

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-95-0208.03.4A**Z.A.P. DATE:** 2-20-18**SUBDIVISION NAME:** Tech Ridge Center Phase VI, Lot 6 Final Plat**AREA:** 3.3**LOT(S):** 1**OWNER/APPLICANT:** Tech Ridge Phase IV LP (Paul Juarez)**AGENT:** LJA Engineering, Inc. (Reese Hurley)**ADDRESS OF SUBDIVISION:** 506-636 CANYON RIDGE DR**GRIDS:****COUNTY:****WATERSHED:** Walnut Creek**JURISDICTION:** Full purpose**EXISTING ZONING:****DISTRICT #:** 7**NEIGHBORHOOD PLAN:****PROPOSED LAND USE:** 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 Tech Ridge Center Phase VI, Lot 6 Final Plat. The proposed plat is composed of 1 lot on 3.3 acres.**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.**ZONING AND PLATTING ACTION:**

# Google Maps 506 W Canyon Ridge Dr

