

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0038**Z.A.P. DATE:** September 5, 2017**SUBDIVISION NAME:** Enclave at Harris Ridge Preliminary Plan**AREA:** 13.93 acres**LOTS:** 62**APPLICANT:** Ridge Investors Ltd.
(Robert C. Wilson III)**AGENT:** LJA Engineering, Inc.
(Brian Falteseck, P.E.)**ADDRESS OF SUBDIVISION:** 13328 – 13400 Harrisglenn Drive**WATERSHED:** Harris Branch**COUNTY:** Travis**EXISTING ZONING:** SF-4A**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Single Family**SIDEWALKS:** Sidewalks will be provided on the subdivision side of the boundary street.

VARIANCE: A variance to L.D.C Section 25-4-33 for a Balance of Tract is requested for a neighboring unplatted property not included in the proposed preliminary plan. Section 25-4-33(B) requires that an applicant include all land from an original tract in an application for a preliminary plan. Section 25-4-33(C) states that the Land Use Commission can waive this requirement if the requirement is impractical. The property that is the Balance of Tract is northwest of the proposed preliminary plan, refer to the accompanied Exhibit #1 for the location of the unplatted property or Balance of Tract.

The 0.868 acre Balance of Tract is owned by NSJ Enterprises Inc., and is adjacent to a platted lot to the north which is also owned by NSJ Enterprises Inc., refer to Exhibit #2. The applicant has provided notice to NSJ Enterprises Inc. of the proposed preliminary plan and received a response to the notice. NSJ Enterprises Inc. acknowledges the preliminary plan application and that the 0.868 acre Balance of Tract should not be included in the preliminary plan, see Exhibit #3.

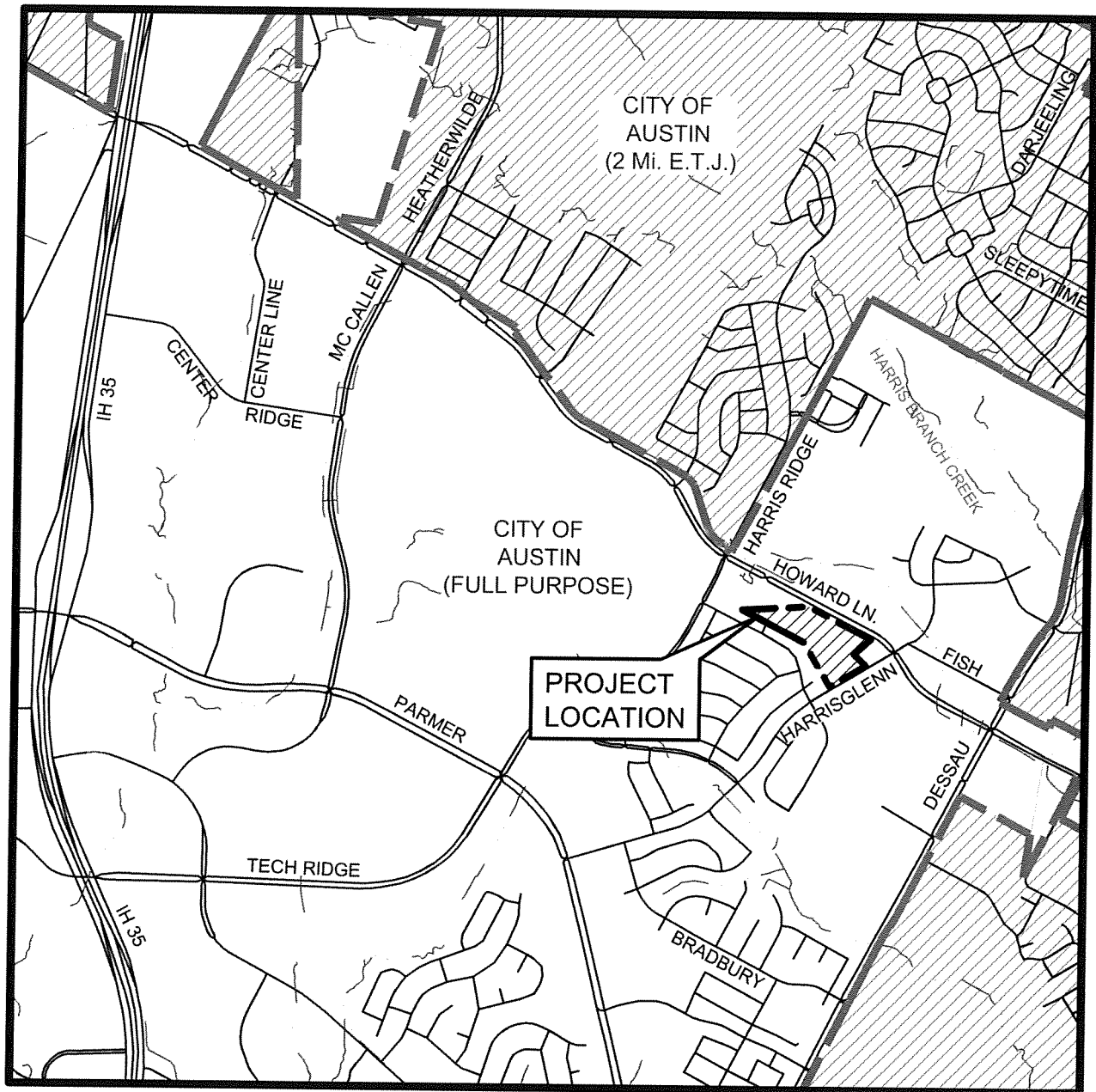
Staff recommends the variance since NSJ Enterprises Inc. provided acknowledgement that the subject tract should not be included in the proposed preliminary plan.

