SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0165

Z.A.P. DATE: October 1, 2019

SUBDIVISION NAME: Cascades at Onion Creek East Preliminary Plan

AREA: 117.18 acres

LOTS: 459

APPLICANT: M/I Homes of Austin, LLC /
Trifurcate Realty, LLC

AGENT: LJA Engineering Inc.
(Brian W. Faltesek, P.E.)

ADDRESS OF SUBDIVISION: 11601 S. IH 35 Service Road NB

WATERSHED: Onion Creek

COUNTY: Travis

EXISTING ZONING: I-SF-2

JURISDICTION: Full Purpose

PROPOSED LAND USE: Residential / Parkland / Open Space / Right-of-Way

DEPARTMENT COMMENTS: The request is for the approval of the Cascades at Onion Creek East Preliminary Plan composed of 459 lots on 117.18 acres. The applicant proposes to subdivide the property into 459 lots for residential and related uses. The developer will be responsible for all cost associated with required improvements.

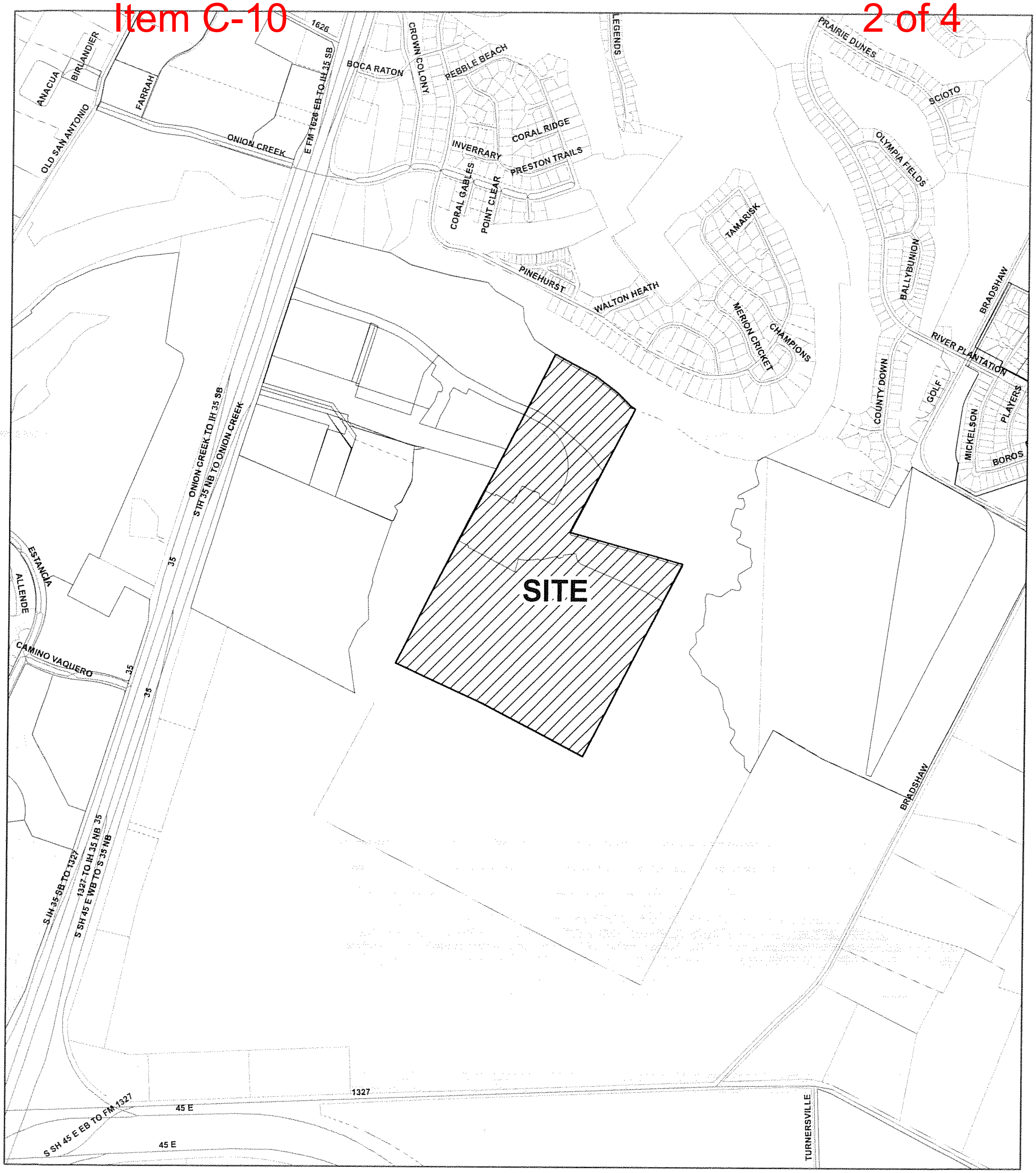
STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the plan meets all applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

