

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0078**ZAP DATE:** September 3, 2019**SUBDIVISION NAME:** Preserve At Oak Hill**AREA:** 30.81 acres**LOT(S):** 19**OWNER/APPLICANT:** John Kuhn**AGENT:** Jamison Civil Engineering
Stephen R. Jamison)**ADDRESS OF SUBDIVISION:** 10304 Circle Drive**GRIDS:** WY/WZ – 20/21**COUNTY:** Travis**WATERSHED:** Barton Creek**JURISDICTION:** 2-Mile ETJ**PROPOSED LAND USE:** Single Family Residential, Open Space, ROW

SIDEWALKS: Sidewalks will not be provided. A variance from LDC 30-3-191 requiring sidewalks as approved by the Travis County Commissioners Court on August 20, 2019. Travis County Transportation and Natural Resources staff recommended approval of the variance due to topography issues and no other nearby sidewalks in the vicinity.

VARIANCE REQUEST: Request variance from LDC 30-2-34 requiring original tract to be included in a subdivision. Staff recommends approval of the variance.
The remaining portion of the original tract is owned by separate owner and that owner will provide access to the portion of the original tract by a recorded access easement.

DEPARTMENT COMMENTS: The request is for approval of the variance and a preliminary plan namely, Preserve At Oak Hill. The proposed plan is composed of 19 lots on 30.81 acres.

In addition to the variance from LDC 30-3-191, listed above; the Travis County Commissioners Court also approved variances from LDC 30-2-159 to allow a private street; and LDC 30-2-152 to allow a block length of more than 2,000-ft.

STAFF RECOMMENDATION: The staff recommends approval the variance from LDC 30-2-34, and the preliminary plan. With approval of the original tract variance, this plan will meet all applicable City of Austin and State Local Government code requirements.

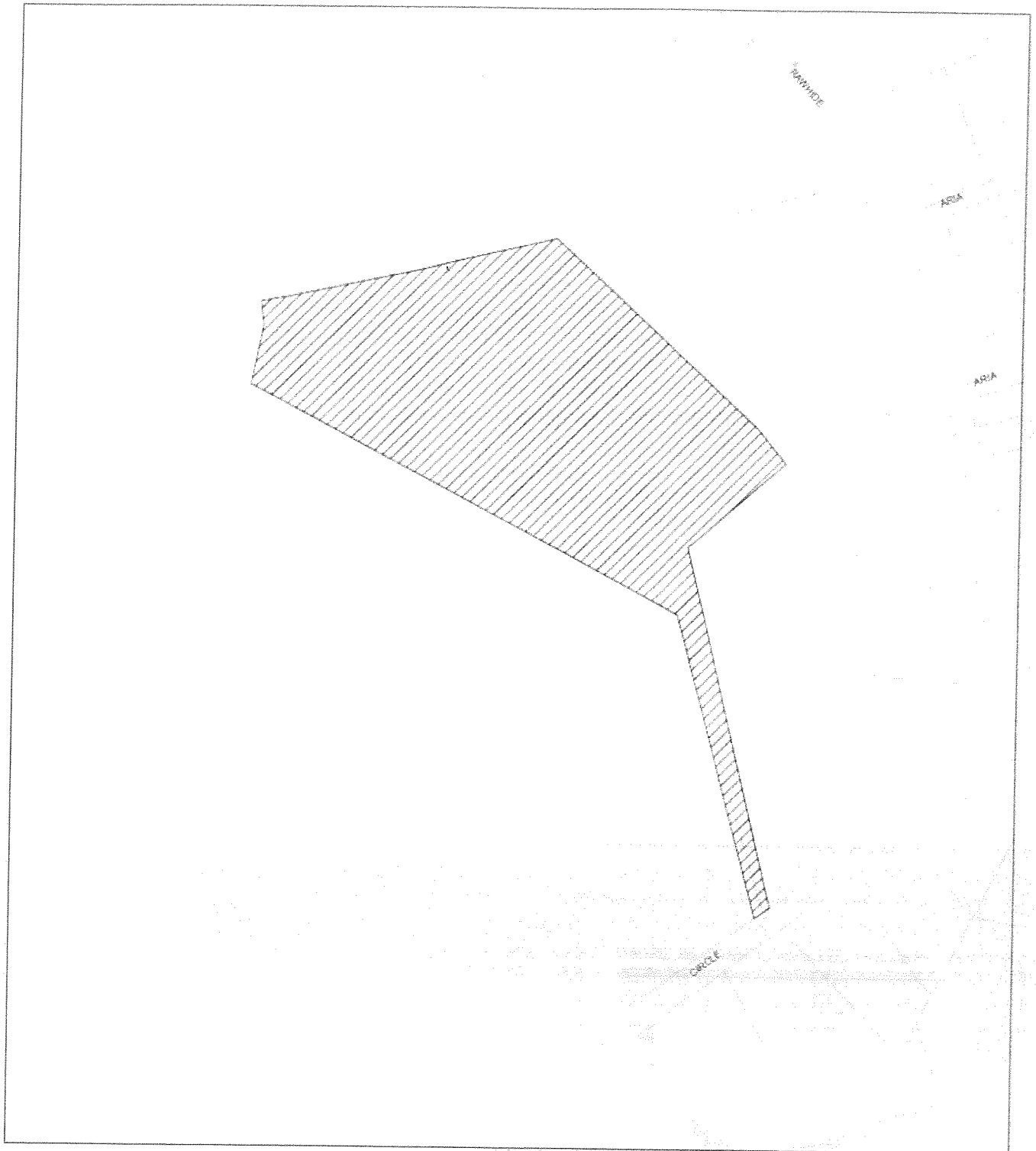
ZONING AND PLATTING ACTION:

CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767

Single Office Reviewer: Sue Welch
E-mail: Sue.Welch@traviscountytexas.gov

PHONE: 512-854-7637



 Subject Tract
 Base Map

CASE#: C8J-2018-0078
 LOCATION: 10304 Circle Drive



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

Jamison Civil Engineering LLC

TBPE #F-17756
 13812 Research Blvd. #B-2
 Austin, Texas 78750

JCE

Office: (737) 484-0880
 Fax: (737) 484-0897
 E-Mail: steve@jamisoneng.com

June 6, 2019

City of Austin Development Services Department
 505 Barton Springs Road
 Austin, Texas 78754

**Re: Preserve at Oak Hill (C8J-2017-0040) - (W/R C8J-2017-0040)
 Request for Variance from LDC Section 30-2-34 - Original Tract Requirement**

The Preserve at Oak Hill Preliminary Plan is a 30.81-acre tract of land located at 10304 Circle Drive, Austin, TX 78736, (south of Rawhide Trail). The proposed subdivision includes: 17 Single Family Lots; 1 Access and P.U.E. Lot (Private Street) & 1 Drainage Lot. This project is currently in the City of Austin 2-Mile E.T.J. and Travis County.

We are formally requesting a variance from LDC Section 30-2-34, for Original Tract Requirement – for the +/- 2.04-acre tract that is no longer a portion of this proposed subdivision.

Justification

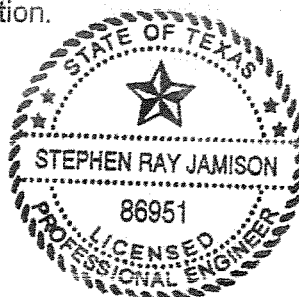
1. The tract in question is +/- 2.04 acres, deeded to the adjacent neighbor, **George Launey**, per the attached recorded Deed Document Number 2018071362.
2. This tract was sold to the adjacent neighbor as part of negotiations for the proposed Preserve at Oak Hill Subdivision – to serve as a 100' buffer from Mr. Launey's property.
3. The tract has legal access to the +/- 50 foot wide public D. Morgan Road right of way via a 1.11-acre, 30 foot wide right of way, **owned by George Launey**, per the attached recorded Deed Document Number 2014020459.
4. The certified letter that was sent to Mr. Launey, per Balance of Tract procedure, is attached.

