

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0011**Z.A.P. DATE:** August 15, 2017**SUBDIVISION NAME:** Parmer Business Park Lot 16 Preliminary Plan**AREA:** 10.99**LOT(S):** 1**OWNER/APPLICANT:** Karlin McCallen Pass LLC**AGENT:** Stantec Consulting Services Inc (Johnah Mankovsky)**ADDRESS OF SUBDIVISION:** 13011 McCallen Pass**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** LI-PDA**PROPOSED LAND USE:** Streets & Drainage

VARIANCES: A variance to **Section 25-4-171**, which requires each lot to abut a dedicated public right-of-way, is being requested with this application (see attached memo).

RECOMMENDED

SIDEWALKS: Sidewalks will be provided.

DEPARTMENT COMMENTS: The request is for approval of the Parmer Business Park Lot 16 Preliminary Plan. The proposed plan is composed of 1 lot on 10.99 acres. The request is to construct private streets rather than use driveways for the existing lots. Because 3 of the existing lots will no longer have access to public right-of-way, and will be utilizing the new private street for access, a variance will be required.

STAFF RECOMMENDATION: The staff recommends approval of the variance and the preliminary plan. This plan, with approval of the variance, would meet all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@austintexas.com

PHONE: 974-6455

**MEMORANDUM**

TO: Members of the Zoning and Platting Commission

FROM: David Wahlgren, Planning Officer

DATE: August 8, 2017

SUBJECT: Variance Request for Parmer Business Park Lot 16 Preliminary Plan
Case Number – C8-2017-0011

Recommendation: To approve the variance to Section 25-4-171(A)

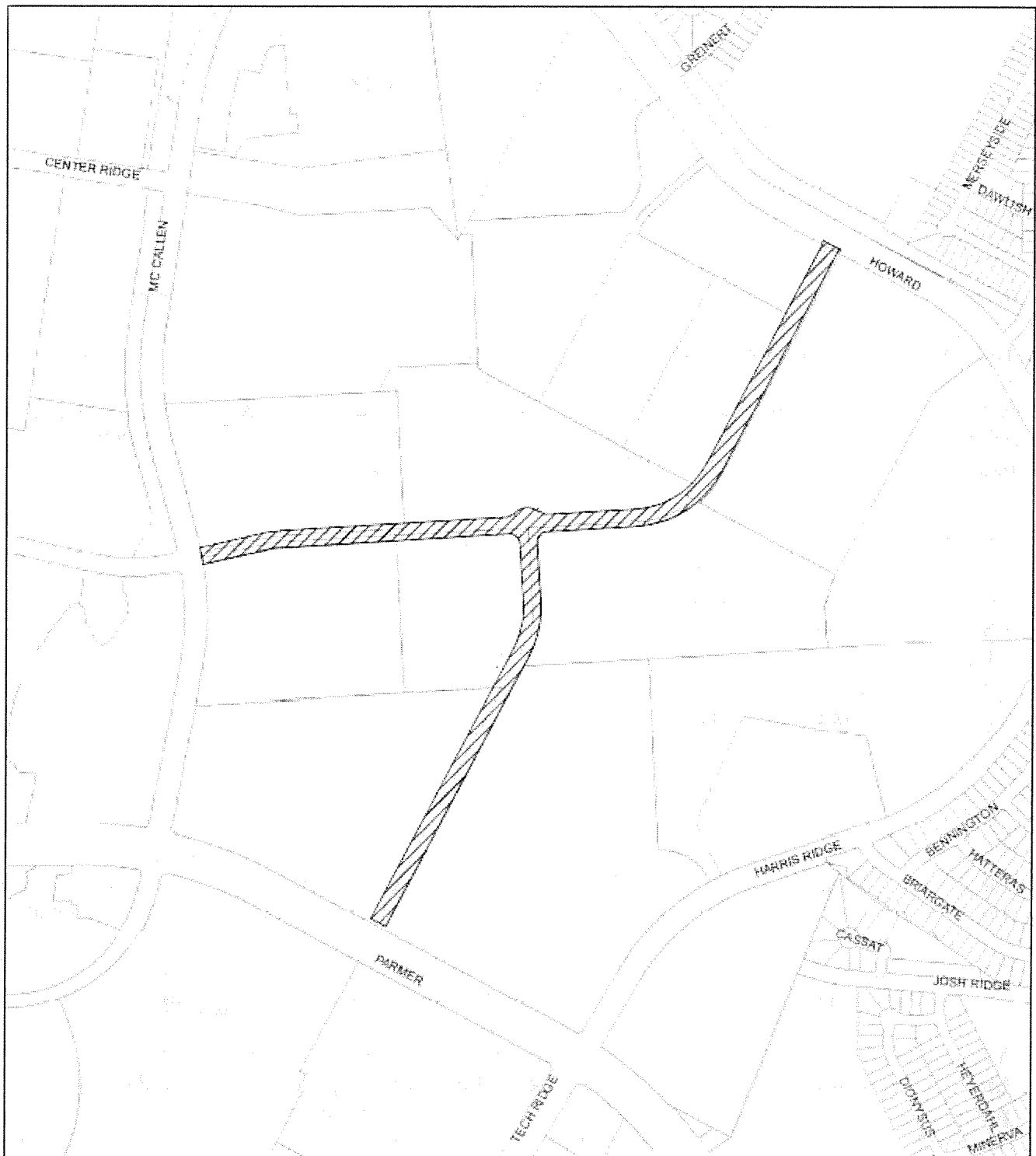
The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-171(A); Each lot in a subdivision shall abut a dedicated public street. The proposed development is located in the City of Austin's city limits in northeast Travis County on the old Dell site. The area is currently subdivided with mostly larger undeveloped lots.



In this case, the applicant is requesting a variance in order to construct a private street plan to improve circulation on one 10.99 acre lot. With the construction of the private street 3 of the existing lots will no longer abut public right-of-way, but will now abut and have access to the new private street. It is the Staff's opinion that the new 60' private street will function and provide access in the same manner as if the properties abutted a public street, and recommends approval of the variance.

Staff recommends approval of the variance for the following reasons:

- The 60' private street will function and provide access in the same manner as if the properties abutted a public street.
- Emergency services will have better access to the properties.
- Approval of the variance will not have a negative impact on the health, safety, or welfare of the community.

If you have any further questions or required additional information, please contact me at (512) 974-6455. david.wahlgren@austintexas.gov



 Subject Tract
 Base Map

CASE#: C8-2017-0011
LOCATION: 13011 MC Callen Pass Bldg B

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 Department for the sole purpose of geographic reference.

