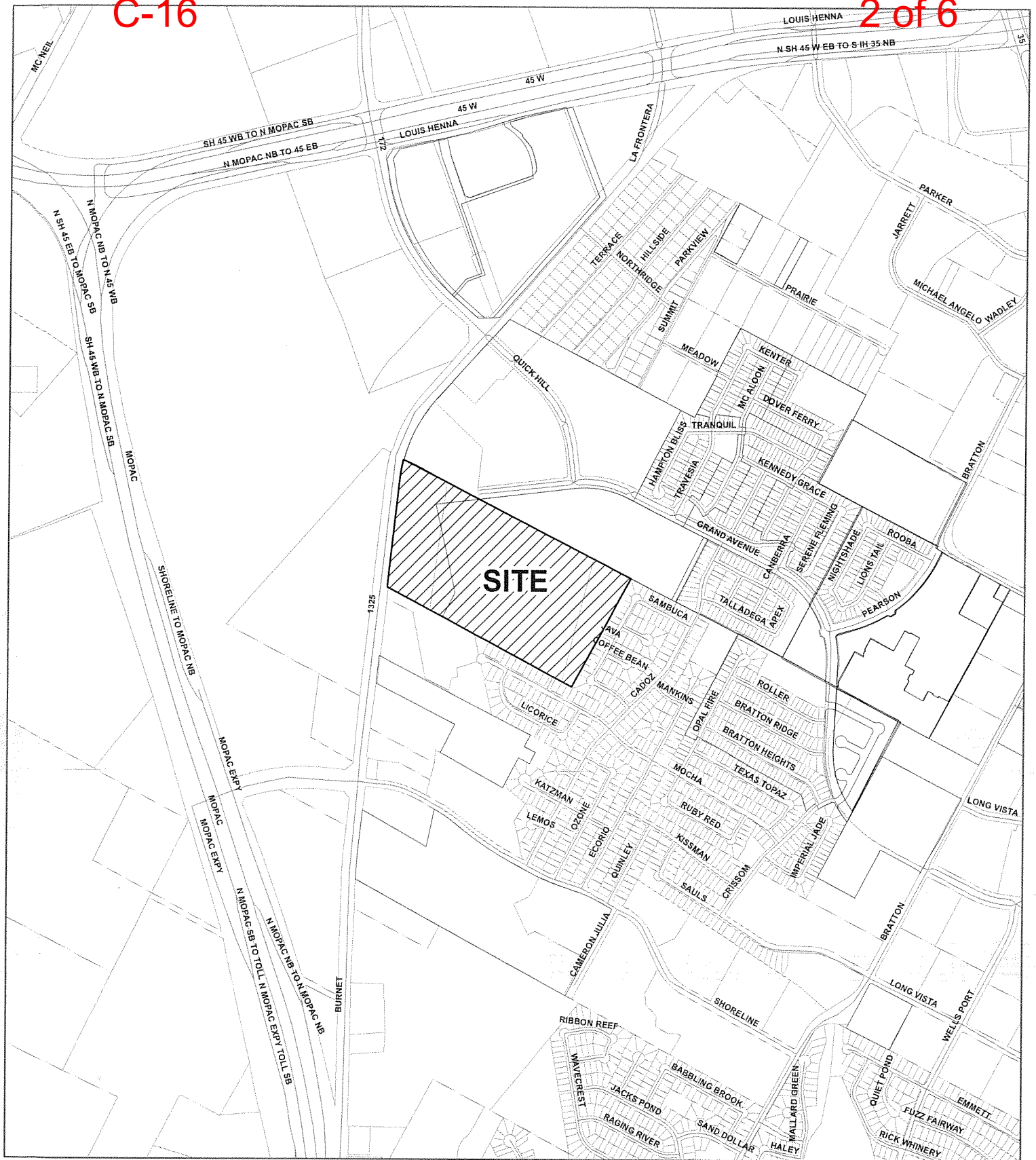


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2016-0248**Z.A.P. DATE:** March 6, 2018**SUBDIVISION NAME:** Timmerman Tract Preliminary Plan**AREA:** 60.301 acres**LOTS:** 179**APPLICANT:** Estate of Terrell Timmerman**AGENT:** Carlson, Brigrance & Doering, Inc.  
(Lee Whited, P.E.)**ADDRESS OF SUBDIVISION:** N. F.M. 1325 & Grand Avenue Parkway**WATERSHED:** Rattan Creek**COUNTY:** Travis / Williamson**EXISTING ZONING:** N/A**JURISDICTION:** 2-Mile ETJ**PROPOSED LAND USE:** Single Family**VARIANCE:** none

