

**SUBDIVISION REVIEW SHEET**

C1/1

**CASE NO.:** C8J-2011-0065.2A

**Z.A.P. DATE:** February 5, 2013

**SUBDIVISION NAME:** Avana Phase 1, Section 2

**AREA:** 47.41 acres

**LOT(S):** 117

**OWNER/APPLICANT:** Standard Pacific of Texas Inc.  
(John Bohnen)

**AGENT:** LJA Eng. & Surveying, Inc  
(John Clark)

**ADDRESS OF SUBDIVISION:** Escarpment Blvd

**GRIDS:** A14

**COUNTY:** Travis, Hays

**WATERSHED:** Bear Creek,  
Slaughter Creek

**JURISDICTION:** Full Purpose,  
Limited Purpose

**EXISTING ZONING:** SF-2

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** Single Family; Amenity; DRAIN/WQ/PUE, Landscape/PUE, ROW

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Avana Phase 1, Section 2. The proposed final plat out of an approved preliminary plan is composed of 117 lots for proposed single-family use and associated right-of-way on 47.41 acres. The proposed lot breakdown includes 113 single-family lots, 3 drainage/water quality/p.u.e. lot and an amenity lot. Water and wastewater service will be provided by Mid-Tex and the PEC will provide electric service. The developer will be responsible for all costs associated with any required improvements. Parkland dedication requirements have been satisfied by dedication of land with previous subdivisions.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

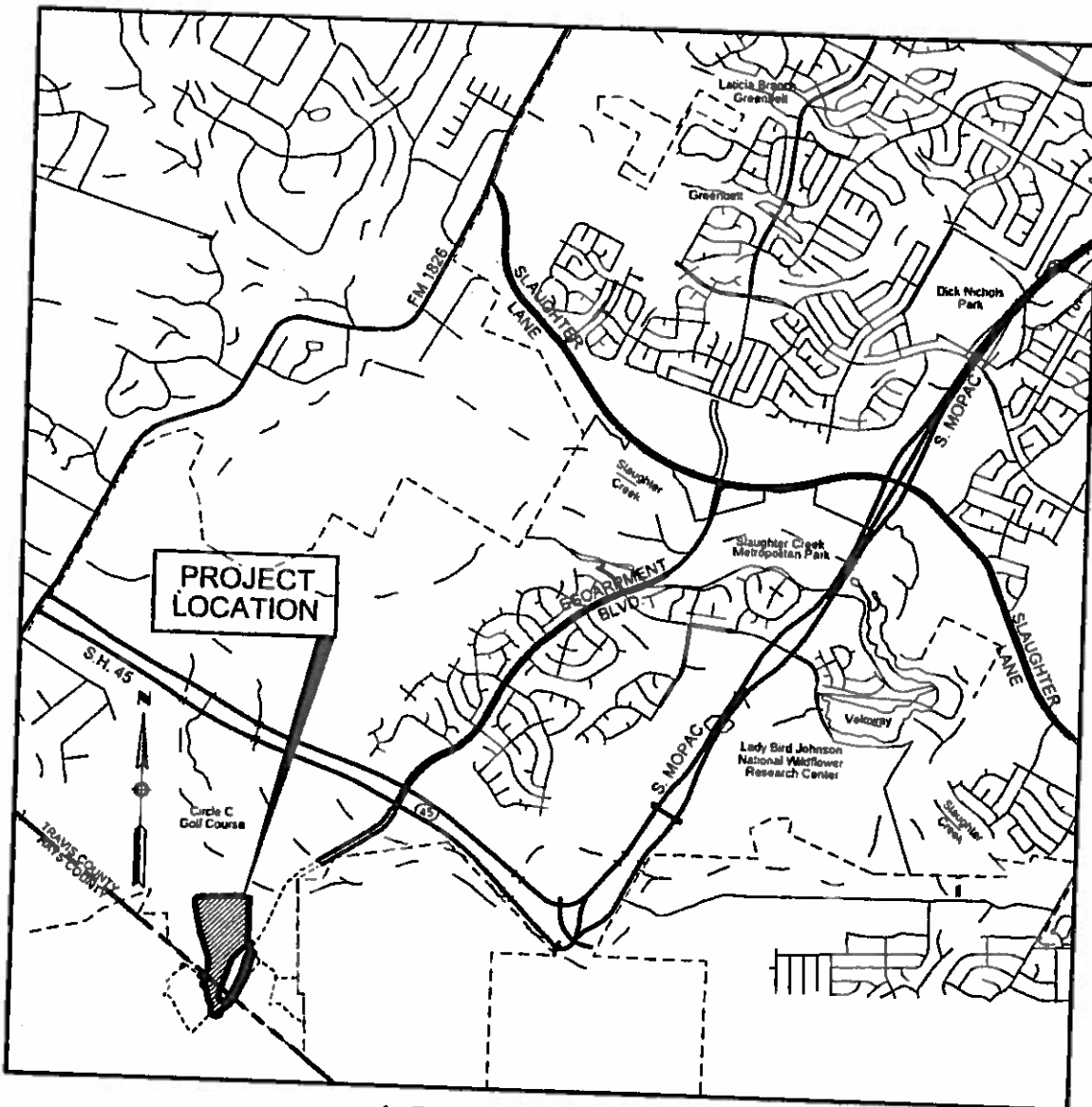
**ZONING AND PLATTING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

