



Travis County Commissioners Court Agenda Request

Meeting Date: December 13, 2011

Prepared By: Don Perryman **Phone #:** 974-2786

Division Director/Manager: Anna Bowlin, Division Director, Development Services

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Huber, Precinct Three

AGENDA LANGUAGE: Consider and take appropriate action on the Greyrock Ridge Preliminary Plan [Preliminary Plan - 393 Total Lots (386 Single Family lots, 6 open space/water quality pond lots, and 1 amenity lot) - 177.853 acres] State Highway 45 in Precinct Three.

BACKGROUND/SUMMARY OF REQUEST:

This preliminary plan consists of 393 total lots (386 single family lots, 6 open space/water quality pond lots, and 1 amenity lot) on 177.853 acres. The lots will take access via an internal street connecting at State Highway 45/South Mo-Pac intersection. Water and wastewater service will be provided by the City of Austin. Parkland dedication or fees in lieu of dedication will be satisfied prior to approval of each final plat. The preliminary plan has been reviewed and approved by the Travis County Fire Marshal's Office.

The applicant has requested and received two administrative waivers from the Single Office: 1) a waiver from Title 30-2-158(B)(2), which requires new subdivisions connect to two different external streets, and 2) a waiver from Title 30-2-153(A) for block length in excess of 1,200 linear feet.

STAFF RECOMMENDATIONS:

This preliminary plan meets all Single Office regulations and was approved by the City of Austin Zoning and Platting Commission on September 20, 2011; Single Office staff recommends approval of the preliminary plan.

ISSUES AND OPPORTUNITIES:

Staff has not been contacted by any interested parties.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Precinct map

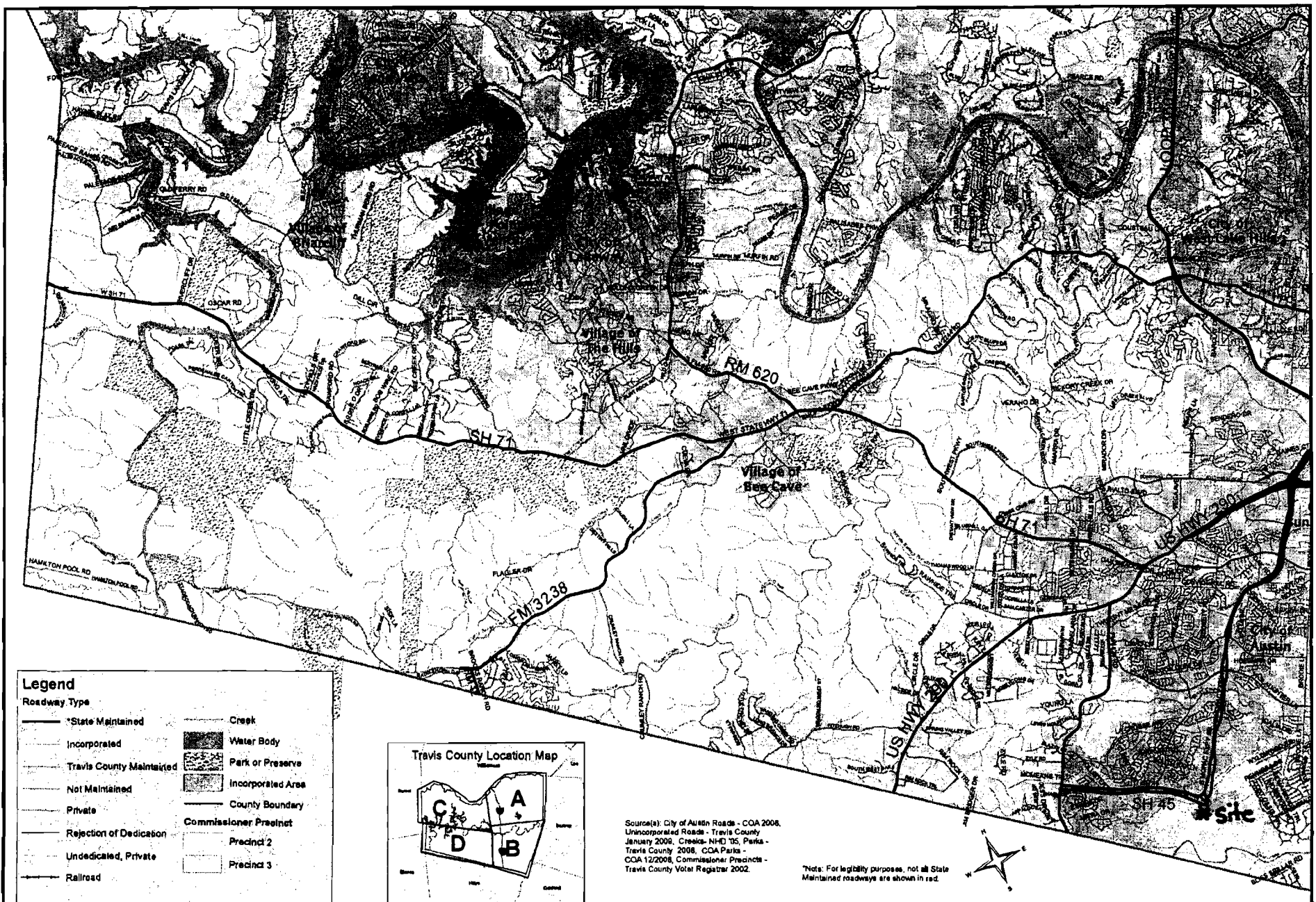
Location map
Proposed preliminary plan

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

CC:

