

SUBDIVISION REVIEW SHEET

C9

CASE NO.: C8-2013-0032

ZAP DATE: August 20, 2013

SUBDIVISION NAME: Retreat at Tech Ridge preliminary Plan

AREA: 56.49

LOT(S): 232

OWNER/APPLICANT: Oertli Family Partnership
(Robin Elaine Oertli Heine)
(Brenda Lee Oertli)
(Joy Lyn Offield)
(Linda Oertli)

AGENT: KB Home Lone Star, LP
(John Zinsmeyer)

ADDRESS OF SUBDIVISION: 12422 Dessau Road

GRIDS: MN33

COUNTY: Travis

WATERSHED: Harris Branch, Walnut Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: PUD-RET, PUD-SF

MUD: N/A

PROPOSED LAND USE: Single-family residential, (small lot)

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 Retreat at Tech Ridge preliminary plan. The project site consists of 230 small-lot single-family home sites, associated right-of-way and open space/landscape lots on 56.5 acres. The plan proposes a density of 4.07 lots per acre. The lots will take access via an internal street network via Dessau Road. Currently, there is an approved preliminary plan covering this tract and the approved preliminary plan will be withdrawn contemporaneously with the approval of this new preliminary. Water, wastewater and electric will be provided by the City of Austin. Parkland dedication requirements must be satisfied at time of final platting. The developer will be responsible for all costs associated with any required improvements.

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

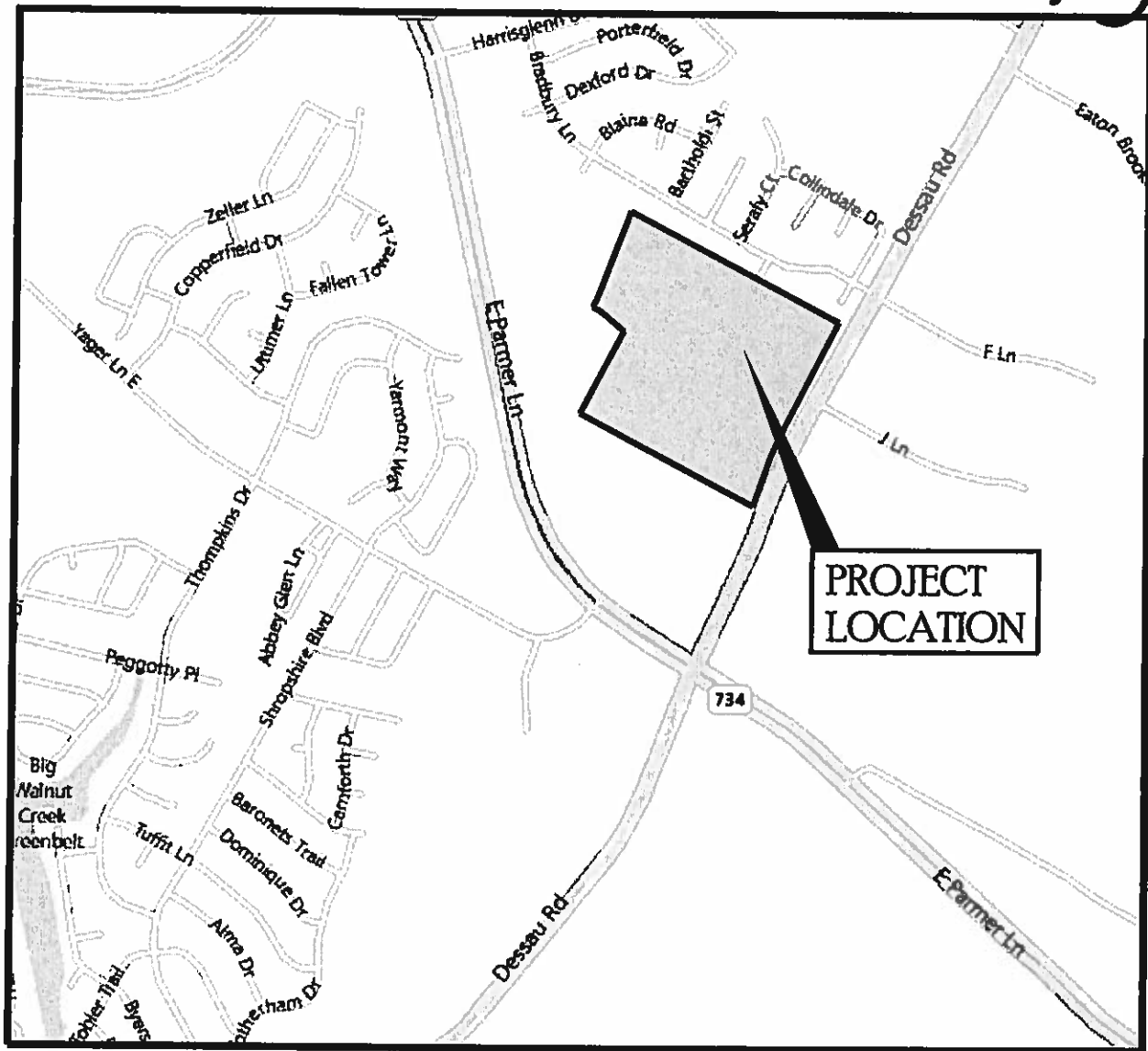
ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman
E-MAIL: don.perryman@austintexas.gov

