

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0028.0A**P.C. DATE:** April 24, 2018**SUBDIVISION NAME:** Airport Gateway Phase II**AREA:** 41.122 acres**LOTS:** 1**APPLICANT:** Airport Gateway, LP  
(Kenneth Satterlee)**AGENT:** E3D Team  
(Jim Herbert, P.E.)**ADDRESS OF SUBDIVISION:** 3335 Caseybridge Court**WATERSHED:** Carson Creek**COUNTY:** Travis**EXISTING ZONING:** CS-MU-CO-NP**JURISDICTION:** Full Purpose**NEIGHBORHOOD PLAN:** Southeast**PROPOSED LAND USE:** Office / Industrial

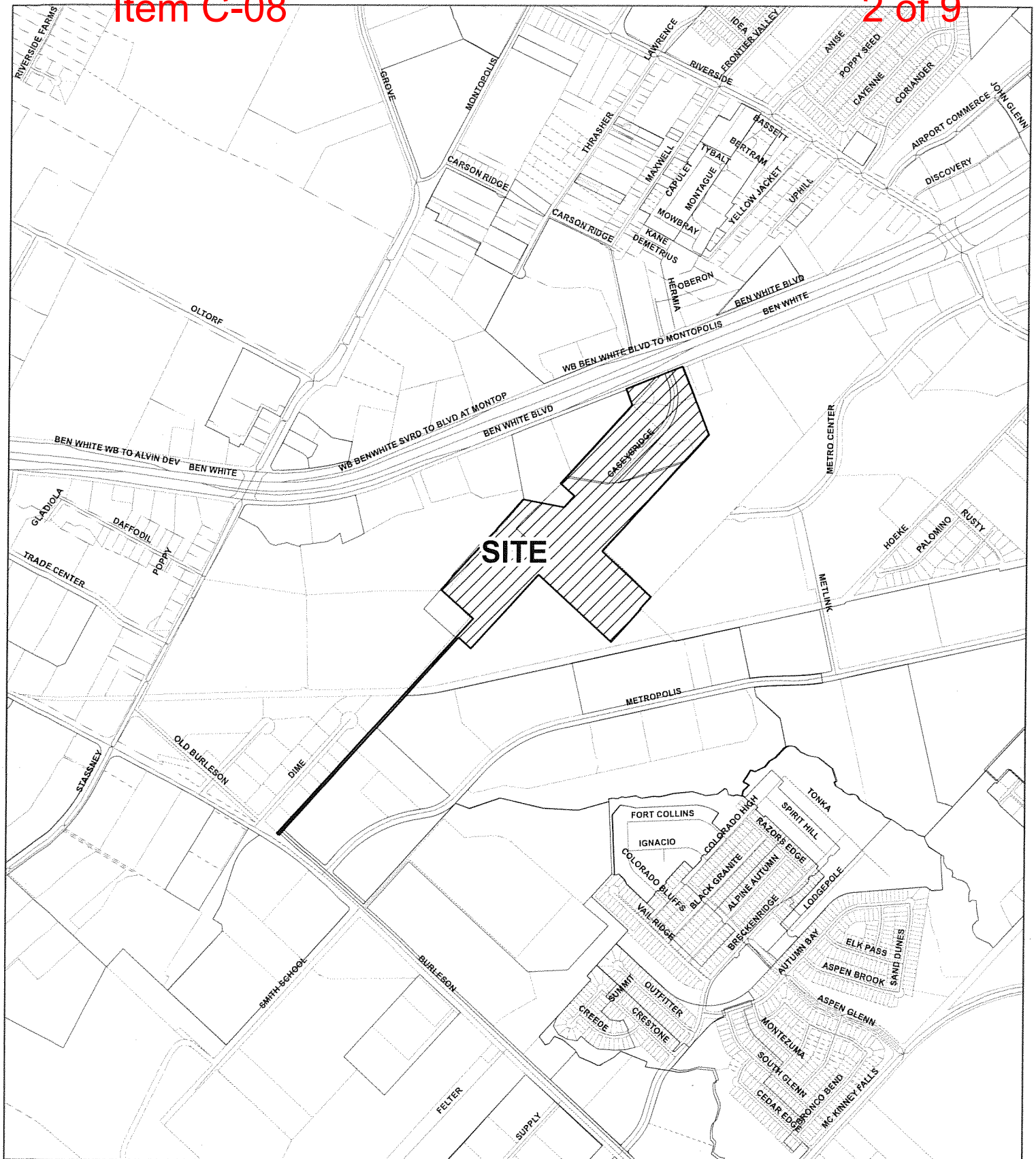
**VARIANCE:** A variance from L.D.C. Section 25-4-151 Street Alignment and Connectivity is requested to not align or connect to an existing street. Since the proposed subdivision crosses existing critical environmental features and has topographical constraints the extension of Caseybridge Court is not practical, staff recommends the variance with conditions. Refer to Exhibit 1 in the support material for the listing of conditions.