**STAFF RECOMMENDATION:** Staff recommends approval of the subdivision, the preliminary plan meets all applicable State and City of Austin Land Development Code requirements.

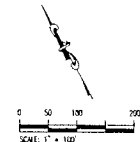
**DEPARTMENT COMMENTS:** The request is for the approval of the Timmerman Tract Preliminary Plan composed of 179 lots on 60.301 acres. The applicant proposes to subdivide the property for residential, multi-family, commercial, and park uses. The developer will be responsible for all cost associated with required improvements.

**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



CASE#: C8J-2016-0248  
 ADDRESS: N. F.M. 1325 & GRAND AVENUE PKWY.  
 PROJECT: TIMMERMAN SUBDIVISION  
 CASE MANAGER: CESAR ZAVALA

**PRELIMINARY PLAN  
A SMALL LOT SUBDIVISION**



- [illegible]

Carlson, Brignone & Doering, Inc.  
PUBLISHED WEEKLY

PRELIMINARY PLAN - 100 SCALE		DATE	AUG 14
DRAFTED BY:		CAH	

PRELIMINARY PLANS

JOB NUMBER  
4856

SHEET  
2 OF 6

FILE PATH: F:\AUGUSTO 2004 Lond Projects\485d\dwg\485d-DECEMBERARY PLANT.dwg - Feb 23, 2018 - 11:08am

**ENGINEERS' CERTIFICATION**

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES AND TRANS. COUNTY.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2017

145 A. WATSON

REF ID: A57471

PRELIMINARY SUBDIVISION APPROVAL SHEET \_\_\_\_ OF \_\_\_\_

FILE NUMBER CBJ-2016-0248 APPLICATION DATE: DECEMBER 14, 2016

APPROVED BY ZONING & PLATTING COMMISSION ON \_\_\_\_\_  
UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (LDC 25-4-62) \_\_\_\_\_ CASE MANAGER: CESAR ZAYALA

PROJECT EXPIRATION DATE (DDM. AR01400518-004, ET. 2: A-K3-14)

PROJECT EXPIRATION DATE (DDMM, #R0140612-064, PT. 7; 8-X3-14)

J. ROBINY GONZALES, DIRECTOR

J. ROBBY GONZALES, DIRECTOR,  
DEVELOPMENT SERVICES DEPARTMENT

FINAL PLAY TO LOCK-IN PRELIMINARY

APPROVED ON \_\_\_\_\_

PRELIMINARY EXTENDED ON \_\_\_\_\_

FINAL PLATE MUST BE DECOMBATED BY THE EXPIR

NOTICES OF CONSTRUCTION (IF BUILDING PERMITS  
TO THIS BUILDING REQUIREMENT, A COPY

TO THE PROJECT EXPIRATION DATE.

C8J-2018-0248



***PRELIMINARY PLAN  
A SMALL LOT SUBDIVISION***



TOTAL ACREAGE: 60.301 ACRES  
SURVEY: M.M. HORNSBY SURVEY NUMBER 76,  
ABSTRACT NUMBER 889  
M.M. HORNSBY SURVEY NUMBER 76,  
ABSTRACT NUMBER 391

TRAVIS COUNTY JURISDICTION SETBACKS:

20' FRONT BUILDING LINE  
10' CORNER SIDE YARD BUILDING LINE  
5' REAR BUILDING LINE  
5' INTERIOR SIDE YARD SETBACK  
10' FRONT PUBLIC UTILITY EASEMENT

