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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2009-0102 **Z.A.P. DATE:** May 18, 2010

SUBDIVISION NAME: Resubdivision of Lot 9, Block A, Angelwylde Section 3

AREA: 40.333 acres **LOTS:** 9

OWNER/APPLICANT: Anglewylde Joint Venture (Keith Schoenfelt) **AGENT:** Vincent Gerard & Assoc. (Vince Huebinger)

ADDRESS OF SUBDIVISION: FM 2244 Road (Patterson Road at Angelwylde Drive)

GRIDS: B/C-25/26 **COUNTY:** Travis

WATERSHED: Barton Creek **JURISDICTION:** 2 Mile ETJ

EXISTING ZONING: None

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: LDC 30-2-159, to allow a private street. (See attached memo).

SIDEWALKS: Sidewalks are not being required at this time for private roadway.

DEPARTMENT COMMENTS: The request is for approval of the preliminary plan, namely Resubdivision of Lot 9, Block A, Angelwylde Section 3. The proposed preliminary is composed of 9 lots on 40.333 acres.

This preliminary plan covers land included in the previously recorded plat of Angelwylde Section Three (Doc. # 200000303). There is a related resubdivision application under case number, C8J-2009-0045.0A. Per a plat restriction under Angelwylde Section Three, the lot could not be resubdivided into more than 6 lots without an extension of Angelwylde Drive. The owner proposed to resubdivide Lot 9 into 8 lots; therefore Angelwylde Drive needed to be extended, thus the need for this preliminary.

STAFF RECOMMENDATION: Staff recommends approval of the Variance and this preliminary plan. With approval of the variance, this plan will meet all City of Austin Land Development and State Local Government requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon **PHONE:** 974-2767
Email address: sylvia.limon@ci.austin.tx.us

Travis County TNR: Sarah Sumner PHONE: 874-7687
Email address: sarah.sumner@co.travis.tx.us

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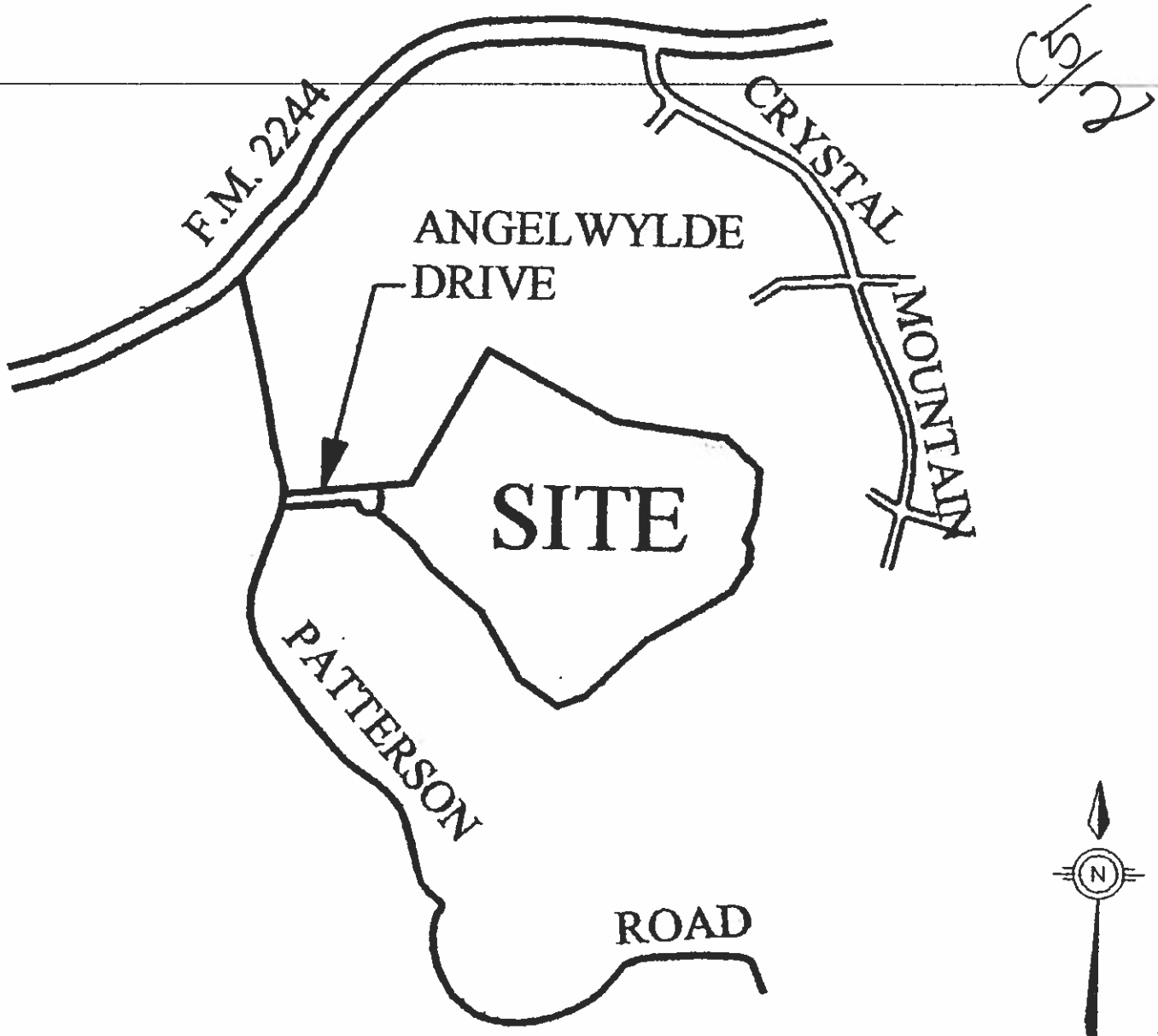

