

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2017-0072**Z.A.P. DATE:** September 4, 2018**SUBDIVISION NAME:** Ross Road (Small Lot Subdivision) - Preliminary Plan**AREA:** 53.00 Acres**LOT(S):** 200 Total Lots**OWNER/APPLICANT:** L. C. Berger Family Partners
(Debra Shaw)**AGENT:** Carlson, Brigance &
Doering (B. Pasquarella)**ADDRESS OF SUBDIVISION:** Heine Farm Road**GRIDS:** P-13**COUNTY:** Travis**WATERSHED:** Colorado River**JURISDICTION:** Full-Purpose
2-Mile ETJ**EXISTING ZONING:** SF-FA and County**MUD:** N/A**PROPOSED LAND USE:** Single-Family Residential**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 full purpose and the county and in the 2-Mile ETJ City of Austin. The proposed subdivision includes 200 single family lots on 53.00 acres. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.**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:

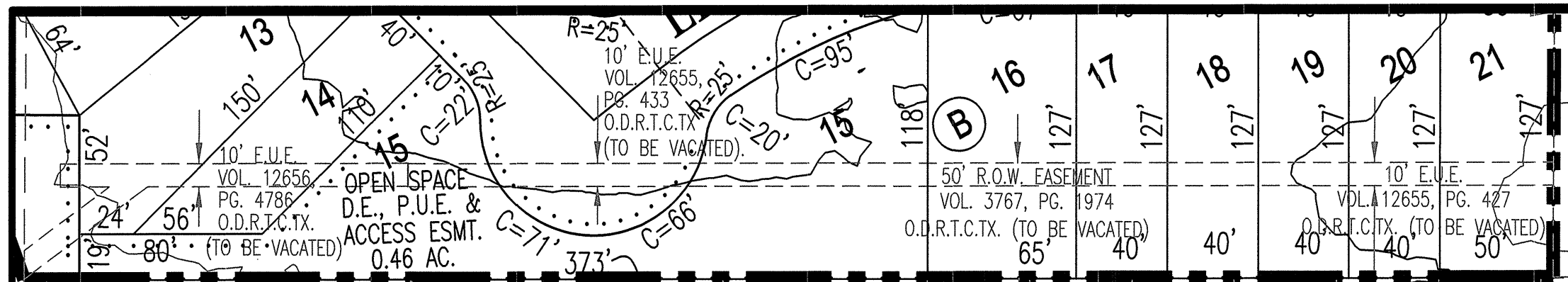
Staff has not received any phone calls or e-mails from adjacent property owners and from neighborhood associations who are in opposition to this application.

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
Email address: joe.arriaga@traviscountytexas.gov

PHONE: 854-7562



DETAIL "A"

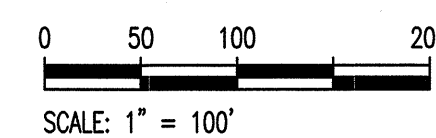
50' R.O.W. ESMT. VOL. 3767 PG. 1974, AND 10' ELECTRIC UTILITY ESMT'S VOL. 12656 PG. 4786, VOL. 12655 PG. 433 AND VOL. 12655 PG. 427 TO BE VACATED PRIOR TO ACCEPTANCE BY TRAVIS COUNTY OF ROSS ROAD SUBDIVISION STREET CONSTRUCTION.

ROSS ROAD PRELIMINARY

PRELIMINARY PLAN

A SMALL LOT SUBDIVISION

SCALE: 1"=100'



SCALE: 1" = 100'

ORIGINAL SUBMITTAL DATE: APRIL 21, 2017
PLAN REVISION DATE: MARCH 28, 2018
TOTAL ACREAGE: 53.00 ACRES
FEMA MAP NO: 48453C0620J, DATED JANUARY 6, 2016
SURVEY: NOEL M. BAIN SURVEY NO. 1, ABSTRACT # 61

TOTAL NO. OF LOTS: 200
NO. OF BLOCKS: 7
NO. OF SINGLE FAMILY RESIDENTIAL LOTS: 193
NO. OF PARK LOTS: 1
NO. OF L.S.E., S.W.E. & P.U.E. LOTS: 3
NO. OF OPEN SPACE, D.E., P.U.E. & ACCESS ESMT. LOTS: 1
NO. OF DRAINAGE EASEMENT, CEF SETBACK AND GREENBELT LOTS: 1
NO. OF DRAINAGE EASEMENT AND CEF SETBACK LOTS: 1
EACH SMALL LOT IS A MINIMUM OF 3,600 SF AND SMALL CORNER LOTS A MINIMUM OF 4,500 SF
TOTAL LINEAR FOOTAGE OF STREETS: 6,879 LF
(SEE SHEET NUMBER 2 FOR STREET LENGTHS)