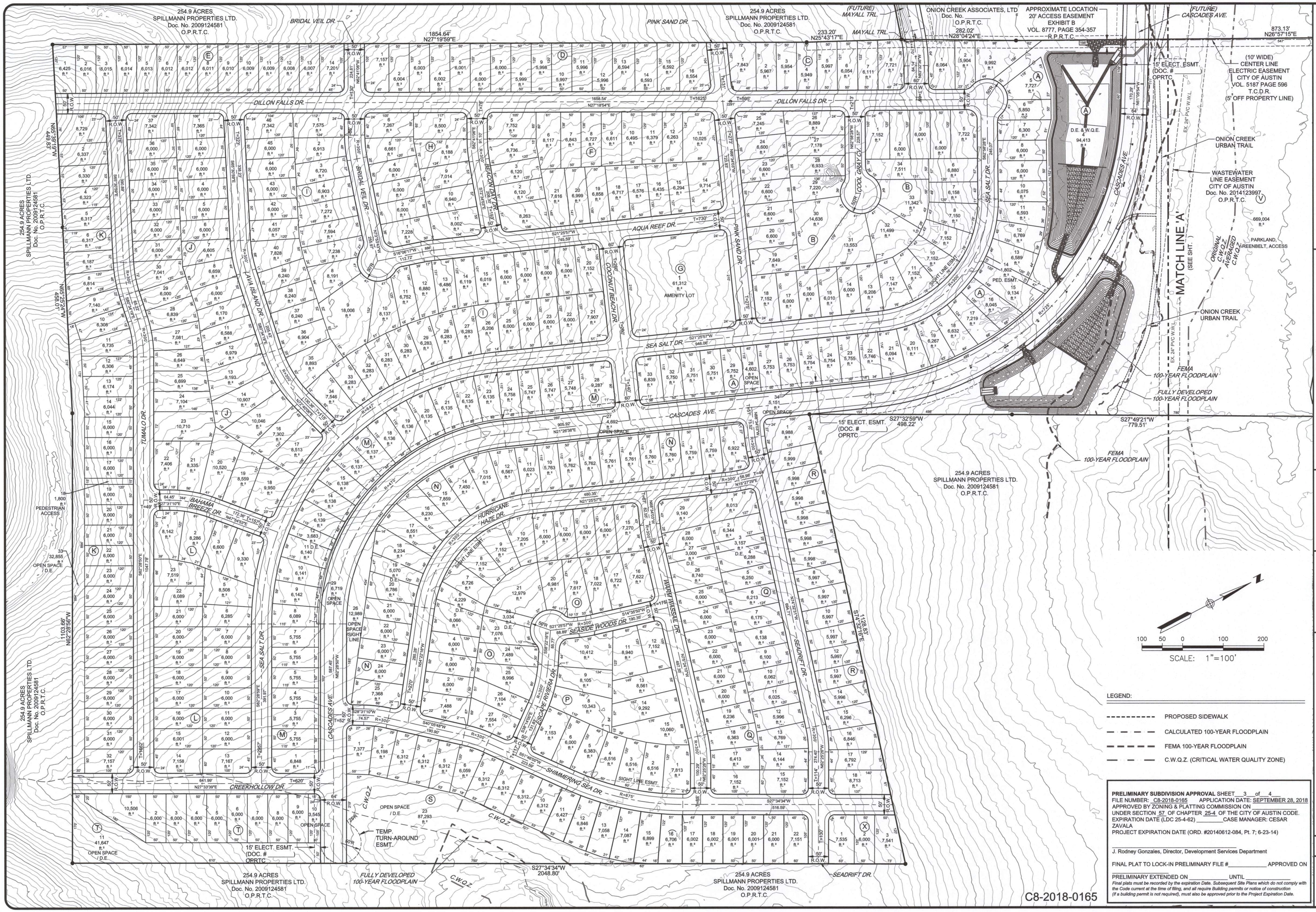
PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov



CASE#: C8-2018-0165
ADDRESS: 11601 S IH 35 SVRD NB
PROJECT: CASCADES AT ONION CREEK EAST
CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.



