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**SUBDIVISION REVIEW SHEET**

**CASE NO:** C8-2010-0051.3A

**ZAP:** April 3, 2012

**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:** Full Purpose

**EXISTING ZONING:** SF6-CO

**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 approval of a final plat out of an approved preliminary plan. The subdivision of Phase 3 is composed of (61) lots on 15.62 acres for proposed single-family residential use. This includes 56 single-family lots, 4 drainage/openspace lots and 1 water quality lot. The lots will take access via internal public streets dedicated with this subdivision. Access to the overall project will be from the IH-35 northbound frontage rd. or Yager Ln. The City of Austin will provide water, wastewater and electric service. Parkland dedication has been satisfied by dedication of parkland. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:**

The staff recommends disapproval of the final with preliminary plan. The plat meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:**

**CASE MANAGER:** Don Perryman  
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# AUSTIN

PARMER LN.

TECH RIDGE BLVD

YAGER LN.

IH 35

VFW RD

PHASE 2

PHASE 1

**SITE**

## VICINITY MAP

NOT TO SCALE

*The Springs of Walnut Creek  
Phase 3*

SCANNED