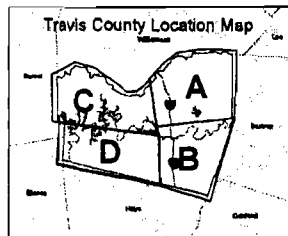
DP:AB:mh
1101 - Development Services -



Legend

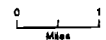
Roadway Type

*State Maintained	Creek
Incorporated	Water Body
Travis County Maintained	Park or Preserve
Not Maintained	Incorporated Area
Private	County Boundary
Rejection of Dedication	Commissioner Precinct
Undedicated, Private	Precinct 2
Railroad	Precinct 3



Source(s): City of Austin Roads - COA 2008,
 Unincorporated Roads - Travis County
 January 2008, Creeks - NHD '05, Parks -
 Travis County 2008, COA Parks -
 COA 12/2008, Commissioner Precincts -
 Travis County Voter Registrar 2002.

Note: For legibility purposes, not all State
 Maintained roadways are shown in red.

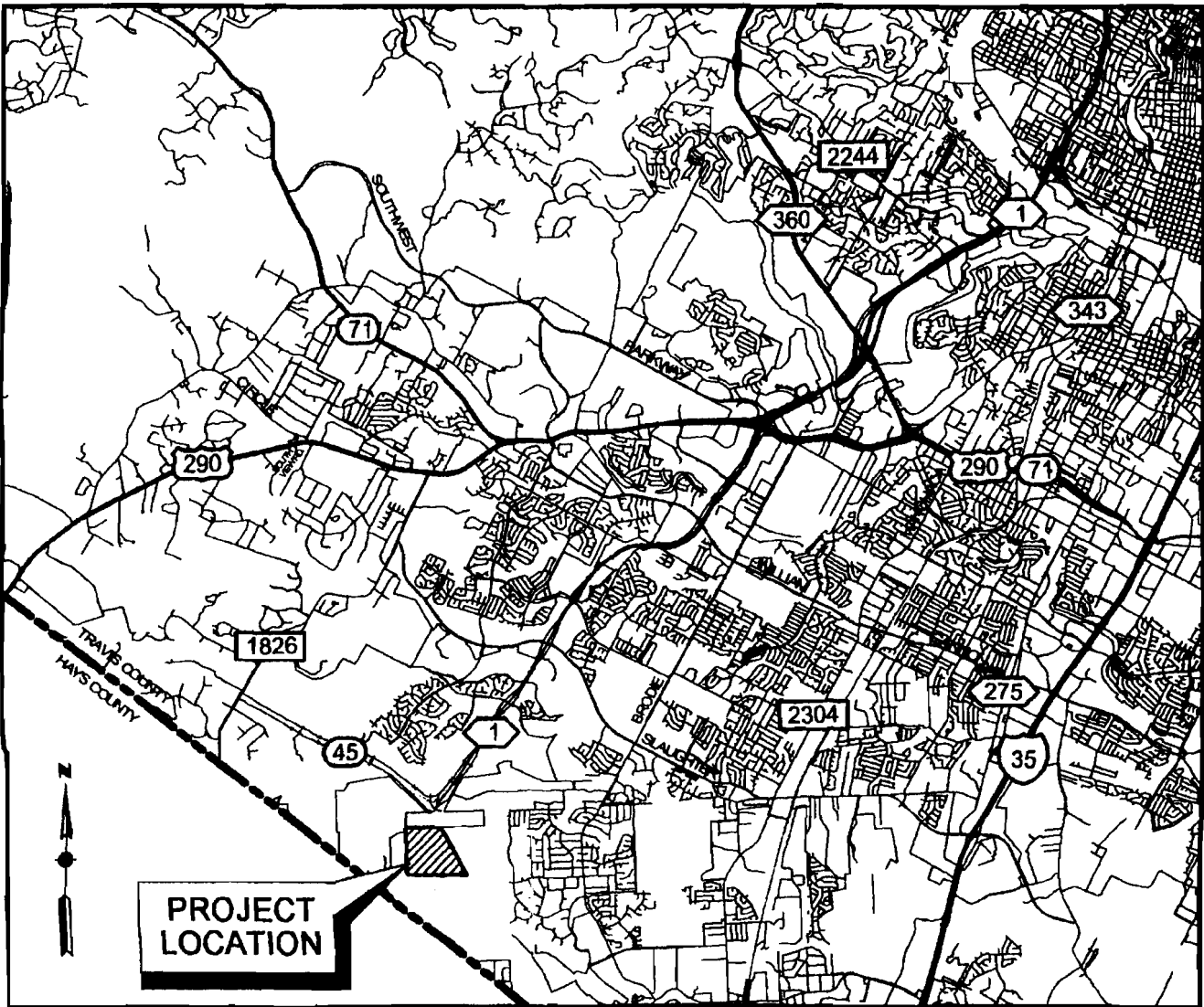


Map Disclaimer: This map was created for the Travis
 County Sign Crew for identifying Travis County's
 maintained roadways. The data is provided "as is"
 with no warranties of any kind. For questions, contact
 the Travis County GIS Coordinator at (512) 854-8383.

Travis County Roadways, Map D

Map Prepared by: Travis County,
 Dept. of Transportation & Natural
 Resources. Date: 1/7/2008
<http://www.co.travis.tx.us/maps>

RELIMINARY PLAN



LOCATION MAP
(N.T.S.)

