

SUBDIVISION REVIEW SHEET

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1

CASE NO.: C8-2014-0127.1A

P.C. / Z.A.P. DATE: 09/01/2015

SUBDIVISION NAME: Circle C Ranch Tract 8C

AREA: 14.227 Acres

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 Avenue at F.M. 1626

GRIDS: A16, A17

COUNTY: Travis

WATERSHED: Slaughter Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-2

MUD: N/A

PROPOSED LAND USE: Single Family

DISTRICT: 8

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 final plat out of an approved preliminary is composed of 11 lots on 14.227 acres. There are 8 lots proposed for detached single-family residential, 2 drainage/water quality lots and a private street lot. The lots will take access off of a new internal street via F.M. 1826. The City of Austin will provide water and wastewater and the Pedernales Electric Co-Op will provide electric service. Parkland dedication has been satisfied by a previous dedication of land. The developer will be responsible for all costs associated with any required improvements.

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

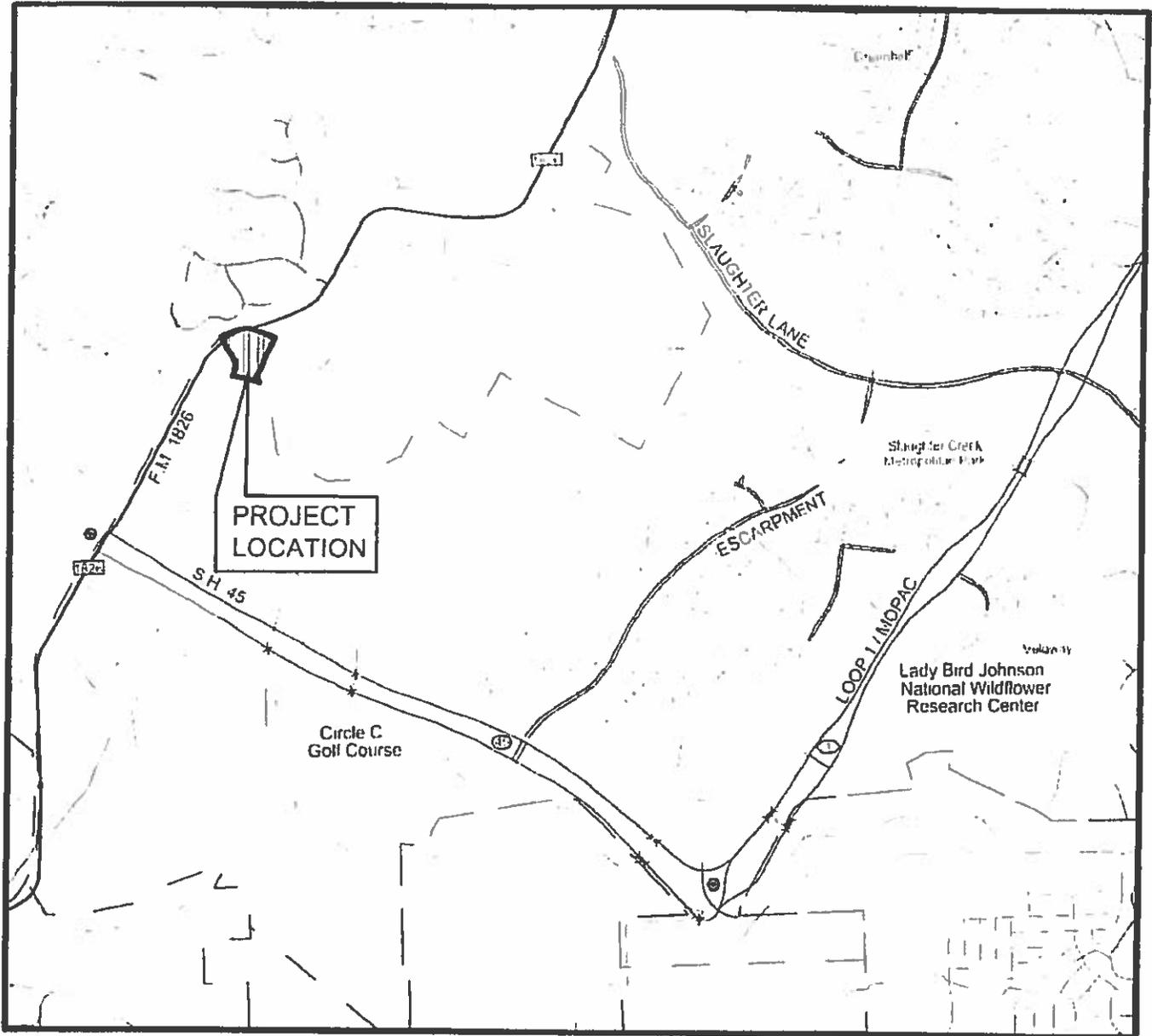
ZONING AND PLATTING ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

E-MAIL: don.perryman@austintexas.gov

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LOCATION MAP

(N.T.S.)

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

ZAP

