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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-04-0087.02

Z.A.P. DATE: September 7, 2010

SUBDIVISION NAME: Wells Branch Center Revised Preliminary Plan

AREA: 45.58 acres

LOT(S): 15 total lots

OWNER/APPLICANT: North IH-35 Business Park, LP (W. Schultz)

AGENT: Conley Engineering (C. Conley)

ADDRESS OF SUBDIVISION: I-35 Frontage

GRIDS: M-37

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: 2-Mile ETJ/Full Purpose

EXISTING ZONING: County

MUD: N/A

PROPOSED LAND USE: Commercial, Detention/Water Quality, Amenity Lots

ADMINISTRATIVE WAIVERS: None

VARIANCES: On August 24, 2010, the Travis County Commissioners Court approved variances to Section 30-2-171(A), Access to Lots in Subdivisions (Requires each lot in a new subdivision to abut a dedicated public street), Section 30-2-158(B), Subdivision Access Streets (Requires a new subdivision must have at least two access streets and each of the two access streets must connect to a different external street), Section 30-2-151, Streets of a new subdivision shall be aligned with existing streets on adjoining property, and Section 82.204(e)(2), Section 30-2-38, and Section 30-4-31, to prepare a post development drainage plan, prepare detailed construction plans, and post fiscal surety.

SIDEWALKS: A sidewalk variance was approved by the Travis County Commissioners Court on August 24, 2010.

DEPARTMENT COMMENTS: The request is for approval of the Wells Branch Center Revised Preliminary Plan. The proposed subdivision is composed of 15 total lots on 45.58 acres. Water and wastewater will be provided by the City of Austin.

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

ZONING AND PLATTING COMMISSION ACTION:



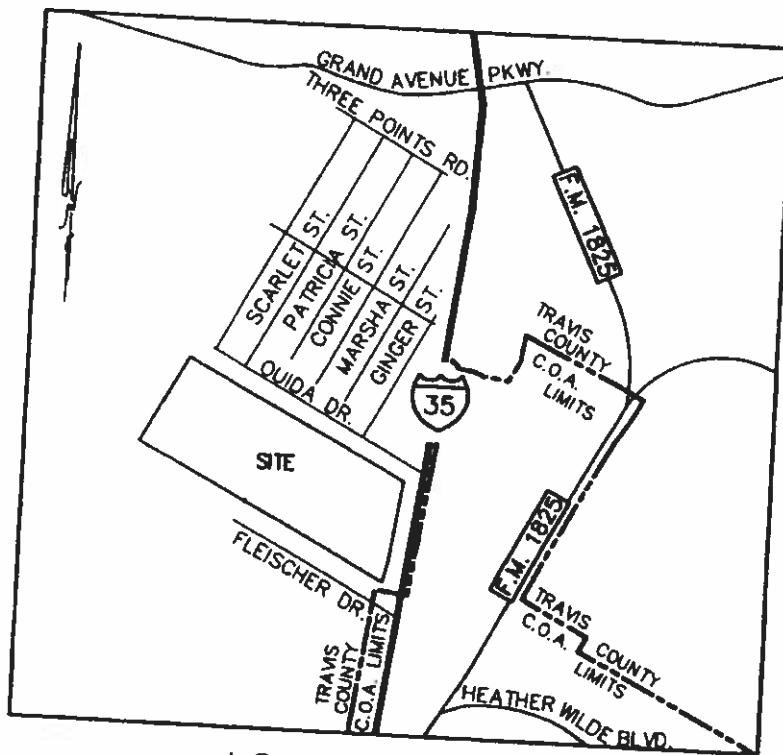
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LOCATION MAP
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