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SUBDIVISION REVIEW SHEET

CASE NO: C8-2010-0051.1A

Z & P DATE: October 5, 2010

SUBDIVISION NAME: THE SPRINGS OF WALNUT CREEK PHASE 1

AREA: 9.3 Acres

LOTS: (26)

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: SF-6-CO

PROPOSED LAND USE: Single Family, ROW, Public

ADMINISTRATIVE WAIVERS: None with final plat.

VARIANCES: None with final plat.

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 approval of the final with preliminary plan. The subdivision is composed of 26 lots (23 single-family and 3 open space/drainage lots) on 9.3 acres. The lots will take access via a new internal street, Bowery Trail via the IH-35 access road. The City of Austin will provide water service and wastewater service as well as electric service. Parkland dedication requirements have been satisfied by the dedication of land for parkland. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

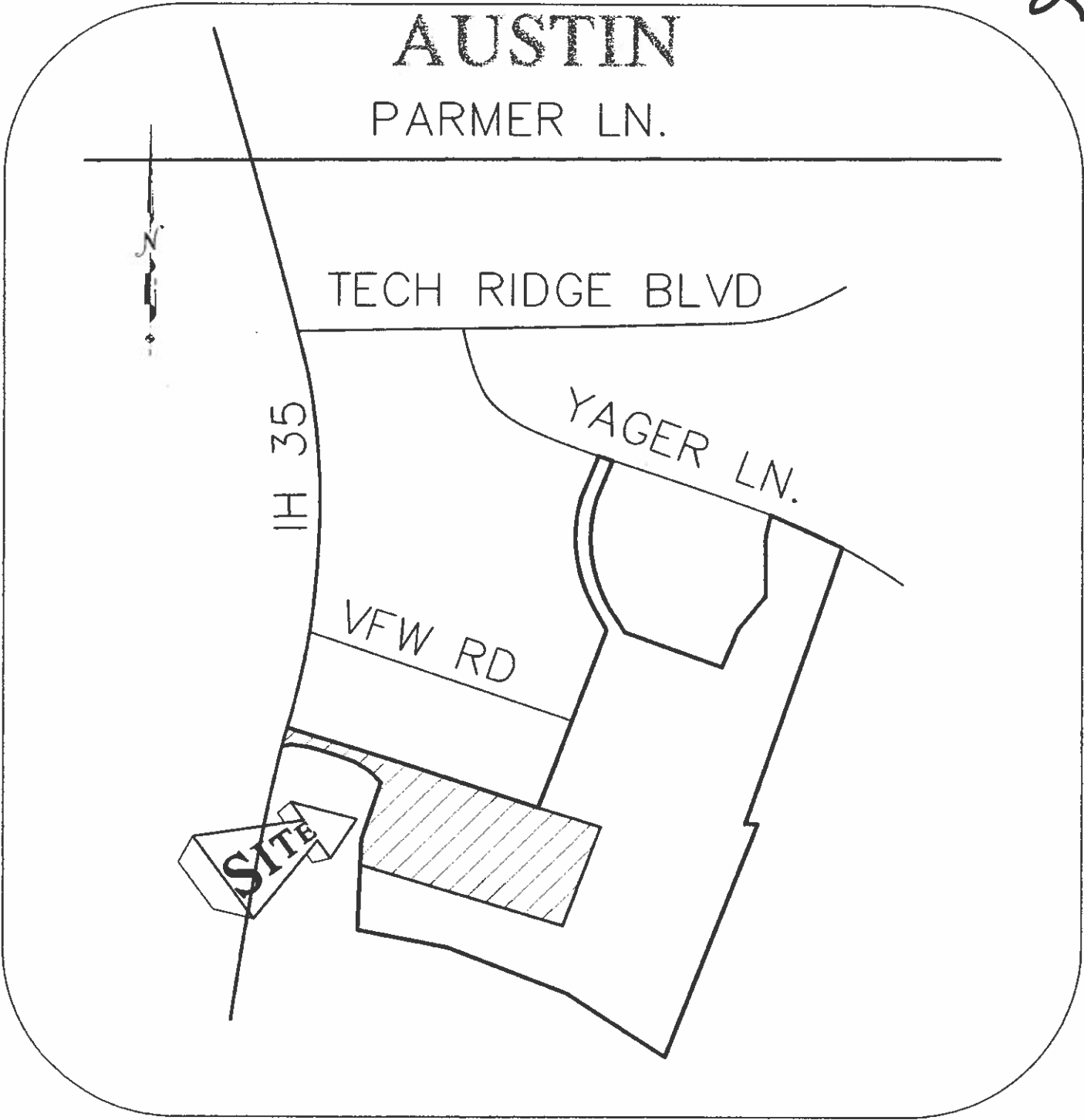
The staff recommends approval of the final with preliminary plan subject to the preliminary plan and associated variances, (also on tonight's agenda) being approved by the Commission. The plat otherwise meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

CASE MANAGER: Don Perryman
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PHONE: 974-2786

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VICINITY MAP

NOT TO SCALE

*The Springs of Walnut Creek
Phase 1*

