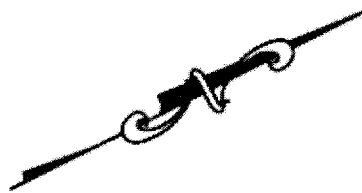
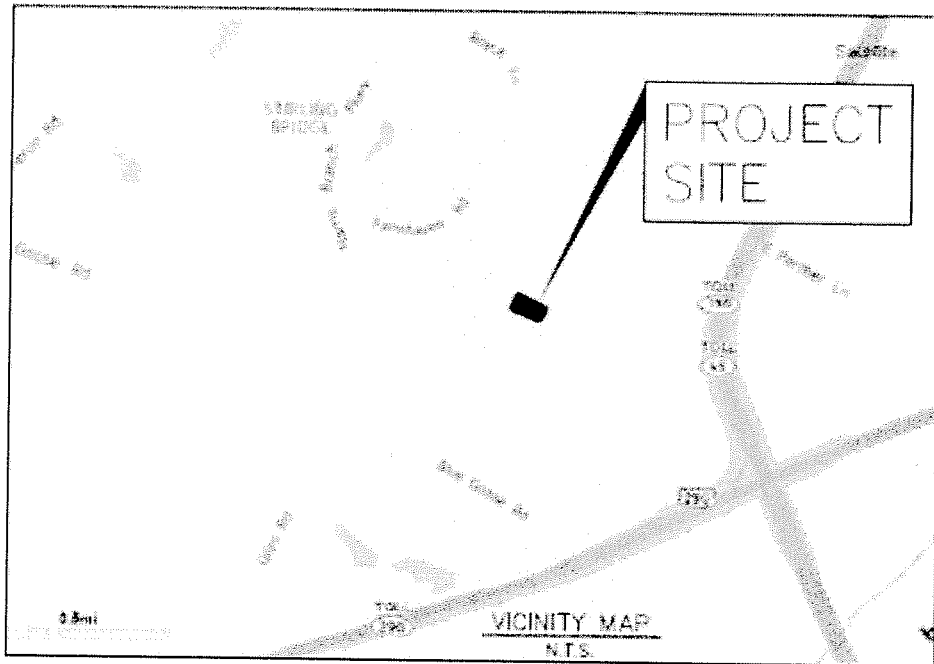


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2016-0225.0A**ZAP DATE:** December 6, 2016**SUBDIVISION NAME:** James Subdivision**AREA:** 3**LOT(S):** 2.83**OWNER/APPLICANT:** (James Iris)**AGENT:** Capitol Drafting & Design
(Albert Alaniz)**ADDRESS OF SUBDIVISION:** 11604 Aus Tex Aces Lane**GRIDS:** MQ29**COUNTY:** Travis**WATERSHED:** Gilleland Creek**JURISDICTION:** 2-Mile ETJ**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 James Subdivision. The proposed plat is composed of 2.83 lots on 3 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:**



GRAPHIC SCALE

1"=40'

ZAP

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