



MEMORANDUM

TO: Members of the Zoning and Platting Commission

FROM: Nicholas Coussoulis, Planner Senior
Development Services Department

DATE: September 1, 2023

SUBJECT:

- Item 7 (C8-2023-0144.0A – Application Resubdivision of Lot 1 of the Resub of Lot 1 of 290 & Parmer)

- Item 8 (C8-2023-0143.0A – Application Resubdivision of Lot 4 of the Resub of Lot 1 of 290 & Parmer).

Staff has provided an updated cover sheet for each aforementioned resubdivision item on the September 5, 2023 agenda to be consistent with the request “approve with conditions listed in exhibit C.”

It should also be noted that the owner and agent is listed as follows:

Owner/Applicant: E290/Parmer Ltd. (Andrew Pastor)

Agent: Kimley-Horn (Anthony Ennis)

If you have any questions or concerns, please contact me directly at 512-974-2786 or Nicholas.Coussoulis@austintexas.gov

Thanks,

Nicholas Coussoulis
Planner Senior
Development Services Department

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2023-0144.0A

COMMISSION DATE: September 5, 2023

SUBDIVISION NAME: Resubdivision of Lot 1 of the Resubdivision of Lot 1 of 290 & Parmer

ADDRESS: 10150 E US 290 Hwy Service Road WB

APPLICANT: Andrew Pastor (E290/Parmer Ltd.)

AGENT: Anthony Ennis (Kimley Horn)

ZONING: CH-CO (Commercial Highway)

NEIGHBORHOOD PLAN: N/A

AREA: 1.762 acres

LOTS: 2

COUNTY: Travis

DISTRICT: 1

WATERSHED: Gilleland Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks along E US 290 and E Parmer Ln shall be in place prior to the lots being occupied. Sidewalks along FM 734/Parmer Ln and US 290 are subject to approval of TxDOT.

VARIANCE: N/A.

DEPARTMENT COMMENTS:

The request is for the approval of Resubdivision of Lot 1 of the resubdivision of Lot 1 of 290 & Parmer, a resubdivision of Lot 1, 290 & Parmer Subdivision, comprised of 2 lots on 1.762 acres. This case includes an approved SER.

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions include adding plat notes and modifying existing notes and language. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated August 30, 2023, and attached as Exhibit C.

CASE MANAGER: Nick Coussoulis

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ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated August 30, 2023