

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0133.2A**Z.A.P. DATE:** July 5, 2016**SUBDIVISION NAME:** The Cottages at Beaver Creek Phase 2**AREA:** 12.75 acres**LOT(S):** 92**APPLICANT:** KB Home  
(John Zinsmeyer)**AGENT:** Garrett-Inhen Civil Engineers  
(Steve Inhen)**ADDRESS OF SUBDIVISION:** 801 E. Wells Branch Parkway & Heatherwilde Blvd.**GRIDS:** N36**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A-CO**EXISTING LAND USE:** Vacant**PROPOSED USE:** Residential / Right-of-Way**ADMINISTRATIVE WAIVERS:** None

**DEPARTMENT COMMENTS:** The request is for approval of The Cottages at Beaver Creek Phase 2 composed of 92 lots on 12.75 acres. The applicant proposes to subdivide the property into a 92 lot subdivision for single family use.

**STAFF RECOMMENDATION:** The staff recommends approval of the subdivision. The final plat meets all applicable State and City of Austin Land Development Code requirements.

**ZONING & PLATTING COMMISSION ACTION:****CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)

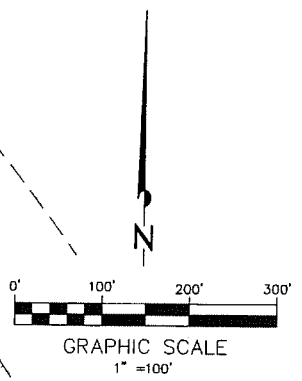


CASE#: C8-2015-0133.2A  
ADDRESS: 801 WELLS BRANCH PARKWAY  
PROJECT: THE COTTAGES AT BEAVER CREEK  
CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

LEGEND

- 1/2 INCH IRON ROD W/ PLASTIC "DELTA SURVEY" CAP SET
- 1/2 INCH IRON ROD POUND W/ PLASTIC "DELTA SURVEY" CAP FOUND
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- ⊕ TBM ELEVATION BENCHMARK
- SIDEWALK



