

C9  
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**SUBDIVISION REVIEW SHEET**

**CASE NO:** C8-2007-0135.2A

**ZAP:** April 3, 2012

**SUBDIVISION NAME:** KNOLLWOOD ON THE COLORADO RIVER SECTION 2A

**AREA:** 12.5 Acres

**LOTS:** (1)

**APPLICANT:** Morningwood Investments LP  
(Kenneth Blaker)

**AGENT:** TRE & Associates LLC  
(Adrian Rosas)

**ADDRESS OF SUBDIVISION:** 7051-1/2 Shelton Road

**GRIDS:** MM21

**COUNTY:** Travis

**WATERSHED:** Boggy Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-2

**PROPOSED LAND USE:** Single Family, Public, ROW

**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 (1) lot to be subdivided into (55) lots on 12.5 acres. COA will provide electric, water and wastewater 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.

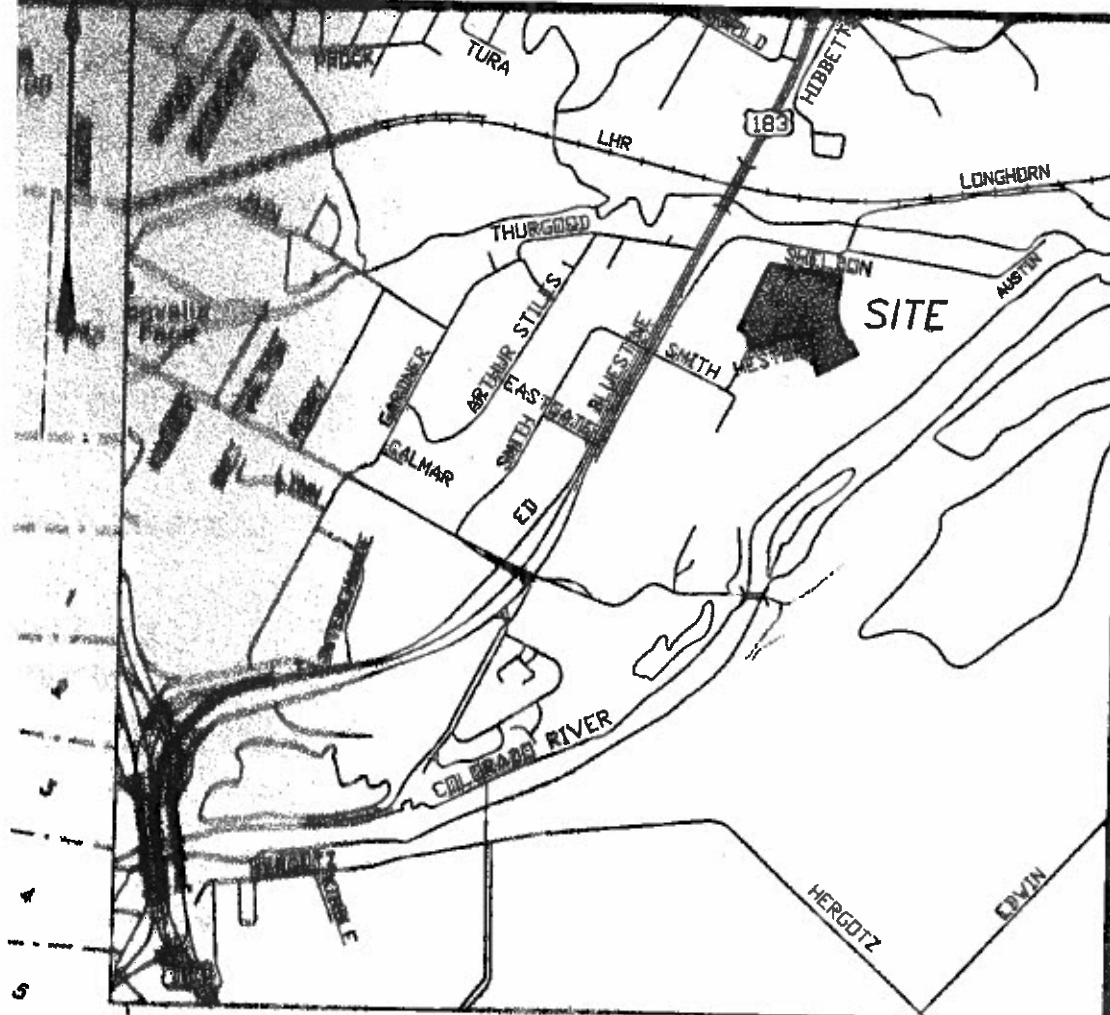
**ZONING AND PLATTING ACTION:**

**CASE MANAGER:**

**PHONE:**

#10733437 ZAP

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1/2



VICINITY MAP  
(NOT TO SCALE)

# LEGEND

- 1/2" IRON REBAR FOUND (unless noted)
- 1/2" IRON REBAR W/CAP MARKED "LANDESIGN" SET (unless noted)
- ▲ NAIL FOUND
- ▲ CALCULATED POINT
- B.L. BUILDING LINE
- DE DRAINAGE EASEMENT

LANDESIGN  
SERVICES, INC.

512-238-7901  
555 ROUND ROCK WEST DR.  
BUILDING D, SUITE 170  
ROUND ROCK, TEXAS 78681



E COLORADO RIVER  
ON 2A