Item C-17 1 of 2

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2016-0165.0A **ZAP DATE:** September 6, 2016

**SUBDIVISION NAME:** England Tract Lot 1

**AREA**: 2.26 **LOT(S)**: 1

**OWNER/APPLICANT:** England Ranch NE Limted Partnership (Joe F. England)

**AGENT:** Big Red Dog Engineering Consulting (Bailey Harrington)

ADDRESS OF SUBDIVISION: 9400-9525 Pearson Ranch Rd.

GRIDS: MJ41 COUNTY: Travis

**WATERSHED:** South Brushy Creek **JURISDICTION:** Full-Purpose

EXISTING ZONING: SF MUD: N/A

**NEIGHBORHOOD PLAN: N/A** 

PROPOSED LAND USE: Commercial

**ADMINISTRATIVE WAIVERS:** 

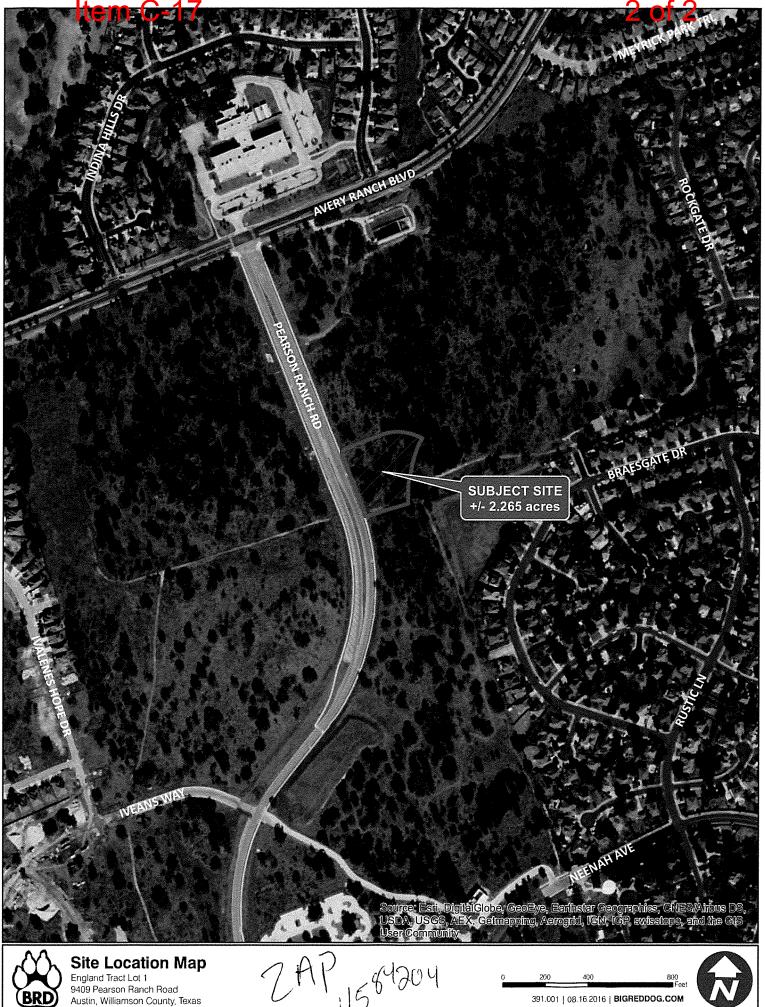
**VARIANCES:** None

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

**<u>DEPARTMENT COMMENTS</u>**: The request is for approval of the England Tract Lot 1. The proposed plat is composed of 1 lot on 2.26 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:



BRD