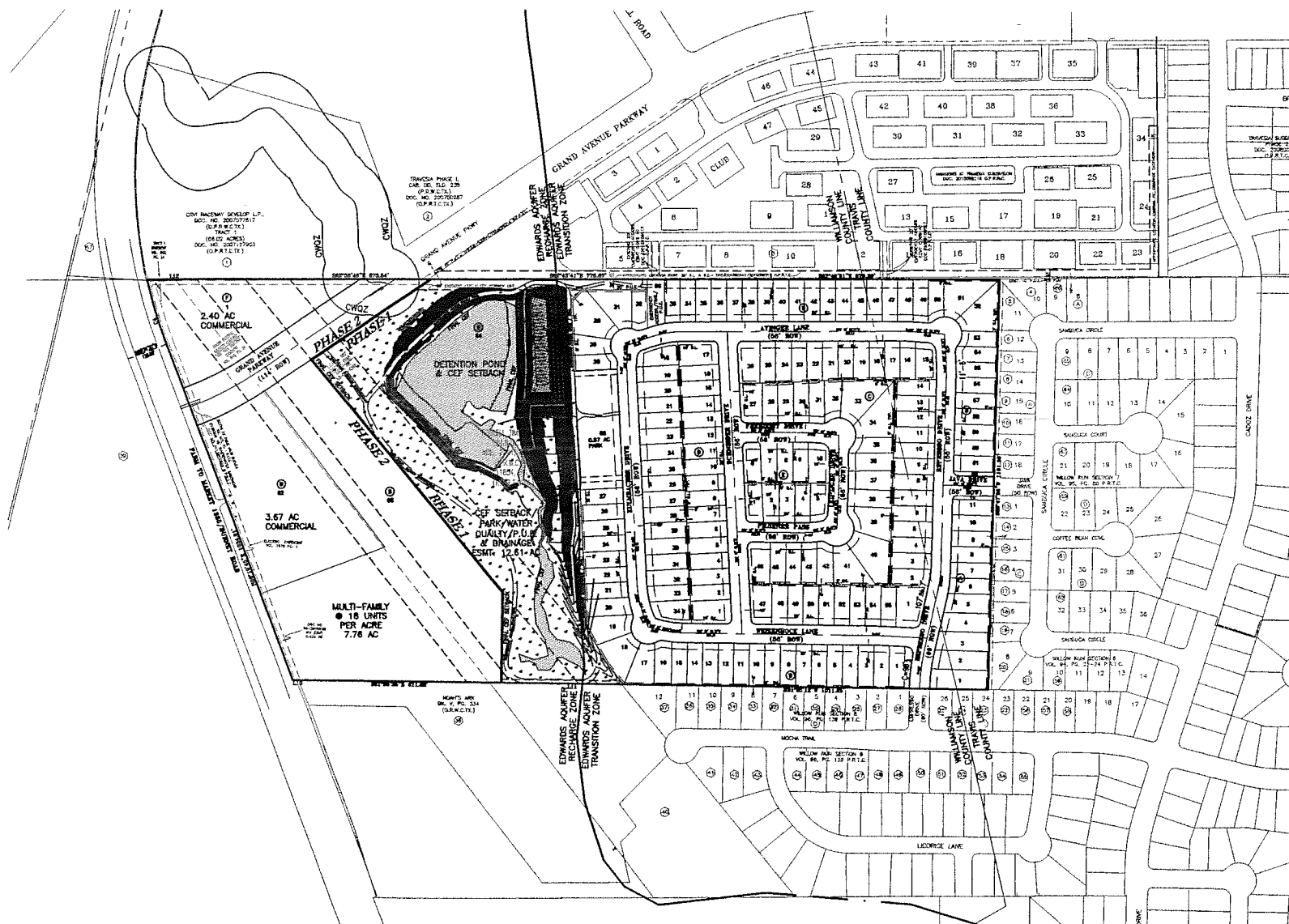
TOTAL NO. OF LOTS: 179  
NO. OF BLOCKS: 6  
NO. OF SINGLE FAMILY LOTS: 171  
NO. OF MULTI-FAMILY LOTS: 1  
NO. OF LANDSCAPE EASEMENT & P.U.E. LOTS: 1  
NO. OF PARK LOTS: 1  
NO. OF COMMERCIAL LOTS: 1  
NO. OF DRAINAGE EASEMENT & WATER QUALITY  
EASEMENT LOTS: 1  
NO. OF LANDSCAPE LOTS: 3