LOCATION MAP - N.T.S.

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MEMORANDUM

To: Members of the Platting Commission

From: Sylvia Limon, Case Manger
Planning and Development Review Department

Date: May 12, 2010

Subject: Variance Request to LDC 30-2-159 to allow private street in a subdivision.
Case Number – C8J-2009-0102, Resubdivision of Lot 9, Block A, Angelwylde Section Three

Recommendation: To approve the variance.

The applicant for the above referenced subdivision is requesting a variance to Title 30 of the Land Development Code (LDC) Section 30-2-159 (A) which allows a private street in a subdivision.

The property was previously platted as Lot 9, Block A, Angelwylde Section Three (Document # 200000303 of O.P.R.T.C.) . The existing Angelwylde Drive from Patterson Road up to this property was established as a private roadway under the approved preliminary plan for Angelwylde Section Two on November 26, 1996, which required approval of the same variance.

With the proposed resubdivision of Lot 9, an additional extension of 284 linear feet of Anglewylde Drive is required to provide access to the proposed lots. Since Angelwylde Drive is already established as private roadway, this extension will continue the private roadway and serve the same purpose as public r.o.w. would (access to the lots).

Staff recommends approval of the variance.

Should there be any other questions regarding this matter, I can be reached at 974-2767.

Sincerely,

Sylvia Limon, Case Manager
Planning and Development Review Department

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VINCENT GERARD AND ASSOCIATES, INC.

Mr. Leon Barba
& Zoning & Platting Commission
City of Austin
Development Review & Inspection
P.O. Box 1088
Austin Texas 78733

April 8, 2010

RE: Variance Request for C8-2009-0102, Preliminary Plan, Angelwylde Resubdivision Lot 9, Section 30-2-159 Private Street Expansion.

