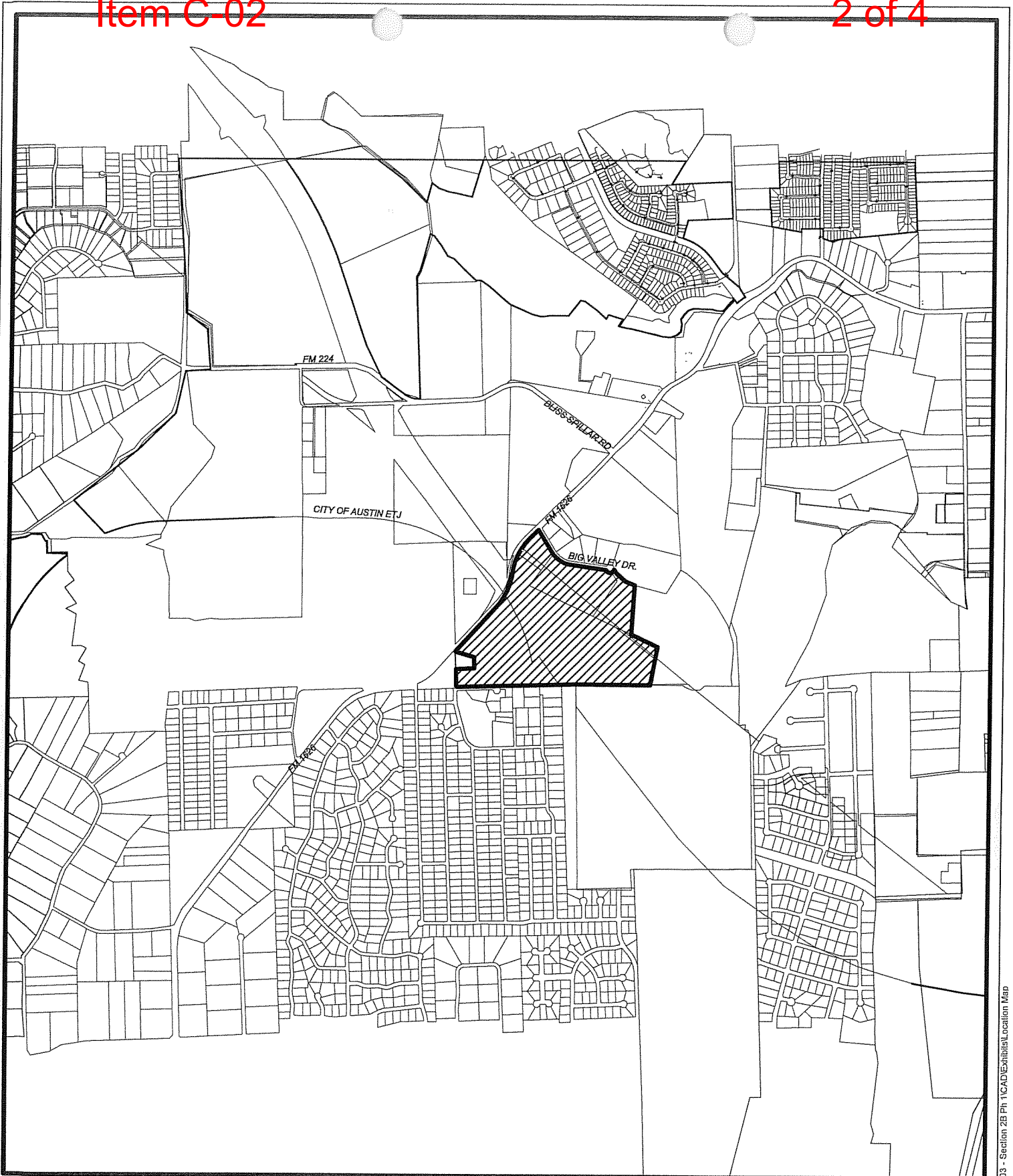


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2016-0137**ZAP DATE:** February 19, 2019**SUBDIVISION NAME:** Big Valley Subdivision Preliminary Plan**AREA:** 107.10**LOT(S):** 18**OWNER/APPLICANT:** (Leroy & Joyce Young)**AGENT:** Peloton Land Solutions (Justin Lange)**ADDRESS OF SUBDIVISION:** 2211 W FM 1626 Road**GRIDS:** MC10**COUNTY:** Travis/Hays**WATERSHED:** Little Bear**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**NEIGHBORHOOD PLAN:** N/A**PROPOSED LAND USE:** Commercial Multi Family**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Big Valley Subdivision preliminary plan. The proposed plan is composed of 18 lots on 107.10 acres for mixed commercial and multi-family use. The tract is located within the jurisdiction of Hays County, Travis County and the City of Austin 2-mile ETJ. The plan has been previously approved by the Hays County Commissioner's Court. Water and wastewater service will be divided between the City of Austin and City of Hays based on service jurisdiction. The PEC will provide electric utility service. Once approved by the commission, the plan will go to the Travis County Commissioner's Court for final approval.

STAFF RECOMMENDATION: The staff recommends approval of the plan. This plan meets all applicable State, County 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



PELTON
LAND SOLUTIONS

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AUSTIN, TX 78746
512-831-7700, TX FIRM NO 12207

LOCATION MAP
BIG VALLEY SUBDIVISION
MANCHACA, TEXAS

EXH 1

FOR CITIZENSHIP OR CDD.

[illegible]