

SUBDIVISION REVIEW SHEET

C11
/1

CASE NO: C8-2010-0051.2A

Z & P DATE: May 18, 2010

SUBDIVISION NAME: THE SPRINGS OF WALNUT CREEK PHASE 2

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 34 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:

TR # 10433081

AUSTIN

PARMER LN.

C11/2



TECH RIDGE BLVD

IH 35

YAGER LN.



VFW RD

PHASE 1

VICINITY MAP

NOT TO SCALE

*The Springs of Walnut Creek
Phase 2*