Your consideration of this request is appreciated. Please give me a call if you have any questions or need additional information.

Sincerely,



Stephen R. Jamison, P.E.
 Jamison Civil Engineering LLC
 TBPE #F-17756



06/06/2019

PRELIMINARY PLAN
FOR
PRESERVE AT OAK HILL
10304 CIRCLE DR.
AUSTIN, TEXAS 78736

03/02/2017

PRELIMINARY PLAN PREPARATION DATE

04/10/2017

PRELIMINARY PLAN APPLICATION SUBMITTAL DATE

OWNER: JOHN C. KUHN
103040 CIRCLE DRIVE
AUSTIN, TX 78736

DEVELOPER: ALL POINTS CONSTRUCTION
CONTACT: ADRIAN DE LEON
4401 WALLING FORGE
AUSTIN, TX 78727
(512) 659-0567

ENGINEER: JAMISON CIVIL ENGINEERING LLC
CONTACT: STEVE JAMISON
13812 RESEARCH BLVD #B-2
AUSTIN, TEXAS 78750
(737) 484-0880

SURVEYOR: BASELINE LAND SURVEYORS, INC.
CONTACT: BRUCE BRYAN
6331 CROSS CREEK DRIVE
AUSTIN, TEXAS 78754
(512) 374-9722

LEGAL DESCRIPTION:

30.81 AC. OF J.R. KURGAN SURVEY NO. 56, ABSTRACT NO. 2564
DOUGLAS & NEIGHBORHOOD TRACTS COUNTY TEXAS AND INCORPORATED AREAS DATED SEPTEMBER 26, 2008

JURISDICTION:

C.O.A. 2 MILE E.T. / TRAVIS COUNTY

WATERSHED:

BARTON CREEK (BARTON SPRINGS ZONE)

FEMA NOTE:

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN FROM MAP NO. 845320416H, 464532042H,
464532043H & 464532044H TRAVIS COUNTY TEXAS AND INCORPORATED AREAS DATED SEPTEMBER 26, 2008

VARIANCES / VARIATIONS:

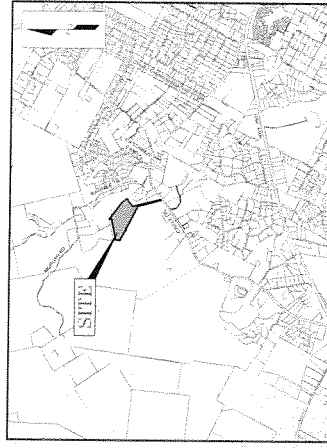
- A VARIANCE TO SECTION 92.3-151 (FROM 1.5 TO 2) OF THE LAND DEVELOPMENT CODE (FOR CUL-DE-SAC AND SINGLE
OUTLET STREETS WITH LENGTHS EXCEEDING 2,000 FEET), WAS GRANTED BY THE TRAVIS COUNTY COMMISSIONER'S
COURT ON _____ (DATE)
- A VARIANCE TO SECTION 92.2-153 OF THE LAND DEVELOPMENT CODE (FOR BLOCK LENGTHS EXCEEDING 1,200 FEET).
WAS ADMINISTRATIVELY APPROVED ON _____ (DATE)
- A VARIANCE TO SECTION 92.2-159 OF THE LAND DEVELOPMENT CODE (FOR PRIVATE STREETS IN A NEW
SUBDIVISION) WAS GRANTED BY THE TRAVIS COUNTY COMMISSIONER'S COURT ON _____ (DATE)
- A VARIANCE TO SECTION 92.3-181 OF THE LAND DEVELOPMENT CODE (FOR SEGVHWA INSTALLATION IN
SUBDIVISIONS) WAS GRANTED BY THE TRAVIS COUNTY COMMISSIONER'S COURT ON _____ (DATE)

