Item C-15 1 of 2

SUBDIVISION REVIEW SHEET

CASE NO.: C81-2017-0189.6A **ZAP DATE:** 10/3/17

SUBDIVISION NAME: Pioneer Hill Section 4

AREA: 26.49 acres **LOT(S)**: 151

OWNER/APPLICANT: Continental Homes of Texas, LP (Ian Cude)

AGENT: Randall Jones & Associates Engineering, Inc. (J. Keith Collins)

ADDRESS OF SUBDIVISION: 10017-1/2 Dessau Rd.

DISTRICT NUMBER: 1

GRIDS: MM30 COUNTY:

<u>WATERSHED</u>: Walnut Creek <u>JURISDICTION</u>: Full-Purpose

EXISTING ZONING: MUD: N/A

NEIGHBORHOOD PLAN:

PROPOSED LAND USE: Commercial Multi-Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

<u>SIDEWALKS</u>: 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 the approval of Pioneer Hill Section 4 subdivision. The proposed plat is composed of 151 lot on 26.49 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:

Item C-15 2 of 2 O U o = SET 1/2" I SIDEWALK f IRF = IRON ROD PUE = PUBLIC UTI OPRTC = OFFICIALCRISWELL NORGHIRE LANE FULTON AVE PLAT BETTYLOU LANE HATTON LANE LANGDALE LANE GROW LANE BADEN ANERS WHITAKER DRIVE FIND NIMONE LOCATION MAP SCALE: 1" = 600'NUSSE

Chassell # PIONEER MILL SECTION 4