

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2017-0203

**P.C. DATE:** 6/28/18

**SUBDIVISION NAME:** Village at Northtown Section 3 Lot 5 Block C Preliminary Plan

**AREA:** 36.69 acres

**LOT(S):** 152

**OWNER/APPLICANT:** Village at Northtown, Ltd. (Clifton Lind)

**AGENT:** LJA Engineering, Inc. (Walter Hoysa)

**ADDRESS OF SUBDIVISION:** John Henry Faulk Rd (currently under construction)  
closest to 15000 Harris Ridge Blvd.

**GRIDS:** N-35

**COUNTY:** Travis

**WATERSHED:** Harris Branch

**JURISDICTION:** 2-Mile  
ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**PROPOSED LAND USE:** Single Family, Joint Use Access Easement, Landscape,  
Amenity

**ADMINISTRATIVE WAIVERS:** N/A

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on all internal streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Village at Northtown Section 3 Lot 5 Block C Preliminary Plan consisting of 152 lots on 36.69 acres. Water and wastewater will be provided by the Northtown MUD.

**STAFF RECOMMENDATION:** The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

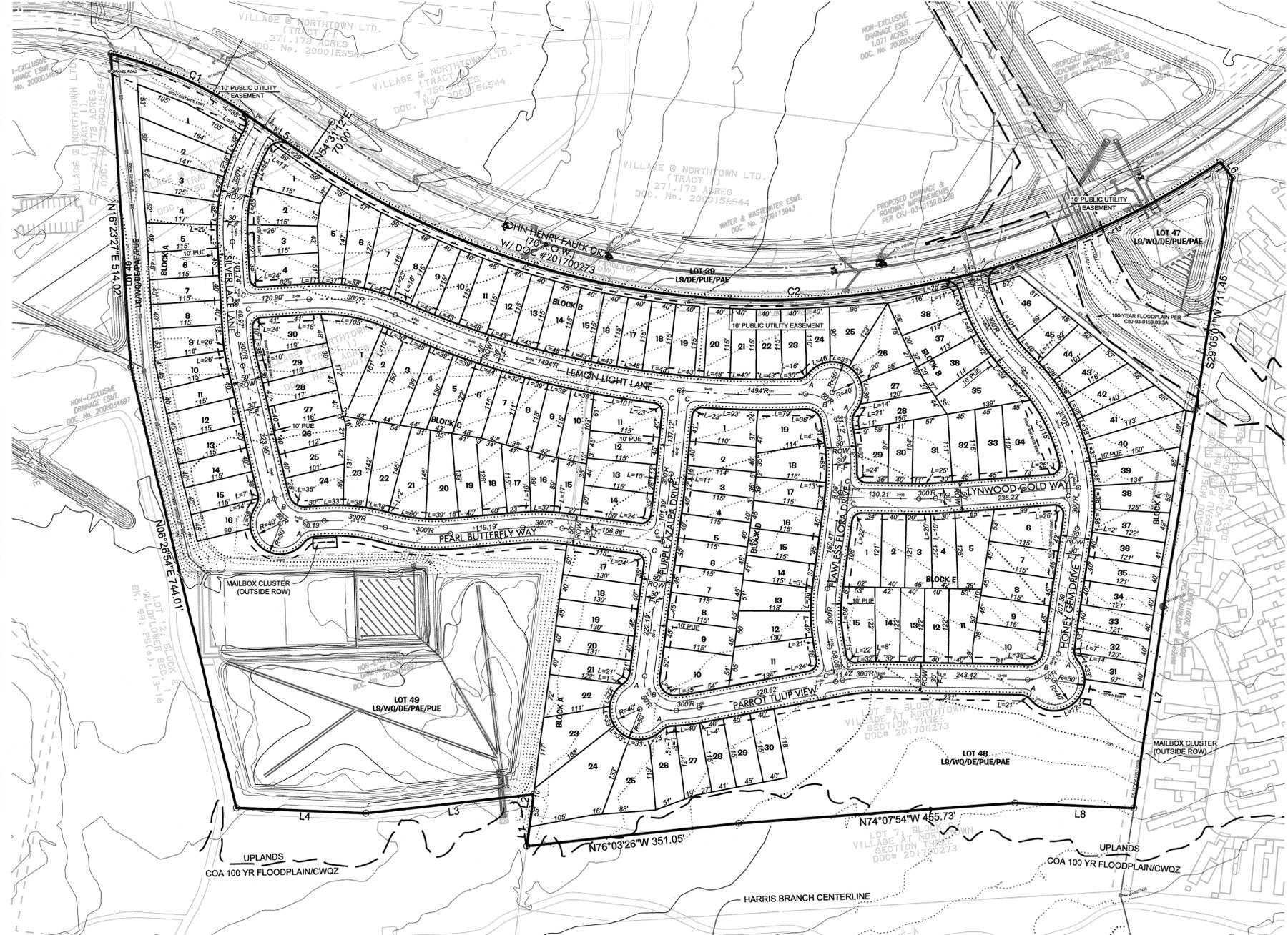
**CASE MANAGER:** Sarah Sumner

**PHONE:** 512-854-7687

Email address: [sarah.sumner@traviscountytx.gov](mailto:sarah.sumner@traviscountytx.gov)

# VILLAGE AT NORTHTOWN SEC. 3 LOT 5, BLOCK C- PRELIMINARY PLAN

## A SMALL LOT SUBDIVISION



STREET NAME	CURB AND GUTTER	R.O.W. WIDTH (ft)	PAVEMENT WIDTH (ft) (LOG-LOG)	STREET LENGTH (ft)	SIDEWALK	SIDEWALK WIDTH (ft)	MAX DESIGN SPEED (mph)	STREET CLASS.	MIN. CL RADIUS (ft)
LEMON LIGHT DRIVE	YES	50	27	1004	2 SIDES	4'4"	30	LOCAL	300
HONEY GEM DRIVE	YES	50	27	718	2 SIDES	4'6"	30	LOCAL	300
PARROT TULIP VIEW	YES	50	27	687	2 SIDES	4'4"	30	LOCAL	300
SILVER LACE LANE	YES	50	27	669	2 SIDES	4'4"	30	LOCAL	300
PEARL BUTTERFLY WAY	YES	50	27	633	2 SIDES	4'4"	30	LOCAL	300
PURPLE AZALEA DRIVE	YES	50	27	526	2 SIDES	4'4"	30	LOCAL	300
FLAWLESS FLORA DRIVE	YES	50	27	478	2 SIDES	4'4"	30	LOCAL	300
LYNWOOD GOLD WAY	YES	50	27	394	2 SIDES	4'4"	30	LOCAL	300

