

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2015-0055**Z.A.P. DATE:** October 20, 2015**SUBDIVISION NAME:** Payton Subdivision - Preliminary Plan**AREA:** 4.95 Acres**LOT(S):** 20 Total Lots**OWNER/APPLICANT:** Ralph Reed, Devco
(Ralph Reed)**AGENT:** Longaro and Clarke
Consulting Engineers
(Walter Hoysa)**ADDRESS OF SUBDIVISION:** Sprinkle Cutoff Road**GRIDS:** M-11**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Single Family, Right-of-Way, Detention, and Greenbelt Lots.**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 preliminary plan located in the county and in the City of Austin's 2 Mile ETJ. The proposed subdivision includes 20 single family, right-of-way, detention, and greenbelt lots on 4.95 acres. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development. The subject property is located in Walnut Creeks.

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 or 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 preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district.

PUBLIC NOTICE:

As per Title 30 public notification requirements, a notice was sent to all City of Austin utility account holders and property owners with 500 feet of the proposed development, registered environmental and homeowner's associations.

ISSUES:

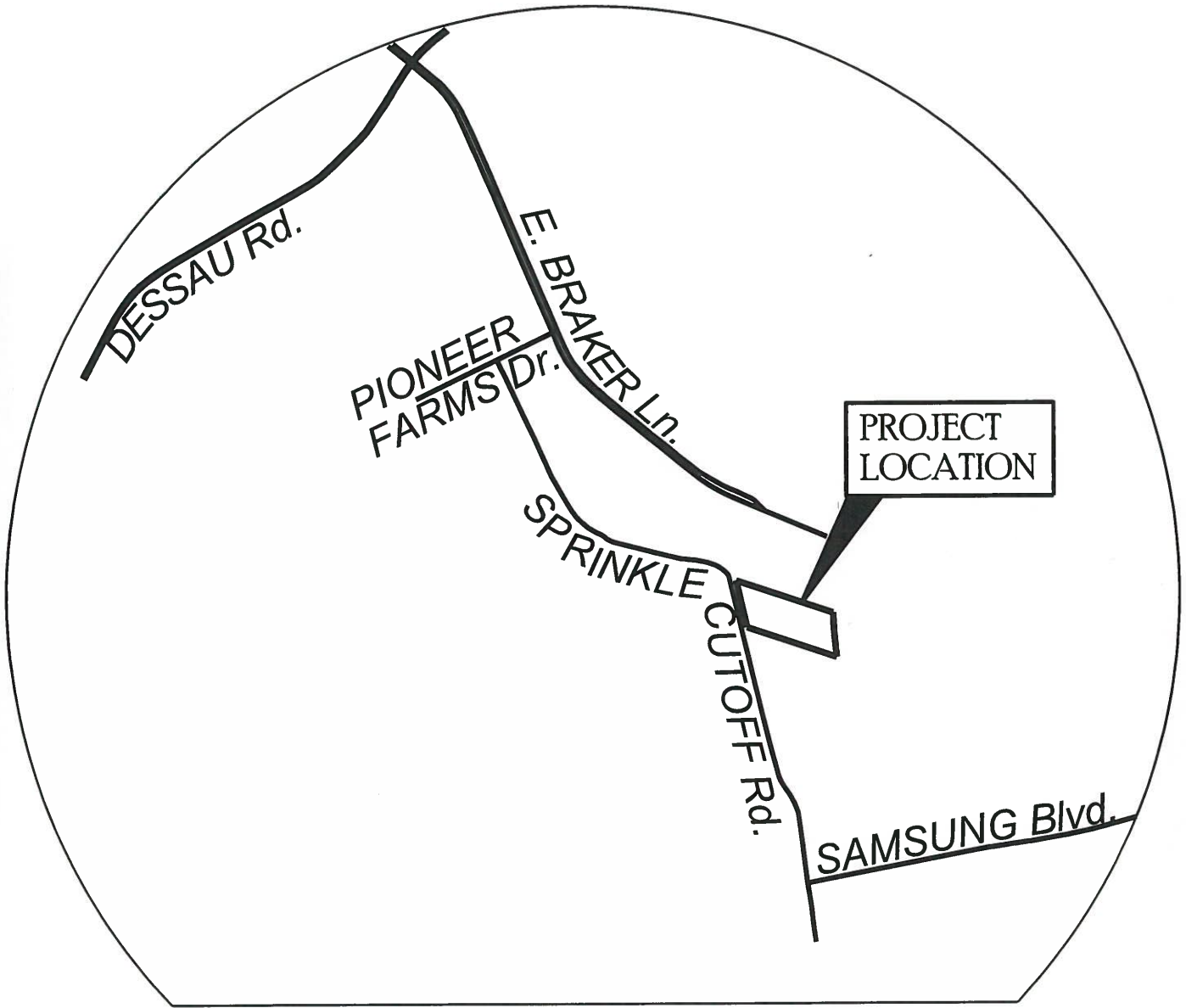
Staff has not received any phone calls or e-mails from adjacent property owners and from neighborhood association.

STAFF RECOMMENDATION: The preliminary plan 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
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Payton Subol. - Preliminary Plan Location Map

