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**SUBDIVISION REVIEW SHEET**

**CASE NO:** C8-2010-0051.1A

**Z & P DATE:** May 18, 2010

**SUBDIVISION NAME:** THE SPRINGS OF WALNUT CREEK PHASE 1

**AREA:** 9.3 Acres

**LOTS:** (3)

**APPLICANT:** Yager Development, LLC  
(Richard Kunz)

**AGENT:** Pape-Dawson Engineer, Inc.  
(Dustin Goss)

**ADDRESS OF SUBDIVISION:** 12009-1/2 N. IH 35 Northbound

**GRIDS:** M32, M33, N32, N33

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** GO, SF-6, SF-6-CO

**PROPOSED LAND USE:** Single Family, ROW, Public

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS**

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

**DEPARTMENT COMMENTS:**

The request is for disapproval of the final with preliminary plan. The subdivision is composed of 3 lots to be converted into 30 lots on 9.3 acres. COA will provide water service and wastewater service as well as electric service.

**STAFF RECOMMENDATION:**

The staff recommends disapproval of the final with preliminary plan. The plat does not meet all applicable State and City of Austin LDC requirements. Staff will continue to work with the applicant to ensure compliance.

**ZONING AND PLATTING ACTION:**

**CASE MANAGER:**

**PHONE:**

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AUSTIN

PARMER LN.

TECH RIDGE BLVD

YAGER LN.

VFW RD

IH 35

SITE

**VICINITY MAP**

NOT TO SCALE

***The Springs of Walnut Creek  
Phase 1***