

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0016.0A**PC DATE:** June 14, 2016**SUBDIVISION NAME:** Toledo Subdivision**AREA:** 1.89 acres**LOTS:** 2**APPLICANT:** Oscar and Rick Toledo**AGENT:** Noble Surveying & Engineering
(Tres Howland)**ADDRESS OF SUBDIVISION:** 9607 N IH 35 Service Road NB**GRIDS:** MM30**COUNTY:** Travis**WATERSHED:** Little Walnut Creek
Purpose**JURISDICTION:** Full**EXISTING ZONING:** CS-NP**DISTRICT:** 4**LAND USE:** Commercial**NEIGHBORHOOD PLAN:** Windsor Hills**ADMINISTRATIVE WAIVERS:** none**VARIANCES:** none**SIDEWALKS:** Sidewalks will be constructed along the IH 35 service road.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 9 of the Freeman subdivision, and a 0.935 acre tract of unplatted land. The plat is comprised of 2 lots on 1.89 acres. The applicant proposes to resubdivide an existing lot and adjacent unplatted land, into two lots for commercial use. The proposed lots comply with zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins
E-mail: steve.hopkins@austintexas.gov**PHONE:** 512-974-3175



