C.45

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0199.0A

P.C. DATE: October 28, 2014

SUBDIVISION NAME: Panther Trail Subdivision Lot 1; Amended Plat

AREA: 2.625

LOT(S): 1

OWNER/APPLICANT: Lamar 4JK, LP

(James Field)

AGENT: Ardent Residential LP

(Brett Denton)

ADDRESS OF SUBDIVISION: 3607 S Lamar Blvd.

GRIDS: MG20

COUNTY: Travis

WATERSHED: West Bouldin Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: Restaurant

MUD: N/A

NEIGHBORHOOD PLAN: South Lamar

PROPOSED LAND USE: commercial Multi-Family

<u>ADMINISTRATIVE WAIVERS:</u>

VARIANCES: None

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

<u>DEPARTMENT COMMENTS</u>: The request is for approval of the Panther Trail Subdivision Lot 1; Amended Plat. The proposed plat is composed of 1 lot on 2.625 acres.

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 / ZONING AND PLATTING ACTION:

Pinnacle Rd Lake Low Neft & Wilderness Dr DISTRICT: O Zilker Metropolitan Park Loop 2N Park 343 BARTON AUDITORIUM SHORES SPRINGS Barton Hills O. GLASS-BARTONS BLUFF ZILKER Loop. Sand BARTON HILLS BOULDIN CREEK DE DEP PROJECT South Austin Ohorf St W Park 343 and Recreation w Center W Gus Fruth Park Lightsey Ro Olton GALINDO Graen Ville Lo St Edwards D. DAWSON Shopping Center 2304 St Edward's University WESTGATE Jastin. Park ST EDWARDS Southwood Phiko Dr Assumpting SOUTH MANCHACA Loop **LOCATION MAP** ONGARO & CLARKE Consulting Engineers Land Development & Stormwater Management & Water Resources 2000 3839 Bee Cave Road • Suite 150 • Austin, Texas 78746 (512) 306-0228 ~ www.LongaroClarko.com ~ TBPE Reg. No. F-544