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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2014-0128.0A

**P.C. DATE:** July 22, 2014

**SUBDIVISION NAME:** Seventy One Triangle

**AREA:** 4.023

**LOT(S):** 1

**OWNER/APPLICANT:** Seventy One Investment  
(Michael Buckner)

**AGENT:** (Hector Avila)

**ADDRESS OF SUBDIVISION:** 7310 E Ben White Blvd WB

**GRIDS:** L19

**COUNTY:** Travis

**WATERSHED:** Carson Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** Commercial

**MUD:** N/A

**NEIGHBORHOOD PLAN:** Montopolis

**PROPOSED LAND USE:** Commercial

**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 Seventy One Triangle. The proposed plat is composed of 1 lot on 4.023 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 PLATTING ACTION:**

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PC 11180275

