

**Replat
PC-20-19**

**Blanco Riverwalk IIB Repat
3021 N IH 35**



Summary

Request:	Consideration of a replat of one commercial lot to create two commercial lots.		
Applicant:	Hermann Vigil Vigil and Associates 4005 Banister Lane Building C, Suite 225-C Austin, TX 78704	Property Owner:	Vinson Wood, Partner BRW Office Holdings, LLC 9811 S IH 35 Building 3, Suite 100 Austin, TX 78744
Parkland Required:	N/A	Utility Capacity:	Adequate
Accessed from:	North IH 35	New Street Names:	N/A

Notification

Application:	N/A	Neighborhood Meeting:	N/A
Published:	March 10, 2020	# of Participants:	N/A
Posted:	N/A	Personal:	N/A
Response:	None as of the date of this report		

Property Description

Location:	3021 N IH 35		
Acreage:	6.653	PDD/DA/Other:	N/A
Existing Zoning:	Planned Development District (PDD) with a base zoning of Heavy Commercial (HC)	Preferred Scenario:	Employment Area
Proposed Use:	Commercial		
CONA Neighborhood:	N/A	Sector:	7

Surrounding Area

	Zoning	Existing Land Use	Preferred Scenario
North of Property:	General Commercial (GC)	Car Sales	Employment Area
South of Property:	Heavy Commercial (HC)	Vacant	Employment Area
East of Property:	Heavy Commercial (HC) / Light Industrial (LI)	IH-35 / Manufacturing	Employment Area
West of Property:	Heavy Commercial (HC)	Warehouse (under construction)	Employment Area

Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
Staff: Andrea Villalobos, AICP, CNU-A Title : Senior Planner Date: May 18, 2020					

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History

This property was recently platted in 2020, however, the purpose of this plat is to subdivide the property into two additional lots. This property is also regulated through a Planned Development District adopted in 2016 (Ordinance 2016-26).

Additional Analysis

This replat does not require the construction of any public improvements.

Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply; All criteria is met.
		<u>N/A</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; There is no preliminary plat on the property.
		<u>N/A</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; No public improvements are required.
		<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; No public improvements are required.
<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 Public facilities are adequate.
		<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. The property is not located in the extraterritorial jurisdiction.