STAFF RECOMMENDATION: If the variance is approved, staff recommends approval of the preliminary plan. With the variance approval, this plan would meet all applicable State and City of Austin Land Development Code requirements.

DEPARTMENT COMMENTS: The request is for the approval of The Enclave at Arch Hill Preliminary Plan composed of 62 lots on 13.93 acres. The applicant proposes to subdivide the property for residential uses, ponds, open space, and a road. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

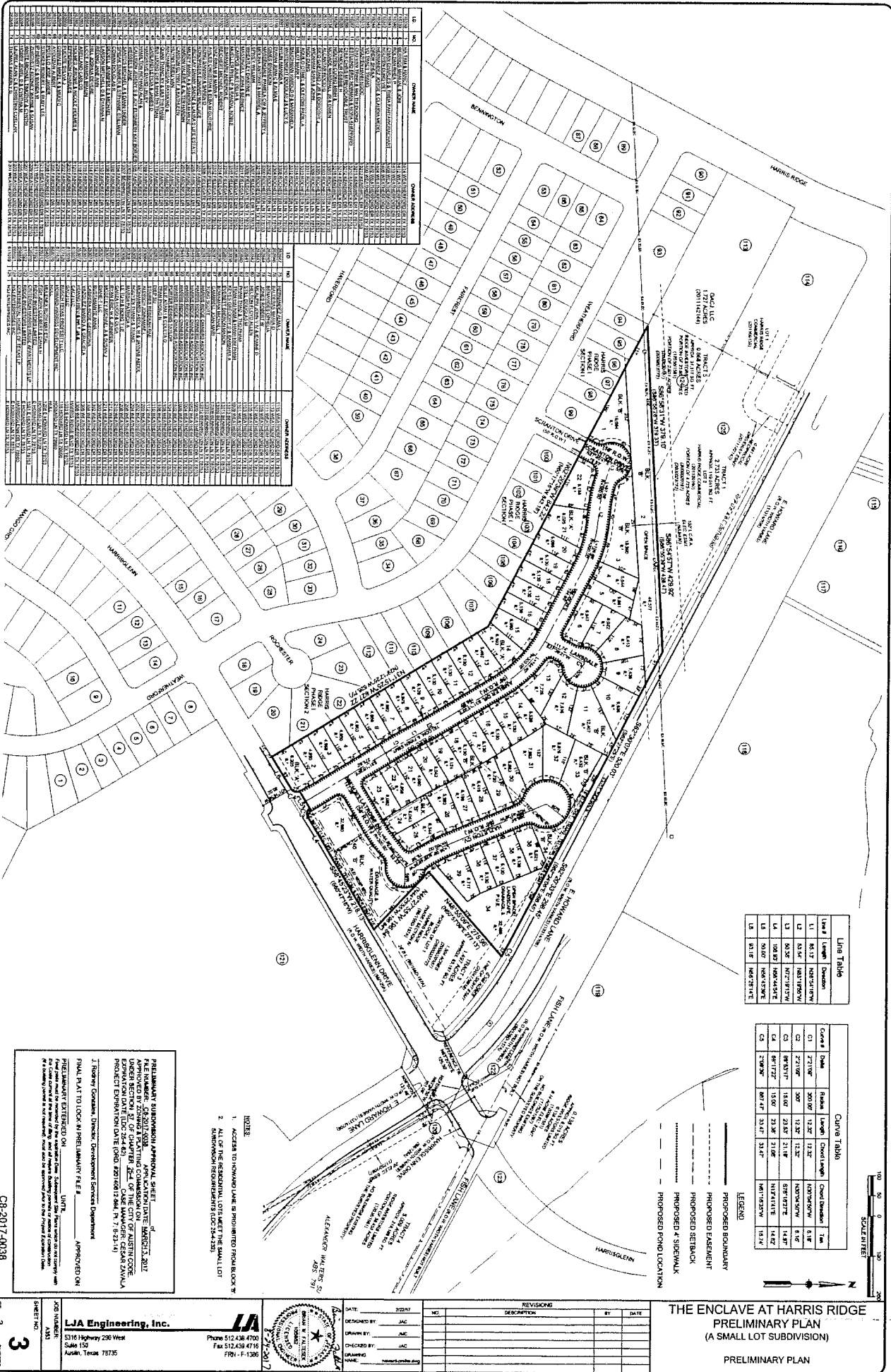
PHONE: 512-974-3404



LOCATION MAP

SCALE: 1" = 2,000'

CITY OF AUSTIN GRID NO. N-34 & P-34
MAPSCO: 467Y



LJA Engineering, Inc.

5316 Highway 290 West
Suite 150
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
www.ljaengineering.com

TBPE F-1386

August 22, 2017

J. Rodney Gonzales, Director
Development Services Department
City of Austin, One Texas Center
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Re: Enclave at Harris Ridge Preliminary Plan
City Case No. C8-2017-0038
