

Plat – Replat
PC-18-12_04

**Blanco Riverwalk, Lot 1,
Block C, Replat**



Summary

Request:	Replat of one lot into three legal lots		
Applicant:	Hugo Elizondo, Jr. 3601 Kyle Crossing, Ste A Kyle, TX 78640	Property Owner:	Blanco Riverwalk Business Park, LLC 9811 S IH 35 Bldg 3, Ste 100 Austin, TX 78744
Parkland Required:	Satisfied through original Final Plat	Utility Capacity:	Adequate
Accessed from:	Cotter Avenue, Riverway Avenue, Chuck Nash Loop	New Street Names:	N/A

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	November 11, 2018	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report.		

Property Description

Location:	Intersection of Riverway Avenue and Cotter Avenue		
Acreage:	36.33 ac	PDD/DA/Other:	Ord. # 2011-061
Existing Zoning:	Mixed Use (MU); Multifamily-24 (MF-24)	Preferred Scenario:	Low Intensity
Proposed Use:	Lot 1A: Multifamily; Lot 1B: Unknown; Lot 1C: Drainage		
CONA Neighborhood:	N/A	Sector:	7

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	Mixed Use "MU"	Office	Low Intensity
South of Property:	Community Commercial "CC"	Vacant	Low Intensity
East of Property:	Heavy Commercial "HC"	Vacant	Employment Center
West of Property:	Public "P"	Open Space	Open Space

Staff Recommendation

X	Approval of the Final Plat	Approval with Conditions / Alternate	Denial
Staff: Andrea Villalobos, CNU-A		Title : Planner	Date: November 23, 2018

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History

The property was originally platted in 2008 as part of the Blanco Riverwalk Subdivision. A portion of the proposed replat is part of the Blanco Riverwalk Multifamily Planned Development District (2011-061). The purpose of this replat is to subdivide the lot in accordance with the requirements of the PDD. The replat will create 3 new lots out of one large lot with one lot being for drainage and water quality purposes, the second for the use of multifamily in accordance with the adopted PDD, and the third lot is for the Mixed Use zoning district.

Additional Analysis

All requirements of Section 3.2.3.4 and Section 3.4.2 of the Development Code have been met.

Evaluation			Criteria for Approval (Sec. 3.2.3.4)
Consistent	Inconsistent	Neutral	
		<u>N/A</u>	If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
<u>X</u>			The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
<u>X</u>			Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official; <i>Public Improvements were installed at the time of the original plat. No improvements are necessary at this time.</i>
		<u>N/A</u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
		<u>N/A</u>	The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.