

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2020-0090.0A**PC DATE:** August 11, 2020**SUBDIVISION NAME:** Menchaca Road Apartments**ADDRESS:** 7731 Menchaca Road**APPLICANT:** CRP-GREP Elan Dawson Owner L.P. (Logan Kimble, Greystar)**AGENT:** BGE, Inc. (Brian Grace, P.E.)**ZONING:** GO-MU**NEIGHBORHOOD PLAN:** N/A**AREA:** 10.70 acres**LOTS:** 1**COUNTY:** Travis**DISTRICT:** 5**WATERSHED:** South Boggy Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Menchaca Rd.**VARIANCES:** One variance request to LDC 25-4-34, Balance of Tract.**DEPARTMENT COMMENTS:**

The request is for the approval of Menchaca Road Apartments final plat, comprised of one lot on 10.70 acres, with a balance of tract variance. The applicant proposes to subdivide an unplatted tract into one lot for multifamily use. The variance is for a balance of tract comprised of approximately 11.39 acres on four different tracts of land per the Travis Central Appraisal District (TCAD). All tracts have frontage to a public road except for a 3.93 acre tract. However, this 3.93 acre tract is owned by the same property owner as an adjacent, 4.89 acre tract with direct frontage to a public road, which gives that property owner the ability to reasonably use and develop their properties.

STAFF RECOMMENDATION:

The staff recommends approval of the plat and the variance. With the variance, the subdivision meets all applicable State and City of Austin Land Development Code requirements.

CASE MANAGER: Jennifer Bennett-Reumuth**PHONE:** 512-974-9002**E-mail:** jennifer.bennett-reumuth@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity Map

Exhibit B: Proposed Plat

Exhibit C: Variance Request



March 30th, 2020

Jennifer Bennett-Reumuth, AICP
City of Austin Development Services Department
505 Barton Springs Road
Austin, TX 78704

Re: Menchaca Rd Apartments – Project Assessment
Case Number C8-2019-0176.0A.PA

Dear Jennifer,

This letter is to formally request a variance from 25-4-34 of the Land Development Code which requires an application for a final plat to include all land constituting the original tract. The property has not existed in its current configuration prior to the date which it became subject to the City's jurisdiction over subdivision of the land. This requirement imposes an unreasonable hardship on the applicant as the original tract dates back to 1907 and was 107 acres in size. It would be impractical for the applicant to track down all potential property owners to include them in the plat, as many lots from the original tract have already been platted and developed. An exhibit is included which shows the approximate limits of the original tracts overlaid on current TCAD parcels to outline how the original tract does not exist in its current form.

Subdividing only a portion of the original tract would not substantially impair the planning on roads or other public facilities as the property is located within a near fully developed portion of the City. There are no proposed roadway facilities per the latest ASMP that cross through any portion of the original tract.

The nearest adjacent tracts to the site which are part of the original tract and unplatted are may still be reasonably used for development. A summary is below:

TCAD 0422150116 – 1.25 acres with direct frontage (greater than 50' wide) to Menchaca Road
TCAD 0422150114 – 1.32 acres with direct frontage (greater than 50' wide) to Menchaca Road
TCAD 0422150115 & TCAD 0422150113 – 3.93 acres & 4.89 acres. These tracts are listed together as they are both owned by "Last Rock Star LLC". The 3.93 acre tract does not have frontage to Menchaca Road, however, the 4.89 acre does have greater than 50' of frontage to Menchaca Road. This gives the property owner the ability to reasonably use and develop the properties.

The applicant respectfully requests the City consider and approve this variance request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian J. Grace".

Brian J. Grace, P.E.
Senior Project Manager
BGE, Inc.
TBPE Firm No. 1046

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PROPOSED
MANCHACA ROAD
APARTMENTS
SUBDIVISION

PARENT TRACT
VOL. 205, PG. 604
DEED RECORDS OF
TRAVIS COUNTY, TEXAS

THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

BGE BGE, Inc.
 101 West Louis Henna Blvd, Suite 400, Austin, TX 78728
 Tel: 512-879-0400 • www.bgeinc.com
 TBPLS Licensed Surveying Firm No. 10106502

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DEED EXHIBIT
WITH CURRENT
T.C.A.D. PARCELS OVERLAID

TRAVIS COUNTY, TEXAS

PARTY CHIEF: -	ISSUE DATE: 03/26/2020	SHEET 1 OF 1
TECHNICIAN: SB	SCALE: 1" = 2000'	
R.P.L.S.: -	JOB NUMBER: 6949-00	
FIELD BOOK NAME: -		
BASE FILE: R:\PROJECTS\		

