

**SUBDIVISION REVIEW SHEET**

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**CASE NO:** C8J-2010-0134

**ZAP DATE:** December 21, 2010

**SUBDIVISION NAME:** AustinSeventyOne

**AREA:** 30.946 acres

**LOTS:** (18)

**APPLICANT:** AustinSeventyOne, Ltd.  
(Joseph W. Bell, Jr.)

**AGENT:** J. Boswell Interests  
(John Boswell)

**ADDRESS OF SUBDIVISION:** 10549 W SH 71

**GRIDS:** A23

**COUNTY:** Travis

**WATERSHED:** Barton Creek (BSZ)

**JURISDICTION:** 2-Mile ETJ

**EXISTING ZONING:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** Commercial-Retail

**ADMINISTRATIVE WAIVERS:**

**VARIANCES:**

**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 AustinSeventyOne. The subdivision is composed of (18) lots on 30.946 acres.

**STAFF RECOMMENDATION:**

The staff recommends disapproval of the AustinSeventyOne. 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.

**ZAP COMMISSION ACTION:**

# AustinSeventyOne Site Location Map

Address: 10549 W Highway 71 Austin, Texas 78735

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