Variance Request - Balance of Tract
LJA Job No. A353-401-309

Dear Mr. Gonzales:

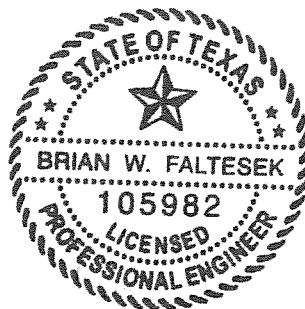
On behalf of the Owner for the above referenced project, and in accordance with the City of Austin Land Development Code 25-4-33(D), we respectfully request a variance from the City of Austin Land Development Code 25-4-33(B), Original Tract Requirement.

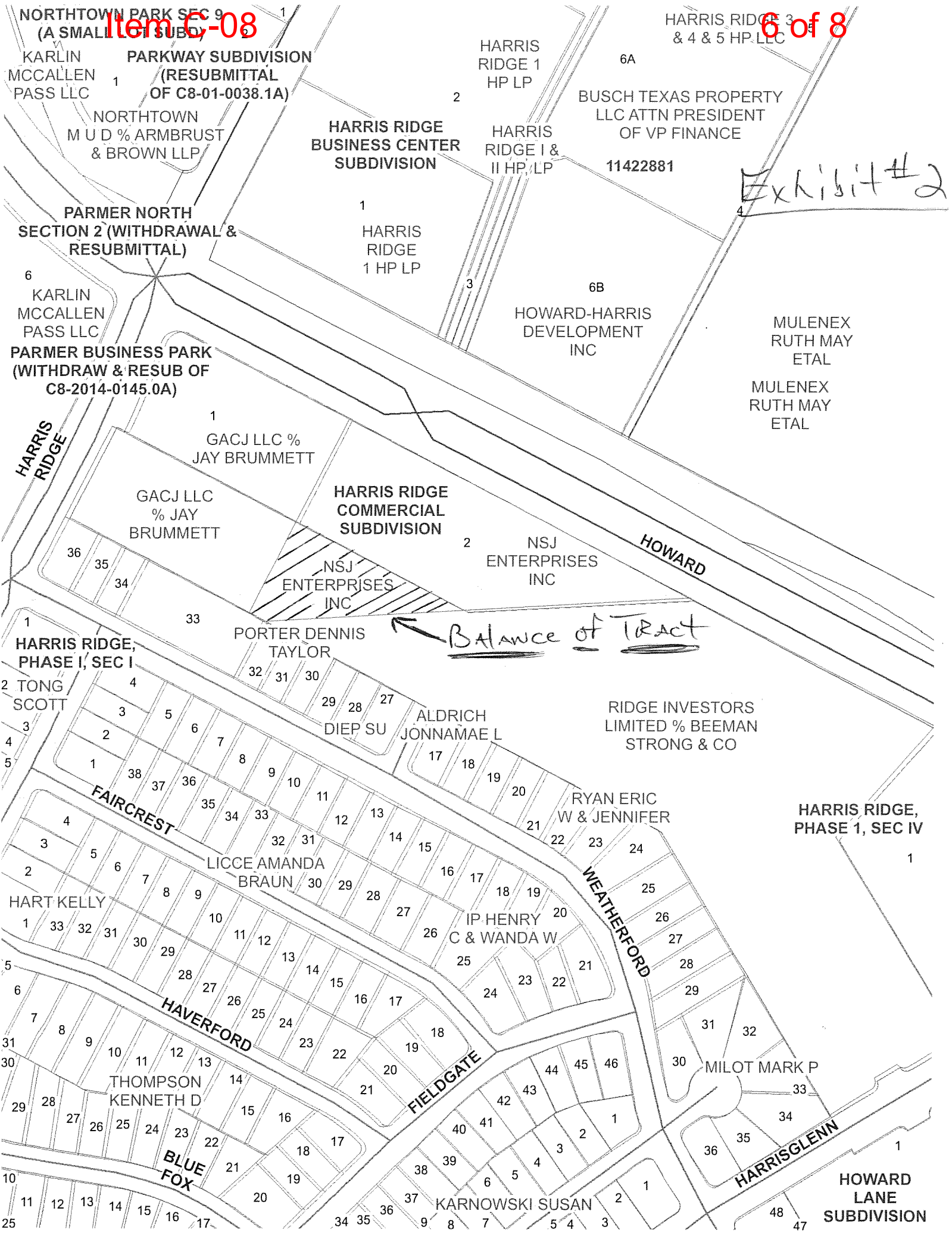
The Enclave at Harris Ridge Preliminary Plan includes 13.929 acres. The adjacent 0.868 acres tract (Travis County Parcel ID No. 0260300107) is excluded from the original tract. NSJ Enterprises, Inc. is the owner of this tract. NSJ Enterprises also owns the adjacent 2.733 acre tract (Travis County Parcel ID No. 0260330401), which has access to Howard Lane. Therefore, the 0.868 acre tract will have access to Howard Lane through the adjacent tract. A balance of tract notification letter has been sent to the owner. A copy of the signed notification letter and a copy of the certified mail receipt is attached.