TOTAL LINEAR FOOTAGE OF STREETS: 6,049 LF

OWNER:  
ESTATE OF TERRELL TIMMERMAN  
P.O. BOX 4784  
AUSTIN, TX 78765-4784  
(512) 453-1327 phone

DEVELOPER:  
KB HOME LONE STAR, INC.  
10800 PECAN PARK BLVD., STE. 200  
AUSTIN, TEXAS 78750  
(512) 651-8100 phone  
(512) 795-6181 fax

ENGINEER & SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
(512) 280-5160 phone  
(512) 280-5165 fax



PHASING NOTE:

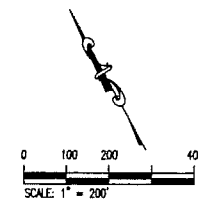
1. TIMMERMAN PHASE 2 WILL INCLUDE LOT 1, BLOCK F; LOT 62-63, BLOCK B; AND GRAND AVENUE PARKWAY. ALL OTHER LOTS AND STREETS WILL BE PART OF TIMMERMAN PHASE 1.
2. TIMMERMAN PHASE 1 IS SUBJECT TO A PHASING AGREEMENT WITH TRAVIS COUNTY RECORDED IN DOCUMENT # \_\_\_\_\_
3. THIS TRACT IS SUBJECT TO THE RECOMMENDATIONS IN THE TIMMERMAN TRACT TRAFFIC IMPACT ANALYSIS.

LEGAL DESCRIPTION:

60.301 ACRES (2,626,717 SQUARE FEET) OF LAND BEING OUT OF AND A PART OF THE M.M. HORNSBY SURVEY NO. 76, ABSTRACT NO. 889, AND THE M.M. HORNSBY SURVEY NO. 76, ABSTRACT NO. 391, SITUATED IN BOTH WILLIAMSON COUNTY, AND TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A CALLED 35.4 ACRE TRACT OF LAND AND ALL OF A CALLED 24.9 ACRE TRACT OF LAND, CONVEYED TO TERRELL TIMMERMAN IN VOLUME 2241, PAGE 413 OF THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS AND BEING ALSO IN VOLUME 11854, PAGE 1767 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

RATTAN CREEK WATERSHED - A SUBURBAN WATERSHED

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)  
FLOOD PLAIN MAP NUMBER 48453C0255J & 48453C0260J DATED AUGUST 18, 2014



### LEGEND

- CONCRETE MONUMENT SET  
 IRON PIPE FOUND  
 IRON ROD SET  
 WATER LINE EASEMENT  
 WASTEWATER EASEMENT  
 PUBLIC UTILITY EASEMENT  
 LANDSCAPE EASEMENT  
 DRAINAGE EASEMENT  
 ACCESS EASEMENT  
 LOT NUMBER  
 BLOCK NUMBER  
 FINAL C&P AREA  
 FINAL C&P SETBACK AREA  
 BUILDING SETBACK LINE  
 EASEMENT LINE  
 SIDEWALK LOCATION  
 100-YR FULLY DEVELOPED FLOODPLAIN  
 ORIGINAL CMOZ  
 100-YR FEMA DEVELOPED FLOODPLAIN  
 PROPOSED CMOZ  
 PROPOSED CMOZ  
 PROPERTY BOUNDARY

## SHEET INDEX

1. OVERALL PRELIMINARY PLAN (200 SCALE)
2. PRELIMINARY PLAN (100 SCALE)
3. GENERAL NOTES
4. Q-2 TABLES
5. CEF CALCULATIONS
6. CEF MITIGATION



### ENGINEERS' CERTIFICATION

THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES AND TRAVIS COUNTY.