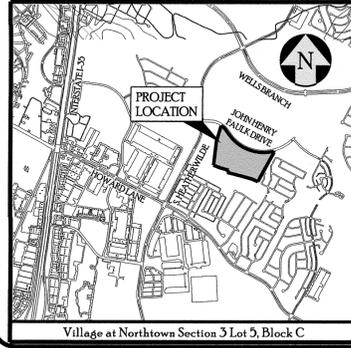
- THIS PROJECT IS LOCATED IN THE HARRIS BRANCH WATERSHED WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
- THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THE TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL 48453C0290J, DATED AUGUST 18, 2014.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE NORTHTOWN MUD WATER AND WASTEWATER SYSTEM.
- WATER AND WASTEWATER SERVICE TO THIS TRACT WILL BE PROVIDED BY NORTHTOWN MUNICIPAL UTILITY DISTRICT.
- THE WATER AND WASTEWATER SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA MANUAL. THE WATER AND WASTEWATER SYSTEM MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LAND OWNER MUST PAY THE CITY INSPECTION FEES WITH THE UTILITY CONSTRUCTION.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS. STREETS WILL BE DEDICATED TO TRAVIS COUNTY WITH THE FINAL PLATTING.
- PROPERTY OWNERS AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY, CITY OF AUSTIN, OR NORTHTOWN MUD, (AND OTHER APPROPRIATE JURISDICTIONS) FOR INSPECTION AND MAINTENANCE OF SAID EASEMENT.
- EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO AUSTIN / TRAVIS COUNTY SUBDIVISION REGULATIONS TITLE 30, SECTION 30-5-18-184.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND / OR HIS / HER ASSIGNS.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROLS, REVEGETATION, AND TREE PROTECTION FOR ALL ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED IN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG BOTH SIDES OF ALL STREETS IN THIS SUBDIVISION AS SHOWN BY DOTTED LINES ON THE PLAN. (LEMON LIGHT DRIVE, HONEY GEM DRIVE, PARROT TULIP VIEW, PEARL BUTTERFLY WAY, SILVER LACE LANE, PURPLE AZALEA DRIVE, FLAWLESS FLORA DRIVE, LYNWOOD GOLD WAY, JOHN HENRY FAULK DRIVE) THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONSTRUCTION BY THE GOVERNING BODY OR UTILITY COMPANY.
- THE PLAN SHALL CONFORM TO THE NORTHTOWN MUD CONSENT AGREEMENT, AS AMENDED INCLUDING THE LAND USE PLAN.
- PRIOR TO CONSTRUCTION OF LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION FOR INDIVIDUAL LOTS REQUIRES APPROVAL OF SEPARATE DEVELOPMENT.
- THE ELECTRIC UTILITY COMPANY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS.
- THE OWNER / DEVELOPER OF THE SUBDIVISION / LOT SHALL PROVIDE THE ELECTRIC UTILITY (AUSTIN ENERGY OR ONCOR ELECTRIC) WITH EASEMENTS AND ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO SERVICE THIS PROPERTY.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE COVERED UNDER THE DEVELOPMENT PERMIT.
- A 10-FOOT PUE SHALL BE DEDICATED ADJACENT TO ALL STREETS ROW WITH THE FINAL PLAN.
- NO OBJECTS INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTIONS).
