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SUBDIVISION REVIEW SHEET

CASE NO: C8-2011-0061.0A

PC: August 23, 2011

SUBDIVISION NAME: Resubdivision of Jetco Partners International Resubdivision #1

AREA: 4.5 Acres

LOTS: (1)

APPLICANT: LG Park Plaza Limited
Partnership (Ben Pisklak)

AGENT: Bury & Partners, Inc.
(Darren Huckert)

ADDRESS OF SUBDIVISION: 115 Sandra Muraida Way

GRIDS: H22

COUNTY: Travis

WATERSHED: Town Lake

JURISDICTION: Full Purpose

EXISTING ZONING: DMU-CURE

PROPOSED LAND USE: Multifamily, Retail

ADMINISTRATIVE WAIVERS: None

VARIANCES: The applicant requests a variance from LDC Section 25-4-151 which requires streets in new subdivisions connect to streets in adjacent subdivisions. The applicant proposes to not connect Bowie Street. (Recommended.) See attached memorandum from transportation review.

NEIGHBORHOOD PLAN: Downtown

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

DEPARTMENT COMMENTS:

The request is for approval of the above referenced resubdivision . The applicant proposes to subdivide an existing 1 lot into 2 lots for multi-family/retail use. The proposed Lot 1 is currently developed with multi-family and retail space. The City of Austin will provide electric service, water and wastewater service. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

The staff recommends approval of the resubdivision subject to the Commission granting the requested variance. The replat otherwise meets all applicable State and City of Austin LDC requirements.

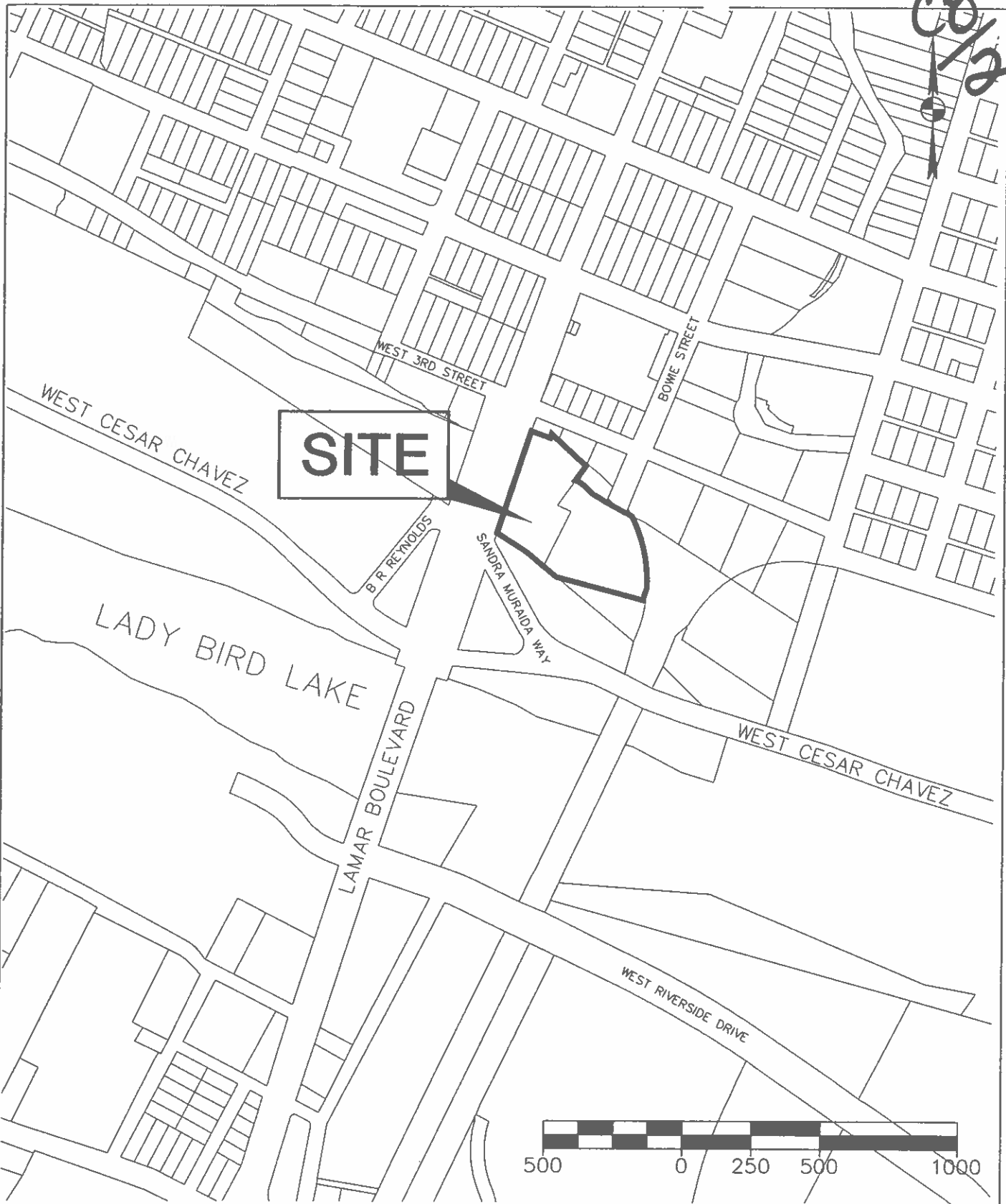
PLANNING COMMISSION ACTION:

CASE MANAGER:

e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786

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b Bury+Partners
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TBPE Registration Number P-1048
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**SANDRA MURAIWA WAY
& WEST CESAR CHAVEZ**

GABEL RESIDENTIAL

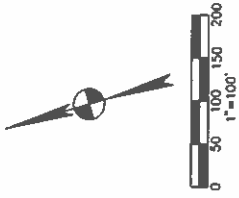
SITE LOCATION MAP

DATE: Apr 21, 2011 SCALE: 1"=500' DRAWN BY: PSD FILE: G:\101395\10001\EXHIBITS\101395001 SITE LOCATION PROJECT No.: 101395-10001

RESUBDIVISION OF JETCO PARTNERS INTERNATIONAL RESUBDIVISION ONE



VICINITY MAP
N.T.S.



LEGEND

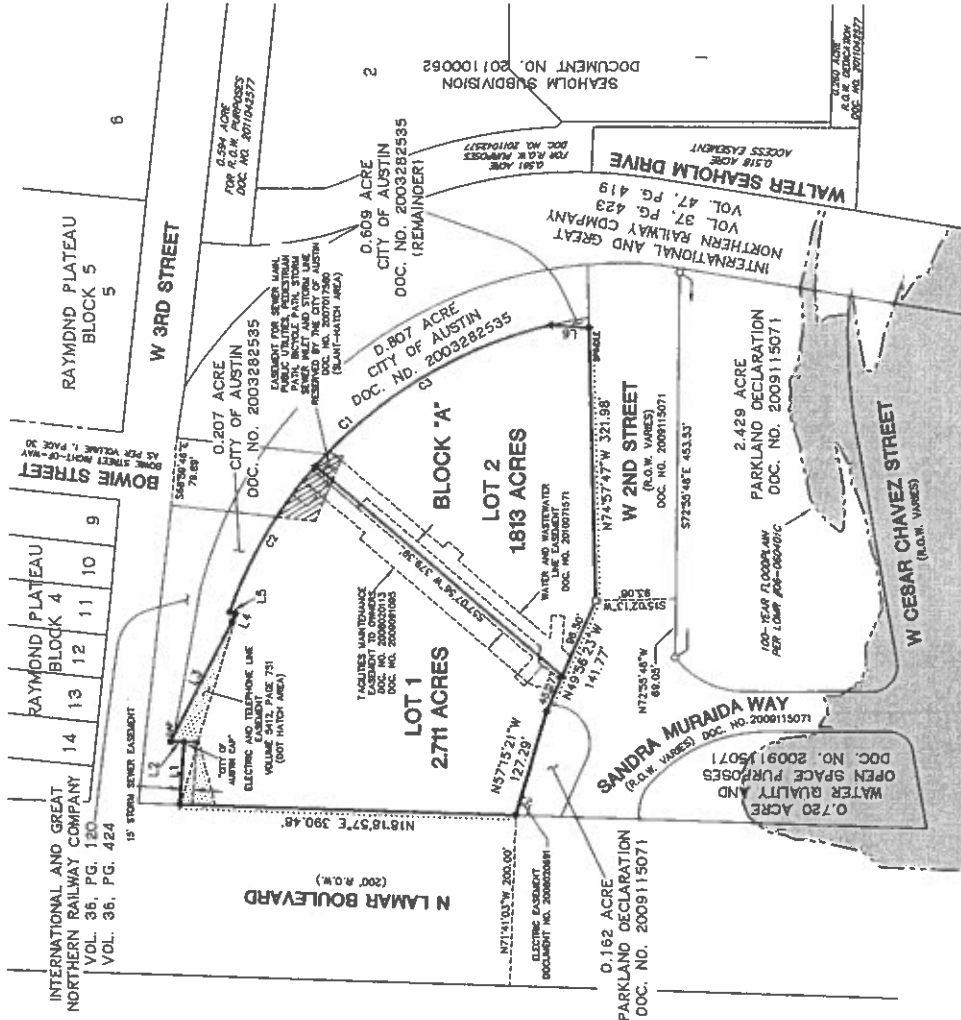
- 1/2" ROD ROD FOUND (UNLESS NOTED)
- ▲ PK NAIL FOUND
- 1/2" ROD ROD WITH CAP SET
- ... SIDEWALK

