

# Plat - Replat PC-19-48

# Blanco Riverwalk Subdivision IIA



## Summary

<b>Request:</b>	Consideration of a Replat with 3 Commercial lots		
<b>Applicant:</b>	Hermann Vigil 4005 Banister Ln Austin, TX 78704	<b>Property Owner:</b>	BRW Office Holdings LLC 9811 S IH 35 Austin, TX 78744
<b>Parkland Required:</b>	N/A	<b>Utility Capacity:</b>	Adequate
<b>Accessed from:</b>	Interstate Highway 35	<b>New Street Names:</b>	N/A

## Notification

<b>Application:</b>	N/A	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	December 29, 2019	<b># of Participants:</b>	N/A
<b>Posted:</b>	N/A	<b>Personal:</b>	N/A
<b>Response:</b>	None as of the date of this report		

## Property Description

<b>Location:</b>	Intersection of Chuck Nash Loop and Interstate Highway 35		
<b>Acreage:</b>	10.77 acres	<b>PDD/DA/Other:</b>	Ord. # 2016-26
<b>Existing Zoning:</b>	HC	<b>Preferred Scenario:</b>	Employment Center
<b>Proposed Use:</b>	Commercial		
<b>CONA Neighborhood:</b>	N/A	<b>Sector:</b>	7

## Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	GC	Chuck Nash Dealership	Employment Center
<b>South of Property:</b>	HC	Vacant	Employment Center
<b>East of Property:</b>	LI	CFAN	Employment Center
<b>West of Property:</b>	GC	Office / Warehouse	Employment Center

## Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<b>Staff:</b> Tory Carpenter, AICP, CNU-A					
<b>Title :</b> Planner				<b>Date:</b> January 9, 2019	

## History

The Blanco Riverwalk Planned Development District was approved August 2016. The subject property was included as a single lot in the Blanco Riverwalk Subdivision II, which was recorded September 2018.

## Additional Analysis

This three lot subdivision meets all standards found in the Development Code and the Blanco Riverwalk PDD.

**Plat - Replat**  
**PC-19-48**

**Blanco Riverwalk  
Subdivision IIA**



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;
		<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.