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SUBDIVISION REVIEW SHEET

CASE NO: C8-2010-0131

ZAP DATE: July 5, 2011
July 19, 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.

Update 07-13-11: At the July 5th Commission meeting staff was asked to investigate the possibility of moving an existing private access easement out of a CEF buffer shown on the plan. Staff is meeting with the beneficiary of the easement on 07-14-11 and will report the findings of this meeting at the July 19th Commission meeting.

STAFF RECOMMENDATION:

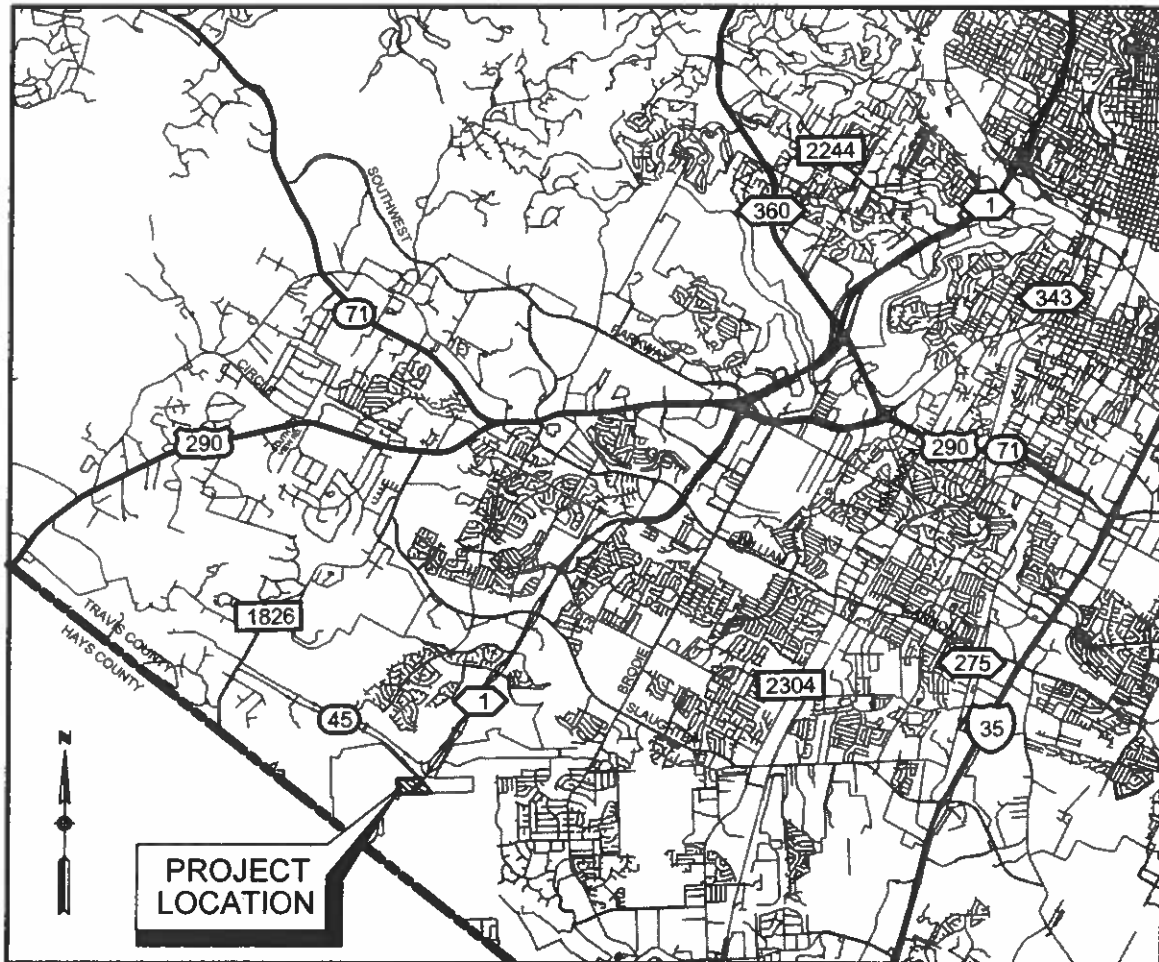
The staff recommends approval of the Slaughter 100 Tract 14A Preliminary Plan. The plan meets all applicable State and City of Austin LDC requirements.

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ZAP COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.asutin.tx.us

PHONE: 974-2786



LOCATION MAP
(N.T.S.)

SCANNED

