

C17
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SUBDIVISION REVIEW SHEET

CASE NO: C8-2010-0051.3A

ZAP: December 6, 2011

SUBDIVISION NAME: SPRINGS OF WALNUT CREEK PHASE 3

AREA: 15.62 Acres

LOTS: (56)

APPLICANT: Yager Development LLC
(Richard Kunz)

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

ADDRESS OF SUBDIVISION: 12009-1/2 N. IH 35 Service Road NB

GRIDS: MM32

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Limited Purpose

EXISTING ZONING: GO

PROPOSED LAND USE: Single Family, ROW and 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 (56) lots to be subdivided into (61) lots on 15.62 acres. COA will provide water, wastewater and 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:

CM 1/2

AUSTIN

PARMER LN.

TECH RIDGE BLVD

IH 35

YAGER LN.

VFW RD

PHASE 2

PHASE 1

SITE

VICINITY MAP

NOT TO SCALE

The Springs of Walnut Creek

Phase 3

ZAP #10678910