Mr. Barba & Zoning & Platting Commission;

We respectfully request a variance in accordance to section 30-2-159 to allow an extension of a private Street, (Angelwylde Drive) for access to Lots 9A-9H. Previously, Angelwylde Drive was granted a variance to this section of the code in November 1996, and provisions allow the expansion of this private roadway within the plat. It is our opinion that this is a slight variation to the code that should be allowed in this specific circumstance. All of the provisions in 30-2-159 will apply to this application and the previous subdivision in Anglewylde. The proposed lots will be accessed through a joint use access agreement, governed through Restrictive Covenants that provide for the subdivision with record documents for maintenance provisions. The existing road fronts a public ROW, it is currently gated and has all appropriate signage already installed. It has granted access to public service agencies the use of and full access to the existing and proposed private street in this subdivision.

We fully intend on fulfilling all the criteria listed in 30-2-159 if granted this variance for private streets and have attached all the appropriate documents within the preliminary plan and final plat submittals to comply with this regulation. Please feel free to call us if you have any questions regarding this request.

Sincerely,

Vincent G. Huebinger
Vincent Gerard & Assoc. Inc.
Xc; Sylvia Limon, COA
Xc; Keith Schoenfelt

LAND PLANNING, DEVELOPMENT & ZONING CONSULTANTS
1715 CAPITAL OF TEXAS HWY SOUTH SUITE 207 AUSTIN, TEXAS 78746 (512) 328-2693 FAX (512) 328-4011

PRELIMINARY PLAN for the
RESUBDIVISION OF LOT 9, BLOCK A, ANGELWYLDE SECTION THREE

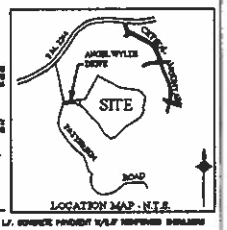
VINCENT GERARD & ASSOCIATES

[illegible]

[illegible]

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	BEARING
C1	40	[illegible]	17.32'	16.99'	[illegible]
C2	60	[illegible]	18.84'	18.76'	[illegible]
C3	60	[illegible]	134.60'	108.14'	[illegible]
C4	25	[illegible]	31.32'	29.34'	[illegible]
C5	750	[illegible]	81.76'	81.71'	[illegible]
C6	60	[illegible]	36.00'	34.80'	[illegible]
C7	720	[illegible]	93.71'	93.66'	[illegible]

NOTE TABLE		
NOTE	LENGTH	BEARING
N1	[illegible]	[illegible]
N2	[illegible]	[illegible]
N3	[illegible]	[illegible]
N4	[illegible]	[illegible]
N5	[illegible]	[illegible]
N6	[illegible]	[illegible]
N7	[illegible]	[illegible]



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[illegible]				
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

JOINT-USE DRIVEWAY I.C.

LDC 30-5-149 Excluding impervious cover of a joint-use driveway.

Exist JUAE	21,319
Prop JUAE	15,944
Exist. access to Lot 10	4,075
	41,338

50% Exist.	21,319	x	.50	=	10,660
50% Prop.	15,944	x	.50	=	7,972
110% Exist. access Lot 10	4,075	x	1.1	=	4,483
Total:	10,660 + 7,972 – 408			=	18,224

REMAINING I.C.

100,000 – 18,224 = 81,776

I.C. AVERAGE PER LOT

81,776 \ 8 = 10,222

PRELIMINARY PLAN RESUBDIVISION OF:
LOT 9, BLOCK A, ANGELWYLDE
SEC 3 (1-D-1W)
40.333 ACRES
DOC. # 20000303 TR. CO. TX
OWNERS DEED #2007151728

