

C25  
1

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2013-0050.0A

**Z.A.P. DATE:** 4-16-13

**SUBDIVISION NAME:** Tech Ridge Section 2

**AREA:** 54.895

**LOT(S):** 3

**OWNER/APPLICANT:** Centerstate 99 Ltd.  
(Steve Mattingly)  
HID Global Corporation  
(Chris Milford)

**AGENT:** Bury + Partners, Inc.  
(Kristi English)

**ADDRESS OF SUBDIVISION:** 600 CENTER RIDGE DR

**GRIDS:** MN35

**COUNTY:**

**WATERSHED:** Walnut Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:**

**MUD:** N/A

**NEIGHBORHOOD PLAN:**

**PROPOSED LAND USE:**

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Tech Ridge Section 2. The proposed plat is composed of 3 lots on 54.895 acres.

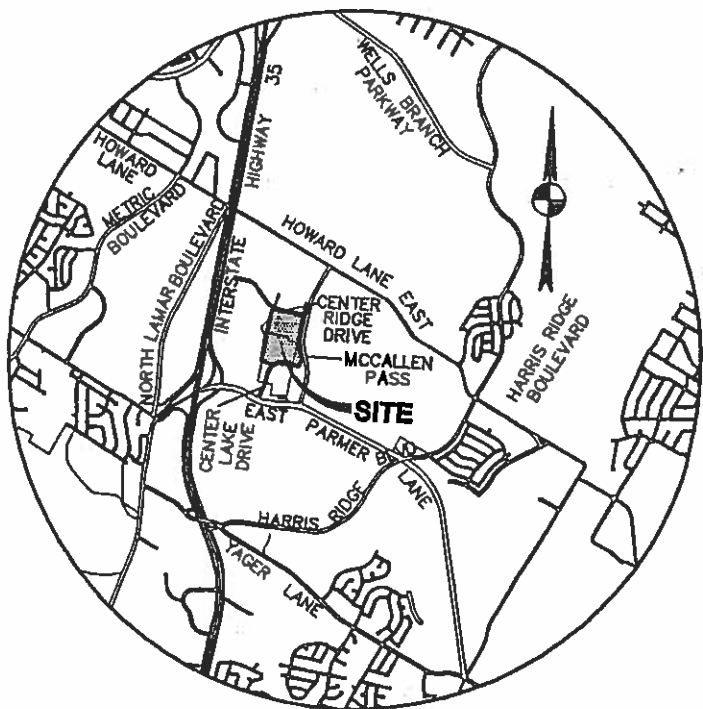
**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:**

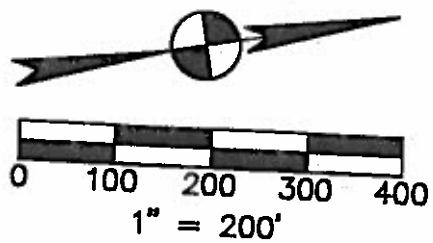
**ZAP**  
**#10916420**

**C25**  
**2**

A RESUBDIVISION  
 INTENDED PLAT OF  
 ON ONE.



**VICINITY MAP**  
 N.T.S.



**LEGEND**

- CAP 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD WITH CAP SET
- 1/2" IRON ROD FOUND
- ▲ PK PK NAIL FOUND
- ..... SIDEWALK

**LINE TABLE**

No.	BEARING	DISTANCE
L1	S79°01'38"E	125.12'
L2	S08°39'13"W	31.02'
L3	S55°01'50"W	10.00'
L4	S08°01'51"W	95.00'
L5	S02°50'48"W	50.00'
L6	S01°05'41"E	164.98'
L7	S07°48'31"E	140.02'
L8	S07°14'02"W	28.00'
L9	S18°10'40"W	41.00'
L10	S28°51'37"W	118.00'
L11	S22°12'36"W	73.50'
L12	N39°01'22"W	53.38'

LOT 5  
 PARMER CENTER  
 NORTH SUBDIVISION  
 DOCUMENT NO.  
 200300185

ELECTRIC AND  
 EASEMENT  
 43, PAGE 121

ERLINE  
 SS  
 VARIES)

TECH. RIDGE  
 ENT NO.  
 100182

"B"

R RIDGE  
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