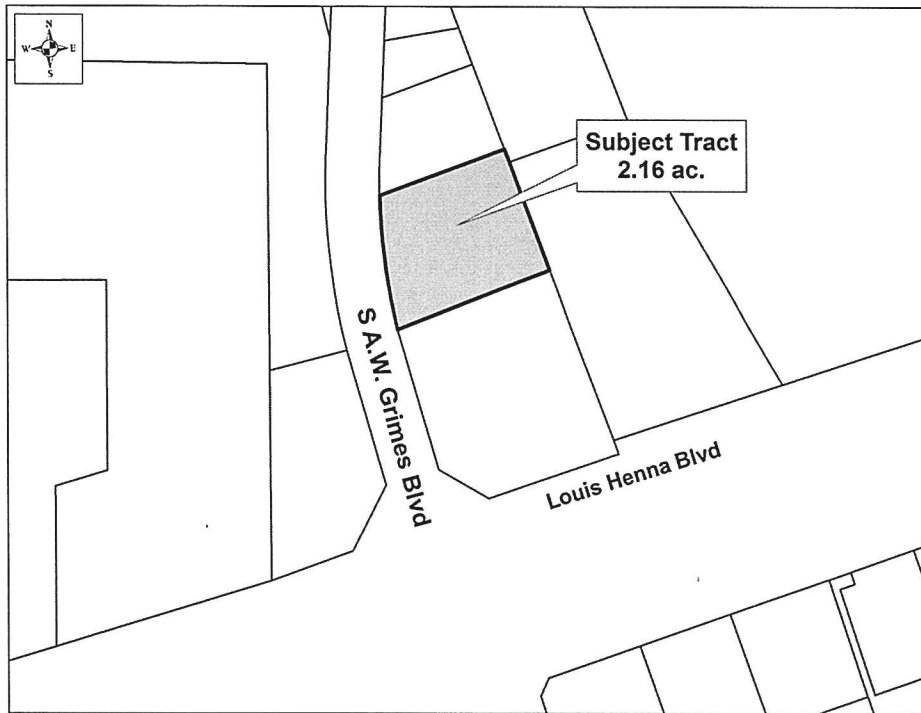


Randall's Town Centre Sec. 5, Lot 4, Block A
FINAL PLAT FP1609-001



CASE PLANNER: David Fowler

REQUEST: Approval of Final Plat

ZONING AT TIME OF APPLICATION: PUD 56

DESCRIPTION: 2.16 acres out of the ASA Thomas Survey, Abstract No. 609

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Commercial

ADJACENT LAND USE:

North: Commercial

South: Commercial

East: Commercial

West: Multifamily

PROPOSED LAND USE: Commercial

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	1	2.16
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	1	2.16

Owner:
MARCO & MARCOS LLC
14908 SOLERA DR
AUSTIN, TX 78717-

Agent
SEC Solutions
Marco Castaneda
1775 CR 279, Ste. D101
Liberty Hill, TX 78642

Randall's Town Centre Sec. 5, lot 1, Block A
FINAL PLAT FP1609-001

HISTORY: City Council approved Planned Unit Development (PUD) 56, Randall's Town Centre, on January 24, 2002. The PUD has since been amended several times, most recently on August 23, 2013. The Planning and Zoning Commission approved the Randall's Town Centre Preliminary Plat on November 13, 2001, revised most recently in 2011. The Planning and Zoning Commission has approved several final plats within Randall's Town Centre, most recently in 2013.

DATE OF REVIEW: October 5, 2016

LOCATION: East side of S. A.W. Grimes Boulevard, north of Louis Henna Boulevard

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan Designation for the plat area is Commercial, and the zoning is PUD 56, Randall's Town Centre. The subject plat area is located on Parcel 5 of the PUD. This parcel, along with Parcel 2, are designated as commercial development parcels. All general commercial uses allowed in the C-1 zoning district are allowed in Tract 5, with the exception of several uses outlined in an amendment to the PUD. The PUD Amendment also contains standards for architecture, landscaping, lighting, driveway design and other standards designed to ensure high quality development.

Compliance with the Concept Plan/Preliminary Plat: The proposed plat follows the lot boundaries shown on the preliminary plat.

Traffic, Access and Roads: The plat fronts on the east side of S. A.W. Grimes Boulevard, one lot north of Louis Henna Boulevard/SH 45. A traffic impact analysis has been approved as part of the site development plan review process. The site will not have its own curb cut, instead accessing A.W. Grimes via a curb cut on the lot to the south, using a shared access easement. The plat will also connect to the lot to the north via a shared driveway.

Water and Wastewater Service: There is an existing 12" water main stub at the northwest corner of the plat area. The site plan proposes to connect to this stub, looping an 8-inch line through the site, and connecting to the parcel to the south. An existing manhole and 8-inch wastewater stub is located at the northeast corner of the site. The site plan proposes to connect to this stub with a new manhole.

Drainage: The site plan for commercial development on this plat proposes underground detention. From the underground detention, stormwater will outfall into an existing curb inlet, connecting to the city's trunk line on A.W. Grimes, which ultimately connects to Dry Branch in the Dry Creek Basin.

Additional Considerations: A three-building retail center is currently under review for the plat site.

RECOMMENDED MOTION:

Staff recommends approval with the following conditions:

1. Remove Note 3 and renumber remaining notes.
2. Complete the Preliminary Plat conformity statement in Note 7 to reflect conformity with the Preliminary Plat as first approved November 28, 2001 and last revised on June 22, 2011.
3. Depict the 15-foot water easement serving the site from parcel to the north.
4. Remove submittal date under plat title.



**Subject Tract
2.16 ac.**

S.A.W. Grimes Blvd

Louis Henna Blvd