**STAFF RECOMMENDATION:** Staff recommends approval of the final plat, with the approval of the variance the plat meets all other applicable State and City of Austin Land Development Code requirements.

**DEPARTMENT COMMENTS:** The request is for the approval of the Airport Gateway Phase II subdivision composed of one lot on 41.122 acres. The applicant proposes to subdivide the property for office and industrial uses. The developer will be responsible for all cost associated with required improvements.

**CASE MANAGER:** Cesar Zavala  
**E-mail:** cesar.zavala@austintexas.gov

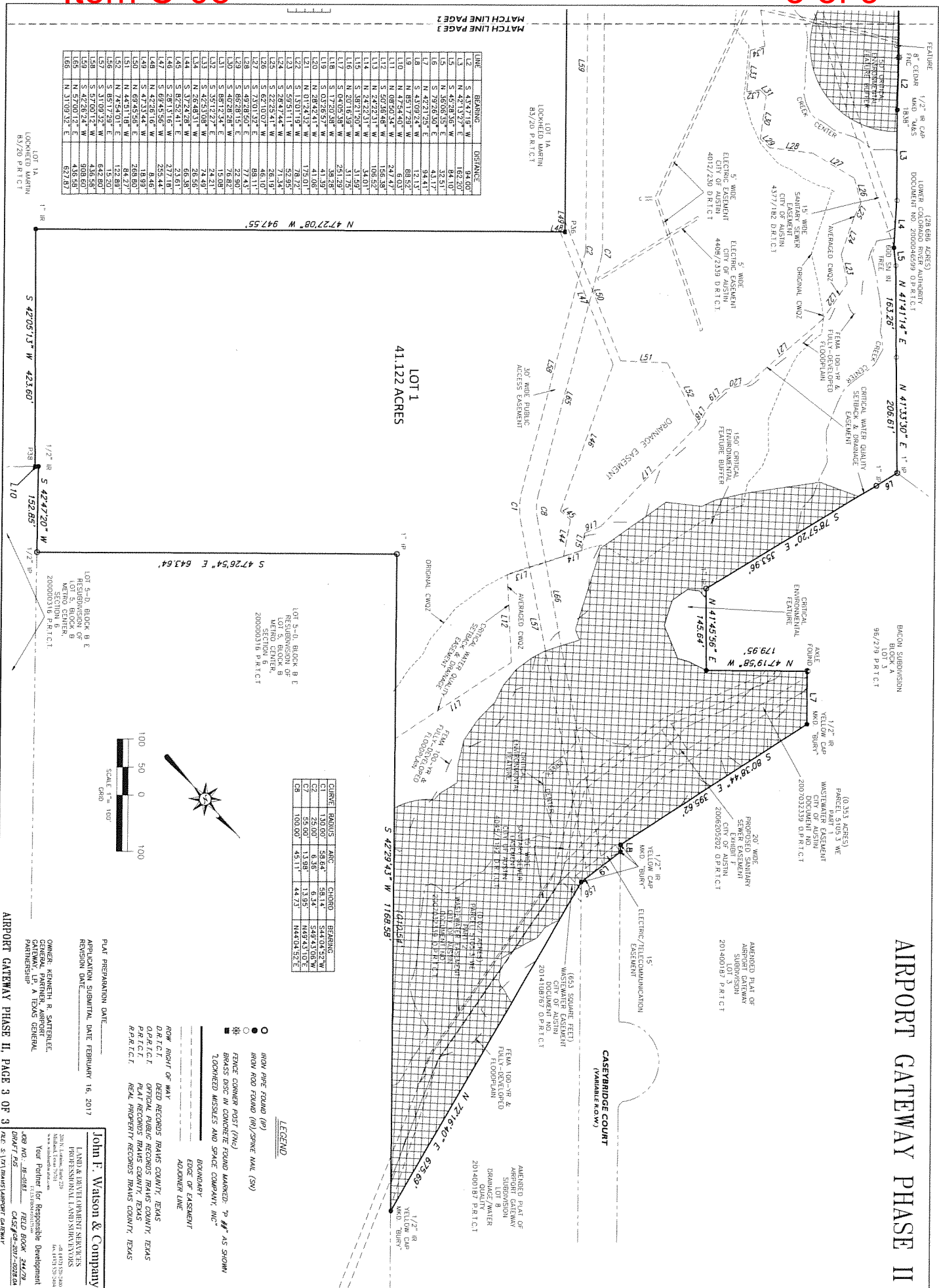
**PHONE:** 512-974-3404



CASE#: C8-2017-0028.0A  
ADDRESS: 3335 CASEYBRIDGE COURT  
PROJECT: AIRPORT GATEWAY PHASE 2  
CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference.  
No warranty is made by the City of Austin regarding specific accuracy or completeness.

## AIRPORT GATEWAY PHASE II, PAGE 3 OF 3



ROW FIVE FOUND (P)  
 ROW FOUR FOUND (R)/SHING MALL (SV)  
 1/2" ROW FOUR W/ BLUE CAP AND... "SW FROM #01213-00" SE  
 FOUND CORNER POST (PNE)  
 FOUND IN CONCRETE  
 TOOKDOWN MISCELL AND SPACE CORNER, RAC-

