

**SUBDIVISION REVIEW SHEET**

C11  
1

**CASE NO:** C8-2008-0014.03

**ZAP DATE:** March 01, 2011

**SUBDIVISION NAME:** Wolf/Hester Preliminary Plan (Revision #3)

**AREA:** .802 acres

**LOTS:** (1)

**APPLICANT:** 183 BLW LP  
(Matt Harris)

**AGENT:** Consort, Inc.  
(Bryan Moore)

**ADDRESS OF SUBDIVISION:** S US 183 Highway

**GRIDS:** F40

**COUNTY:** Travis

**WATERSHED:** Lake Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** DR, GR, CS

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** Commercial-Retail

**ADMINISTRATIVE WAIVERS:**

**VARIANCES:**

**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 Wolf/Hester Preliminary Plan (Revision #3). The subdivision is composed of (1) lots on .802 acres.

**STAFF RECOMMENDATION:**

The staff recommends disapproval of the Wolf/Hester Preliminary Plan (Revision #3). 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.

**ZAP COMMISSION ACTION:**

CHP #10541932



SCALE: 1" = 100'

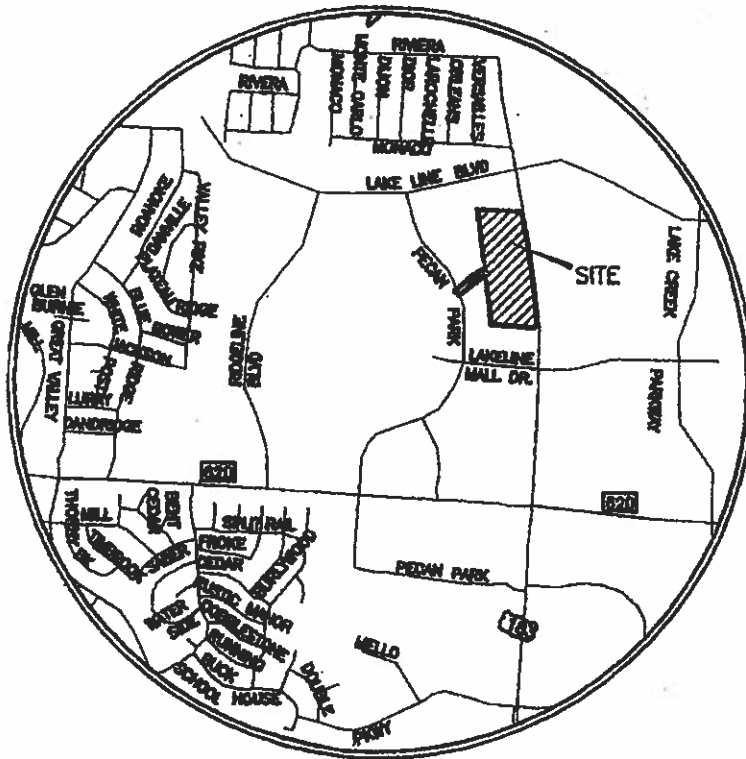
SCALE IN FEET



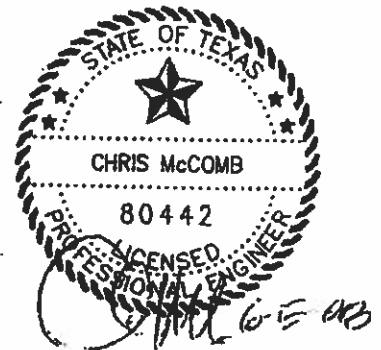
**AMC  
DESIGN  
GROUP**

ENGINEERING AND  
CONSTRUCTION  
CONSULTANTS

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**LOCATION MAP  
N.T.S.**



**Thrauer Design**  
37 MANCHACA RD., BLDG. 2 • AUSTIN, TEXAS • 78704 • (512) 478-4458  
**-AND PLANNERS**

P, LP

OG 2

P.E.

WASTEWATER SYSTEM.

CONFORMANCE WITH THE CITY OF AUSTIN STANDARDS, PLANS AND SPECIFICATIONS

IES.

CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CHAPTER 25-8-181.

ON BOTH SIDES AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT.  
STRUCTURE THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF  
CITY COMPANY.

DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

INS.