C8J-2009-0102

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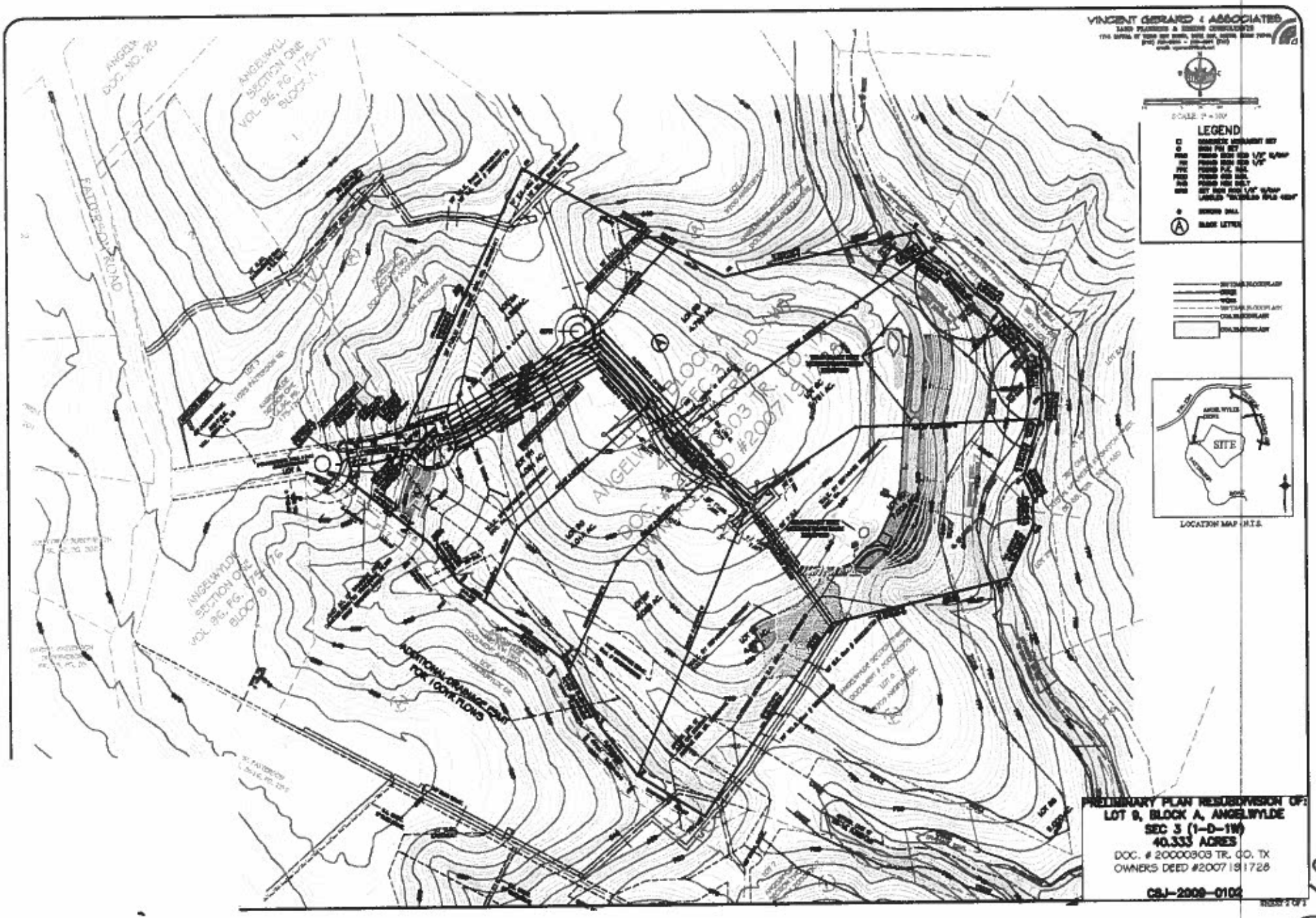
VINCENT GERARD & ASSOCIATES
LEGEND
SITE
LOCATION MAP (N.T.S.)
ADDITIONAL DRAINAGE DUE TO 1 COVE FLOWS
PRELIMINARY PLAN RESUBDIVISION OF:
LOT 9, BLOCK A, ANGELWYLDE
SEC 3 (1-D-1W)
40.333 ACRES
DOC. # 20000903 TR. CO. TX
OWNERS DEED #2007151728
CSJ-2009-0102

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