We appreciate your review of this project. If there are any questions, or if any clarifications of the information provided is needed, please do not hesitate to contact me.

Sincerely,

Brian Faltesek, P.E.
Project Engineer





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Exhibit #3

August 4, 2017

NSJ Enterprises, Inc.
10025 Dianella Lane
Austin, Texas 78759

Dear NSJ Enterprises, Inc.

In compliance with Austin City Code Section § 25-4-33 ORIGINAL TRACT REQUIREMENT, I am writing this letter to notify you that a subdivision (Enclave at Harris Ridge) has been submitted to the City of Austin Development Services Department on the property at 13328-1/2 Harrisglenn Drive, Austin, TX 78735. Case No. C8-2017-0038.

It has been determined that your property at E. Howard Lane, Austin, TX 78735, 0.868 acres, situated in the Memucan Hunt Survey No. 88, Travis County, Texas, are all part of the original subdivision/tract, that is, 23.857 Acres out of the Memucan Hunt Survey No. 88, Travis County, Texas. Austin City Code requires that owner of the balance of the original subdivision/tract be notified of the proposed subdivision and that you be given an opportunity to include your property in the proposed subdivision with the applicant.

If you do not wish to participate in the propose subdivision, you should be aware that 1) the City does not recognize your property, the balance of the original property as a legal lot and 2) you (will/may) be obligated to plat your property as a condition of receiving new utility service in the future.

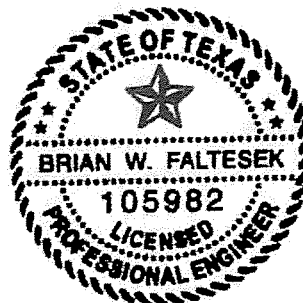
Please sign the line below acknowledging receipt of this notice and return the form within ten days from the postmarked date to the Development Services Department, Attention: Cesar Zavala, Case Manager.

Sincerely,

Brian Faltesek

Brian Faltesek, P.E.