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ROW RIGHT OF WAY  
 D.R.C.T.  
 DEED RECORDS TRAVIS COUNTY, TEXAS  
 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS  
 PLAT 12  
 REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

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BOUNDARY  
 EDGE OF EASEMENT  
 ADJACENT LINE

	CLINE	RADIUS	CHORD	BEARING	DISTANCE
1	LINE	5	5	0.142, 2.5	50.13
2	LINE	5	5	0.142, 2.5	50.13
3	LINE	5	5	7.2293, 1.5	33.54
4	LINE	5	5	7.2293, 1.5	33.54
5	LINE	3.7	3.7	6.557, 3.65	31.73
6	LINE	3.7	3.7	6.557, 3.65	31.73
7	LINE	3.8	3.8	1.221, 7.7	24.87
8	LINE	3.8	3.8	1.221, 7.7	24.87
9	LINE	4.0	4.0	5.408, 0.3	29.93
10	LINE	4.0	4.0	5.408, 0.3	29.93
11	LINE	5	5	5.673, 5.55	53.66
12	LINE	5	5	5.673, 5.55	53.66
13	LINE	4.2	4.2	0.38, 4.5	33.86
14	LINE	4.2	4.2	0.38, 4.5	33.86
15	LINE	5.5	5.5	4.17, 4.45	19.33
16	LINE	5.5	5.5	4.17, 4.45	19.33
17	LINE	5.4	5.4	5.07, 7.08	19.85
18	LINE	5.4	5.4	5.07, 7.08	19.85
19	LINE	5.8	5.8	6.93, 1.5	31.27
20	LINE	5.8	5.8	6.93, 1.5	31.27
21	LINE	5	5	4.1, 9.17	2.64
22	LINE	5	5	4.1, 9.17	2.64
23	LINE	1.9	1.9	4.80, 0.53	0.59
24	LINE	1.9	1.9	4.80, 0.53	0.59
25	LINE	1.6	1.6	4.27, 0.4	0.63
26	LINE	1.6	1.6	4.27, 0.4	0.63