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

**PHONE:** 974-2786

CM/2



## LOCATION MAP

(N.T.S.)

CITY OF AUSTIN GRID NUMBER A14

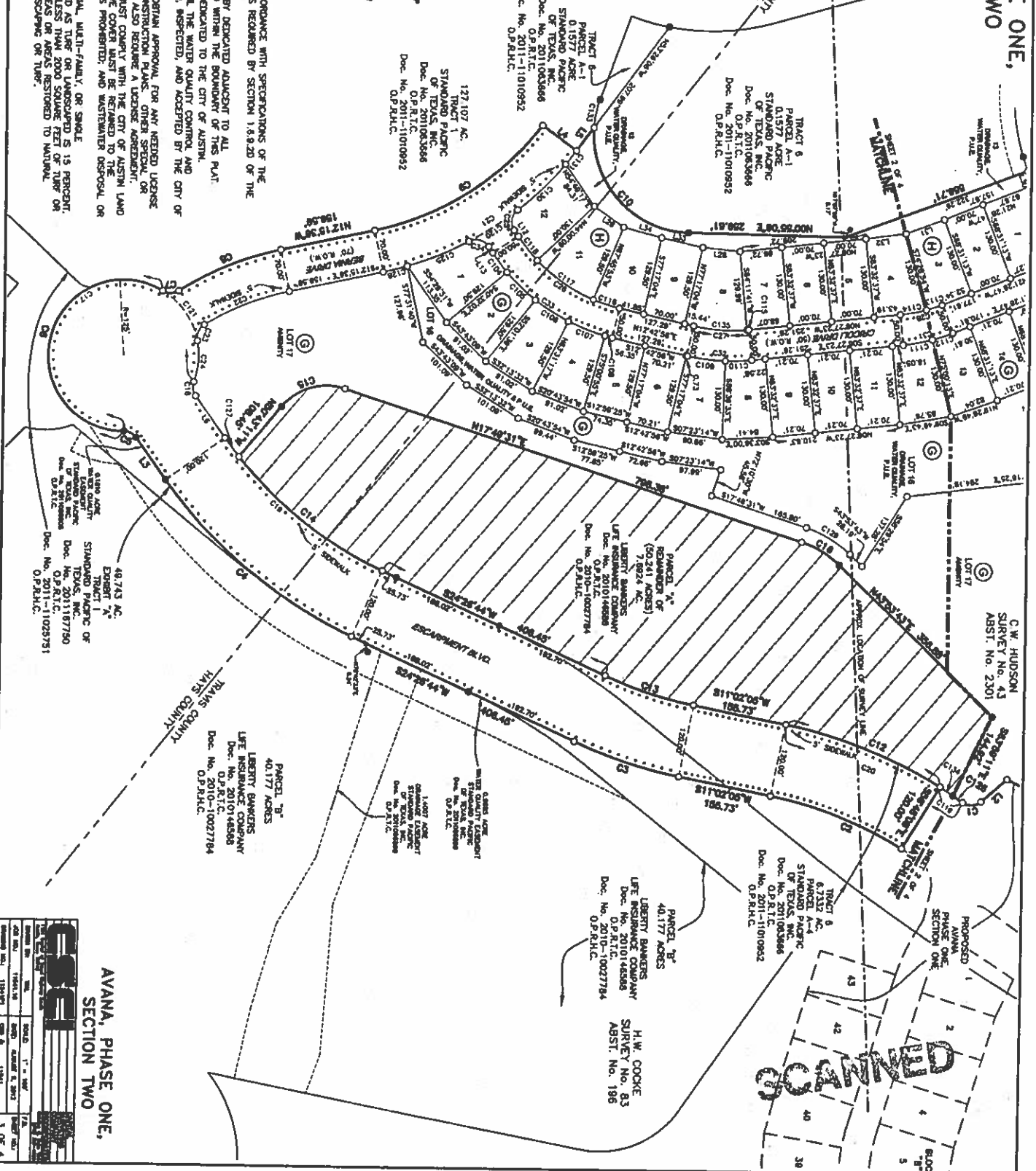
MAPSCO PAGE #671

$C_1/3$



LEGEND	
AA	ARMED AND DANGEROUS
BB	CRIMINAL RECORDS
CC	CIVILIAN, PLACED RECORDS
DD	CRIMINAL RECORDS, HIGH CRIMES
EE	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
FF	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
GG	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
HH	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
II	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
JJ	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
KK	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
LL	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
MM	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
NN	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
OO	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
PP	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
QQ	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
RR	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
SS	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
TT	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
UU	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
VV	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
WW	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
XX	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
YY	CRIMINAL RECORDS, TRAFFIC VIOLATIONS
ZZ	CRIMINAL RECORDS, TRAFFIC VIOLATIONS

26. THE USE OF PESTICIDES WILL BE IN ACCORDANCE WITH SPECIFICATIONS OF THE INTEGRATED PEST MANAGEMENT (IPM) PLAN AS REQUIRED BY SECTION 1.6.9.20 OF THE ENVIRONMENTAL ORDERING MANUAL (EOM).
27. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DECEASED ADJACENT TO ALL RIGHT-OF-WAY FOR THE ROADWAYS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT.
28. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
29. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
30. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY METHOD LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SEWER HANDLING AND TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
31. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM DEGREE PRACTICABLE. CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR REUSE IS PROHIBITED.
32. THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTI-FAMILY, OR SINGLE FAMILIAR/DETACHED LOT THAT MAY BE ESTABLISHED AS TREE OR LANDSCAPE IS 15 PERCENT. LANDSCAPE AREAS SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TREE OR LANDSCAPE. LANDSCAPE SHALL NOT BE CONSIDERED LANDSCAPE OR TREE.



