

**SUBDIVISION REVIEW SHEET**

C16/

**CASE NO.:** C8-2014-0044.0A

**Z.A.P. DATE:** 3-18-14

**SUBDIVISION NAME:** Park at Aspen Lake, Lot 3, Block "A", Resubdivision

**AREA:** 21.557

**LOT(S):** 2

**OWNER/APPLICANT:** CREF Aspen Lake II, LLC

(Michael E. Nicholls)

**AGENT:** Bury-AUS, Inc.

(Megan Meyer)

**ADDRESS OF SUBDIVISION:** 10205 PECAN PARK BLVD

**GRIDS:** MG39

**COUNTY:**

**WATERSHED:** Lake Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:**

**MUD:** N/A

**NEIGHBORHOOD PLAN:**

**PROPOSED LAND USE:** Commercial

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

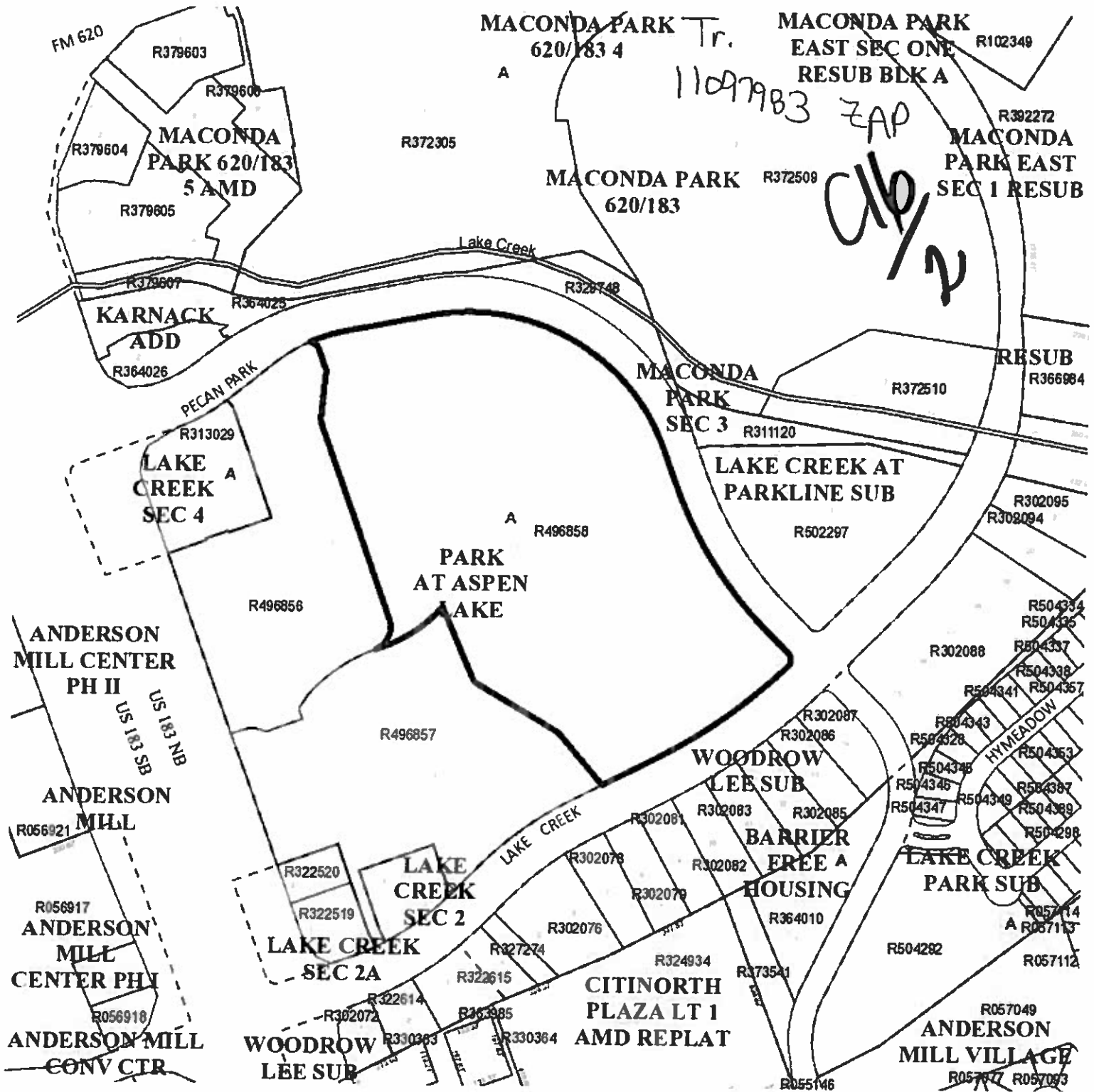
**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Park at Aspen Lake, Lot 3, Block "A", Resubdivision. The proposed plat is composed of 2 lots on 21.557 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:**

# Williamson Central Appraisal District - SITE LOCATION MAP



- |                                       |                      |                         |
|---------------------------------------|----------------------|-------------------------|
| ○ Section Corner (No Ties)            | Subdivision Boundary | Interstate              |
| ▲ Section Corner (Corner Certificate) | Parcel               | U S Highway             |
| ■ Section Corner (Scott County Tie)   | Block                | State Highway           |
| County Boundary                       | Lot Line             | County Route Major Road |
| City Limit                            | Right of Way         | Local Road              |
| Political Township Boundary           | Park                 | Ramp                    |
| Geographic Township Boundary          | Building Footprint   | Alley/Access Road       |
| Section Line                          | Parcel Point         | Bike Trail              |
| Quarter Section Line                  | Address Point        | Railroad                |
| Quarter Quarter Section Line          |                      |                         |

940850018 Parcel Identification Number

- Lot Number
- 917 Address Number
- 4400 Subdivision Name

940850019 Parcel Point Identification Number

- Block Number
- 40 Right of Way Dimension
- 175.00 Parcel Dimension
- 107.65 Lot Dimension

