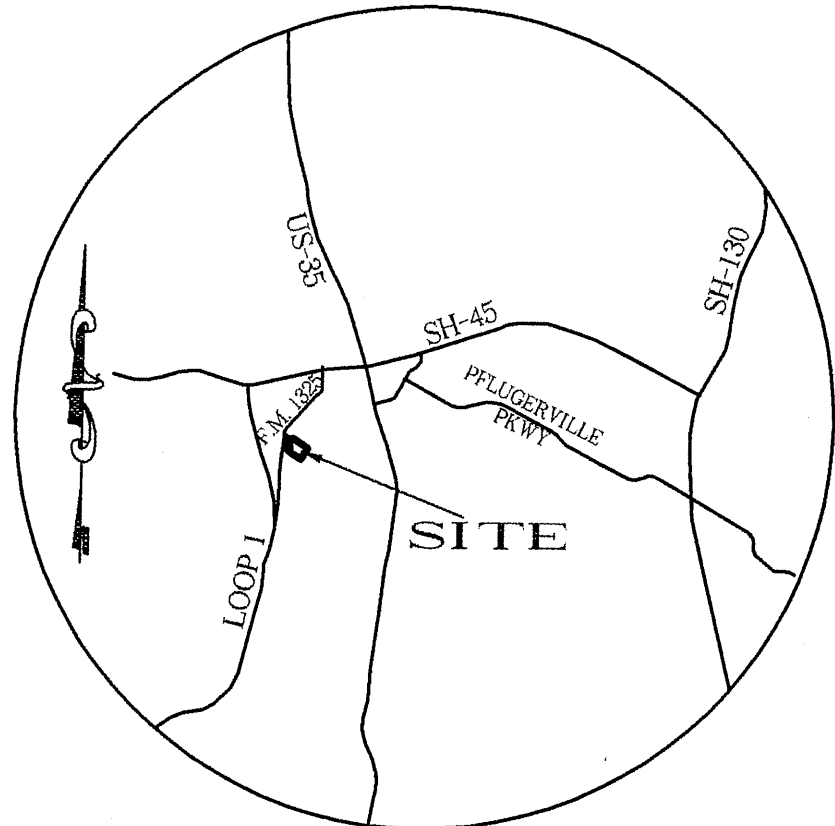


SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2016-0248.1A**Z.A.P. DATE:** 11-7-17**SUBDIVISION NAME:** Timmermann Phase 1 Final Plat**AREA:** 44.63**LOT(S):** 170**OWNER/APPLICANT:** Geraldine Timmermann**AGENT:** Carlson, Brigrance, and Doering, Inc. (Bill Couch)**ADDRESS OF SUBDIVISION:** 15310-16099 FM 1325 RD **DISTRICT #****GRIDS:** ML39**COUNTY:****WATERSHED:** Rattan Creek**JURISDICTION:** 2 mile ETJ**EXISTING ZONING:****NEIGHBORHOOD PLAN:****PROPOSED LAND USE:** SF, MF, Commercial**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 Timmermann Phase 1 Final Plat. The proposed plat is composed of 170 lots on 44.63 acres.**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.**ZAP ACTION**

2AP 11808387

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VICINITY MAP
NOT TO SCALE

SCAL

EDWARDS AQUIFER
RECHARGE ZONE
EDWARDS AQUIFER
TRANSITION ZONE

MANSIONS AT TRAVESIA
SUBDIVISION
DOC. NO. 2015098216
(O.P.R.W.C.TX.)
DOC. NO. 201500242
(O.P.R.T.C.TX.)

S62°43'41"E 778.67'

631.18'

