

**SUBDIVISION REVIEW SHEET**

C14  
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**CASE NO:** C8-2011-0018.0A

**ZAP:** March 1, 2011

**SUBDIVISION NAME:** FOUR CORNERS

**AREA:** 7.707 Acres

**LOTS:** (3)

**APPLICANT:** Parke Properties 1 LP  
(Fred Purcell)

**AGENT:** King Engineering Associates, Inc.  
(Aaron Googins)

**ADDRESS OF SUBDIVISION:** 7202 N. FM 620 Road

**GRIDS:** C34, D34

**COUNTY:** Travis

**WATERSHED:** Lake Travis

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** 1-SF-2

**PROPOSED LAND USE:** Retail

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS**

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

**DEPARTMENT COMMENTS:**

The request is for disapproval of the final without preliminary plan. The subdivision is composed of (3) lots on 7.707 acres. PEC will provide electric service. COA will provide water and water and wastewater service.

**STAFF RECOMMENDATION:**

The staff recommends disapproval of the final without preliminary plan. The plat does not meet all applicable State and City of Austin LDC requirements. Staff will continue to work with the applicant to ensure compliance.

**ZONING AND PLATTING ACTION:**

**CASE MANAGER:**

**PHONE:**

