

1 Item
C-8



MEMORANDUM

To: Betty Baker, Chair and Commission Members of the Zoning & Platting Commission

From: Ivan J. Naranjo, Senior Planner
Planning & Development Review Department

Date: August 2, 2011

Subject: Item C-8 - Park Central Site Plan Extension - SP-98-0031C(XT4)

Please find the following information with regard to the above-mentioned site plan. During the initial review of this current site plan extension application, staff conducted visits to the site which led to the study of the area's sidewalk system. Staff raised this issue with the applicant during the review. To address this concern, the owner and the engineer representing the owner agreed to add the following note to the coversheet, "Sidewalks along Lamar Blvd. are required to be constructed by the Property Owner at the time of construction of Phase II and after approval is obtained from the Texas Department of Transportation. Failure to construct the required sidewalks may result in the withholding of certificates of occupancy, building permits, or utility connections by the governing body or utility company, LDC 25-6-352". This note can only be added to the plans after receiving the requested extension, as corrections may only be processed to an alive site plan, whereas this site plan expired during the review period (March 24, 2011), whereas the site plan will either expire or receive an extension based on the determination of the Commission this evening.

The Austin Metropolitan Area Transportation Plan (AMATP) identifies North Lamar Blvd. as a Major Arterial and thus requires a minimum of 6' sidewalks to be constructed. Since N. Lamar Blvd. (Loop 275) is a state-maintained roadway and the subdivision plat contains a note stating that sidewalks along N. Lamar Blvd. "are subject to TxDOT approval", the Texas Dept. of Transportation (TxDOT) will need to approve the final design and location of the sidewalks. Although there are gaps in the sidewalk system along N. Lamar Blvd., TxDOT has previously approved sidewalks on various sites along North Lamar Blvd. both to the north and to south of this property. As site plan permits requesting an extension are not required to meet current code per LDC 25-5-62, this site plan is not currently subject to the Subchapter E: Design Standards requirements for Suburban Roadway sidewalks. However, staff has reviewed the site plan and has determined that the site can comply with the applicable Subchapter E sidewalks requirements under site development standards for Suburban Roadways along N. Lamar Blvd. The applicant has agreed to meet these sidewalk requirements.