WITNESS MY HAND THIS 23<sup>rd</sup> DAY OF February, 2018

LEE A. WHITE P.E. NO. 102471

PRELIMINARY SUBDIVISION APPROVAL SHEET OF

FILE NUMBER CBJ-2016-0248 APPLICATION DATE: DECEMBER 14, 2016

APPROVED BY ZONING & PLATTING COMMISSION ON \_\_\_\_\_,  
UNDER SECTION 52 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE

ORDER SECTION 07 OF CHARTER 20-4 OF THE CITY OF HOUSTON CODE

PROJECT EXPIRATION DATE (ORD. #20140612-064, PT. 7; 6-23-14)

J. RODNEY GONZALES, DIRECTOR,  
DEVELOPMENT SERVICES DEPARTMENT

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # \_\_\_\_\_

APPROVED ON \_\_\_\_\_

PRELIMINARY EXTENDED ON UNITED

FINAL PLANS MUST BE RECEIVED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS OR NOTICES OF CONSTRUCTION (IF BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

C8J-2016-0248

Carlson, Brigrance & Doering, Inc.



OVERALL PRELIMINARY PLAN - 200 SCALE

**TIMMERMAN TRACT**

IMMERMAN TRACT  
GRAND AVENUE PARKWAY, ROUND ROCK,  
PRELIMINARY PLANS

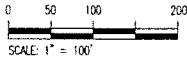
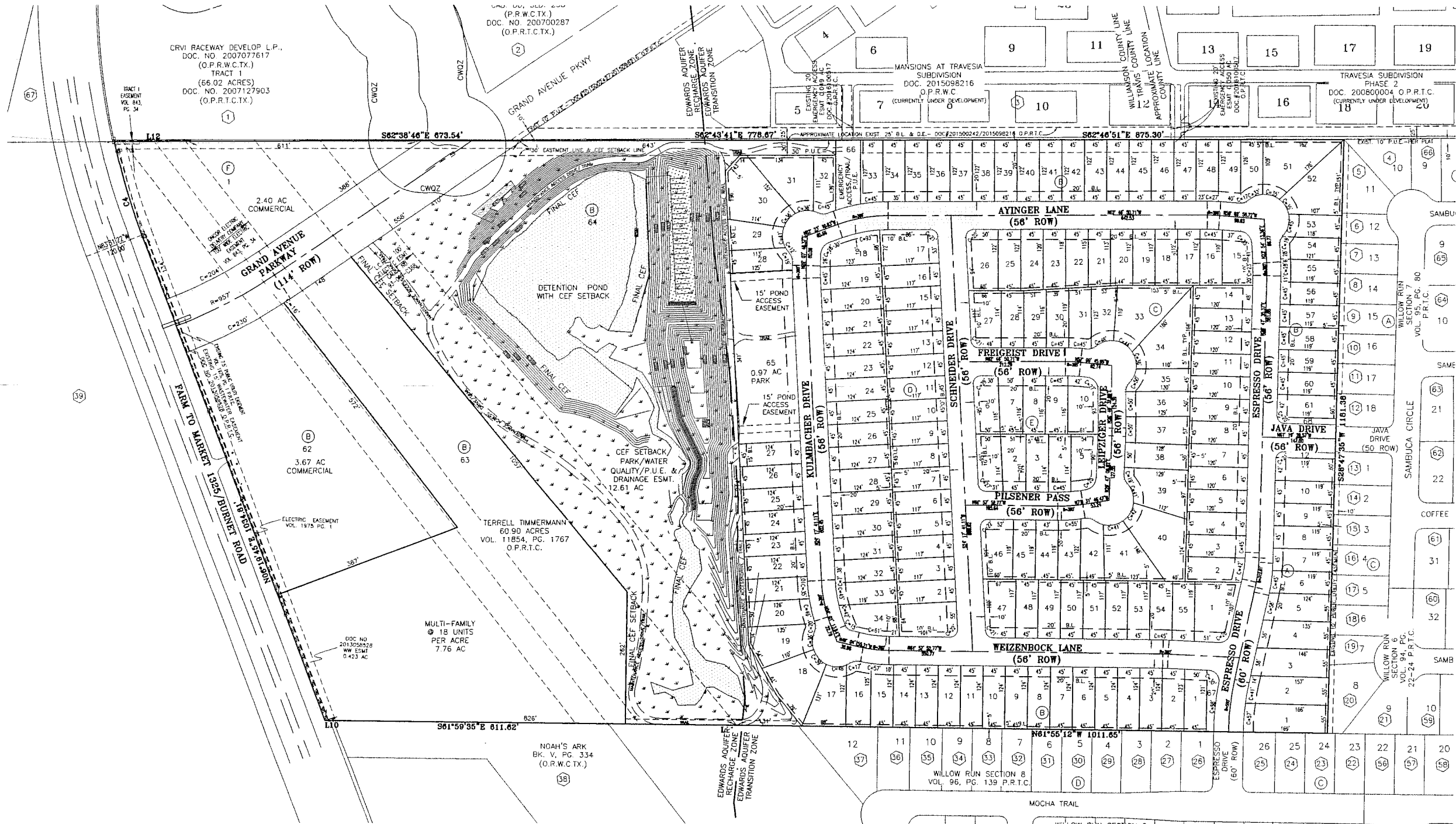
JOB NUMBER  
4856

