

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2017-0180.0A

ZAP DATE: 9/5/17

SUBDIVISION NAME: The Circle at Nelms Subdivision

AREA: 7.78 acres

LOT(S): 1

OWNER/APPLICANT: Genesis 1 Engineering (George Gonzalez)

AGENT: Indo Pak Investments LLC

ADDRESS OF SUBDIVISION: 6305 Bluff Springs Road

DISTRICT NUMBER: 2

GRIDS: MH16

COUNTY:

WATERSHED: Williamson Creek

JURISDICTION: Full-Purpose

EXISTING ZONING:

MUD: N/A

NEIGHBORHOOD PLAN:

PROPOSED LAND USE: Commercial MF

ADMINISTRATIVE WAIVERS: None

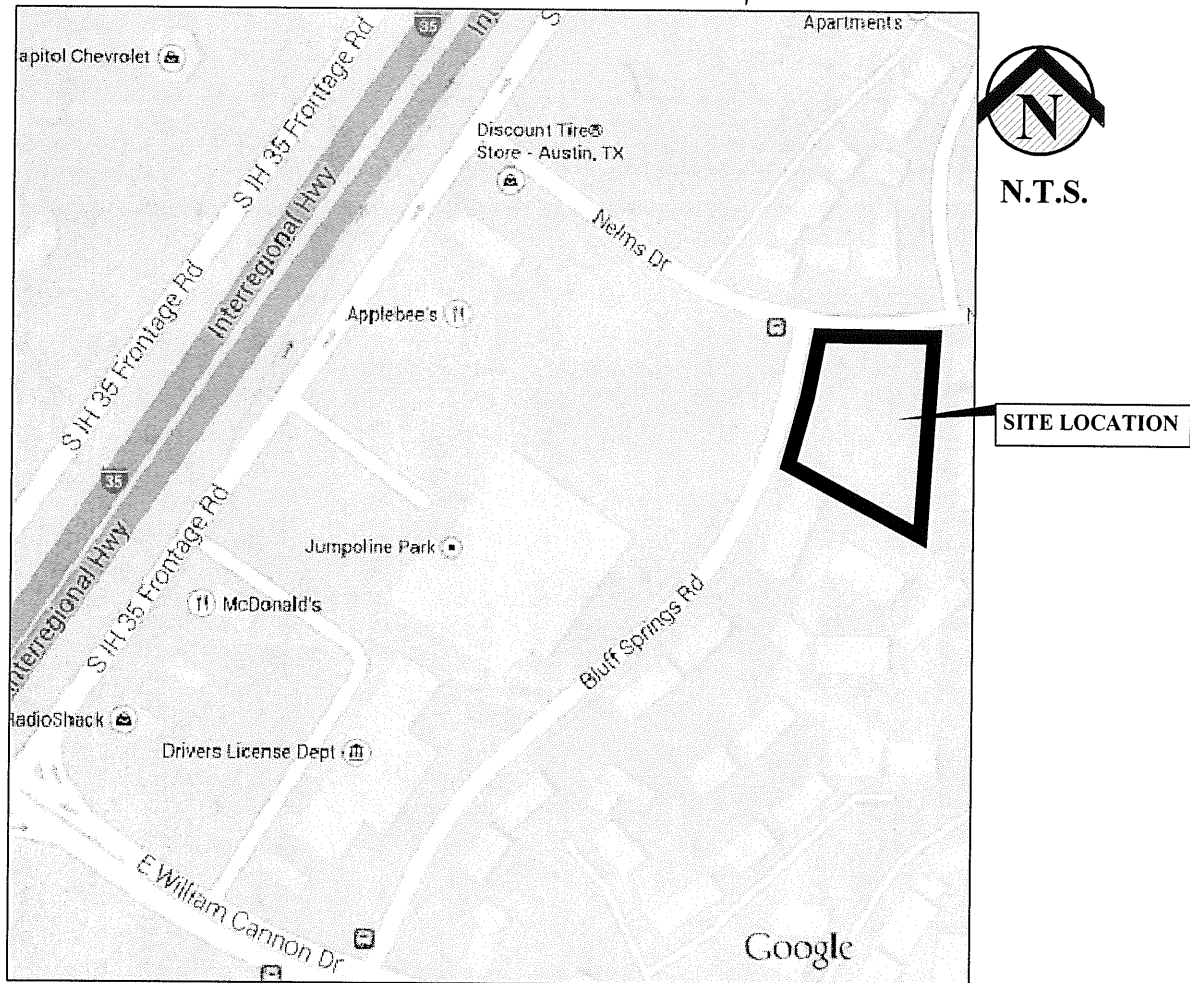
VARIANCES: None

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 the approval of The Circle at Nelms subdivision. The proposed plat is composed of 1 lot on 7.78 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 ACTION:



LOCATION MAP GRID H23

LEGAL DESCRIPTION

BEING A 1.75 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS BEING THE SAME TRACT DESCRIBED IN VOLUME 8957, PAGE 138 REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND SAME PROPERTY CONVEYED IN TAX RESALE DEED RECORDED IN DOCUMENT NO. 2006227540, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

LEGAL TRACT OF LAND:

PROPERTY SHALL BE DETERMINED TO BE LEGAL TRACT OF LAND THROUGH A LAND STATUS DETERMINATION, OR THE LEGAL PLATTING PROCESS PRIOR TO THE APPROVAL OF THE SITE DEVELOPMENT PERMIT APPLICATION

WATERSHED: WILLIAMSON CREEK
WATERSHED CLASSIFICATION: SUBURBAN

EDWARDS AQUIFER: NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE AREA ENCOMPASSED BY THE EDWARDS AQUIFER OR ITS ASSOCIATED RECHARGE ZONE PER TCEQ MAPS.

RELATED CASES:

SUBDIVISION: C8-80-021