

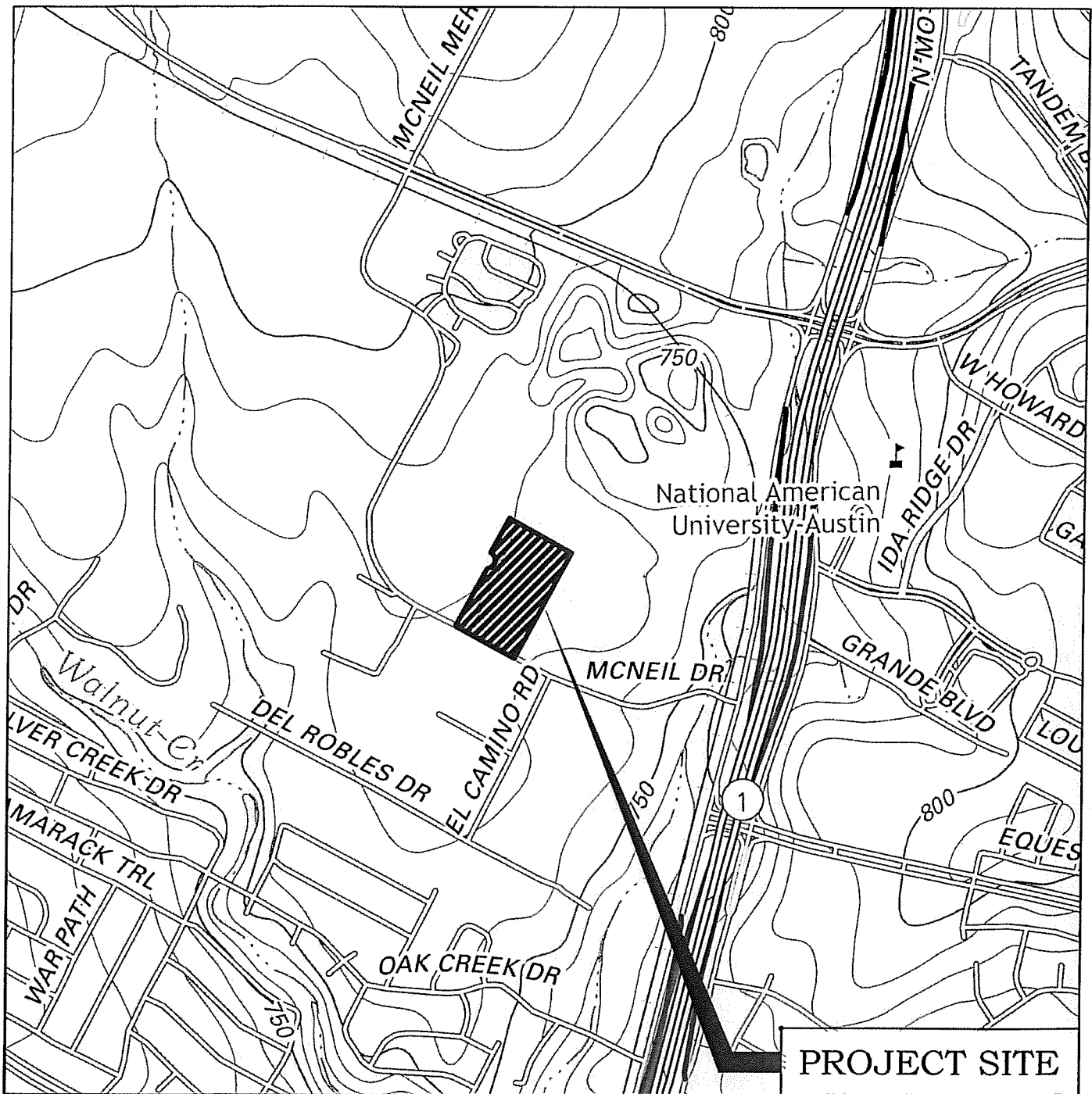
SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0252.0A**ZAP DATE:** July 17, 2018**SUBDIVISION NAME:** 3804 McNeil Drive**AREA:** 9.52**LOT(S):** 8**OWNER/APPLICANT:** SAM Builders, LLC (Saeed Minhas)**AGENT:** Cuatro Consultants, LTD. (Hugo Elizondo Jr., P.E.)**ADDRESS OF SUBDIVISION:** 3804 McNeil Drive**GRIDS:** L36**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** RR**DISTRICT:** 7**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:** none**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on McNeil Drive.

DEPARTMENT COMMENTS: The request is for approval of the 3804 McNeil Drive, a final plat without preliminary plan. The proposed plat is composed of 8 lots on 9.52 acres proposed for residential use. The applicant is utilizing a flag lot configuration with a joint use access easement to McNeil Drive for the internal lots. This application does not require a variance from the Commission for a flag lot design because this property has never been subdivided in the past. The City of Austin will provide all utilities. The applicant is responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-mail:** don.perryman@austintexas.gov



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0' 1,000'



SCALE: 1"=1,000'



FIGURE 1
BOUNDARY MAP
3804 MCNEIL DR
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS

DATE: 11/03/15

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