PLAT PREPARATION DATE \_\_\_\_\_  
APPLICATION SUBMITTAL DATE FEBRUARY 16, 2017  
REVISION DATE \_\_\_\_\_

**John F. Watson & Company**  
LAND & DEVELOPMENT EXPERTS

2300 N. L. Avenue, Suite 220  
Midland, Texas 79701  
USA or in India at the above address

**Your Partner for Responsible Development**  
TEL: 610.442.9113

JOB NO.: 18-0103 FIELD BOOK 244/79  
DRAFT PUS CASE#CB-2017-00280

AIRPORT GATEWAY PHASE II, PAGE 2 OF 3

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## MEMORANDUM

Exhibit 1

TO: Cesar Zavala, Case Manager  
Members of the Planning Commission

FROM: Katie Wettick, Land Use Review Division, DSD

DATE: April 16, 2018

SUBJECT: Variance Request for Airport Gateway Phase II Subdivision  
Case Number – C8-2017-0028.0A

Recommendation: To approve the variance

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The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151, which requires streets of a new subdivision to be in line with existing streets on adjoining property. The variance is for the connection to Caseybridge Court.

The proposed subdivision is located within the City of Austin's full purpose jurisdiction in southeast Austin, just south of E. Ben White Blvd. The site consists of one lot on 41.122 acres.

**Staff recommends approval of the variance for the following reasons:**

- The extension of Caseybridge Court would cross an existing critical environmental feature (CEF). Due to environmental and topographic constraints adjacent to the right-of-way the extension of Caseybridge Court is not recommended.
- The applicant is proposing other connections to serve the public via public access easements which stub out at the property to the south and will allow for further connections when that property is brought in for development.
- Traffic circulation would not be compromised if Caseybridge Court was not extended because there is not another adjacent right-of-way to which it could connect.

**Support for variance contingent upon following recommendations:**

- The applicant is to dedicate, per plat, a 30 ft wide public access easement from Caseybridge Court extending to the southernmost property line. Within the flag portion of the lot the public access easement will be decreased to approximately 20 ft in width, the width of the flag portion.
- The applicant will construct a drive aisle within the public access easement with a vehicular stub-out at the flag portion of the lot to allow for future connection.

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If you have any further questions or required additional information, please contact me at 974-3529.

Katie Wettick  
Land Use Review Division/ Transportation Review  
Development Services Department

April 9, 2018



Katie Wettick  
Planner III – Transportation Review  
City of Austin Development Services Department  
One Texas Center, 505 Barton Springs Road, 4th Floor  
Austin, Texas 78704

Cardno Inc.  
2590 Oakmont Drive, Suite 410  
Round Rock, TX 78665

Phone 512.366.6806  
Email [james.herbert@cardno.com](mailto:james.herbert@cardno.com)

[www.Cardno.com](http://www.Cardno.com)

RE: Airport Gateway Phase II Subdivision  
3335 Caseybridge Ct.  
Austin, Texas 78744  
C8-2017-0028.0A  
Request of Variance from Connectivity Letter

Katie Wettick,

This letter is a request of variance from connectivity, as required in COA LDC 25-4-151 - Street Alignment and Connectivity.

Caseybridge Court stubs out to this property, but we are proposing to not extend Casebridge Court (the public roadway) onto the property.