PHONE: 512-974-2786

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RETREAT AT TECH RIDGE LOCATION MAP

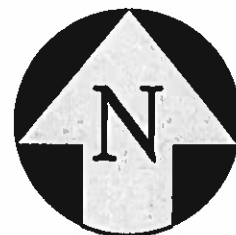


LONGARO & CLARKE
Consulting Engineers

Land Development • Stormwater Management • Water Resources

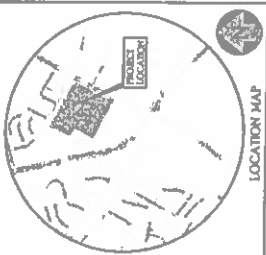
3839 Bee Cave Road • Suite 150 • Austin, Texas 78746

(512) 306-0228 ~ www.LongaroClarke.com ~ TBPE Reg. No. F-544



SCANNED

RETREAT AT TECH RIDGE



OWNER:
GERTLI FAMILY
PARTNERSHIP LP ETAL
PO BOX 807
PLACERVILLE, TX 76786-0807

DEVELOPER:
KB HOME
3901 MARKET ROAD
AUSTIN, TEXAS 78756
(512) 552-5880

ENGINEER:
CLARK
3800 RED CREEK ROAD
AUSTIN, TEXAS 78746
(512) 552-5880

SURVEY BY:
CARLSON, BRUNNAGE AND DOERING, INC.
10000 N. MOORE AVENUE
AUSTIN, TEXAS 78740
(512) 290-3360
(512) 290-3365 (fax)



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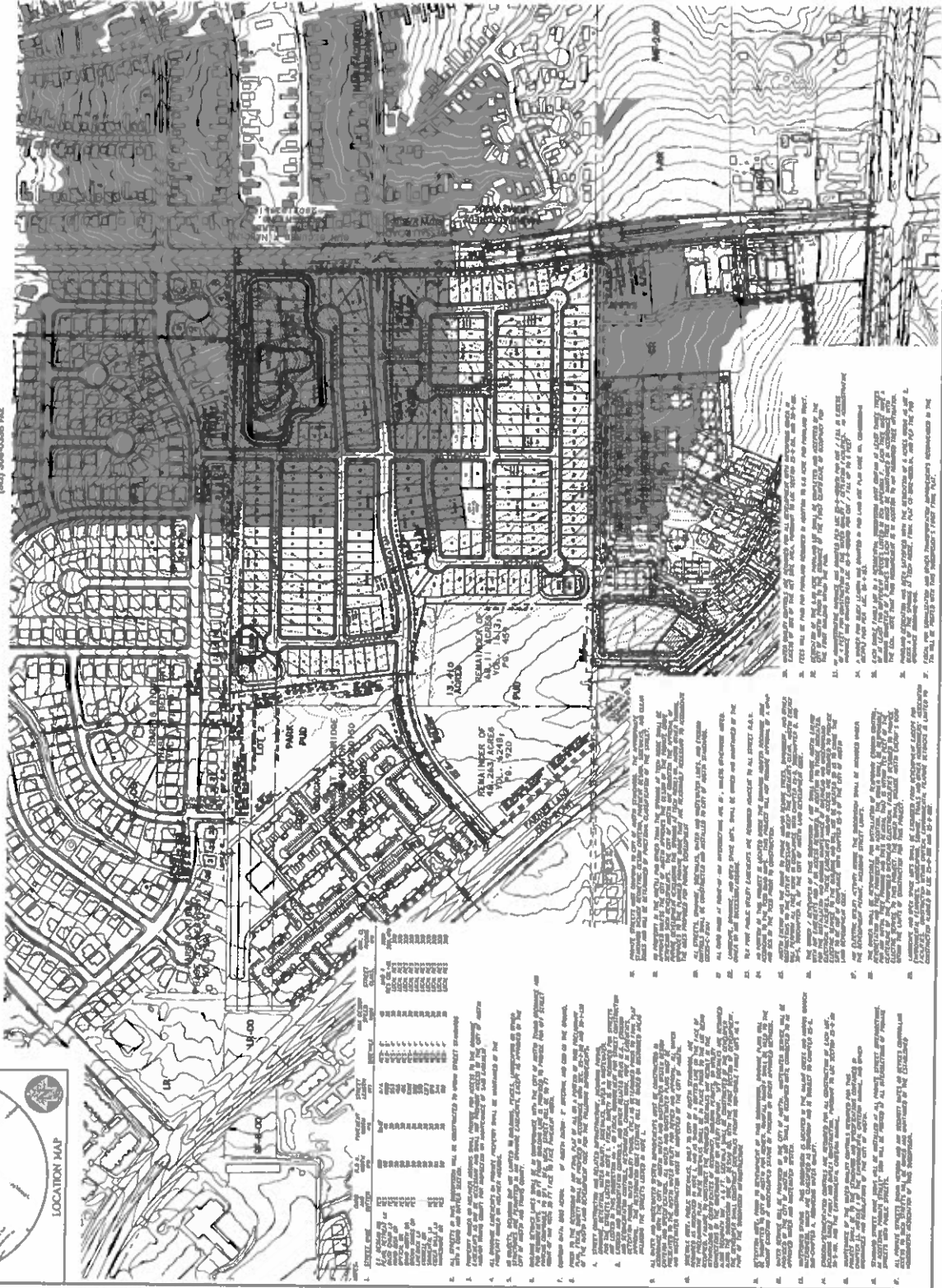
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