

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0036.0A**PC DATE:** March 26, 2019**SUBDIVISION NAME:** Amended Plat of Lots 5 & 6 Stonebridge V-B Subdivision**AREA:** 3.93**LOT(S):** 1**OWNER/APPLICANT:** (Sanchez Family Properties, LP)**AGENT:** Armbrust & Brown, PLLC (Jewel Cain)**ADDRESS OF SUBDIVISION:** 9505 Stonelake Blvd.**DISTRICT NUMBER:** 7**GRIDS:** MJ32**COUNTY:** Travis**WATERSHED:** Shoal Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** Restaurant**MUD:** N/A**NEIGHBORHOOD PLAN:** Gateway**PROPOSED LAND USE:** Multi-family**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 Amended Plat of Lots 5 & 6 Stonebridge V-B Subdivision. The proposed plat is composed of 1 lot on 3.93 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:**



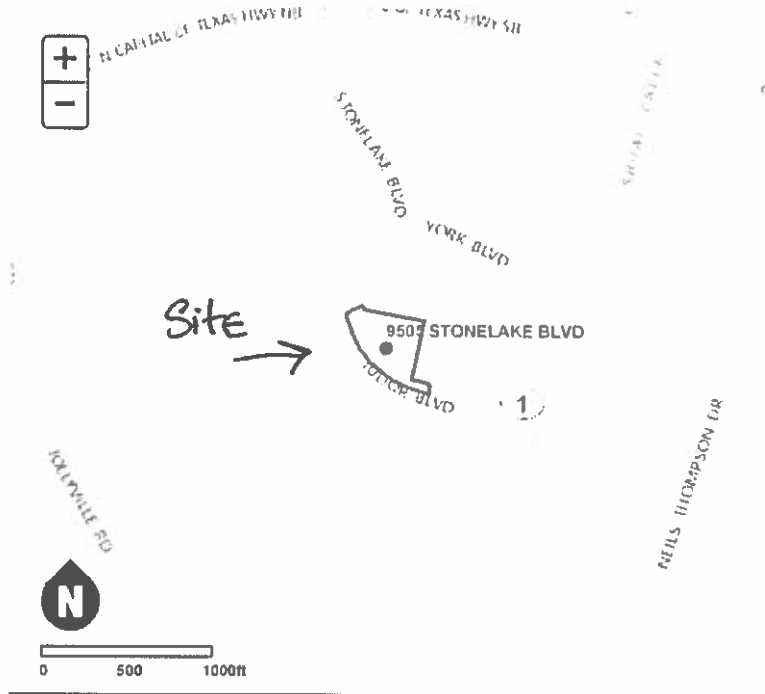
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Disclaimer

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For official verification of the zoning of a property, please order a Zoning Verification Letter at 512-978-4000.

Location:	9505 STONELAKE BLVD (3,114,678 25, 10,113,354 83)
Grid:	J32
Future Land Use (FLUM):	High Density Mixed Use
Regulating Plan:	North Burnet/Gateway
Zoning:	NBG-NP
Zoning Case:	C14-2008-0182
Zoning Ordinance (Mostly after 2000):	20090312-036 20071101-051 99-0225-70(b)
Zoning Overlays:	NEIGHBORHOOD PLANNING AREA <ul style="list-style-type: none"> ■ GATEWAY ■ North Burnet/Gateway Combined NPA GREEN BUILDING MANDATORY <ul style="list-style-type: none"> ■ North Burnet Gateway NPA ■ North Burnet/Gateway Combined NPA



Zoning Guide

The Guide to Zoning provides a quick explanation of the above Zoning codes. However, the Development Assistance Center provides general zoning assistance and can advise you on the type of development allowed on a property. General information on the Neighborhood Planning Areas is available from Neighborhood Planning. Visit Zoning for the description of each Base Zoning District.