

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0253

PC DATE: September 4, 2018

SUBDIVISION NAME: Chapman Estates Preliminary Plan

AREA: 37.83

LOT(S): 93

OWNER/APPLICANT: KB Home Lone Star, Inc. (John Zinsmeyer)

AGENT: Carlson, Brigrance, and Doering, Inc. (Bill E. Couch)

ADDRESS OF SUBDIVISION: 4900-5010 Old Manor Road

GRIDS: N26, N27

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-2

DISTRICT: 9

NEIGHBORHOOD PLAN: RMMA, University Hills and Windsor Park Combined

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS:

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Chapman Estates Preliminary Plan. The proposed plat is composed of 93 lots on 37.83 acre proposed for single-family residential use. There are 89 single-family lots and several easement open space lots. Access will be taken from Old Manor Road and Crystal Brook Drive. Water, wastewater and electric will be provided by the City of Austin. Parkland dedication requirements will be satisfied at time of final plat. The applicant is responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman

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Chapman Preliminary Plan
Location Map