SHEET

OF 6

# TIMMERMANN TRACT

## PRELIMINARY PLAN A SMALL LOT SUBDIVISION



LEGEND	
	CONCRETE MONUMENT SET
	IRON PIPE FOUND
	IRON ROD FOUND
	IRON ROD SET
	WATER LINE EASEMENT
	WASTEWATER EASEMENT
	PUBLIC UTILITY EASEMENT
	LANDSCAPE EASEMENT
	DRAINAGE EASEMENT
	ACCESS EASEMENT
	LOT NUMBER
	BLOCK NUMBER
	FINAL CEF AREA
	FINAL CEF SETBACK AREA
	BUILDING SETBACK LINE
	EASEMENT LINE
	SIDEWALK LOCATION
	100-YR FULLY DEVELOPED FLOODPLAIN
	ORIGINAL CWOZ
	100-YR FEMA FLOODPLAIN
	PROPOSED CWOZ
	PROPERTY BOUNDARY



PRELIMINARY SUBDIVISION APPROVAL SHEET \_\_\_\_ OF \_\_\_\_  
FILE NUMBER CBJ-2016-0248 APPLICATION DATE: DECEMBER 14, 2016  
APPROVED BY ZONING & PLATTING COMMISSION ON  
UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE  
EXPIRATION DATE (LOC 25-4-02) \_\_\_\_\_ CASE MANAGER: CESAR ZAVALA  
PROJECT EXPIRATION DATE (ORD. #20140812-084, PT. 7; 6-23-14)

J. RODNEY GONZALES, DIRECTOR,  
DEVELOPMENT SERVICES DEPARTMENT  
FINAL PLAT TO LOCK-IN PRELIMINARY FILE # \_\_\_\_\_  
APPROVED ON \_\_\_\_\_  
PRELIMINARY EXTENDED ON \_\_\_\_\_ UNTIL \_\_\_\_\_  
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS OR NOTICES OF CONSTRUCTION (IF BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

ENGINEER'S CERTIFICATION  
THIS IS TO CERTIFY THAT I AM CERTIFIED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PREPARED THE PLANS SUBMITTED HERewith, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLANS COMPLY WITH THE CITY OF AUSTIN CODES AND ORDINANCES AND TRAMS COUNTY.  
WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017

LEE A. WHITE P.E. NO. 102471

Carlson, Brigrance & Doering, Inc.  
PRELIM ID #1791  
5501 West Williams Canyon  
Austin, Texas 78749  
Phone No. (512) 296-5160

PRELIMINARY PLAN - 100 SCALE  
DATE: AUGUST 2016  
DESIGNED BY: CAH  
DRAWN BY: LAW

TIMMERMANN TRACT  
4005 GRAND AVENUE PARKWAY, ROAD ROCK, TEXAS  
PRELIMINARY PLANS

JOB NUMBER  
4856

SHEET  
2 OF 6



***PRELIMINARY PLAN  
A SMALL LOT SUBDIVISION***

Carlson, Brigrance & Doering, Inc.

