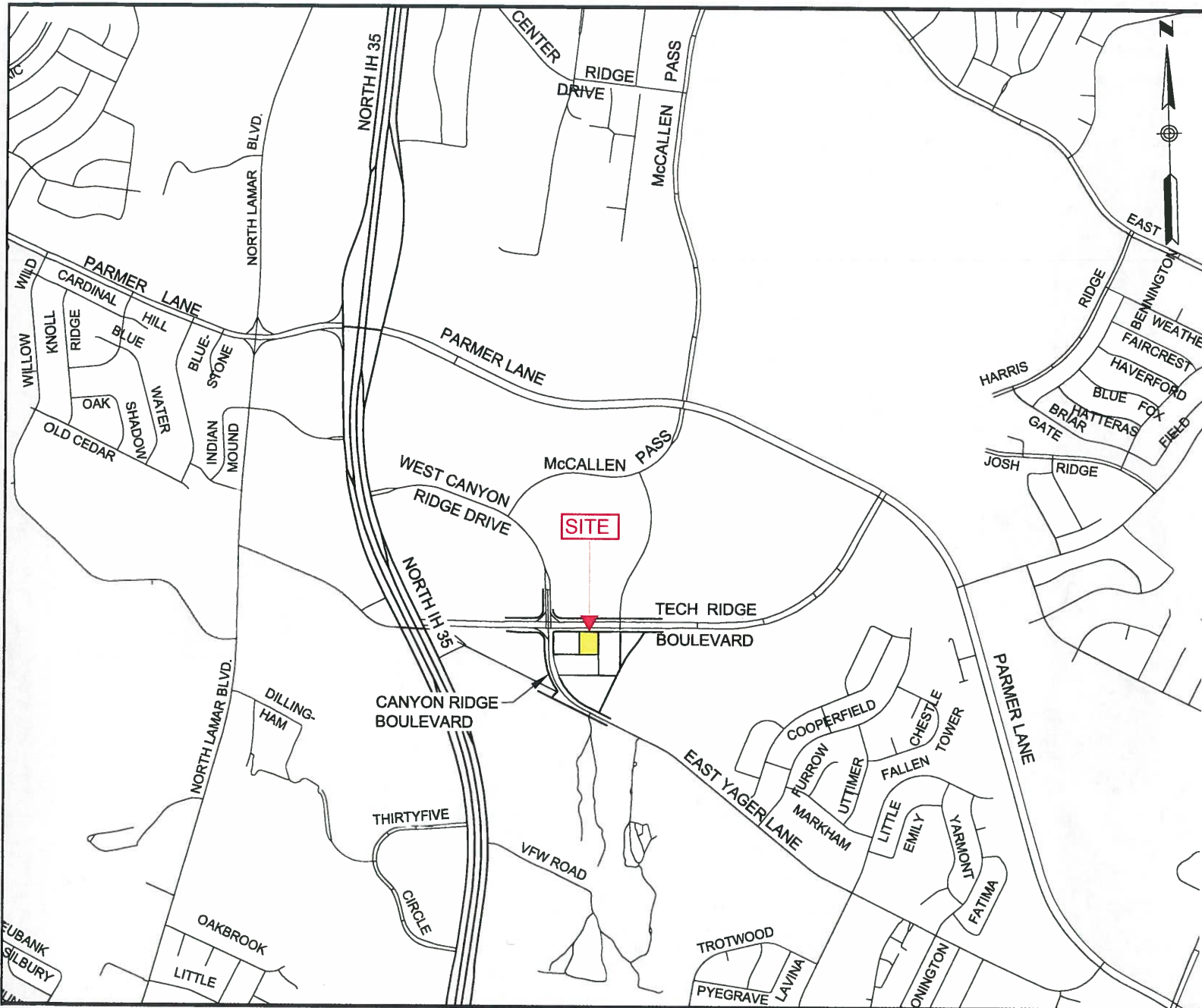


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-95-0208.03.3A**ZAP DATE:** January 2, 2018**SUBDIVISION NAME:** Tech Ridge Center, Phase VI. Lot 3 Final Plat**AREA:** 1.16**LOT(S):** 1**OWNER/APPLICANT:** Tech Ridge Phase IV LP (Paul Juarez)**AGENT:** LJA ENGINEERING (Reese Hurley, P.E.)**ADDRESS OF SUBDIVISION:** North Interstate Highway 35 Service Road NB**GRIDS:** M33, N33**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** GR**MUD:** N/A**NEIGHBORHOOD PLAN:** N/A**PROPOSED LAND USE:** Commercial**ADMINISTRATIVE WAIVERS:****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 Tech Ridge Center, Phase VI. Lot 3 Final Plat. The proposed plat is composed of 1 lot on 1.16 acres.**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.**PLANNING COMMISSION / ZONING AND PLATTING ACTION:**

TECH RIDGE VI - PROPOSED LOT 3

LOCATION MAP

(N.T.S.)

GRID NO. M-33, N-33

MAPSCO PAGE 496D

ZONING: GR

SITE AREA: 1.160 ACRES