- THIS PROJECT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE OR CONTRIBUTING ZONES.
- THE OWNER OF THIS SUBDIVISION AND HIS / HER SUCCESSORS AND ASSIGNS ASSUMES RESPONSIBILITY FOR ALL PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PART OF THIS PRELIMINARY PLAN FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH TITLE 30, SEC. 30-2-38 OF THE AUSTIN / TRAVIS COUNTY SUBDIVISION REGULATIONS FOR THE FOLLOWING IMPROVEMENTS:
  - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE INCLUDING PAVING, DRAINAGE, AND SIDEWALKS FOR ALL PUBLIC RIGHTS-OF-WAY.
  - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL.
- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENTS WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO THE AUSTIN / TRAVIS COUNTY SUBDIVISION REGULATIONS, TITLE 30, SECTION 30-4-61.
- TWO YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE AUSTIN / TRAVIS COUNTY SUBDIVISION REGULATIONS, TITLE 30, SECTION 30-4-61.
- THE DISTRICT AND DIRECTOR OF THE CITY'S PARKS AND RECREATION DEPARTMENT SHALL AGREE ON THE EXACT LOCATION AND CONFIGURATION OF THE PARK AND GREENSPACE TO BE DEDICATED AT SUCH TIME THAT SUBDIVISION PLAT APPLICATIONS ARE PROCESSED THROUGH THE CITY FOR LAND WHICH CONTAINS OR IS ADJACENT TO THE VARIOUS SEGMENTS OF THE PARK AND GREENSPACE AS SHOWN ON THE VILLAGE AT NORTHTOWN LAND USE EXHIBIT.
- TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT. THE DRIVEWAY MAY BE CONSIDERED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.

- SHEET INDEX**
- PLO- OVERALL PRELIMINARY PLAN
  - EXHIBITS:
    - A- EROSION/SEDIMENTATION CONTROL PLAN
    - B- SLOPE MAP WITH Q1 & Q2 TABLES
    - C- EXISTING DRAINAGE AREA MAP
    - D- PROPOSED DRAINAGE AREA MAP
    - E- INTERNAL DRAINAGE AREA MAP
    - F- UTILITY LAYOUT
    - G- TRAIL PLAN

**FLOODPLAIN NOTE:**

THE 100yr FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED IN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE LIMITS OF THE 100yr FLOODPLAIN OF HARRIS BRANCH CREEK WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48453C0290J BOTH DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

Legal Description:  
All of Lot 5, Block C  
Village at Northtown Section 3  
DOC # 201700273  
A portion of Tract 1 (271.178 AC) & Tract 2 (7.750 AC)  
DOC # 2000102831  
29.551 AC



**LAND USE SUMMARY**

VILLAGE AT NORTHTOWN PRELIMINARY PLAN

TOTAL ACREAGE: 36.69 ACRES  
RESIDENTIAL LOTS (40' & 45' LOTS): 148 UNITS  
DENSITY: 4.04 UNITS PER ACRE

NUMBER OF BLOCKS: 5 BLOCKS

OTHER LOTS: 3 LOTS (11.38 ACRES)  
LS/WO/DE/PUE/PAE: 1 LOTS (0.41 ACRES)  
LS/DE/PAE/PUE

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	243.08	665.00	S45°57'07"E	241.73	122.91	20°56'37"
C2	1596.10	1338.00	S68°37'44"E	1503.27	908.23	68°17'50"

