C-05 1 of 3

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0292.0A **ZAP DATE:** November 6, 2018

**SUBDIVISION NAME:** Greens on Cooper Lane

<u>AREA</u>: 4.64 <u>LOT(S)</u>: 1

**OWNER/APPLICANT**: Townbridge Homes, LLC (Aaron Levy)

**AGENT:** Thrower Design (Ron Thrower)

ADDRESS OF SUBDIVISION: 7513 Cooper Lane

**GRIDS:** F15 **COUNTY:** Travis

**WATERSHED:** South Boggy Creek **JURISDICTION:** Full-Purpose

**EXISTING ZONING:** SF-6-CO **MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** Single Family

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on the subdivision side of boundary streets.

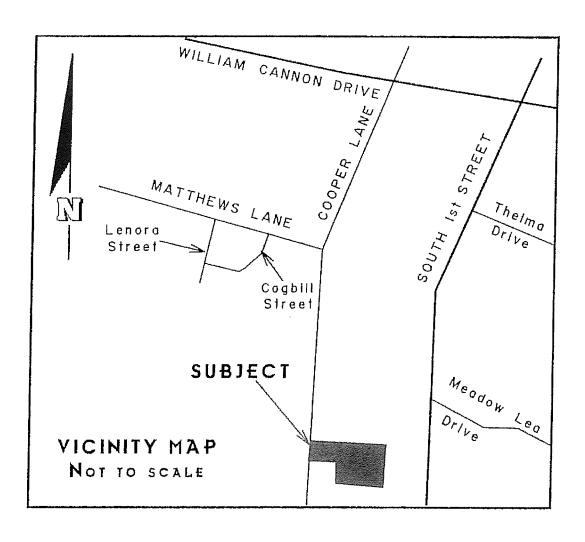
**<u>DEPARTMENT COMMENTS</u>**: The request is for approval of the Greens on Cooper Lane Final Plat. The proposed plat is composed of 1 lots on 4.64 acres. The applicant proposes to resubdivide Lots 1 and 2, Willie G. Garcia Subdivision and 2.25 acre unsubdivided tract for proposed residential use. All utilities will be provided by the City of Austin. The developer will be 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 PHONE: 512-974-2786

**E-mail:** don.perryman@austintexas.gov



THE GREENS Plat Preparation Date: September 16: 2015 LOT SUMMARY Application Submittal Date: January 5, 2018 Total Number of Lais = 1 Lot 1 = 201,870 Square Feet = 4,634 Acres R.O.W. Dedication = 243 Square Feet LOT 3-A Total Area = 202.83 Soupre Feet = 4.639 Acres COOPER LANE LOT 5-A RESUBDIVISION LOT 2, COOPER LANE ADDITION LOT 4-A A RESUBDIVISION OF LOTS 1 AND 2 Volume 62 Page 83 RESUBDIVISION OF TRACT 1 S WILLIE C. GARCIA SUBDIVISION SEAST AND A 2.25 ACRE TRACT OF LAND 590\*00'00'E 200.00 REARING MANS WAST 684 99 \$90,00,00.E 854.30 230,00,00,5 654.30 852.37 22.6 233 Electric Easemen hereby dedicated existing 5' Electric/Telephone Easement per Vol. 4384 Pg. 2389 This 2.00 H, wide strip is hereby dedicated for additional R.O.W. LOT 1 295.35 N89\*55'12"W 297,35" BLOCK A Ygnacio Perez and wife, Rosa Perez. (3497 Acres) remainder Volume 1654 Page 134 Whitiston Volume 3354 Page (R.O.W. varies) Sept and Sep Whitington May. (C. Acres) Deed of G. dume 11092 Page 99 \$02\*48'33"W Bequivelfi Wanning I Vol. 122251 LANE 10' x 120' Electric Easement hereby dedicated N89\*54'33\*W 543.48 COOPER N89°54'33'W 302.87 329 27 Thomas Stanley Roudebush John Charles Ogden, et ux Special Assumption Warranty Deed (248 Acres) Warranty Deed Volume 11581 Page 228 David Vera Document No. 2005146903 (4709 Acres) Volume 12651 Page 544 THE STATE OF TEXAS THE COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS: That, Townbridge Homes, LLC, owner of all of Lat 1 and Lat 2. Resubdivision of Tract 1. Willie C. Garcia Subdivision, a subdivision in Travis County, Texas, according to the map or plat LEARDS thereof recorded in Volume 60 Page 11 of the Plat Records of Travis County, Texas, ABSTRACT as conveyed to it by General Warranty Deed recorded in Document No. 2014151540 of the Official 29 a . B Public Records of Travis County, Texas, and owner of all of that certain 2.25 acres tract of land out of the William Cannon League Abstract No. 6 in Travis County, Texas, as conveyed to it by Special Warranty Deed recorded in Document No. 2015028641 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code. do hereby resubdivide said Lots 1 and 2 and said 2.25 acres tract in accordance with the attached map or plat shown hereon to be known as SCALE: 1" = 50 THE GREENS ON COOPER LANE graphic THE STATE OF TEXAS and do hereby dedicate to the public the use of all streets and easements shown hereon, THE COUNTY OF TRAVIS 100 subject to any and all easements or restrictions heretofore granted and not released. i, the undersigned authority, on this the day of - Legend -20\_\_\_\_\_ did personally appear Agron Levy, known to me to be the person whose name WITNESS MY HAND this the \_\_\_\_\_day of \_\_\_\_\_\_ A.D. 20\_\_\_\_ is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed. © K'iron Red Found IFF® K'iron Pipe Found (unless noted) O Miron Rod Set with plastic cap imprinted with "Holt Corson, Inc." NOTARY PUBLIC \_\_\_\_ Aaron Levy, Managing Nember of Townbridge Homes, LLC P.O. Box 90638 ▲ 60D Noil Found Printed Name (Record Dimension) Austin, Texas 78709 ETE a Electric and Telecommunications Easement Commission Expires PAGE 1 of 2 CASE NUMBER C8-2017-0292.0A