

**SUBDIVISION REVIEW SHEET**

C22/1

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

**P.C. DATE:** August 26, 2014

**SUBDIVISION NAME:** Park Place at Riverside Preliminary Plan

**AREA:** 29.73 acres

**LOT(S):** 124

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

**AGENT:** Big Red Dog Engineering  
(Nicholas Kehl)

**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:** On November 12, 2013, the Planning Commission approved a 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 specifically requested 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 approval of the above referenced preliminary plan for Park Place at Riverside. The applicant proposes to subdivide the property in accordance with the East Riverside Corridor (ERC) zoning district site development regulations. Under the ERC zoning district, this development falls within the Neighborhood Mixed Use and Neighborhood Residential Subdistricts. The applicant proposes 122 lots for the Neighborhood Residential Subdistrict and 2 lots for the Neighborhood Mixed Use Subdistrict. Vehicular Access to the property will be provided along East Riverside Drive and Frontier Valley which will connect to an internal street network. Water, wastewater and electric service is available from the City of Austin. Parkland dedication requirements must be satisfied at time of final plat approval.

**STAFF RECOMMENDATION:** The staff recommends approval of the preliminary plan. This plan meets all applicable State and City of Austin LDC requirements.

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**PLANNING COMMISSION ACTION:**

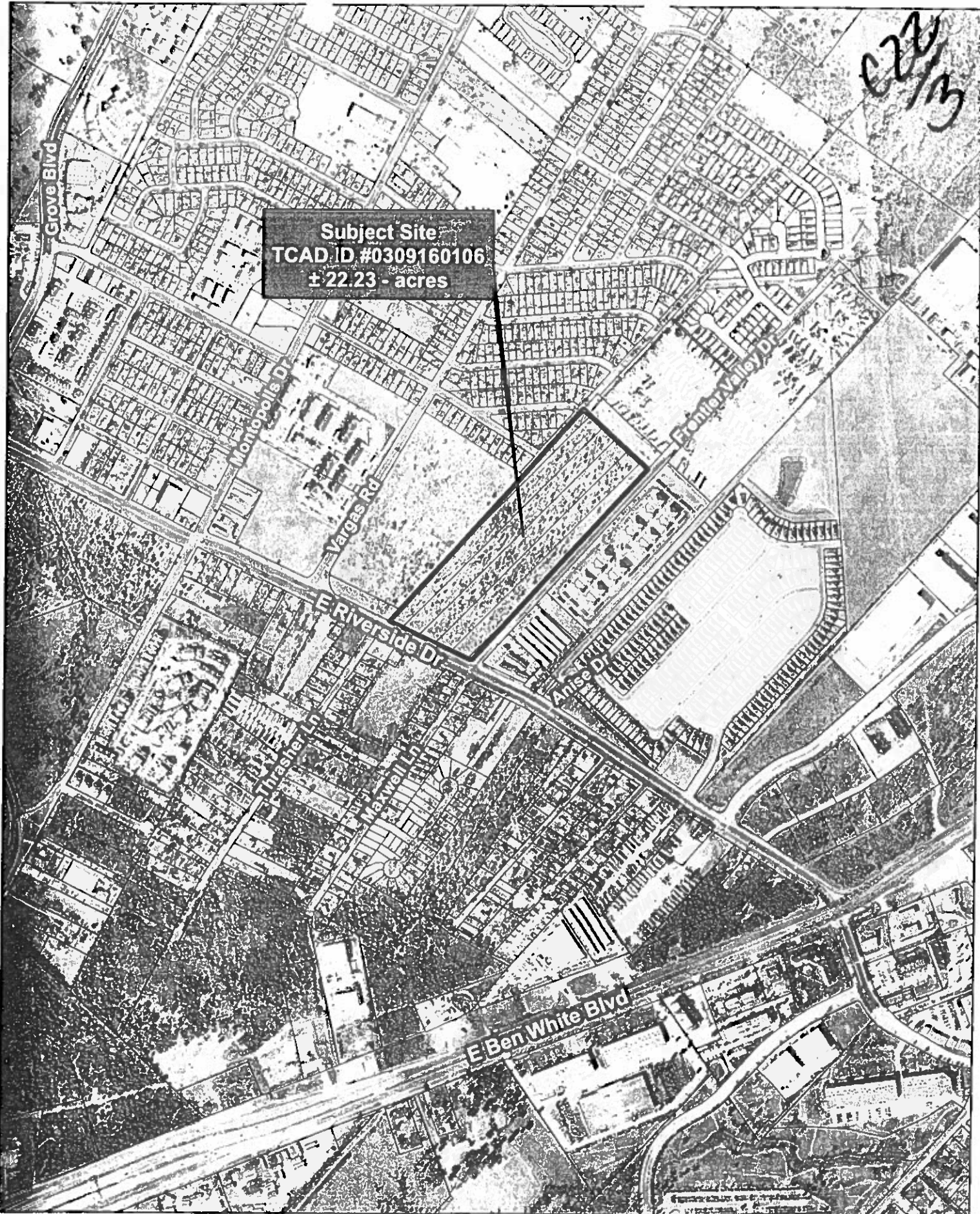
**CITY STAFF:** Don Perryman

**e-mail:** don.perryman@autintexas.gov


**PHONE:** 512-974-2786

C22  
1/3

**Subject Site**  
TCAD ID #0309160106  
± 22.23 - acres



09.03.2013



0 250 500 1,000 Feet

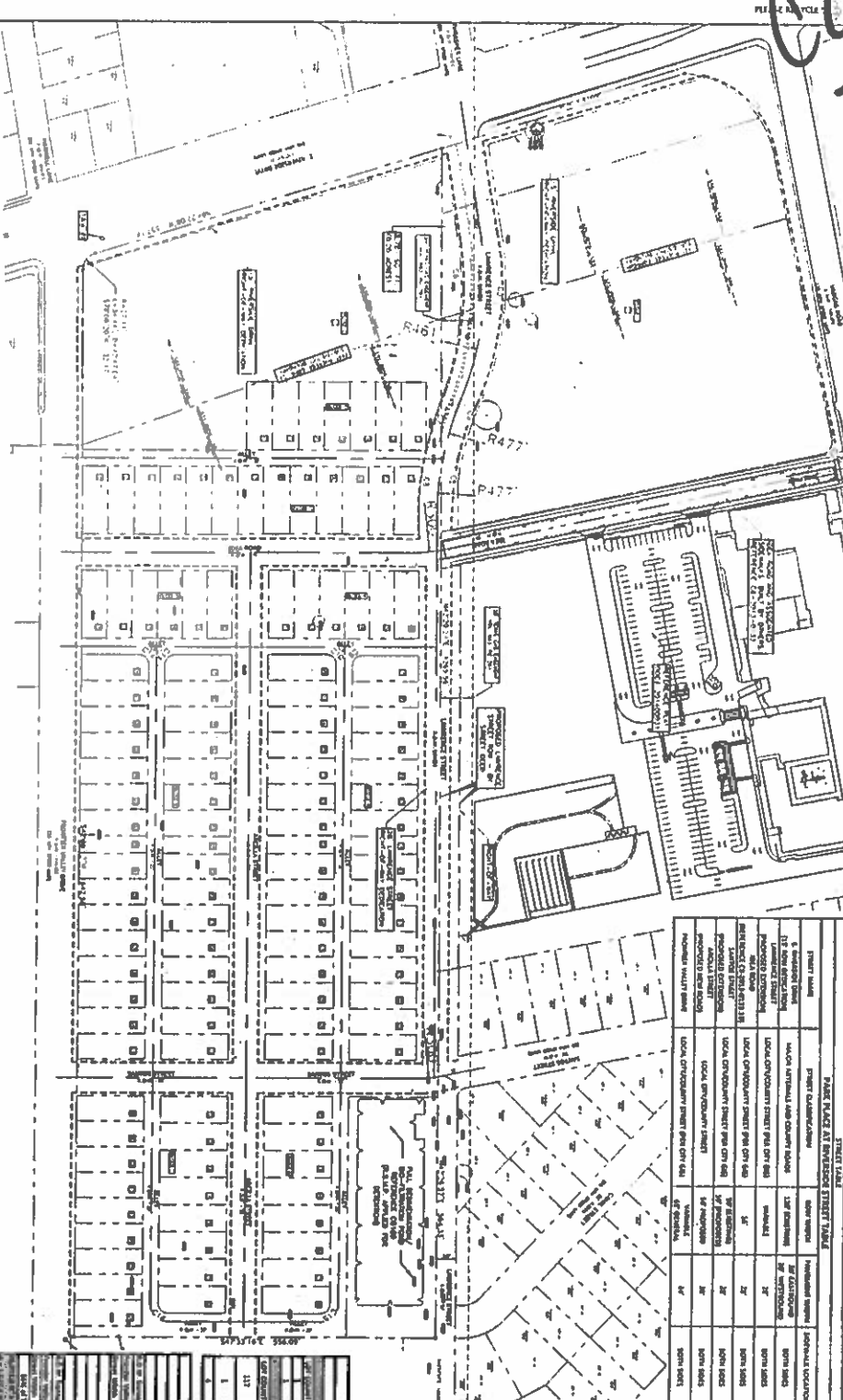
