

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2018-0208.1A**COMMISSION DATE:** July 20, 2021**SUBDIVISION NAME:** Live Oak Springs**ADDRESS:** 9406 Morninghill Drive**APPLICANT:** Artek Investments (David Knapp)**AGENT:** Civil Insite, LLC (Gregg Andrulis)**ZONING:** N/A**NEIGHBORHOOD PLAN:** N/A**AREA:** 51 acres**LOTS:** 32**COUNTY:** Travis**DISTRICT:** N/A**WATERSHED:** Slaughter Creek**JURISDICTION:** ETJ**SIDEWALKS:** Sidewalks will be constructed along internal streets.**VARIANCE:** A variance to LDC 25-8-641 (heritage tree removal) is required, but was not submitted.**DEPARTMENT COMMENTS:**

The request is for the approval of a final plat out of an approved preliminary plan, consisting of 30 single-family lots, 2 open space/drainage lots, and public right-of-way on 51 acres.

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with 30-2-84(B). The conditions include correcting the floodplain note and updating the engineer's report, updating plat notes, payment of parkland fees, adding signatures, and posting fiscal. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated July 14, 2021, and attached as Exhibit C.

CASE MANAGER: Jennifer Bennett**PHONE:** 512-974-9002**E-mail:** jennifer.bennett-reumuth@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated July 14, 2021

LIVE OAK SPRINGS



LOCATION MAP



CIVIL INSITE, LLC

CONSULTING ENGINEERS

12600 HILL COUNTRY BLVD, SUITE R-275

AUSTIN, TX 78738

512.820.0643

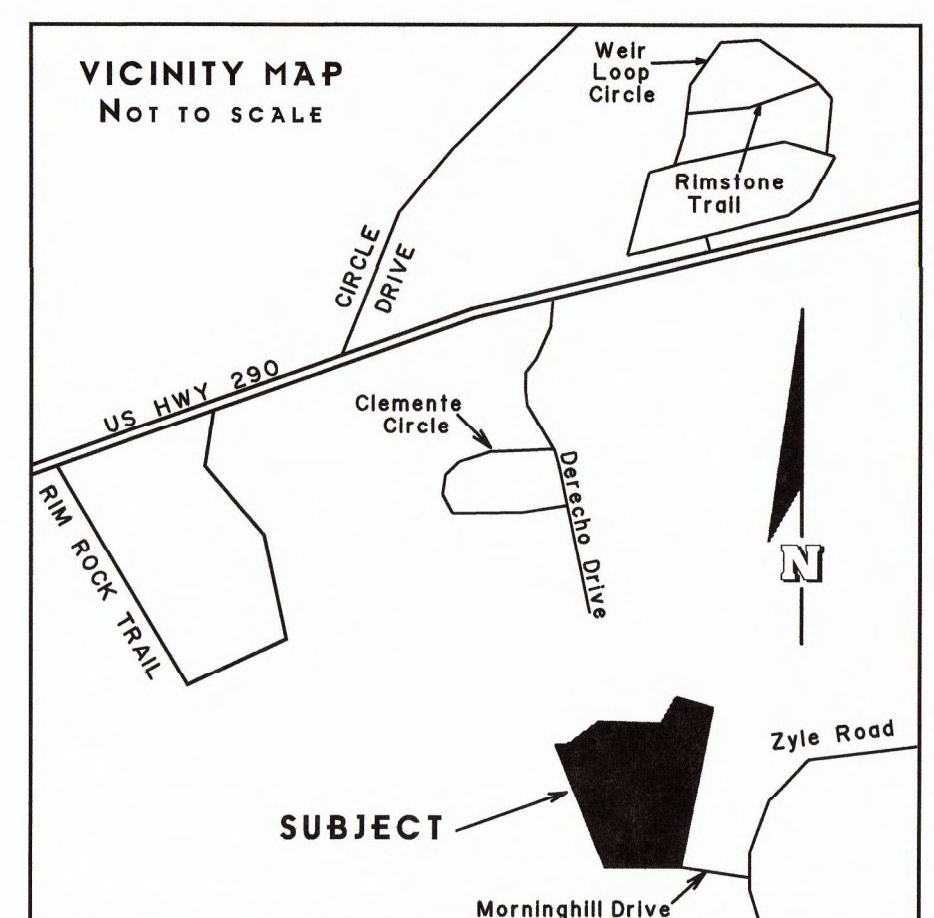
FIRM REGISTRATION NO. F-19483

1" = 3000'

LIVE OAK SPRINGS

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME,
YOU SHOULD DETERMINE WHETHER IT IS
INSIDE OR OUTSIDE THE CITY LIMITS.
DEPENDING ON STATE LAW AND OTHER
FACTORS, LAND OUTSIDE THE CITY
LIMITS MAY BE SUBJECT TO FEWER
LOCAL GOVERNMENT CONTROLS OVER
THE DEVELOPMENT AND USE OF LAND
THAN INSIDE THE CITY LIMITS.
BECAUSE OF THIS, LOCAL GOVERNMENT
MAY NOT BE ABLE TO RESTRICT THE
NATURE OR EXTENT OF DEVELOPMENT
NEAR THE LOT OR HOME NOR PROHIBIT
NEARBY LAND USES THAT ARE
INCOMPATIBLE WITH A
RESIDENTIAL NEIGHBORHOOD.
THIS CAN AFFECT THE VALUE
OF YOUR PROPERTY.



TRAVIS COUNTY REQUIRES THIS NOTICE
TO BE PLACED ON SUBDIVISION PLATS.
IT IS NOT A STATEMENT OR REPRESENTATION
OF THE OWNER OF THE PROPERTY, THE
SUBDIVIDER, OR THEIR REPRESENTATIVES.

