

C31

**SUBDIVISION REVIEW SHEET (Variance Only)**

**CASE NO.:** C8-2013-0154

**P.C. DATE:** November 12, 2013

**SUBDIVISION NAME:** Park Place at Riverside

**AREA:** 22.23 acres

**LOT(S):** 2

**OWNER/APPLICANT:** Equity Secured Capital, LP  
(Vince Dimare)

**AGENT:** Big Red Dog Engineering  
(Kaitlin Redmon)

**ADDRESS OF SUBDIVISION:** 7000 E Riverside Dr

**GRIDS:** L18

**COUNTY:** Travis

**WATERSHED:** Carson Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** East Riverside Corridor

**MUD:** N/A

**NEIGHBORHOOD PLAN:** Montopolis

**PROPOSED LAND USE:** Mixed Use

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** Variance request from Land Development Code Section 25-4-151 which requires streets in a new subdivision to connect to streets in adjacent subdivisions. The applicant is specifically requesting to not extend Lawrence Street and Canal Street through the proposed subdivision.

**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 the above referenced variance only. See attached memorandum from Transportation Review.

**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 ACTION:**

**CITY STAFF:** Don Perryman  
**e-mail:** don.perryman@autintexas.gov

**PHONE:** 512-974-2786

C31  
2

Subject Site  
TCAD ID #0309160106  
± 22.23 - acres

Grove Blvd

Montopolis Dr

Vargas Rd

Frontier Valley Dr

E Riverside Dr

Anise Dr

Thrasher Ln

Maxwell Ln

E Ben White Blvd



03/19/2013

0 250 500 1,000 Feet

D #201.002

**Site Location Map**  
Park Place at Riverside  
7010 E. Riverside Drive  
Austin, Travis County, Texas



1021 East 7th Street  
Austin, Texas 78702  
512.669.5560  
[www.SIGREDDOG.COM](http://www.SIGREDDOG.COM)



## MEMORANDUM

**DATE:** November 4<sup>th</sup>, 2013  
**TO:** Chair and Members of the Planning Commission  
**CC:** Don Perryman, Case Manager  
**FROM:** Caleb Gutshall, Transportation Review  
**SUBJECT:** Variance Request for Park Place at Riverside C8-2013-0154  
**RECOMMENDATION:** To approve the variance

### PROPERTY LOCATION:

The proposed subdivision is located within the East Riverside Corridor Zoning District on 22.23 undeveloped acres west of Frontier Valley Drive and north of East Riverside Drive. Please see map exhibit.

### DESCRIPTION OF WAIVER:

The applicant for the proposed Park Place at Riverside Subdivision is requesting two variances from the same Land Development Code (LDC) requirement:

- (1) Section 25-4-151 that states streets of a new subdivision shall be aligned with existing streets on adjoining property unless the Land Use Commission determines that the Comprehensive Plan, topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment.

The variances requested are for Lawrence Street and Canal Street.

### STAFF RECOMMENDATION:

Staff coordinated with representatives of Park Place at Riverside Subdivision and the Riverside Vargas Subdivision (C8-2013-0133) which is adjacent to the site. Riverside Vargas is also currently in review and subject to the Lawrence Street extension. Both Public Works Department-Neighborhood Connectivity Division and Planning and Development Review Department-Urban Design Division provided input and support the following recommendation.

The Transportation Review Section recommends the variances to be granted for the following reasons:

- A gas pipeline easement runs along the western property boundary of the site congruent to where Lawrence Street would need to be extended. The easement

C31/4

agreement states that no pavement or other obstructions shall be constructed on or over the pipeline. However, streets are allowed to be constructed across the gas pipeline if the construction does not interfere with the maintenance or operation. Therefore, the alignment of Lawrence Street is not feasible due to the pipeline.

- The existing Lawrence Street right-of-way (ROW) that triggers the Code variance is unimproved and the roadway is not built. The only portion of Lawrence Street that is constructed is roughly 0.25 miles north of the site.
- The applicant is proposing to dedicate ROW for a roadway that runs north/south within the site and connects Riverside to Santos Street. The proposed roadway runs parallel to where Lawrence Street would be extended and provides additional connectivity and circulation to the neighborhood. Please see exhibit of the plan.
- The applicant is extending the existing Santos Street that runs east/west through the site and will connect to Frontier Valley. The Canal Street extension would run parallel to Santos Street. Canal Street is a local residential street 660' in length and terminates along the existing unimproved Lawrence Street ROW. The extension of Santos provides more intuitive connectivity than the extension of Canal Street.
- The applicant is providing additional grid-like roadways within the subdivision. The overall roadway network will enhance safety and traffic circulation, improves multi-modal connectivity, and adheres to the overall vision of the East Riverside Corridor Plan.
- The East Riverside Corridor Regulating Plan does not identify Lawrence Street or Canal Street to be extended. The plan does identify a future collector running east/west through the property that the applicant has agreed to dedicate and construct.

If you have any further questions or require additional information, please contact me at 974-6420.

