SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2009-0142.02.8A  P.C. DATE: 8/13/19

SUBDIVISION NAME: Estancia Hill Country Subdivision, Phase 7

AREA: 10.673 acres  LOT(S): 1

OWNER/APPLICANT: SLF III-Onion Creek LP (Ocie Vest)
AGENT: Land Dev Consulting, LLC (Shervin Nooshin)

ADDRESS OF SUBDIVISION: Estancia Parkway south of Camino Vaquero Parkway

GRIDS: E-9, F-11, F-9, F-10  COUNTY: Travis

WATERSHED: Onion Creek  JURISDICTION: Limited Purpose

EXISTING ZONING: N/A  MUD: N/A

PROPOSED LAND USE: ROW

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: The request is for approval of the Estancia Hill Country Subdivision, Phase 7 Final Plat consisting of 1 lot of 10.673 acres. Water and wastewater will be provided by the City of Austin.

STAFF RECOMMENDATION: The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner  PHONE: 512-854-7687
Email address: sarah.sumner@traviscountytx.gov
Item C-15

ESTANCIA HILL COUNTRY SUBDIVISION, PHASE 7

10.675 ACRES PUBLIC RIGHT-OF-WAY (O.R.W. VARIIEYS)

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1/2" INCH RED WITH STANTEC CAP PEN
1/2" INCH RED WITH "SLOW" CAP PEN
CONCRETE MONUMENT FOUND
COTTON CRUSHED FOUND
STREETS OF RECORD
PLAT BOUNDARY LINE
ADJOINING PROPERTY BOUNDARY LINE
CARET LINE
SIDEWALK LINE

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SHEET 1

1905 Aldrich Street, Suite 300
Austin, Texas 78723
Tel. (512) 328-0011 Fax (512) 328-0325
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DATE: JANUARY, 2017
PREPARED BY:

C8J-2009-0142.02.8A
GENERAL NOTES:
1. No lot in this subdivision shall be used for waste disposal system.
2. The water and waste water systems must be designed, installed, and approved by the City of Austin. Failure to comply with the City of Austin water and waste water system standards may result in the imposition of fines and penalties, including but not limited to the following:
   a. The subdivision shall be designed and constructed in accordance with the City of Austin water and waste water system standards.
   b. The subdivision shall comply with all laws and regulations governing the installation of water and waste water systems in the City of Austin.
3. All streets, drainage, utilities, water and waste water lines, and erosion control shall be installed in accordance with the City of Austin water and waste water system standards.
4. Public sidewalks, along with the streets, are to be constructed and maintained in accordance with the City of Austin standards at all intersections and at the entrance to the subdivision.
5. On-street parking and loading requirements are to be in accordance with the City of Austin standards.
6. Off-street parking and loading requirements are to be in accordance with the City of Austin standards.
7. Erosion control measures are to be installed and maintained in accordance with the City of Austin standards.
8. All streets, drainage, utilities, water and waste water lines, and erosion control shall be designed and constructed in accordance with the City of Austin water and waste water system standards.
9. The subdivision shall be designed and constructed in accordance with the City of Austin water and waste water system standards.
10. All streets, drainage, utilities, water and waste water lines, and erosion control shall be designed and constructed in accordance with the City of Austin water and waste water system standards.
11. All streets, drainage, utilities, water and waste water lines, and erosion control shall be designed and constructed in accordance with the City of Austin water and waste water system standards.
12. All streets, drainage, utilities, water and waste water lines, and erosion control shall be designed and constructed in accordance with the City of Austin water and waste water system standards.
13. All streets, drainage, utilities, water and waste water lines, and erosion control shall be designed and constructed in accordance with the City of Austin water and waste water system standards.