



Travis County Commissioners Court Agenda Request

Meeting Date: May 13, 2014

Prepared By: Joe Arriaga **Phone #:** (512) 854-7562

Division Director/Manager: Anna Bowlin, Division Director of Development Services and Long Range Planning

Department Head: Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on the following variance: 1) Title 30-2-213, which requires all subdivisions who are proposing any type of residential development to pay parkland fees at the subdivision stage in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

Variance to Title 30-2-213-Parkland

The applicant is requesting to defer the payment of parkland requirements to site plan stage because developer is not certain if residential units will be constructed on Lots 2 and 4. Two of the Six lots are restricted and shown as commercial and multi-family on the proposed final plat. The developer will be required to pay the parkland fees at the time the site plan is filed with Travis County and is approved for any lots that will be developed with any residential uses. See attached justification letter from applicant. Staff recommends this variance because this matches the City of Austin's Land Development Code, Chapter 25 that requires developers to pay parkland fees at site plan. The developer has submitted a site plan request to develop the corner lot with a "Valero" gas station.

STAFF RECOMMENDATIONS:

Barring any new information, TNR staff recommends the variance.

ISSUES AND OPPORTUNITIES:

Staff has not received any inquiries from anyone regarding the variance.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Location Map

Precinct Map

Proposed Subdivision

Applicants' Justification Letter on the Parkland Variance

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

CC:

SM:AB:ja
2501 - GIS - Jaketown Final Plat