## AUGUST 2016

## GENERAL NOTES

## DESIGNED BY:

5

IMMERMAN TRACT  
GRAND AVENUE PARKWAY, ROUND ROCK,  
DUFFELIMINARY PLANS

JOB NUMBER  
4856

SHEET  
3

OF

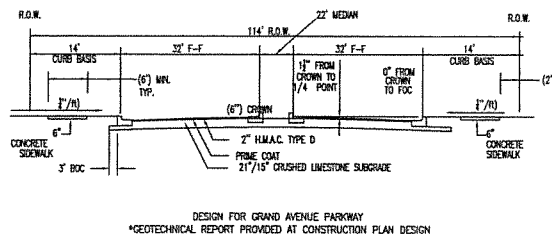
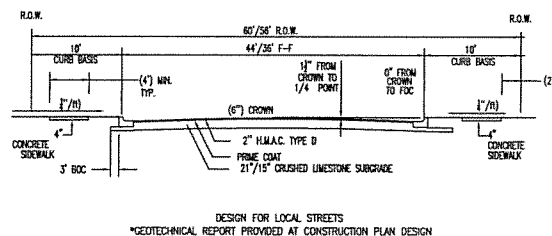
C8J-2016-0248

20. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAT STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.

32. PUBLIC SIDEWALKS (6' WIDE) BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG FARM TO MARKET ROAD 1325/BURNET ROAD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG FARM TO MARKET ROAD 1325/BURNET ROAD ARE SUBJECT TO APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNMENT BODY OR UTILITY COMPANY.

