SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2018-0167.1A

SUBDIVISION NAME: Addison Section 5 (Small Lot Subdivision), Final Plat

AREA: 23.718 Acres

LOT(S): 144 Total Lots

OWNER/APPLICANT: CARMA Properties Westport (Chad Matheson)

AGENT: Kitchen Table Solutions (Jonathan Fleming)

ADDRESS OF SUBDIVISION: Near South US Highway 183 and Dee Gabriel Collins Road

GRIDS: L:13/14

COUNTY: Travis

WATERSHED: Onion and Cottonmouth Creeks

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single-Family Residential

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal and boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a final plat located in the county and in the City of Austin’s 2 Mile ETJ. The plat is composed of 144 lots on 23.718 acres. The proposed subdivision includes 141 single-family lots and 3 open-space and landscape lot. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

COUNTY COMMENTS
This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. The Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. “Other” can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed final plat for input, review and comment and as of today, the staff has not received any comments from the school district.
The closes school is the John Ojeda Jr. High School on McKinney Falls Parkway and the Smith Elementary School on Smith School Road. The closes fire station is EDS #11 located on FM 812.

**ISSUES:**
Staff has not received any inquiries from anyone regarding the proposed final plat.

**STAFF RECOMMENDATION:** The final plat meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Jose Luis Arriaga  
Email address: joe.arriaga@traviscountytx.gov  
**PHONE:** 854-7562
CONSUMER PROTECTION NOTICE FOR HOMEBUYERS:

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 THE 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.
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<td>Chord</td>
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**STREET TABLE**

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<th>STREET NAME</th>
<th>STREET LENGTH</th>
<th>R.O.W. WIDTH</th>
<th>PAVEMENT WIDTH</th>
<th>CROSS SECTION</th>
<th>SIDEWALK</th>
<th>CLASSIFICATION</th>
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<td>MATHILDA LANE</td>
<td>540.0'</td>
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<td>LOCAL</td>
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**TOTAL LENGTH OF PROPOSED ROADWAY - 3,997.4'**