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SUBDIVISION REVIEW SHEET

CASE NO: C8J-2010-0058

ZAP DATE: March 15, 2011

SUBDIVISION NAME: Pearson Ranch Preliminary Plan

AREA: 347.13 Acres

LOTS: 13

APPLICANT: Round Rock ISD and Joe England

AGENT: Cunningham Allen Inc.
(Jana Rice)

ADDRESS OF SUBDIVISION: 14806 N FM 620 RD

GRIDS: H41

COUNTY: Williamson

WATERSHED: South Brushy Creek & Lake Creek **JURISDICTION:** 2-mile ETJ

PROPOSED LAND USE: Middle School, High School, Church, Single-Family condo (146 units or 3.50 du/ac), Multi-Family (799 units or 12.12 du/ac), commercial, drainage/open space/landscape and ROW.

VARIANCES: None

SIDEWALKS: Sidewalks will be provided.

DEPARTMENT COMMENTS:

The request is for approval of the Pearson Ranch Preliminary Plan. The plan is composed of 13 lots on 347.13 acres.

STAFF RECOMMENDATION:

The staff recommends approval of the Pearson Ranch Preliminary Plan. The plan now meets all applicable State and City of Austin LDC requirements.

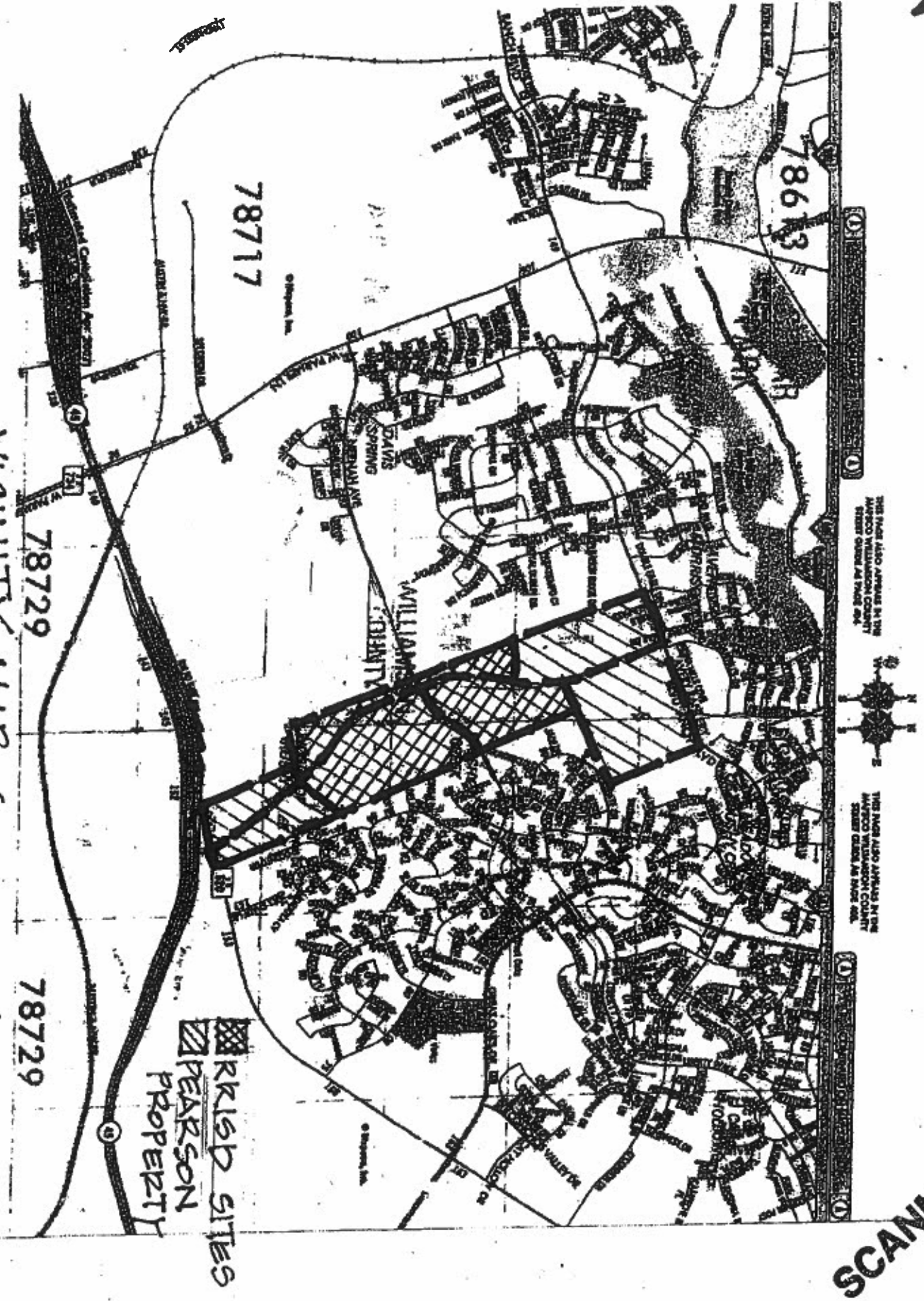
ZAP COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 974-6455

19 1/2

VICINITY MAP (NOT TO SCALE)



SCANNED



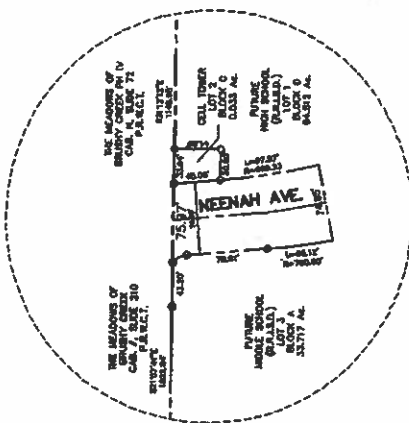
PEARLSON RANCH PRELIMINARY PLAN

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III CAUTION III
 EXISTING CONDITIONS UTILIZED IN PREPARING THIS PRELIMINARY PLAN. THE CITY OF CHICAGO DOES NOT WARRANT THE ACCURACY OF THIS PRELIMINARY PLAN.

III WARNING III
 THE PRELIMINARY PLAN IS FOR THE CITY OF CHICAGO'S USE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE CITY OF CHICAGO DOES NOT WARRANT THE ACCURACY OF THIS PRELIMINARY PLAN.



88-2010-0038

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8J-2010-0058

Contact: David Wahlgren, 512-974-6455 or

Elsa Garza, 512-974-2308

Public Hearing: March 15, 2011, Zoning & Platting Commission

ROBERT HILTON

Your Name (please print)

9420 US1 ANNE DR AUSTIN, TX

Your address(es) affected by this application

Robert Hilton

Signature

3-5-11

Date

Daytime Telephone:

Comments: OUR PROPERTY VALUES

IN AVERY ARE ALL READY

DROPPING. WHY WOULD WE WANT

MORE HOMES AND MORE PEOPLE

LIVING FOR THE SAME

AMENITIES WHEN THEY HAVE NOT

PAID THE PRICE TO LIVE IN AVERY.

IT IS A POOR MANS AVERY LIFESTYLE

If you use this form to comment, it may be returned to: CUT OFF

City of Austin - Planning & Development Review Dept. 4th Floor

David Wahlgren

P. O. Box 1088

Austin, TX 78767-8810

5/15 DIRECT AVE

TO AVERY BL

THIS DEVELOPER IS TRYING

TO PASS OFF THIS FAKE

AS AVERY RANCH. TAKE