A			B			B			C			C			D			E		
No.	Sq. Ft.	Size	No.	Sq. Ft.	Size	No.	Sq. Ft.	Size	No.	Sq. Ft.	Size	No.	Sq. Ft.	Size	No.	Sq. Ft.	Size	No.	Sq. Ft.	Size
1	9,448	Reg.	1	5,479	Small	32	5,133	Small	1	9,618	Reg.	29	5,180	Small	1	7,819	Reg.	1	5,637	Small
2	8,928	Reg.	2	5,555	Small	33	5,579	Small	2	5,745	Small	30	5,289	Small	2	5,254	Small	2	5,491	Small
3	8,349	Reg.	3	5,576	Small	34	5,492	Small	3	5,399	Small	31	5,459	Small	3	5,254	Small	3	5,146	Reg.
4	7,746	Reg.	4	5,575	Small	35	5,490	Small	4	5,400	Small	32	5,584	Small	4	5,254	Small	4	5,156	Small
5	7,142	Reg.	5	5,573	Small	36	5,490	Small	5	5,400	Small	33	12,108	Reg.	5	5,254	Small	5	5,661	Small
6	5,460	Small	6	5,572	Small	37	5,490	Small	6	5,400	Small	34	11,739	Reg.	6	5,254	Small	6	5,792	Reg.
7	5,357	Small	7	5,571	Small	38	5,490	Small	7	5,400	Small	35	5,404	Small	7	5,254	Small	7	5,478	Small
8	5,355	Small	8	5,570	Small	39	5,490	Small	8	5,400	Small	36	6,473	Reg.	8	5,254	Small	8	5,216	Small
9	5,355	Small	9	5,569	Small	40	5,490	Small	9	5,400	Small	37	6,859	Reg.	9	5,254	Small	9	5,224	Small
10	5,355	Small	10	5,567	Small	41	5,490	Small	10	5,400	Small	38	6,414	Reg.	10	5,254	Small	10	6,797	Reg.
11	5,566	Small	11	5,566	Small	42	5,490	Small	11	5,400	Small	39	9,750	Reg.	11	5,254	Small			
12	5,565	Small	12	5,565	Small	43	5,490	Small	12	5,400	Small	40	12,483	Reg.	12	5,254	Small			
13	5,564	Small	13	5,564	Small	44	5,490	Small	13	5,400	Small	41	9,447	Reg.	13	5,254	Small			
14	5,562	Small	14	5,562	Small	45	5,490	Small	14	5,600	Small	42	5,617	Small	14	5,254	Small			
15	5,582	Small	15	5,582	Small	46	5,490	Small	15	5,518	Reg.	43	5,407	Small	15	5,254	Small			
16	6,356	Reg.	16	6,356	Reg.	47	5,490	Small	16	5,024	Small	44	5,355	Small	16	5,254	Small			
17	7,778	Reg.	17	7,778	Reg.	48	5,529	Small	17	5,040	Small	45	5,355	Small	17	8,108	Reg.			
18	9,994	Reg.	18	9,994	Reg.	49	5,606	Small	18	5,040	Small	46	7,523	Reg.	18	7,031	Reg.			
19	8,577	Reg.	19	8,577	Reg.	50	5,249	Small	19	5,040	Small	47	7,311	Reg.	19	5,586	Small			
20	6,496	Reg.	20	6,496	Reg.	51	11,363	Reg.	20	5,045	Small	48	5,265	Small	20	5,591	Small			
21	5,602	Small	21	5,602	Small	52	11,032	Reg.	21	5,129	Small	49	5,265	Small	21	5,591	Small			
22	5,580	Small	22	5,580	Small	53	8,888	Small	22	5,238	Small	50	5,265	Small	22	5,591	Small			
23	5,580	Small	23	5,580	Small	54	5,483	Small	23	5,346	Small	51	5,265	Small	23	5,591	Small			
24	5,580	Small	24	5,580	Small	55	5,374	Small	24	5,453	Small	52	5,265	Small	24	5,591	Small			
25	5,580	Small	25	5,580	Small	56	5,355	Small	25	5,490	Small	53	5,265	Small	25	5,591	Small			
26	5,580	Small	26	5,580	Small	57	5,355	Small	26	7,646	Reg.	54	5,268	Small	26	5,591	Small			
27	5,580	Small	27	5,580	Small	58	5,355	Small	27	7,173	Reg.	55	5,320	Small	27	5,591	Small			
28	5,521	Small	28	5,521	Small	59	5,355	Small	28	5,130	Small				28	5,591	Small			
29	5,734	Small	29	5,734	Small	60	5,355	Small							29	5,591	Small			
30	12,420	Reg.	30	12,420	Reg.	61	5,355	Small							30	5,591	Small			
31	9,663	Reg.	31	9,663	Reg.										31	5,591	Small			

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP # 48453C0255J & 48453C0260J WILLIAMSON & TRAVIS COUNTIES, TEXAS DATED AUGUST 18, 2014.



WITNESS MY HAND THIS 18<sup>th</sup> DAY OF December, 2017

LEE A. WHITED P.E. NO. 10247

PRELIMINARY SUBDIVISION APPROVAL SHEET OF

FILE NUMBER C8J-2016-0248 APPLICATION DATE: DECEMBER 14, 2016  
APPROVED BY ZONING & PLATTING COMMISSION ON \_\_\_\_\_,  
UNDER SECTION 57 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE

EXPIRATION DATE (LDC 25-4-82)\_\_\_\_\_CASE MANAGER: CEASAR ZAVALA

PROJECT EXPIRATION DATE (ORD. #20140612-084, PT. 7; 6-23-14)

J. RODNEY GONZALES, DIRECTOR,  
DEVELOPMENT SERVICES DEPARTMENT

FINAL PLAT TO LOCK-IN PRELIMINARY FILE #

APPROVED ON \_\_\_\_\_

PRELIMINARY EXTENDED ON \_\_\_\_\_ UNTIL \_\_\_\_\_

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS OR NOTICES OF CONSTRUCTION (IF BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.