GENERAL NOTES:

- THIS PROJECT IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.
- THIS PROJECT IS SUBJECT TO THE VSD AND WATER FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL
CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL).
- SLOPES IN EXCESS OF 15% EXIST ON LOTS 116 & 119. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND
DEVELOPMENT CODE.
- THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTI-FAMILY, OR SINGLE-FAMILY RESIDENTIAL LOT THAT MAY BE
SET ASIDE AS TURF OR LANDSCAPED IS 15%. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000
SQUARE FEET OF TURF OR LANDSCAPED AREA. TURF OR LANDSCAPED AREAS OF AREAS RESTORED TO NATURAL
COLLECTIONS SHALL NOT BE CONSIDERED LANDSCAPED OR TURF.
- ALL UNITS SHALL BE EQUIPPED WITH AN APPROVED VFA 150 SPRINKLER SYSTEM.

REVISIONS/CORRECTIONS				
NO.	DESCRIPTION	REVISION NUMBER	DATE	APPROPRIATE

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1. COVER SHEET
 2. GENERAL NOTES
 3. PRELIMINARY PLAN



LOCATION MAP
1113
MAY 2010
MAY 2010
MAY 2010

PRESERVE AT OAK HILL
COVER SHEET
10304 CIRCLE DR.
AUSTIN, TX. 78736



Job No.	
Scale (Feet)	
Checked By	SRJ
Drawn By	
Date	
Revision 1	
Revision 2	
Revision 3	

SHEET
01 of 03

4 of 6

JAMISON CIVIL ENGINEERING LLC
(TX) PE FIRM REG. #F-17756
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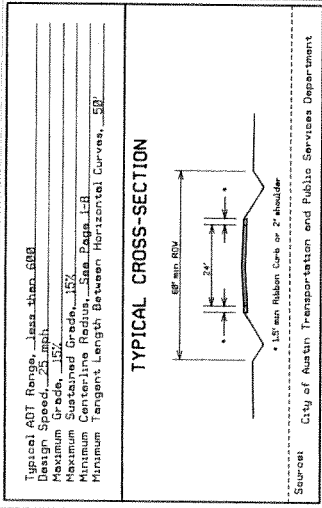
JCE

