

**SUBDIVISION REVIEW SHEET**

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**CASE NO:** C8-2010-0131

**ZAP DATE:** July 5, 2011

**SUBDIVISION NAME:** Slaughter 100 Tract 14A Preliminary Plan

**AREA:** 36.356 acres

**LOTS:** (4)

**APPLICANT:** Wildflower Commons II LP

**AGENT:** LJA Engineering & Surveying, Inc.  
(Dan Ryan)

**ADDRESS OF SUBDIVISION:** SH 45

**GRIDS:** B14, B13

**COUNTY:** Travis

**WATERSHED:** Slaughter Creek (BSZ)

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** GO

**PROPOSED LAND USE:** Commercial-Office

**ADMINISTRATIVE WAIVERS:** The applicant has requested and received an administrative waiver to LDC Section 25-4-33(D)(1), the platting of the entirety of the balance of the tract. The approval of this preliminary will not impair the orderly planning of roads, utilities, etc., for the remainder the parent tract.

**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 approval of the Slaughter 100 Tract 14A Preliminary Plan. The subdivision is composed of (4) lots (2 commercial and 2 landscape lots) and associated right-of-way on 36.356 acres. The lots will take access to SH-45 via an internal street. The tract is identified and is subject to the Bradley Settlement Agreement. Water and wastewater will be provided by the City of Austin and electric service will be provided by the PEC. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:**

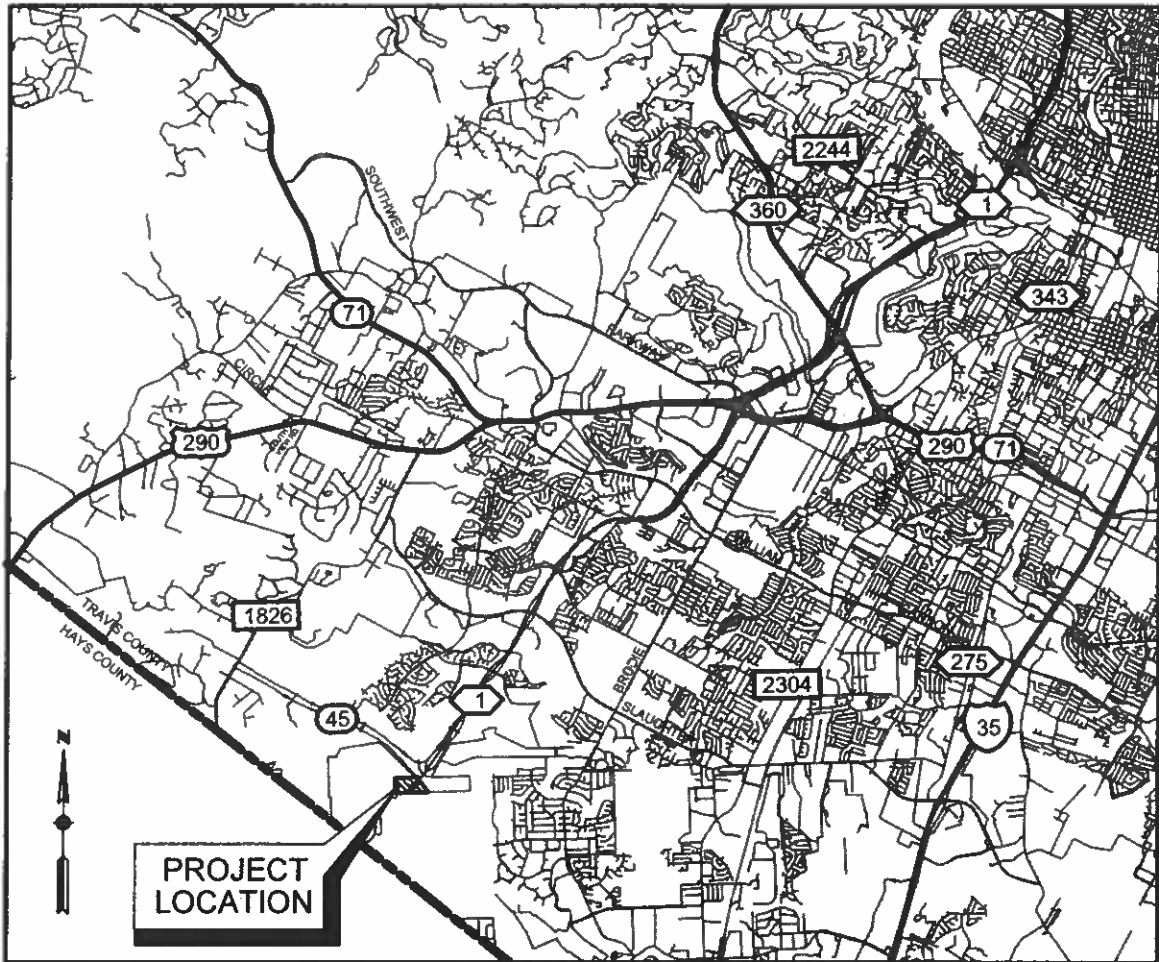
The staff recommends approval of the Slaughter 100 Tract 14A Preliminary Plan. The plan meets all applicable State and City of Austin LDC requirements.

**ZAP COMMISSION ACTION:**

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LOCATION MAP  
(N.T.S.)

SCANNED