LEGAL DESCRIPTION:

53.00 ACRES (2,310,124 SQUARE FEET) OF LAND OUT OF AND A PART OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NUMBER 18, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF THAT CALLED 25.98 ACRE TRACT CONVEYED TO L.C. BERGER FAMILY PARTNERS, LTD., RECORDED IN DOCUMENT NO. 2007225895, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.X.), THAT CALLED 5.500 ACRE TRACT CONVEYED TO DWAYNE RICHARD IDEKER, JR., AS RECORDED IN DOCUMENT NO. 2015184138 O.P.R.T.C.T.X., THAT CALLED 5.501 ACRE TRACT CONVEYED TO IDEKER PROPERTIES, LLC., AS RECORDED IN DOCUMENT NO. 2015166429 O.P.R.T.C.T.X., THAT CALLED 11.00 ACRES TRACT CONVEYED TO IDEKER PROPERTIES, LLC., AS RECORDED IN DOCUMENT NO. 2015156428 O.P.R.T.C.T.X., AND THAT CALLED 5.612 ACRE TRACT CONVEYED TO IDEKER PROPERTIES, LLC., AS RECORDED IN DOCUMENT NO. 2015156384 O.P.E.T.C.T.X.

OWNERS:

DEBRA C. SHAW
LC BERGER FAMILY PARTNERS, LTD
415 HONEYCOMB CIR.
DRIFTWOOD, TEXAS 78619

DWANE R. IDEKER, JR.
IDEKER PROPERTIES, LLC
P.O. BOX 2218
MANCHACA, TEXAS 78652

DEVELOPER:

K.B. HOME LONE STAR, INC.
10800 PECAN PARK BLVD.
SUITE 200
AUSTIN, TEXAS 78750
PHONE: (512) 651-8100

ENGINEER AND SURVEYOR:

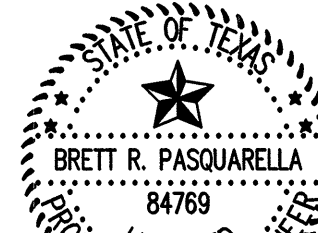
CARLSON, BRIGANCE & DOERING, INC.
5501 WEST WILLIAM CANNON DR.
AUSTIN, TEXAS 78749
PHONE: (512) 280-5160
FAX: (512) 280-5165

