

SUBDIVISION REVIEW SHEET

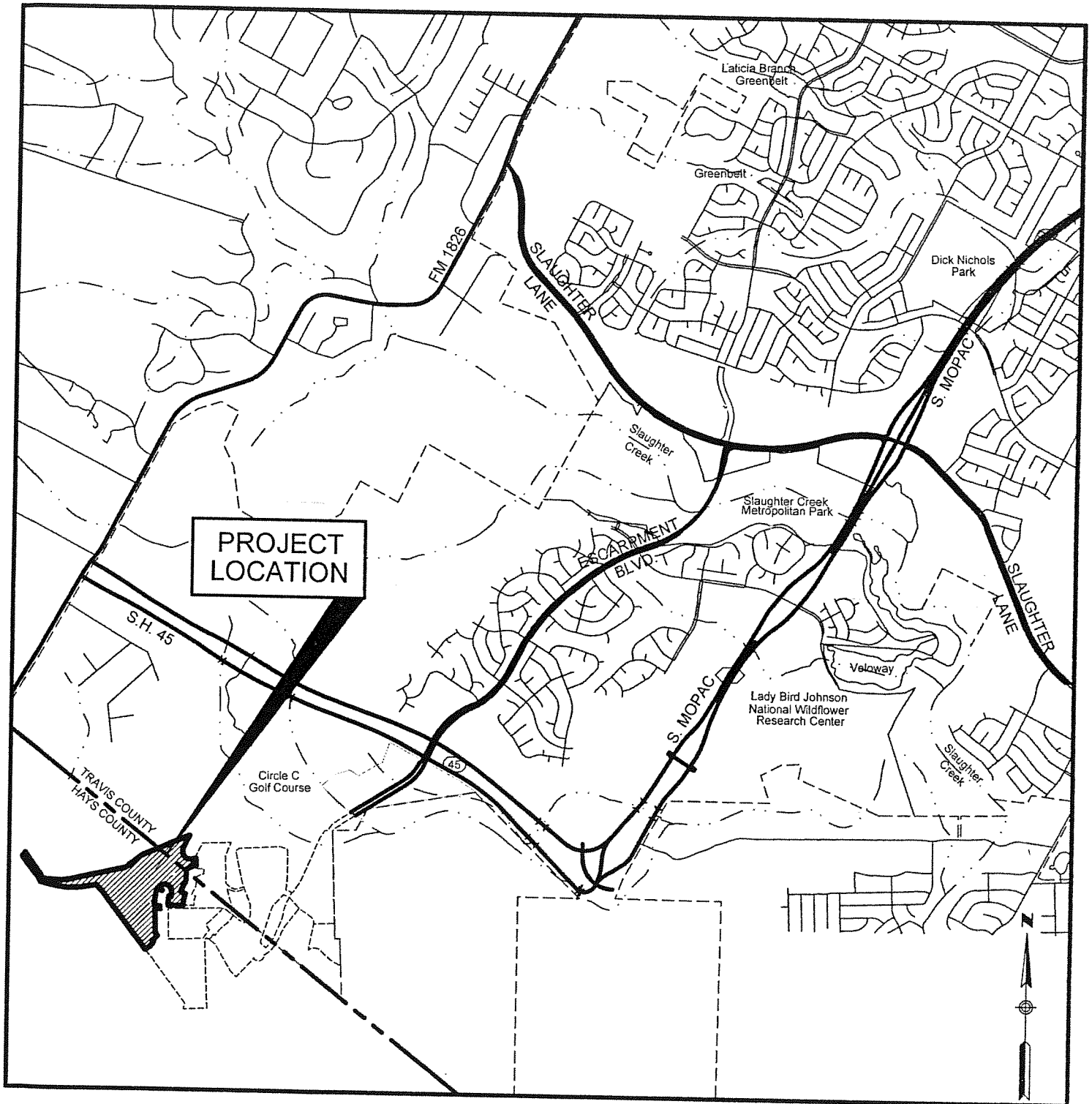
CASE NO.: C8J-2012-0086.3A**Z.A.P. DATE:** April 17, 2018**SUBDIVISION NAME:** Avana Phase 2 Section 3**AREA:** 149.12**LOT(S):** 58**OWNER/APPLICANT:** Calatlantic Homes of Texas Inc. (John Clark)**AGENT:** LJA Engineering & Surveying, Inc. (John Clark)**ADDRESS OF SUBDIVISION:** 12131-1/2 ESCARPMENT BLVD**GRIDS:** MA14**COUNTY:** Travis**WATERSHED:** Slaughter Creek**JURISDICTION:** limited purpose**EXISTING ZONING:** I-RR**DISTRICT:** 8**PROPOSED LAND USE:** Single-family, right-of-way, greenbelt**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 2 Section 3. The proposed plat is composed of 58 lots on 149.12 acres (56 single family lots and 2 drainage/water quality lots) and associated right-of-way. This tract has been submitted and reviewed under the provisions of the Bradley Party Settlement Agreement. Water and wastewater service will be provided by Mid-Tex. Electric service will be provided by the Pedernales Electric Co-Op. The developer will be responsible for all costs associated with any required improvements.

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**PHONE:** 512-974-2786**E-mail:** don.perryman@austintexas.gov

Avana Phase 2, Section 3



LOCATION MAP

(N.T.S.)

CITY OF AUSTIN GRID NUMBER A14
MAPSCO PAGE #671

AVANA, PHASE TWO,
SECTION THREE

52.97 AC.
OAKHAVEN PARTNERS, LTD.
V. 2527 P. 460
H.C.D.R.

219.93 AC.
EXHIBIT "B-11SRZ"
MERIDIAN DEVELOPMENT, L.P.
Doc. No. 2004228841
O.P.R.T.C.

316.77 AC.
EXHIBIT "B-115RZ"
MERIDIAN DEVELOPMENT, L.P.
Doc. No. 2004228841
O.P.R.T.C.

