"W	151.46	84.48	32'25'07"
C16	135.88	275.00	S70°24'38"W	133.53	78.94	32'25'07"
C17	28.28	30.00	S14°08'34"E	24.73	15.75	7'03'08"
C18	40.00	30.00	S89°03'01"E	4.74	3.38	1'32'30"
C19	40.25	275.00	S70°09'10"E	40.31	20.21	6'24'22"
C20	2.31	30.00	S88°15'48"W	2.31	1.18	6'37'40"

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	SOI's
C21	25.19	25.00	N82°14'17"W	26.80	17.81	5'22'21"
C22	7.72	325.00	S88°37'48"W	7.72	3.88	7'21'40"
C23	48.14	325.00	S76°39'37"W	46.11	20.08	7'06'34"
C24	48.03	325.00	S77°54'35"W	46.00	20.04	7'03'23"
C25	48.03	325.00	S84°38'17"W	46.00	20.04	7'03'23"
C26	48.03	325.00	N87°38'20"W	46.00	20.04	7'03'23"
C27	35.52	275.00	S88°30'01"W	35.50	17.78	7'24'04"
C28	62.88	275.00	S77°54'48"W	62.88	31.84	13'07'28"
C29	62.88	275.00	S88°34'53"W	62.88	31.84	13'07'28"
C30	62.88	275.00	S72°52'15"W	62.88	31.84	13'07'28"
C31	25.11	275.00	N84°38'20"W	25.10	12.57	3'17'36"
C32	15.12	325.00	S88°42'44"W	15.11	7.56	2'38'53"
C33	42.14	325.00	N87°48'05"W	42.10	21.07	3'18'40"
C34	42.14	325.00	S78°42'44"W	42.10	21.07	3'18'40"
C35	42.14	325.00	N77°18'41"W	42.10	21.07	3'18'40"
C36	27.28	325.00	N84°38'43"W	27.24	13.68	4'48'15"
C37	23.08	275.00	S87°47'02"W	23.07	11.58	4'48'30"
C38	54.88	275.00	N82°04'34"W	54.51	28.48	12'38'18"
C39	63.84	275.00	N88°44'48"W	63.80	32.12	13'18'21"
C40	3.88	275.00	N82°38'20"W	3.82	1.98	6'48'36"

DATE: JUNE 01, 2015

OWNER:
CONTINENTAL HOMES OF TEXAS, LP
A TEXAS LIMITED PARTNERSHIP
DBA D.R. HORTON - AMERICA'S BUILDER
ATTN: RICHARD H. WAIER, VICE PRESIDENT
10700 PECAN PARK BLVD., SUITE 400
AUSTIN, TEXAS 78750
PHONE: (512) 533-1400

ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DRIVE
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

TOTAL ACRES: 8.952 ACRES
SURVEY: MARGUITA CASTRO LEAGUE 50, ABSTRACT 160
F.E.M.A. MAP NO.: 48453C 0290 J
TRAVIS COUNTY, TEXAS
DATED: AUGUST 18, 2014

Line #	Length	Direction
L1	38.00	N82°41'15"E
L2	18.00	N24°03'13"W
L3	31.88	N88°14'34"E
L4	21.28	N77°31'21"E
L5	120.00	S27°37'28"W
L6	88.00	S82°02'30"E
L7	128.00	S27°58'23"E
L8	28.17	N82°02'28"W
L9	37.37	S24°03'00"E
L10	37.37	S24°03'00"E
L11	33.98	S89°22'47"W
L12	33.98	S89°22'47"W

BENCHMARKS:
#1-"X" IN A SQUARE CUT ON TOP OF CURB, OPPOSITE LOTS 13/14, BLK L, ALONG HANDSOME DR.
ELEV.=649.62'
#2-"X" IN A SQUARE CUT ON TOP OF CURB, OPPOSITE LOT 1, BLK K, ALONG CANTARRA DR.
ELEV.=635.32'

SHEET NO. 2 OF 4

Carlson, Brigance & Doering, Inc.

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