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**SUBDIVISION REVIEW SHEET**

**CASE NO:** C8J-2010-0107.0A

**Z & P DATE:** January 18, 2011

**SUBDIVISION NAME:** REPLAT OF LOT 1-A OF THE AMENDED PLAT OF LOT 1, M-P  
ADDITION AND LOT 1, BLOCK A, TEXAS COMMERCE BANCSHARES SUBDIVISION

**AREA:** 16.24 Acres

**LOTS:** (2)

**APPLICANT:** CRV1 Loop 360 LP  
(Timothy Clark)

**AGENT:** Longaro & Clarke  
(Eva Wong);  
Armbrust & Brown  
(Amanda Morrow)

**ADDRESS OF SUBDIVISION:** 2224 Walsh Tarlton Lane

**GRIDS:** F21

**COUNTY:** Travis

**WATERSHED:** Barton Springs/Eanes Creek

**JURISDICTION:** Full/Limited Purpose

**EXISTING ZONING:** GR-MU

**PROPOSED LAND USE:** Multifamily, Office

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** The applicant has requested a variance from LDC Section 25-6-381(B) which requires that a subdivision on a major roadway may not take access to that roadway when alternative access is available. **Recommended**, (see attached memorandum from transportation review).

**SIDEWALKS**

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

**DEPARTMENT COMMENTS:**

The request is for approval of the final without preliminary plan for the above referenced plat. This re-plat proposes to create (1) lot from two existing lots from two different subdivisions on 16.24 acres. There is an associated amended plat and partial vacation applications that have been approved administratively by staff. There is existing access on Loop 360 and Walsh Tarlton. The City of Austin will provide water service and wastewater service as well as electric service. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:**

The staff recommends approval of the final without preliminary plan subject to the approval of the above referenced variance request. The plat otherwise meets all applicable State and City of Austin LDC requirements.

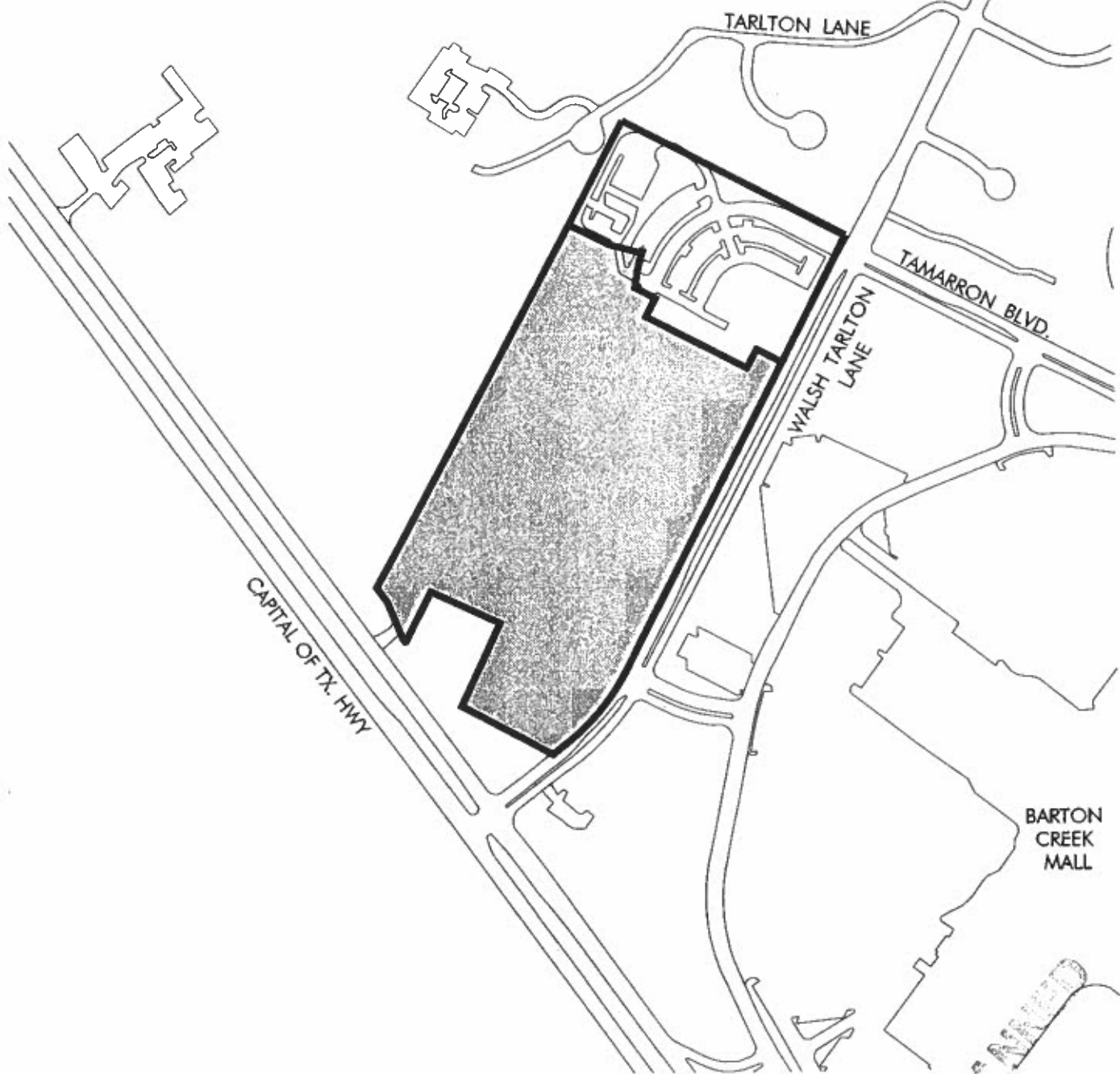
**ZONING AND PLATTING ACTION:**

**CASE MANAGER:** Don Perryman  
**e-mail:** don.perryman@ci.austin.tx.us

**PHONE:** 974-2786

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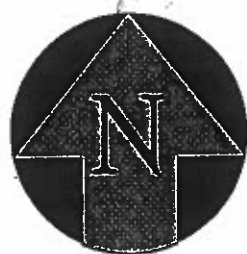
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# EC LONGARO & CLARKE

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## MEMORANDUM

**TO:** Don Perryman, Case Manager  
Members of the Zoning and Platting Commission

**FROM:** Sangeeta Jain, AICP, Transportation Review

**DATE:** January 12, 2011

**SUBJECT:** Variance Request for Texas Commerce Bancshares Sub & M-P  
Addition: Replat Case Number – C8J-2010-0107.0A

**RECOMMENDATION:** To approve the variance with condition

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The applicant for the above referenced subdivision is requesting a variance to Title 30 Land Development Code (LDC) Section 30-3-121B and Title 25 LDC 25-6-381B which requires “....a subdivision plat may not provide for direct access from a lot to a major roadway unless the lot contains 200 feet or more of frontage on the major roadway and alternative access is not available”. The variance is for Lot 1-A of this subdivision which does not have 200 feet of frontage on Capital of Texas Highway and alternate access is available (along Walsh Tarlton).

The proposed development is located partly in the City of Austin’s Full Purpose jurisdiction and partly in the City of Austin’s Limited purpose jurisdiction. The subdivision consists of one lot.

**Staff recommends approval of the variance for the following reasons:**

- The driveway on Capital of Texas Highway (Loop 360) is an existing driveway and the location has been approved by the Texas Department of Transportation (TX DOT).
- Staff would support the variance with a condition that the applicant improves the existing driveway on Loop 360 per TX DOT’s driveway standards.

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If you have any further questions or require additional information, please contact me at 974-2219.

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