

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0302.0A

**ZAP DATE:** January 2, 2018

**SUBDIVISION NAME:** 4414/4412 Merle Subdivision

**AREA:** 0.54

**LOT(S):** 1

**OWNER/APPLICANT:** S&L Land Design (Jeffery Keith Davis)

**AGENT:** LandDev Consulting, LLC (judd willmann)

**ADDRESS OF SUBDIVISION:** 4414 Merle Drive

**GRIDS:** G19

**COUNTY:** Travis

**WATERSHED:** Williamson Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** SF-3-NP

**MUD:** N/A

**NEIGHBORHOOD PLAN:** South Manchaca / South Austin Combined NPA

**PROPOSED LAND USE:** Single Family

**ADMINISTRATIVE WAIVERS:**

**VARIANCES:** None

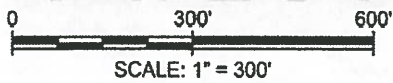
**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the 4414/4412 Merle Subdivision Final Plat. The proposed plat is composed of 1 lot on 0.54 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:**





AUSTIN, TEXAS  
November, 2017

### SITE LOCATION MAP

*PCma*  
*153763a*

**LAND DEV**  
CONSULTING, LLC  
5509 MIDWAY 2ND FLOOR, SUITE 210  
AUSTIN, TX 78745  
(512) 444-1111