BRD #201.002

**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.BIGREDDOG.COM

022/4



Project Name	Project Description	Site Name	Estimated Impact	Additional Location
1. 2000 sq ft	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT
2. 2000 sq ft	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT
3. 2000 sq ft	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT
4. 2000 sq ft	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT
5. 2000 sq ft	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT	LOCAL OFFICE/STREET PAVEMENT

LEGEND

--- Solution / Street or way

--- Landfill / Street

--- Proposed Structure

URBAN FOREST ACCOUNTING TABLE - TRACT 1

Tree Species	Quantity	Value
...	...	...
...	...	...
...	...	...

PROPOSED LAND USE SUBMITTAL TABLE

Item	Quantity	Value
...	...	...
...	...	...
...	...	...

PROPOSED LAND USE SUBMITTAL TABLE

Item	Quantity	Value
...	...	...
...	...	...
...	...	...

PROPOSED LAND USE SUBMITTAL TABLE

Item	Quantity	Value
...	...	...
...	...	...
...	...	...

PROPOSED LAND USE SUBMITTAL TABLE

Item	Quantity	Value
...	...	...
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...	...	...

PROPOSED LAND USE SUBMITTAL TABLE

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**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person who standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site:

<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2013-0154

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, Aug 12, 2014

Your Name (please print)

Vernica Party

I am in favor  
 I object

Your address(es) affected by this application

172 Arise Dr  
Levitt

Signature

Date

Daytime Telephone:

(210) 244-4050

7/7/14

Comments:

If you use this form to comment, it may be returned to:  
City of Austin – Planning & Development Review Dept./4<sup>th</sup> Floor  
Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810