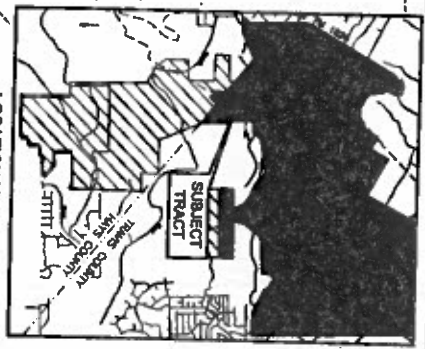
**AVANA, PHASE ONE,  
SECTION TWO**

127.107 AC. - TRACT 1  
OF TEXAS, INC.  
Doc. No. 2011083866  
O.P.R.H.C.  
Doc. No. 2011-11010952  
O.P.R.H.C.

127.107 AC. - TRACT 1  
OF TEXAS, INC.  
Doc. No. 2011083866  
O.P.R.H.C.  
Doc. No. 2011-11010952  
O.P.R.H.C.

127.107 AC. - TRACT 1  
OF TEXAS, INC.  
Doc. No. 2011083866  
O.P.R.H.C.  
Doc. No. 2011-11010952  
O.P.R.H.C.

# AVANA, PHASE ONE, SECTION TWO



## LEGEND

- TRACT 8
- TRACT 9
- TRACT 10
- TRACT 11
- TRACT 12
- TRACT 13
- TRACT 14
- TRACT 15
- TRACT 16
- TRACT 17
- TRACT 18
- TRACT 19
- TRACT 20
- TRACT 21
- TRACT 22
- TRACT 23
- TRACT 24
- TRACT 25
- TRACT 26
- TRACT 27
- TRACT 28
- TRACT 29
- TRACT 30
- TRACT 31
- TRACT 32
- TRACT 33
- TRACT 34
- TRACT 35
- TRACT 36
- TRACT 37
- TRACT 38
- TRACT 39
- TRACT 40
- TRACT 41
- TRACT 42
- TRACT 43
- TRACT 44
- TRACT 45
- TRACT 46
- TRACT 47
- TRACT 48
- TRACT 49
- TRACT 50
- TRACT 51
- TRACT 52
- TRACT 53
- TRACT 54
- TRACT 55
- TRACT 56
- TRACT 57
- TRACT 58
- TRACT 59
- TRACT 60
- TRACT 61
- TRACT 62
- TRACT 63
- TRACT 64
- TRACT 65
- TRACT 66
- TRACT 67
- TRACT 68
- TRACT 69
- TRACT 70
- TRACT 71
- TRACT 72
- TRACT 73
- TRACT 74
- TRACT 75
- TRACT 76
- TRACT 77
- TRACT 78
- TRACT 79
- TRACT 80
- TRACT 81
- TRACT 82
- TRACT 83
- TRACT 84
- TRACT 85
- TRACT 86
- TRACT 87
- TRACT 88
- TRACT 89
- TRACT 90
- TRACT 91
- TRACT 92
- TRACT 93
- TRACT 94
- TRACT 95
- TRACT 96
- TRACT 97
- TRACT 98
- TRACT 99
- TRACT 100
- TRACT 101
- TRACT 102
- TRACT 103
- TRACT 104
- TRACT 105
- TRACT 106
- TRACT 107
- TRACT 108
- TRACT 109
- TRACT 110
- TRACT 111
- TRACT 112
- TRACT 113
- TRACT 114
- TRACT 115
- TRACT 116
- TRACT 117
- TRACT 118
- TRACT 119
- TRACT 120
- TRACT 121
- TRACT 122
- TRACT 123
- TRACT 124
- TRACT 125
- TRACT 126
- TRACT 127
- TRACT 128
- TRACT 129
- TRACT 130
- TRACT 131
- TRACT 132
- TRACT 133
- TRACT 134
- TRACT 135
- TRACT 136
- TRACT 137
- TRACT 138
- TRACT 139
- TRACT 140
- TRACT 141
- TRACT 142
- TRACT 143
- TRACT 144
- TRACT 145
- TRACT 146
- TRACT 147
- TRACT 148
- TRACT 149
- TRACT 150
- TRACT 151
- TRACT 152
- TRACT 153
- TRACT 154
- TRACT 155
- TRACT 156
- TRACT 157
- TRACT 158
- TRACT 159
- TRACT 160
- TRACT 161
- TRACT 162
- TRACT 163
- TRACT 164
- TRACT 165
- TRACT 166
- TRACT 167
- TRACT 168
- TRACT 169
- TRACT 170
- TRACT 171
- TRACT 172
- TRACT 173
- TRACT 174
- TRACT 175
- TRACT 176
- TRACT 177
- TRACT 178
- TRACT 179
- TRACT 180
- TRACT 181
- TRACT 182
- TRACT 183
- TRACT 184
- TRACT 185
- TRACT 186
- TRACT 187
- TRACT 188
- TRACT 189
- TRACT 190
- TRACT 191
- TRACT 192
- TRACT 193
- TRACT 194
- TRACT 195
- TRACT 196
- TRACT 197
- TRACT 198
- TRACT 199
- TRACT 200

## AVANA, PHASE ONE, SECTION TWO

ES&I

Engineering, Surveying & Inspection, Inc.

11515 N. 19th Ave., Suite 100  
Phoenix, AZ 85021

Phone: (602) 998-1111  
Fax: (602) 998-1112  
Email: info@esi-inc.com