LEGEND:

- - - - - - -	PROPOSED SIDEWALK
— · — · —	CALCULATED 100-YEAR FLOODPLAIN
— — — — —	FEMA 100-YEAR FLOODPLAIN
— · · — · · —	C.W.Q.Z. (CRITICAL WATER QUALITY ZONE)

PRELIMINARY SUBDIVISION APPROVAL SHEET 3 of 4
FILE NUMBER: C8-2018-0165 APPLICATION DATE: SEPTEMBER 28, 2018
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 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 require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

C8-2018-0165

CASCADES AT ONION CREEK EAST
PRELIMINARY PLAN EAST
PRELIMINARY PLAN
(SHEET 1)

NO.	DESCRIPTION	BY	DATE
	REVISIONS		

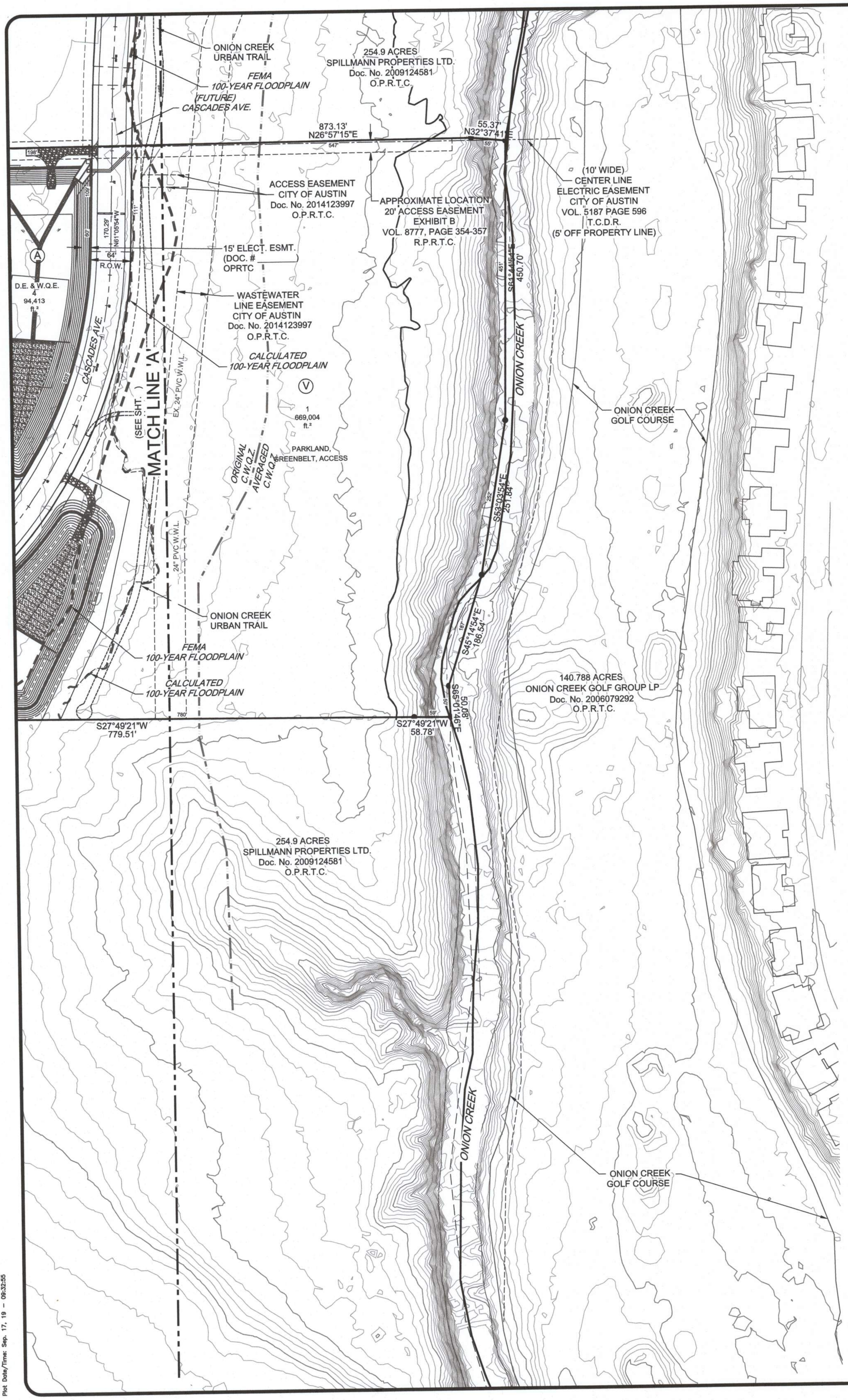
DATE:	SEPTEMBER, 2018
DESIGNED BY:	JCN
DRAWN BY:	JCN
CHECKED BY:	RWK
DRAWING NAME:	CASCDS-PP.dwg