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°33'00"E	15.00
L2	S48°52'20"E	158.29
L3	S90°43'55"E	10.29
L4	N31°37'22"E	6.92
L5	S00°22'13"W	45.37

CURVE TABLE

No.	Date	Radius	Arc Length	Chord Length	Chord Bearing
C1	07-28-07	520.00	524.58	507.62	S23°50'12"E
C2	21-29-13	520.00	189.53	186.32	S43°44'30"E
C3	22-08-19	520.00	323.03	319.17	S14°50'55"E



BEARING BASIS NOTE
 BEARINGS AND DISTANCES ARE BASED ON THE TEXAS COORDINATE SYSTEM CONTROL POINT NO. 1472, LOCATED AT THE INTERSECTION OF POINTS 4-22-2001 AND 4-21-4001.

RESUBDIVISION OF JETCO PARTNERS INTERNATIONAL RESUBDIVISION ONE

A 2 LOT SUBDIVISION
 CONSISTING OF 4.524 ACRES

DATE: JULY 2011
 PREPARED BY:

Bury+Partners
 ENGINEERING SOLUTIONS

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 TRS Registration Number: F1044
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MEMORANDUM

TO: Don Perryman, Case Manager
CC: Members of the Land Use Commission
FROM: Sangeeta Jain, AICP, Land Use Review Division, PDRD *sj*
DATE: August 17, 2011
SUBJECT: Variance Request for Park Plaza Subdivision C8-2011-0061.0A
RECOMMENDATION: To approve the variance

The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151, which requires streets of new subdivisions must be in line with existing streets in adjoining property except where the Comprehensive Plan, topography, requirements of traffic circulation or other considerations make it desirable to depart from such alignment. The variance requested is for Bowie Street.

The subject property is located at 115 Sandra Muraida Way. There is an active site plan on this property called 'Gables at Park Plaza'. Bowie Street is an existing street that dead ends at the railroad tracks on the north end of the property.

Staff recommends approval of the variance for the following reasons:

- Due to existing UP railroad tracks, it is not feasible to extend Bowie Street through the subdivision.
- No existing or proposed lots would be landlocked if Bowie Street is not extended.
- Traffic circulation in the subdivision would not be compromised if Bowie Street is not extended.

If you have any further questions or required additional information, please contact me at 974-2219.