

C10/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0022

P.C. DATE: August 20, 2013

SUBDIVISION NAME: Circle C Ranch Tract 8A-Preliminary Plan

AREA: 18.3325

LOT(S): 38

OWNER/APPLICANT: Standard Pacific Homes
(Jay Byler)

AGENT: LJA Engineering &
Surveying, Inc.
(John A. Clark)

ADDRESS OF SUBDIVISION: SH45 EB

GRIDS: A15

COUNTY: Travis

WATERSHED: Slaughter Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: N/A

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: SF, ROW, Street & Drainage

ADMINISTRATIVE WAIVERS:

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 Circle C Ranch Tract 8A-Preliminary plan. The proposed plat is composed of 36 single-family lots and associated right-of-way on 18.3325 acres. In addition, there are 2 drainage and water quality easement lots. The proposed lots will take access from existing Escarpment Blvd. The plan is subject to and has been reviewed under the Bradley Parties Settlement Agreement. Water and wastewater service will be provided by the City of Austin. Electric Service will be provided by the Pedernales Electric Co-Op. Parkland dedication requirements have been satisfied by a previous dedication of land. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the preliminary plan. The plan meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

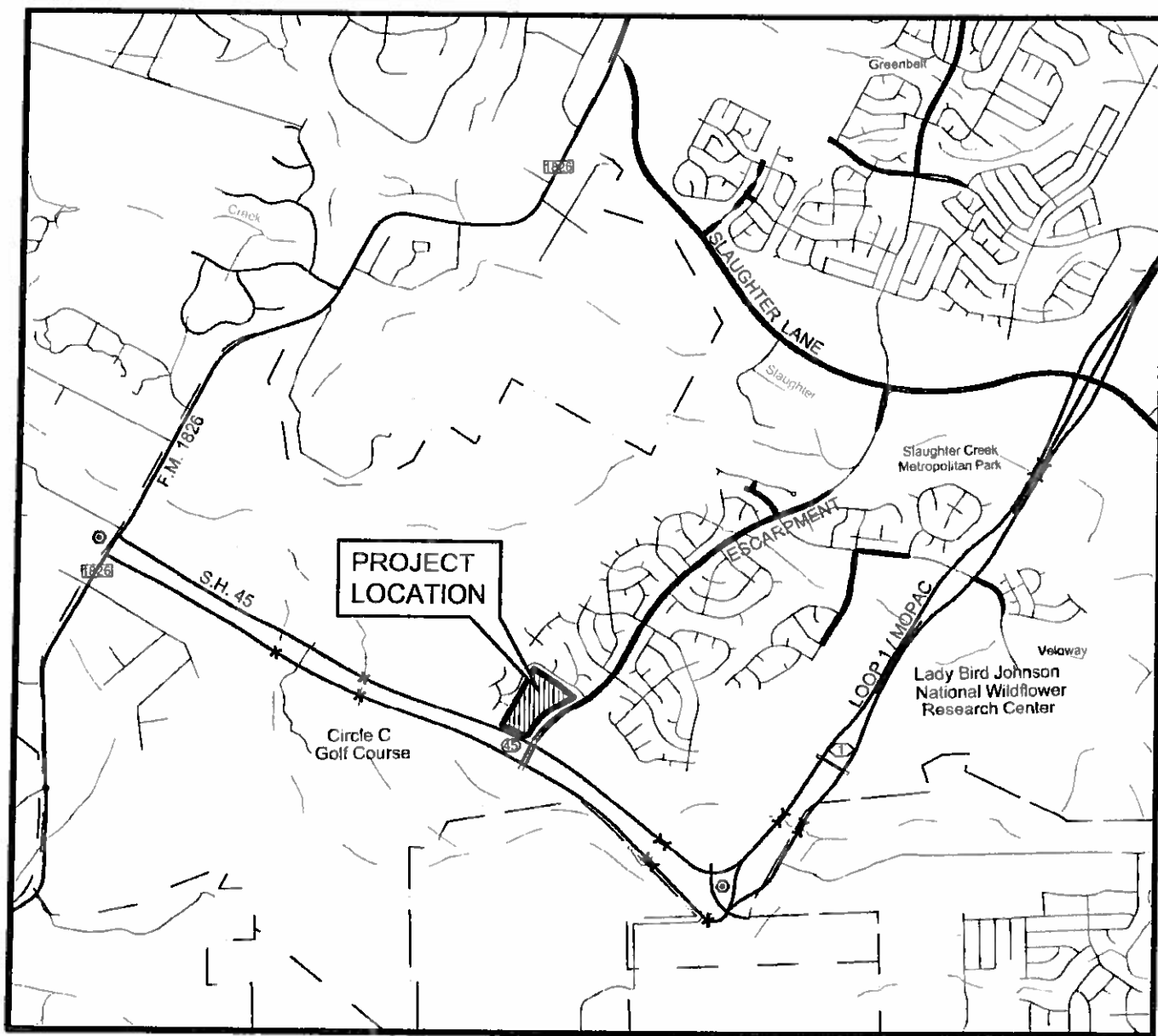
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C10/2

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LOCATION MAP
(N.T.S.)

SCANNED

