

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2016-0197

**ZAP DATE:** October 18, 2016

**SUBDIVISION NAME:** The Grove at Shoal Creek

**AREA:** 75.75

**LOT(S):** 4

**OWNER/APPLICANT:** (Steve Walkup)

**AGENT:** Brown & Gay Engineers (Brian Williams)

**ADDRESS OF SUBDIVISION:** 4205 Bull Creek Rd.

**GRIDS:** MH26

**COUNTY:** Travis

**WATERSHED:** Shoal Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** Commercial

**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.

**DEPARTMENT COMMENTS:** The request is for approval of the The Grove at Shoal Creek. The proposed plat is composed of 4 lots on 75.75 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:**