CC: Cesar Zavala
Case Manager
Development Services Department
P.O. Box 1088
Austin, Texas 78767



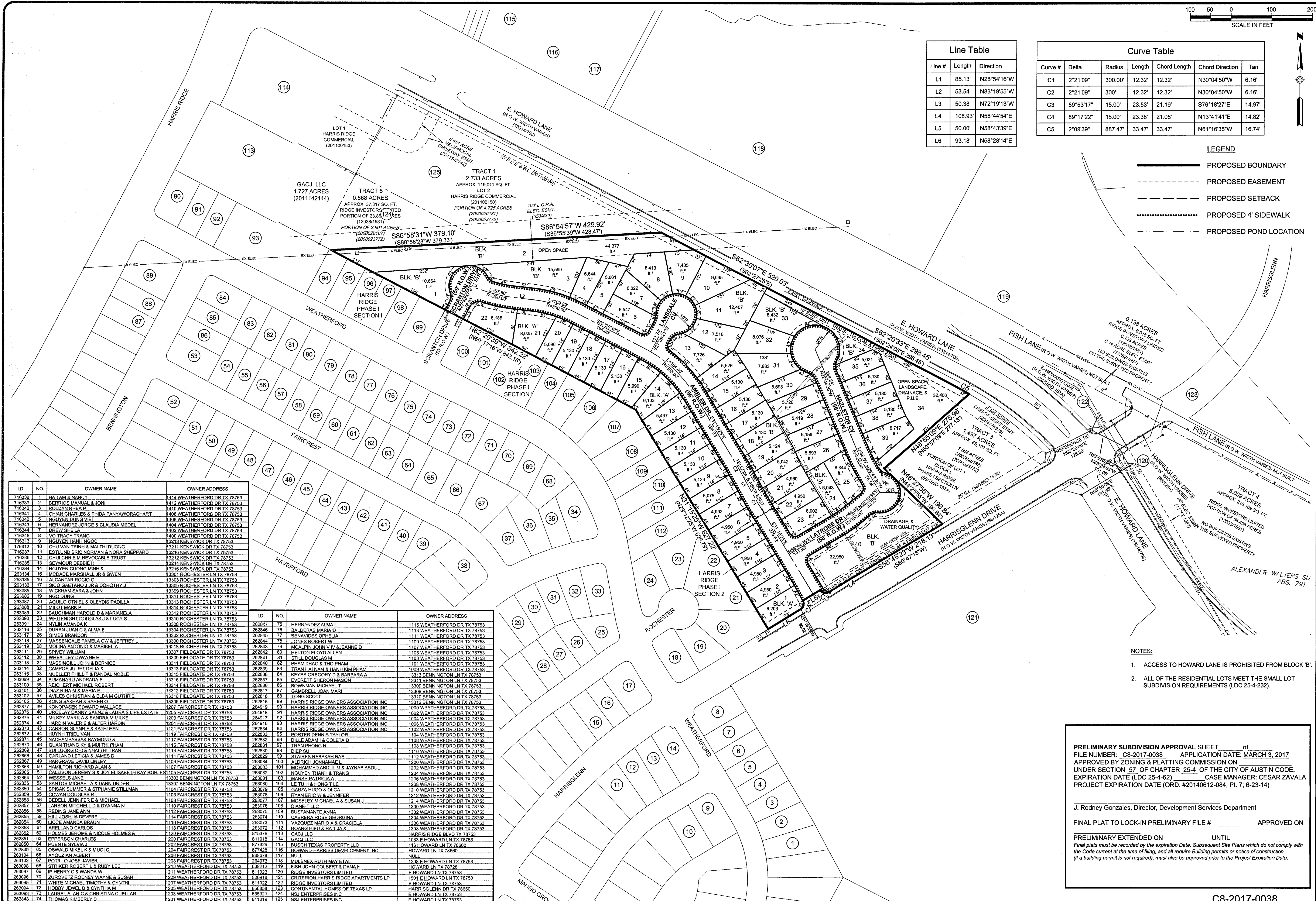
My signature below attests that I have received the notice pursuant to Section § 25-4-33 (A)(4) of the Austin City code regarding the balance of the tract for (the name of the subdivision/tract).

[Signature]
Signature

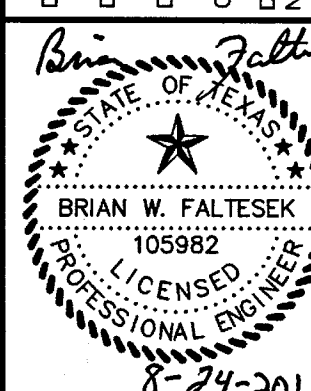
Enclave @ Harris Ridge

8/17/2017

Date

[illegible]

DATE:	2/22/17
DESIGNED BY:	JAC
DRAWN BY:	JMC
CHECKED BY:	JAC
DRAWING NAME:	howard-prelim.d



LA
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

neering, Inc.

West

35

Highway 50
Texas

JOB NUMBER:
A353

1000