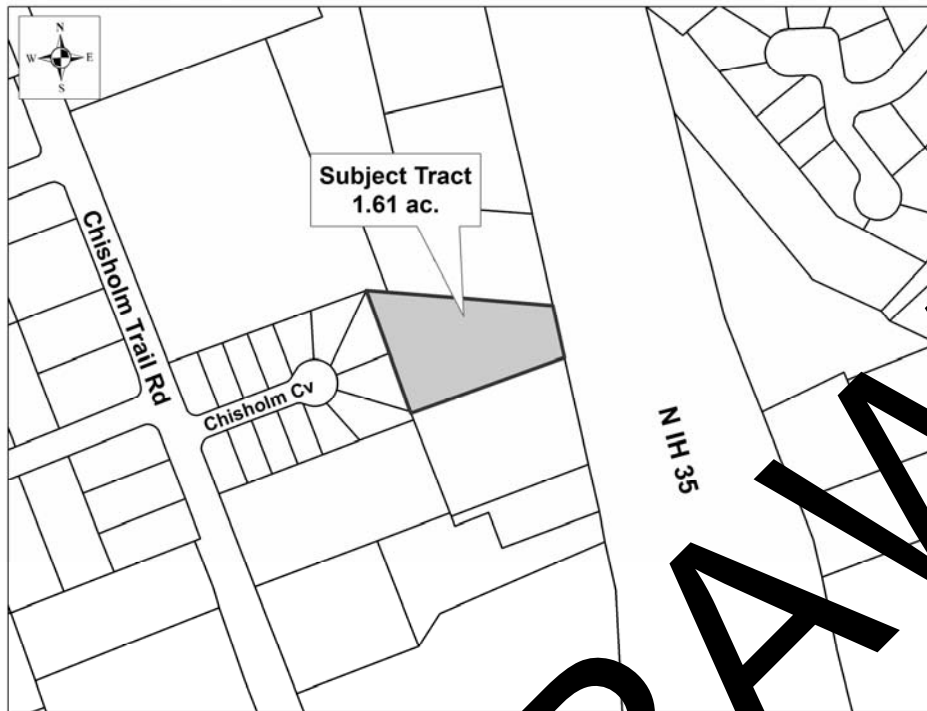


**Tabrizi 35 Subdivision**  
**CONCEPT PLAN CP1511-001**



**CASE PLANNER:** Clyde von Rosenberg

**REQUEST:** Approval of a Concept Plan for 1.61 acres.

**ZONING AT TIME OF APPLICATION:** C-1 (General Commercial)

**DESCRIPTION:** 1.61 acres out of the Wiley Harris Survey, Abstract No. 298

**CURRENT USE OF PROPERTY:** vacant remains of a building foundation

**GENERAL PLAN LAND USE DESIGNATION:** commercial

**ADJACENT LAND USE:**

North: auto sales & storage (C-1 General Commercial)

South: motel (C-1 General Commercial)

East: IH-35

West: duplexes (F Two Family)

**PROPOSED LAND USE:** commercial

| <u>PROPOSED LOTS BY TYPE:</u> | <u>NUMBER OF LOTS</u> | <u>ACREAGE</u> |
|-------------------------------|-----------------------|----------------|
| Residential Single Unit:      | 0                     | 0.00           |
| Residential Multi Unit:       | 0                     | 0.00           |
| Office:                       | 0                     | 0.00           |
| Commercial:                   | 1                     | 1.61           |
| Industrial:                   | 0                     | 0.00           |
| Open Green Space:             | 0                     | 0.00           |
| Parkway:                      | 0                     | 0.00           |
| Parkland:                     | 0                     | 0.00           |
| Other:                        | 0                     | 0.00           |
| <b>TOTALS:</b>                | <b>1</b>              | <b>1.61</b>    |

**Owner:**

Ali Tabrizi  
 1102 Clair Ave.  
 Austin, TX 78703

**Applicant**

Professional StruCIVIL Engineers,  
 Inc.  
 Mirza T. Baig, P.E.  
 12710 Research Blvd., Ste. 390

**Agent**

Professional StruCIVIL Engineers, Inc.  
 Mirza T. Baig, P.E.  
 12710 Research Blvd., Ste. 390  
 Austin, TX 78759



**Subject Tract  
1.61 ac.**

**Chisholm Trail Rd**

**Chisholm Cv**

**N IH 35**