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**SUBDIVISION REVIEW SHEET**

**CASE NO:** C8-2012-0018.0A

**ZAP DATE:** March 6, 2012

**SUBDIVISION NAME:** RESUBDIVISION OF LOT 1, BLOCK A, RIATA CORP PARK  
SECTION II AND LOT 1, RESEARCH PARK

**AREA:** 316.859 Acres

**LOTS:** (1)

**APPLICANT:** Riata Austin Holdings LP  
(John Grassi)

**AGENT:** Hanrahan Pritchard Engineering  
(Ron Pritchard)

**ADDRESS OF SUBDIVISION:** 12331 Riata Trace Parkway

**GRIDS:** MJ36

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** IP

**PROPOSED LAND USE:** Office

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**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 plat. State law entitles the Zoning and Platting Commission to approve a requested resubdivision of the previously platted land, without vacating the preceding plat. This proposed resubdivision entails the creation of (1) legal lot from (1) lot for the proposed commercial use. The subdivision is composed of (1) lot on 16.859 acres. City of Austin will provide water and wastewater service as well as electric service. The developer will be responsible for all costs associated with any required improvements to the site.

**STAFF RECOMMENDATION:**

The staff recommends disapproval of the resubdivision plat. The plat does not meet all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:**

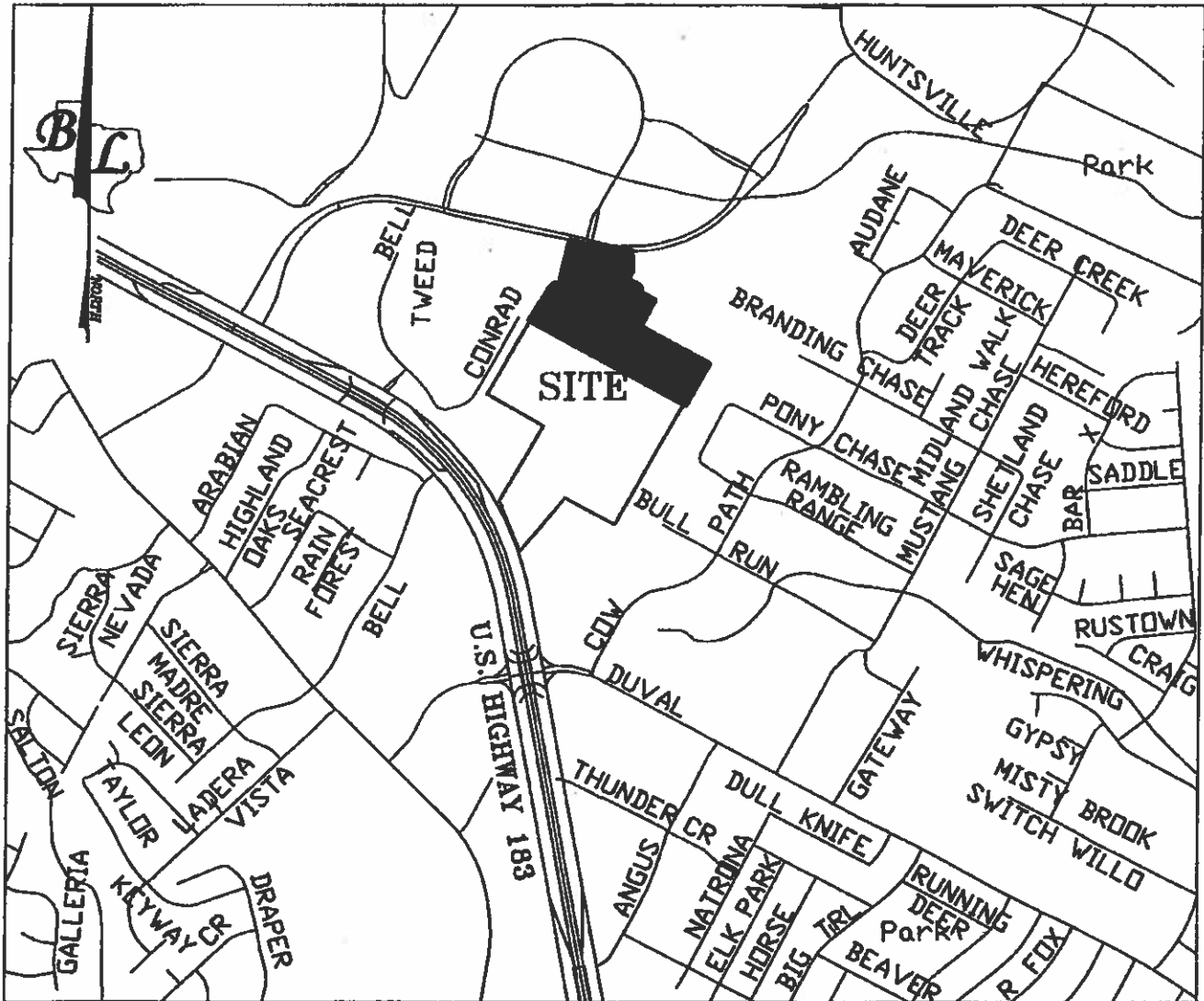
**PHONE:**

#10719331

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RESUBDIVISION OF LOT 1, BLOCK A, RIATA  
CORPORATE PARK, SECTION II AND A 10.91  
ACRE PORTION OF LOT 1, RESEARCH PARK



VICINITY MAP  
(NOT TO SCALE)