NOTES

1. THE SUBDIVISION WILL BE CONSTRUCTED TO COMPLY WITH THE CITY OF AUSTIN, TEXAS, STANDARD SPECIFICATIONS FOR HIGHWAYS, 2014 EDITION, AND THE CITY OF AUSTIN, TEXAS, STANDARD SPECIFICATIONS FOR UTILITIES, 2014 EDITION.
2. ALL UTILITIES IN THIS SUBDIVISION SHALL BE SHOWN ON STANDARD PLANS AND SHALL BE CONSTRUCTED TO COMPLY WITH THE CITY OF AUSTIN, TEXAS, STANDARD SPECIFICATIONS FOR UTILITIES, 2014 EDITION.
3. PROPERTY OWNER SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES.
4. ALL UTILITIES SHALL BE MAINTAINED AND REPAIRED BY THE CITY OF AUSTIN, TEXAS, STANDARD SPECIFICATIONS FOR UTILITIES, 2014 EDITION.
5. THE OWNER OF THE SUBDIVISION SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES.
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18. WATER SERVICE SHALL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTPA).
19. WASTEWATER SERVICE SHALL BE PROVIDED BY WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTPA).
20. ELECTRIC SERVICE WILL BE PROVIDED BY PEC.
21. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
22. THIS PROJECT IS LOCATED IN THE CITY OF AUSTIN, TEXAS, STANDARD SPECIFICATIONS FOR UTILITIES, 2014 EDITION.
23. PROPERTY OWNER SHALL MAINTAIN ACCESS TO ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL UTILITIES.
24. ANY NECESSARY ELECTRICAL REVISIONS WILL BE PROVIDED BY THE FINAL PLAT APPLICATION.
25. THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTIFAMILY, OR SINGLE-FAMILY DEVELOPMENT LOT MUST BE MAINTAINED AS OPEN SPACE. OPEN SPACE SHALL BE MAINTAINED AS OPEN SPACE AND SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH THE NATURAL CHARACTER OF THE LOT. OPEN SPACE SHALL BE MAINTAINED AS OPEN SPACE AND SHALL BE RESTRICTED TO USES THAT ARE COMPATIBLE WITH THE NATURAL CHARACTER OF THE LOT.
26. THIS PROJECT IS SUBJECT TO THE VAD AND WATER FLOW VARIATION RULE (CITY OF AUSTIN, TEXAS, STANDARD SPECIFICATIONS FOR UTILITIES, 2014 EDITION).
27. SUPPLY IN EXCESS OF THE DESIGN FLOW IS NOT REQUIRED FOR THIS PROJECT.
28. STANDARD STREET NAME SHALL BE PROVIDED BY THE FINAL PLAT APPLICATION.
29. THE PROPERTY OF A LOT, INCLUDING ANY FEATURES ON OR NEAR A PROPERTY, MAY AFFECT THE DEVELOPMENT OF THE LOT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL FEATURES ON OR NEAR A PROPERTY.
30. EACH LOT MUST HAVE A SEPARATE WATER UTILITY CONNECTION AND NOT EXCEED THE MAXIMUM ALLOWED LOT SIZE. THE LANDOWNER AT THE TIME OF CONSTRUCTION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL FEATURES ON OR NEAR A PROPERTY.
31. A MAXIMUM LOT SIZE OF 100,000 SQ. FT. IS REQUIRED FOR THIS PROJECT.
32. LOTS 18 & 19, BLOCK A WILL BE ORIGINALLY LOTS 18 & 19. CONSTRUCTION ON LOTS IS LIMITED TO THE LOT DEVELOPMENT CODE.
33. LOT 17, BLOCK A, WILL BE ORIGINALLY LOT 17. CONSTRUCTION ON LOT 17 IS LIMITED TO THE LOT DEVELOPMENT CODE.
34. LOT 16, BLOCK A, WILL BE ORIGINALLY LOT 16. CONSTRUCTION ON LOT 16 IS LIMITED TO THE LOT DEVELOPMENT CODE.
35. ALL SHARPE FARMERS ON RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE PROPERTY OWNER.
36. PARKLAND RELOCATION IS REQUIRED FOR AUSTIN CITY CODE, TITLE 26, SECTION 26.04.01. THE FIRST FINAL PLAT IN THIS SUBDIVISION, TRANS COUNTY IS THE SERVICE PROVIDER.
37. ALL PRIVATE STREETS SHOWN HEREON (KUHNS 2009) AND ANY SECURITY CARS OR VEHICLES CONSIDERING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE TRANS COUNTY LANDOWNER.
38. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN, TEXAS, STANDARD SPECIFICATIONS FOR UTILITIES, 2014 EDITION.
39. ALL UTILITIES SHALL BE EQUIPPED WITH AN APPROVED WPA 130 SPRINKLER SYSTEM.

*FROM KUHNS DRIVE STA. 13+73 TO STA. 23+57 (END AT CUL-DE-SAC)



PRESERVE AT OAK HILL
GENERAL NOTES
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AUSTIN, TX. 78736

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Job No.	Scale (Hor.)	Checked By	Drawn By
Revision 1	Revision 2	Revision 3	Revision 4
Date	Scale (Ver.)	Checked By	Drawn By
Revision 1	Revision 2	Revision 3	Revision 4
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