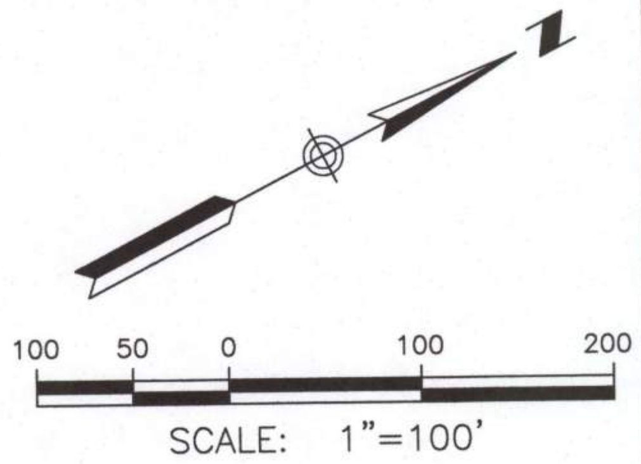
STATE OF TEXAS
RUSSELL W. KOTARA
99350
9/17/19
LICENSED PROFESSIONAL ENGINEER

LJA Engineering Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER:
A276-305

SHEET NO.
3
OF 4 SHEETS


ONION CREEK URBAN TRAIL
254.9 ACRES SPILLMANN PROPERTIES LTD. Doc. No. 2009124581 O.P.R.T.C.
FEMA 100-YEAR FLOODPLAIN
(FUTURE) CASCADES AVE.
873.13'
N26°57'15"E
547'
55.37'
N32°37'41"E
55'
198'
ACCESS EASEMENT CITY OF AUSTIN Doc. No. 2014123997 O.P.R.T.C.
APPROXIMATE LOCATION 20' ACCESS EASEMENT EXHIBIT B VOL. 8777, PAGE 354-357 R.P.R.T.C.
(10' WIDE) CENTER LINE ELECTRIC EASEMENT CITY OF AUSTIN VOL. 5187 PAGE 596 T.C.D.R. (5' OFF PROPERTY LINE)
109'
60'
170.29'
N61°05'54"W
111'
64'
R.O.W.
15' ELECT. ESMT. (DOC. #) OPRTC
A
D.E. & W.Q.E.
4
94,413 ft.²
WASTEWATER LINE EASEMENT CITY OF AUSTIN Doc. No. 2014123997 O.P.R.T.C.
451'
S61°44'54"E
450.70'
CASCADES AVE.
503'
MATCH LINE 'A'
(SEE SHT.)
EX. 24" PVC W.W.L.
CALCULATED 100-YEAR FLOODPLAIN
V
1
669,004 ft.²
PARKLAND, GREENBELT, ACCESS
ORIGINAL C.W.Q.Z.
AVERAGED C.W.Q.Z.
ONION CREEK
ONION CREEK GOLF COURSE
252'
S53°03'54"E
251.84'
24" PVC W.W.L.
187'
S45°14'54"E
186.54'
ONION CREEK URBAN TRAIL
FEMA 100-YEAR FLOODPLAIN
CALCULATED 100-YEAR FLOODPLAIN
780'
S27°49'21"W
779.51'
S27°49'21"W
58.78'
S65°01'46"E
50.08'
140.788 ACRES ONION CREEK GOLF GROUP LP Doc. No. 2006079292 O.P.R.T.C.
254.9 ACRES SPILLMANN PROPERTIES LTD. Doc. No. 2009124581 O.P.R.T.C.
ONION CREEK
ONION CREEK GOLF COURSE



LEGEND:

-------- PROPOSED SIDEWALK

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PRELIMINARY SUBDIVISION APPROVAL SHEET 4 of 4
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C8-2018-0165

CASCADES AT ONION CREEK EAST
PRELIMINARY PLAN EAST

PRELIMINARY PLAN
(SHEET 2)

REVISIONS

NO.	DESCRIPTION	BY	DATE

DATE: SEPTEMBER, 2018
DESIGNED BY: JCN
DRAWN BY: JCN
CHECKED BY: RWK
DRAWING NAME: CASCDS-PP.dwg

RUSSELL W. KOTARA
99350
9/17/19

LJA Engineering Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735

Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

JOB NUMBER: A276-305

SHEET NO. 4

OF 4 SHEETS

C:\ACAD-TEMP\AcPublish_7672\CASCDS-PP-EAST.dwg
User: wwelch
Last Modified: Sep. 13, 19 – 14:39
Plot Date/Time: Sep. 17, 19 – 09:32:55

: I:\A276\406 – Cascades\305-Prelim-East\prel-east\24X36.dwg
I:\A276\406 – Cascades\305-Prelim-East\prel-east\gis-topo-merged.dwg
I:\A353\401 East Howard\309 Preliminary Plan\base\x-24x36.dwg