ENGINEERS CERTIFICATION

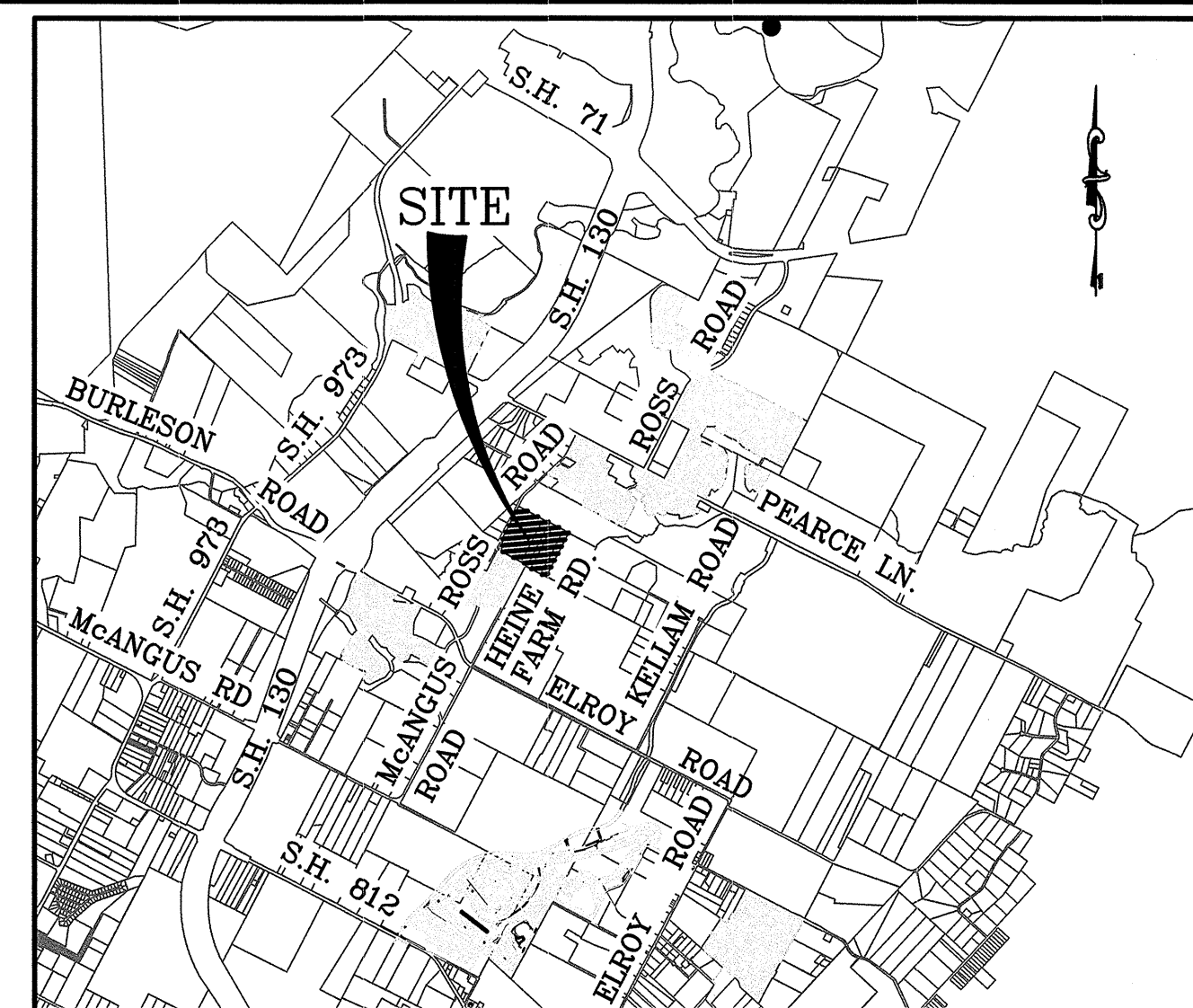
THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES AND TRAVIS COUNTY. THESE PLANS COMPLY WITH TITLE 30 SUBDIVISION REQUIREMENTS.

WITNESS MY HAND THIS 21ST DAY OF June, 2018

BRETT R. PASQUARELLA
BRETT R. PASQUARELLA P.E. NO. 84769



CARLSON, BRIGANCE & DOERING, INC.
ID# F3791



MAPSCO GRID NO. Y-13 (677) & C-12 (707)
MAPSCO PAGES NO. 677, 707

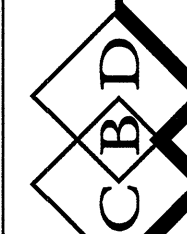
LOCATION MAP

SCALE: 1" = 2000'

LEGEND

17A	LOT NUMBER
①	BLOCK NUMBER
---	PROPERTY LINE
---	NEW PL AFTER DED. ROW
---	OUT PARCEL
---	EASEMENT LINE
---	FEMA 100 YEAR FLOODPLAIN
---	DEVELOPED 100 YEAR FLOODPLAIN
---	SIDEWALK LOCATION
①	ADJACENT PROPERTY OWNER INFORMATION (SEE LIST SHEET 2)
□	CONCRETE MONUMENT SET
●	IRON PIPE FOUND
○	IRON ROD FOUND
○	IRON ROD SET
○	WATER LINE EASEMENT
○	WASTEWATER EASEMENT
○	ELECTRIC EASEMENT
○	PUBLIC UTILITY EASEMENT
○	ELECTRIC UTILITY EASEMENT
○	LANDSCAPE & SIGN EASEMENT
○	DRAINAGE EASEMENT
○	ACCESS EASEMENT
○	SIDEWALK EASEMENT
○	VEGETATIVE FILTER STRIP
○	MINIMUM FINISHED FLOOR ELEVATION IN FEET ABOVE (M.S.L.) MEAN SEA LEVEL
○	CRITICAL ENVIRONMENTAL FEATURE

Carlson, Brigance & Doering, Inc.
FIRM ID #F3791



DATE
OCTOBER 2017

DESIGNED BY:
JSL

DRAWN BY:
BRP

PROJECT
PRELIMINARY PLAN - A SMALL LOT SUBDIVISION

JOB NUMBER
4882

SHEET
1 OF 2

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C8J-2017-0072

28. RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON ALL NON-RESIDENTIAL LOTS.

FLOOD NOTE:
THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #481026- 48453C0620J FOR TRAVIS COUNTY TEXAS DATED JANUARY 6, 2016

APPROVED PRIOR TO THE PROJECT EXPIRATION DATE. C8J-2017-00

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