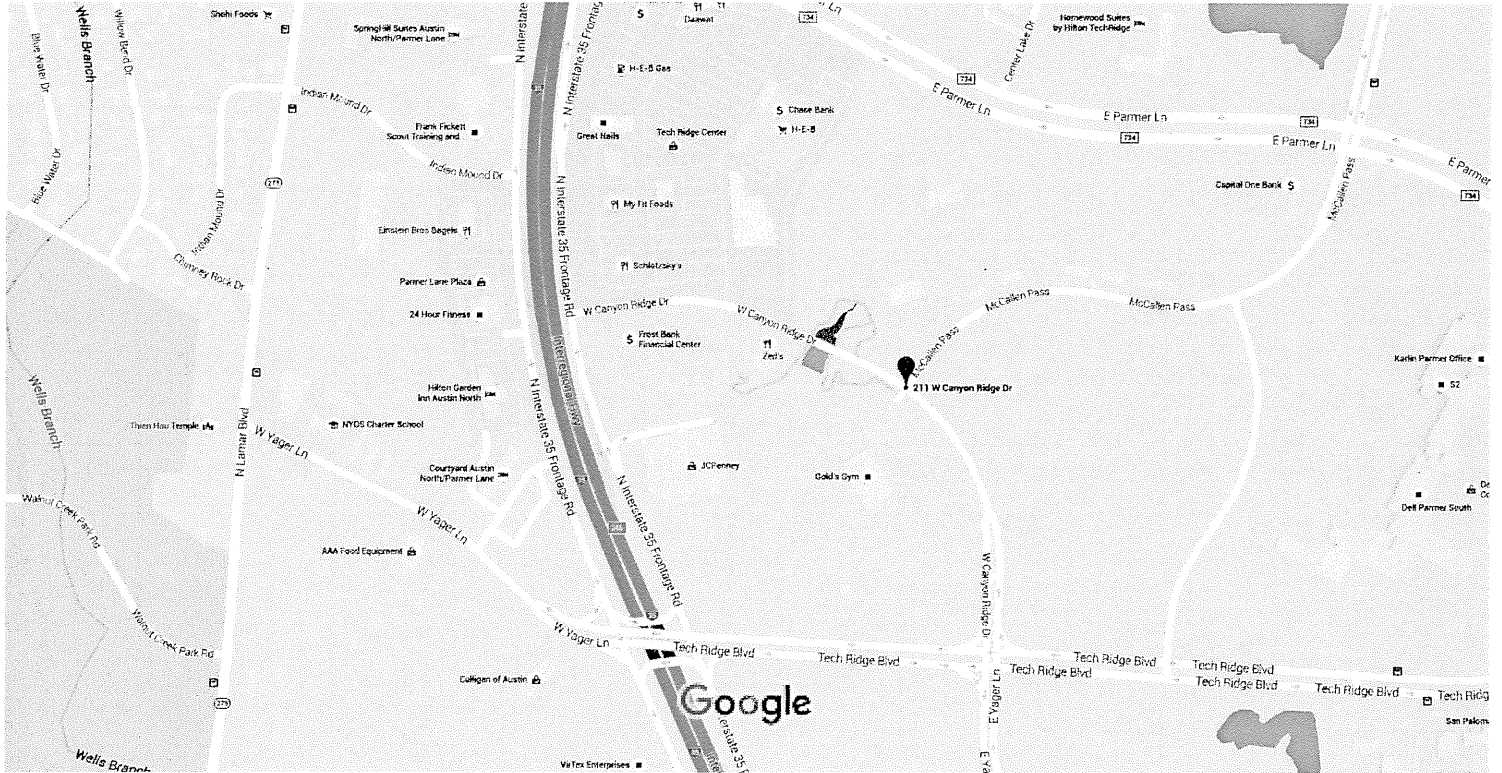


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0059.0A**Z.A.P. DATE:** 4-5-16**SUBDIVISION NAME:** Tech Ridge Center Phase IV, Amended Plat of Lots 5, 6, and 7**AREA:** 14.281**LOT(S):** 3**OWNER/APPLICANT:** Tech Ridge Phase IV LP (Paul Juarez)**AGENT:** LJA Engineering, Inc. (Reese Hurley)**ADDRESS OF SUBDIVISION:** 211 CANYON RIDGE DR**GRIDS:** MM33**COUNTY:****WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:****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 Tech Ridge Center Phase IV, Amended Plat of Lots 5, 6, and 7. The proposed plat is composed of 3 lots on 14.281 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:**

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