SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2018-0160.1A  Z.A.P. DATE: 10/15/2019

SUBDIVISION NAME: Bratton II Final Plat

AREA: 20.55 acres  LOT(S): 2

OWNER/APPLICANT: WLH Communities - Texas, LLC

AGENT: LJA Engineering, Inc.

ADDRESS OF SUBDIVISION: 15720 Bratton Lane

GRIDS: M38  COUNTY: Travis

WATERSHED: Walnut Creek and Gilleland Creek  JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A  MUD: N/A

PROPOSED LAND USE: Multi-Family/Condominium

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of Grand Avenue Parkway and the subdivision side of Bratton Lane.

DEPARTMENT COMMENTS: The request is for approval of Bratton II Final Plat, consisting of two multi-family/condominium lots on 20.55 acres. Water and wastewater will be provided by the City of Austin.

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

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jennifer Bennett-Reumuth  PHONE: 512-854-1434
Email address: jennifer.bennetreumuth@traviscountytx.gov
LOCATION MAP

SCALE: 1" = 2,000'

CITY OF AUSTIN GRID NO. M-38
MAPSCO: 436L & 436M
BRATTON II SUBDIVISION

CONSUMER PROTECTION NOTICE FOR HOME BUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION’S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.