

C22/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0154.1A

P.C. DATE: December 9, 2014

SUBDIVISION NAME: Park Place at Riverside Final Plat

AREA: 29.81

LOT(S): 123

OWNER/APPLICANT: Standard Pacific Homes of TX
(Jay Byler)

AGENT: (Big Red Dog Eng.)

ADDRESS OF SUBDIVISION: 1700-1/2 Frontier Valley

GRIDS: ML18

COUNTY: Travis

WATERSHED: Carson Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: ERC

MUD: N/A

NEIGHBORHOOD PLAN: Montopolis

PROPOSED LAND USE: SF, Multi-Family, Commercial-Office

ADMINISTRATIVE WAIVERS: none

VARIANCES: None

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 Park Place at Riverside final plat, a plat out of an approved preliminary plan. The proposed plat is composed of 123 lots on 29.81 acres. The subdivision is part of the East Riverside Corridor (ERC) zoning district and the application conforms to the site development standards and permitted uses of the ERC. The plat contains three sub districts of the ERC, NMU, neighborhood mixed use, CMU, corridor mixed use and NR, neighborhood residential. All city of Austin utilities are available to the site. Parkland dedication requirements will be satisfied by a combination of land dedication as required by the ERC and parkland dedication fees. The developer is responsible for all costs associated with any required improvements.

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

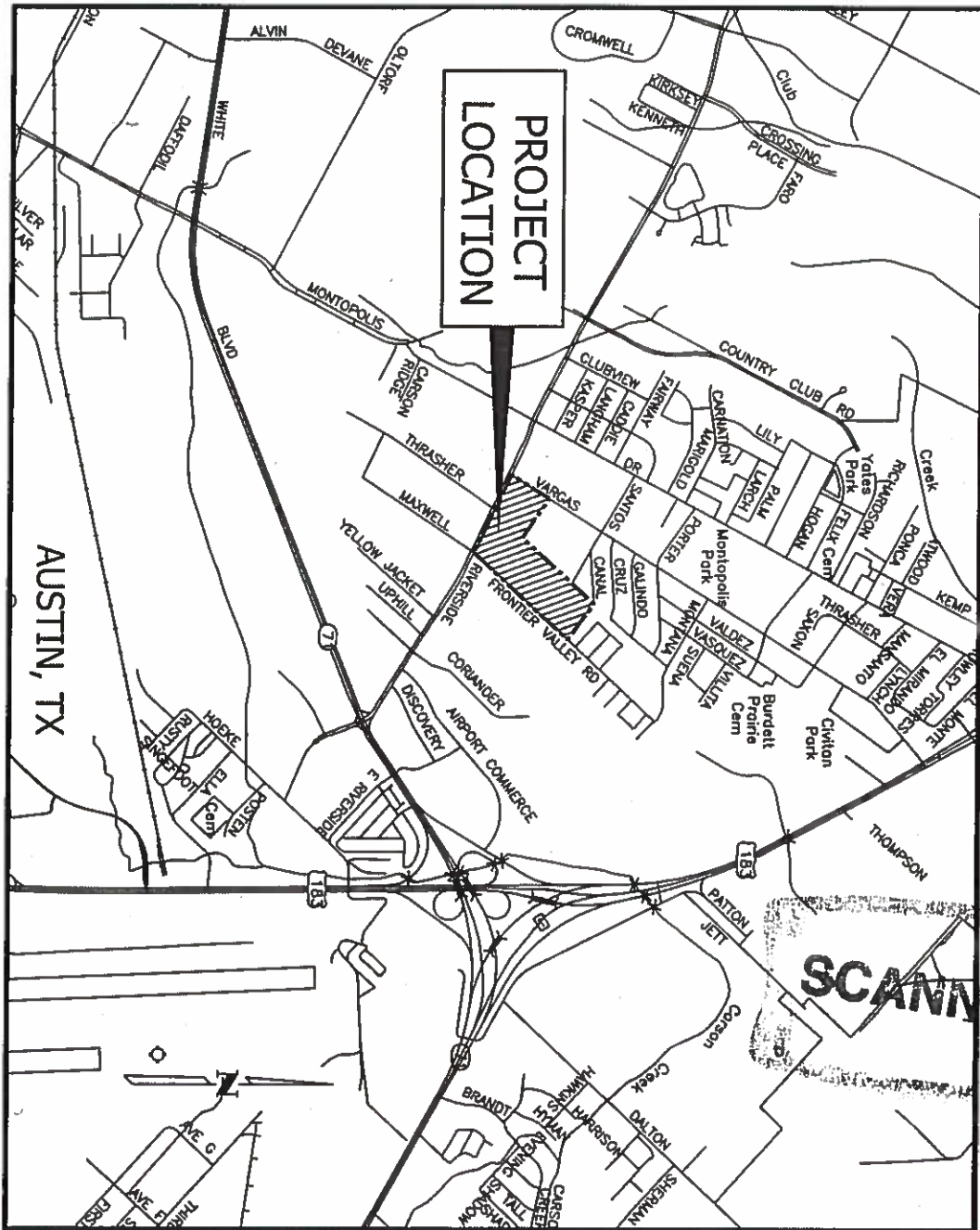
PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

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SCANNED