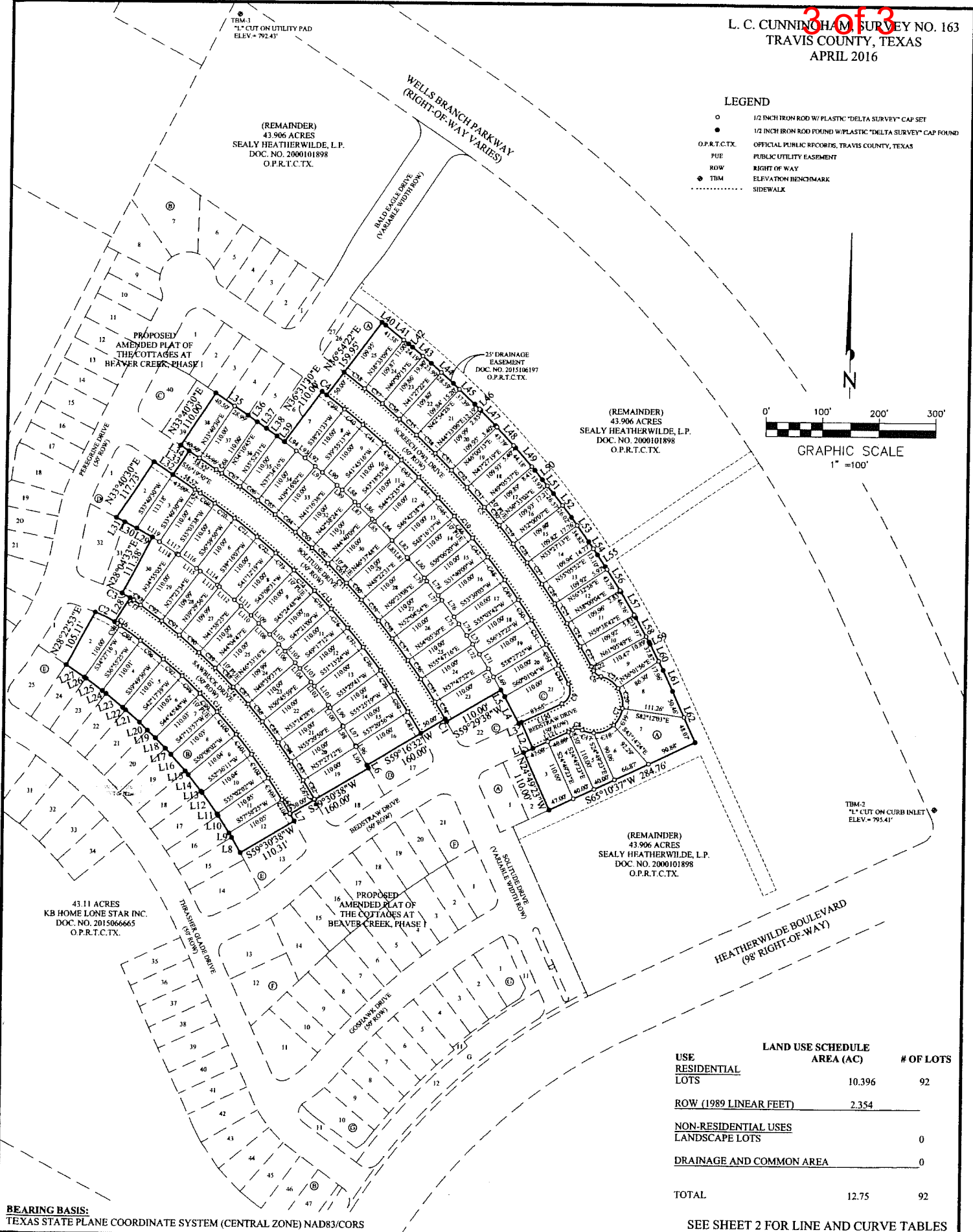
(REMAINDER)  
 43.906 ACRES  
 SEALY HEATHERWILDE, L.P.  
 DOC. NO. 2000101898  
 O.P.R.T.C.TX.

(REMAINDER)  
 43.906 ACRES  
 SEALY HEATHERWILDE, L.P.  
 DOC. NO. 2000101898  
 O.P.R.T.C.TX.

(REMAINDER)  
 43.906 ACRES  
 SEALY HEATHERWILDE, L.P.  
 DOC. NO. 2000101898  
 O.P.R.T.C.TX.

43.11 ACRES  
 KB HOME LONE STAR INC.  
 DOC. NO. 2015066665  
 O.P.R.T.C.TX.

PROPOSED  
 AMENDED PLAT OF  
 THE COTTAGES AT  
 BEAVER CREEK, PHASE 1



USE	LAND USE SCHEDULE AREA (AC)	# OF LOTS
<u>RESIDENTIAL</u> LOTS	10.396	92
<u>ROW (1989 LINEAR FEET)</u>	2.354	
<u>NON-RESIDENTIAL USES</u> LANDSCAPE LOTS		0
<u>DRAINAGE AND COMMON AREA</u>		0
<b>TOTAL</b>	<b>12.75</b>	<b>92</b>

BEARING BASIS:  
 TEXAS STATE PLANE COORDINATE SYSTEM (CENTRAL ZONE) NAD83/CORS

SEE SHEET 2 FOR LINE AND CURVE TABLES

**Delta Survey Group Inc.**  
 8213 Brodie Lane Ste. 102 Austin, TX. 78745  
 office: (512) 282-5200 fax: (512) 282-5230  
 TBPLS FIRM NO. 10004700

**THE COTTAGES AT BEAVER CREEK,  
 PHASE 2**

SHEET  
 3  
 OF  
 3  
 CASE NO. C8-2015-0133.2A