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 Cindy Casillas, 512-974-3437  
 Public Hearing: Planning Commission, Aug 12, 2014

Ernesto Carracho  
 Your Name (please print)  I am in favor  
 Subject

2012 Maxwell LN  
 Your address(es) affected by this application

*Ernesto Carracho*  
 Signature *08/12/2014*  
 Date

Daytime Telephone: (512) 505-7967

Comments: There's a multi-family housing  
UP on Maxwell and There's always a  
problem, street is always dirty. De-values

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 Austin, TX 78767-8810

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 Cindy Casillas, 512-974-3437  
 Public Hearing: Planning Commission, Aug 12, 2014

Auxiliadora Chumacho  
 Your Name (please print)  I am in favor  
 I object

2012 Maxwell Ln  
 Your address(es) affected by this application

Auxiliadora Chumacho  
 Signature 08/06/2014  
 Date

Daytime Telephone: (512) 389-2571

Comments: RUFER a PARK & RECREATION CENTER  
but more HERBOS.

If you use this form to comment, it may be returned to:  
 City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor  
 Don Perryman  
 P. O. Box 1088  
 Austin, TX 78767-8810

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 Cindy Casillas, 512-974-3437  
 Public Hearing: Planning Commission, Aug 12, 2014

Marie Martinez

Your Name (please print)

LT.117

Your address(es) affected by this application

Mona Roberts

Signature

Date

Daytime Telephone: 552 5682

Comments: Rent to high for pottery area

No fencing for protecting grounds  
homes at FYMP area,  
and not value for rents

of 43500 est.  
We need some to care of abut

the area we rent not just the we  
money Big ripped off on are

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 Don Perryman  
 P. O. Box 1088  
 Austin, TX 78767-8810-1

all need to come to  
house to have for real, mm

I am in favor  
 Object