The site constraints that make continuing the right-of-way infeasible are:

- The property has only one tie to ROW – see Exhibit A
- The property has a narrow, unusual shape that makes dividing it up difficult, with ROW through it – see Exhibit A

Additionally, the existing ROW dead ends at an area with several environmental constraints that do not make extending ROW through the property feasible – see Exhibit B:

- floodplain,
- Critical Water Quality Zone, and
- wetlands and their buffers

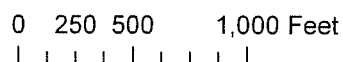
In lieu of extending the ROW, we are providing a Public Access Easement through the property, so that the property to the south would be able to use and expand it for direct access to Burleson Road.

If you have any questions, please feel free to contact me at [james.herbert@cardno.com](mailto:james.herbert@cardno.com).

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Herbert', is written over the printed name.

Jim Herbert, PE  
Senior Project Manager  
Engineering Services, South



OPERATOR: Clarissa Davis

Exhibit A

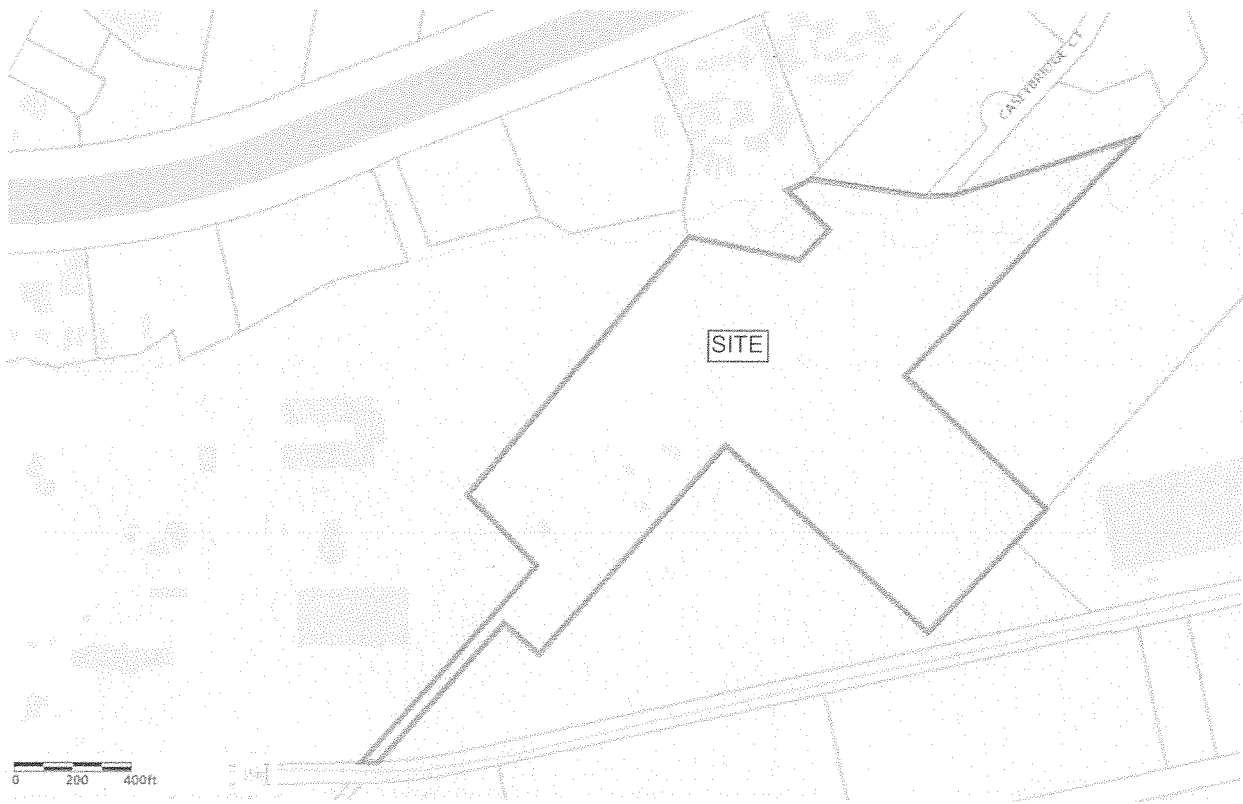




Exhibit B