  
Caleb Gutshall

Senior Planner

Planning and Development Review Department, Transportation Review Section

C3/5

VARGAS ROAD  
67' R.O.W. - ASPHALT  
(35 M.P.H. SPEED LIMIT)

SANTOS STREET		CANA STREET	
Right of Way	67' R.O.W.	Right of Way	67' R.O.W.
Width	67'	Width	67'
Material	Asphalt	Material	Asphalt
Speed Limit	35 M.P.H.	Speed Limit	35 M.P.H.
Notes	See Section 10.01	Notes	See Section 10.01

EAST RIVERSIDE DRIVE  
120' R.O.W. - ASPHALT  
(45 M.P.H. SPEED LIMIT)

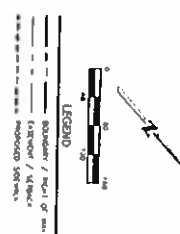
FRONTIER VALLEY DRIVE  
60' R.O.W. - ASPHALT  
(35 M.P.H. SPEED LIMIT)

LAWRENCE STREET  
37' R.O.W. - UNIMPROVED

SANTOS STREET  
50' R.O.W. - ASPHALT  
(35 M.P.H. SPEED LIMIT)

CANA STREET  
50' R.O.W. - ASPHALT  
(35 M.P.H. SPEED LIMIT)

SANTOS STREET		CANA STREET	
Right of Way	50' R.O.W.	Right of Way	50' R.O.W.
Width	50'	Width	50'
Material	Asphalt	Material	Asphalt
Speed Limit	35 M.P.H.	Speed Limit	35 M.P.H.
Notes	See Section 10.01	Notes	See Section 10.01



NOT TO SCALE

THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CLIENT.

PARK PLACE AT RIVERSIDE  
7010 E. RIVERSIDE DR  
AUSTIN, TRAVIS COUNTY, TEXAS 78741

OVERALL PRELIMINARY PLAN



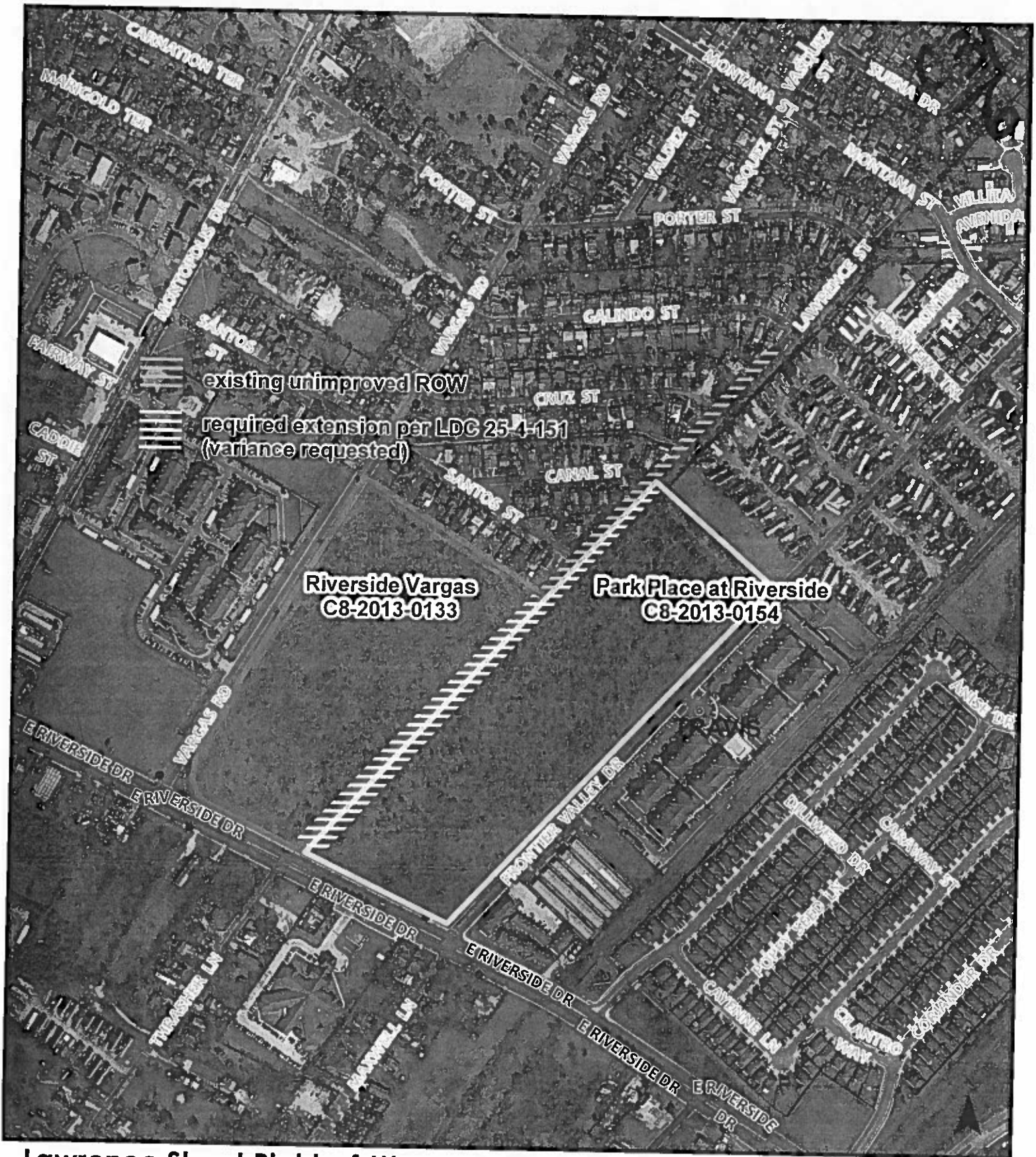
512.669.5540

www.bigrddog.com

BIG RED DOG  
ENGINEERING & CONSULTING

SHEET  
CS100  
2 OF 6  
CD-2013





# Lawrence Street Right-of-Way Variance Request

CITY OF AUSTIN  
FULL-PURPOSE JURISDICTION

Nov 01, 2013

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