**LEGEND:**

- FULLY DEVELOPED 100 YEAR FLOODPLAIN
- CONSERVATION ESMT (PER PUD)
- WATER QUALITY TRANSITION ZONE
- ..... PROPOSED SIDEWALK
- PROPOSED EASEMENT
- A 25' CURB RADIUS
- B 35' CURB RADIUS
- C 15' CURB RADIUS
- PROPOSED HIKE & BIKE TRAIL
- L= ARC LENGTH OF CURVED DIMENSION
- F-F FACE OF CURB TO FACE OF CURB
- LOG LIP-OF-GUTTER
- ROW RIGHT-OF-WAY
- FOC FACE OF CURB
- OS OPEN SPACE
- DE DRAINAGE EASEMENT
- WQ WATER QUALITY EASEMENT
- PUE PUBLIC UTILITY EASEMENT
- PAE PUBLIC ACCESS EASEMENT
- LS LANDSCAPE EASEMENT

**Owner :**  
VILLAGE AT NORTHTOWN, LTD/  
JEFFER CINDERGHAN, LTD  
C/O CLIFTON LIND  
P.O. BOX 162384  
AUSTIN, TEXAS 78716-2384  
PHONE (512) 327-5250

**Developer :**  
KB HOMES, INC.  
ATTN: LAURIE LARA  
10800 PECAN PARK DR.  
STE. 200  
AUSTIN, TEXAS 78750  
PHONE (512) 651-8064

**Engineer:**  
LJA ENGINEERING  
3839 BEE CAVE RD.  
SUITE 150  
AUSTIN, TEXAS 78746  
(512)-306-0228  
(512)-306-0338 FAX

**Survey by:**  
LANDESIGN, INC  
555 ROUND ROCK WEST DRIVE  
BLDG D, SUITE 170  
ROUND ROCK, TX 78681  
(512)-238-7901

**COUNTY:**  
TRAVIS

**SUBMITTAL DATE:** OCT 17, 2017

PRELIMINARY PLAN APPROVAL

FILE NUMBER: C8J-2017-0203 APPLICATION DATE: \_\_\_\_\_

APPROVED BY (ADM) (PC) (ZAP) ON: \_\_\_\_\_

UNDER SECTION \_\_\_\_\_ OF CHAPTER \_\_\_\_\_ OF THE AUSTIN CITY CODE

EXPIRATION DATE: \_\_\_\_\_ CASE MANAGER: \_\_\_\_\_

(IF REV) ORIGINAL APPLICATION DATE: \_\_\_\_\_ DWP: \_\_\_\_\_ DDZ: \_\_\_\_\_

TYPE OF REVISION: MAJOR \_\_\_\_\_ MINOR \_\_\_\_\_ SB 1704: YES \_\_\_\_\_ NO \_\_\_\_\_

J. Rodney Gonzales, Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # \_\_\_\_\_

APPROVED ON \_\_\_\_\_ CASE MANAGER \_\_\_\_\_

Final Plats must be recorded by the Expiration date. Subsequent Plans which do not comply with the code current at the time of filing, and all required building permits or notices of construction (if a building permit is not required), must also be approved prior to the project Expiration date.

VILLAGE AT NORTHTOWN  
SECTION 3 - LOT 5, BLOCK C  
A SMALL LOT SUBDIVISION  
PRELIMINARY PLAN

OVERALL 100 SCALE PRELIMINARY PLAN

NO.	REVISIONS	DESCRIPTION	DATE	BY

DESIGNED BY: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DRAWING NAME: \_\_\_\_\_

STATE OF TEXAS  
T.M. HOYSA  
100072  
4/12/18

Phone 512.306.0228  
Fax 512.306.0338  
LJA  
3839 Bee Cave Road  
Suite 150  
Austin, Texas 78746  
FRN-P-1386

JOB NUMBER:  
A504-1033

PL 0

SHEET NO.  
1

OF 1 SHEETS

# Village At Northtown Section 3 Lot 5 Block C Preliminary Plan

## Location Map

