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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2008-0056.5A

**ZAP DATE:** September 3, 2013

**SUBDIVISION NAME:** Pearson Place Section Three

**AREA:** 34.30

**LOT(S):** 121

**OWNER/APPLICANT:** Pearson Place at Avery Ranch  
(Gary L. Newman)

**AGENT:** CSF Civil Group  
(Christine Potts)

**ADDRESS OF SUBDIVISION:** 13115 Avery Ranch Blvd.

**GRIDS:** H41

**COUNTY:** Travis

**WATERSHED:** Lake Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** N/A

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** SF, ROW, Other

**ADMINISTRATIVE WAIVERS:**

**VARIANCES:** None

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

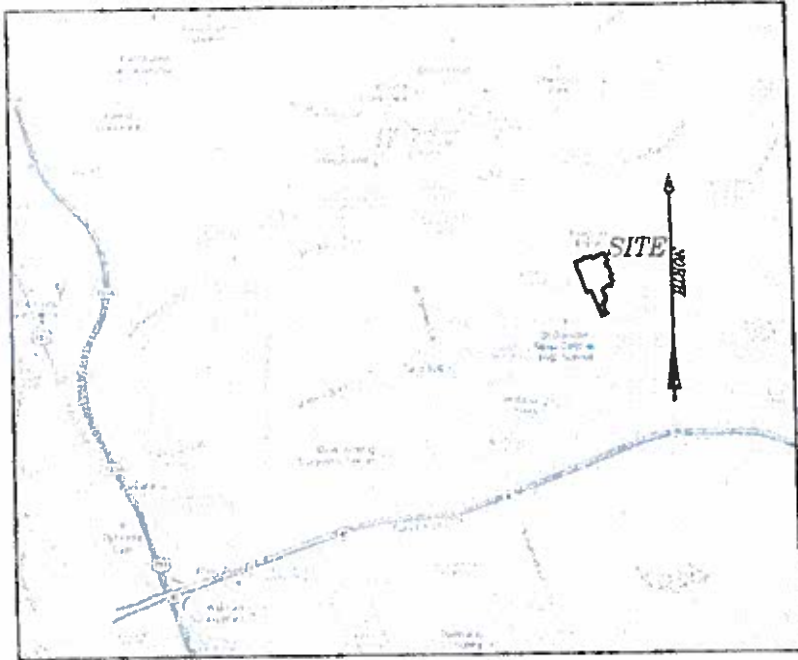
**DEPARTMENT COMMENTS:** The request is for approval of the Pearson Place Section Three. The proposed plat is composed of 121 lots on 34.30 acres.

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

**PLANNING COMMISSION/ZONING AND PLANNING ACTION:**

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Location Map



VICINITY MAP  
(NOT TO SCALE)

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