

C12
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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0051.4A

ZAP DATE: June 18, 2013

SUBDIVISION NAME: Springs of Walnut Creek; Phase IV

AREA: 9.17

LOT(S): 1

OWNER/APPLICANT: Yager Development, L.L.C.
(Richard Kunz)

AGENT: Pape-Dawson Eng.
(Shelly Mitchell)

ADDRESS OF SUBDIVISION: 12009-1/2 N IH35 Service Rd. NB

GRIDS: M32, M33, N32

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-6

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Condominium Residences

ADMINISTRATIVE WAIVERS: none

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 Springs of Walnut Creek; Phase IV, a final plat out of an approved preliminary plan. The proposed plat is composed of 1 lot on 9.17 acres proposed for 45 townhome units. The access to this lot will be from Yager Lane. The City of Austin will provide all utilities. Parkland dedication has been satisfied by dedication of land within the subdivision. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786

AUSTIN

PARMER LN.

C12
1/2

TECH RIDGE BLVD

YAGER LN.

IH 35

VFW RD

PHASE 2

PHASE 3

PHASE 1

**SITE
PHASE 4**

VICINITY MAP

NOT TO SCALE

*The Springs of Walnut Creek
Phase 4*

SCANNED

SCALE: 1" = 100'

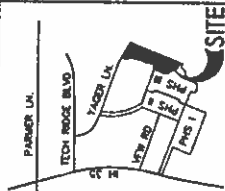
0' 100' 200' 300'



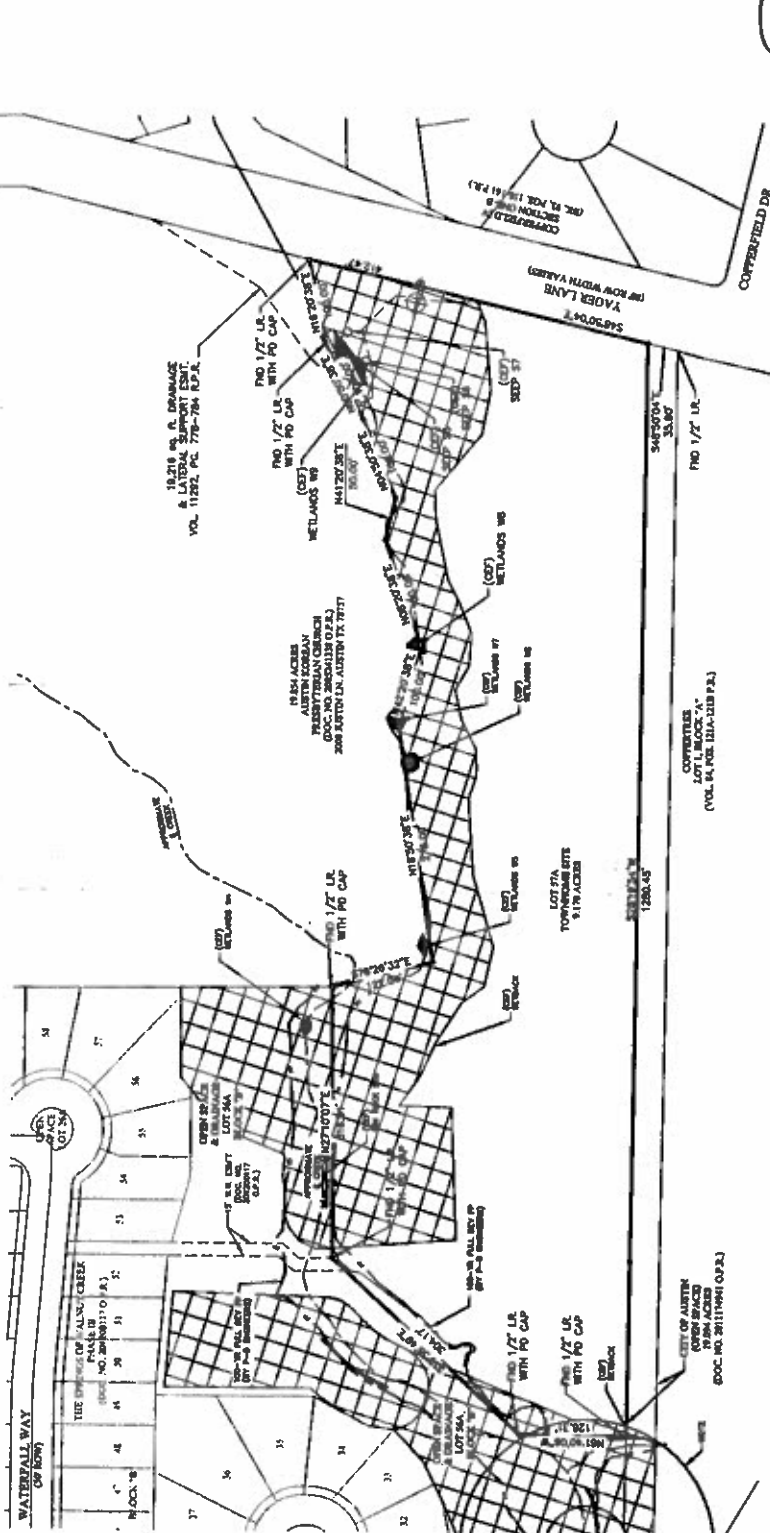
0.8111 ACRES, OR 399.55 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING
OUT OF A 61.751 ACRES TRACT DECEASED IN CONVEYANCE TO YANOR
DEVELOPMENT, L.L.C. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT
NO. 200806411 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
OUT OF THE L.A.D. BROOKS SURVEY NO. 74, IN THE CITY OF AUSTIN, TRAVIS
COUNTY, TEXAS.

NOTE:
LOCATIONS OF CRITICAL ENVIRONMENTAL FEATURES ARE SHOWN PER
COORDINATES PROVIDED BY ENVIRONMENTAL CONSULTANT AND CITY OF
ALBANY

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LOCATION MAP



SCANNED