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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0038.0A

Z.A.P. DATE: December 6, 2011

SUBDIVISION NAME: Resubdivision of Lot 2 and a Portion of Lot 3, J. A. Bowles Subdivision

AREA: 9.396 acres

LOTS: 1

OWNER/APPLICANT: Westgate Momark LLC
(Terry Mitchell)

AGENT: Hanrahan Pritchard
Engineering, Inc. (Larry Hanrahan)

ADDRESS OF SUBDIVISION: 2903 Cameron Loop

GRIDS: E-15

COUNTY: Travis

WATERSHED: Slaughter & South Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-6-CO

PROPOSED LAND USE: Family Residential

SIDEWALKS: Sidewalks will be provided on Cameron Loop prior to the lots being occupied.

VARIANCE: From 25-4-151, Land Development Code (LDC), which requires that streets of a new subdivision shall be aligned and connect to existing streets on adjoining property. (SEE Attached Memo).

DEPARTMENT COMMENTS: The request is for approval of the resubdivision, namely Resubdivision of Lot 2 and a Portion of Lot 3, J. A. Bowles Subdivision. The proposed resubdivision is composed of 1 lot on 9.3936 acres. This tract of land was re-zoned SF-6-CO under Ordinance No. 20070621-124. The conditions of the CO are: (1) limit the number of units to 85; and (2) prohibit access to Cameron Loop except for Emergency Vehicle use.

STAFF RECOMMENDATION: Staff recommends approval of the resubdivision with the variance. With the approval of the Variance to 25-4-151, this plat will meet all City of Austin Land Development and State Local Government requirements.

ZONING AND PLATTING COMMISSION ACTION:

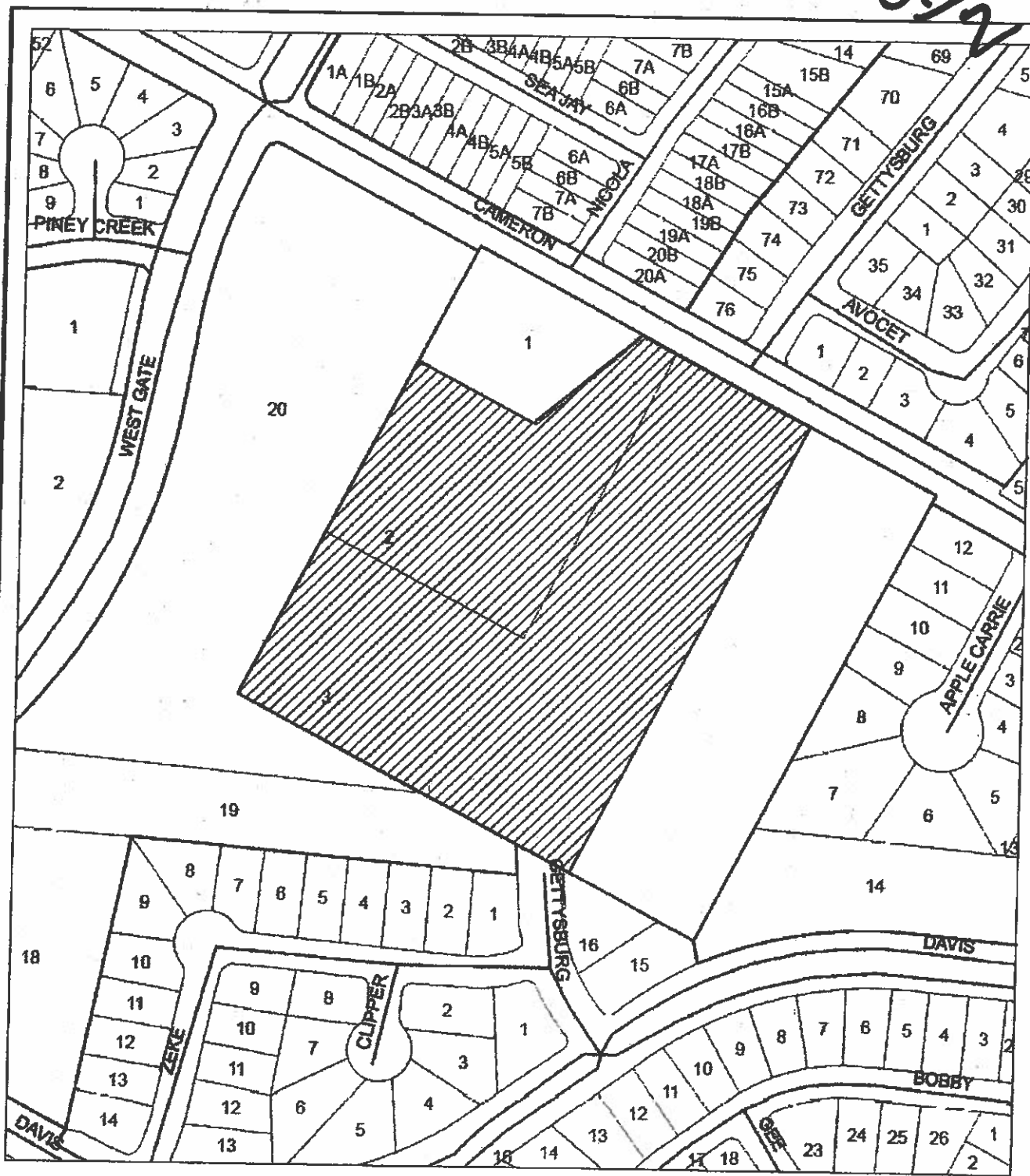
CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@austintexas.gov



PHONE: 974-2767

Transportation Reviewer: Joe Almazan
Email address: joe.almazan@austintexas.gov

PHONE: 974-2674

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-  Subject Tract
-  Base Map

CASE#: C8-2011-0038.0A.SH
LOCATION: 2903 Cameron Loop



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Handwritten initials: E/S

RESUBDIVISION OF LOT 2 AND A PORTION OF LOT 3,
J.A. BOWLES SUBDIVISION

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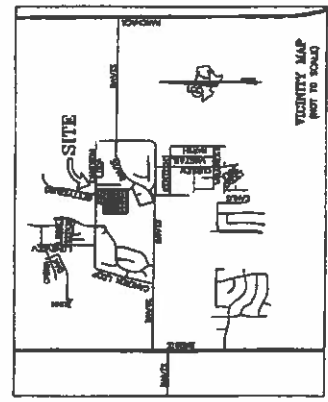
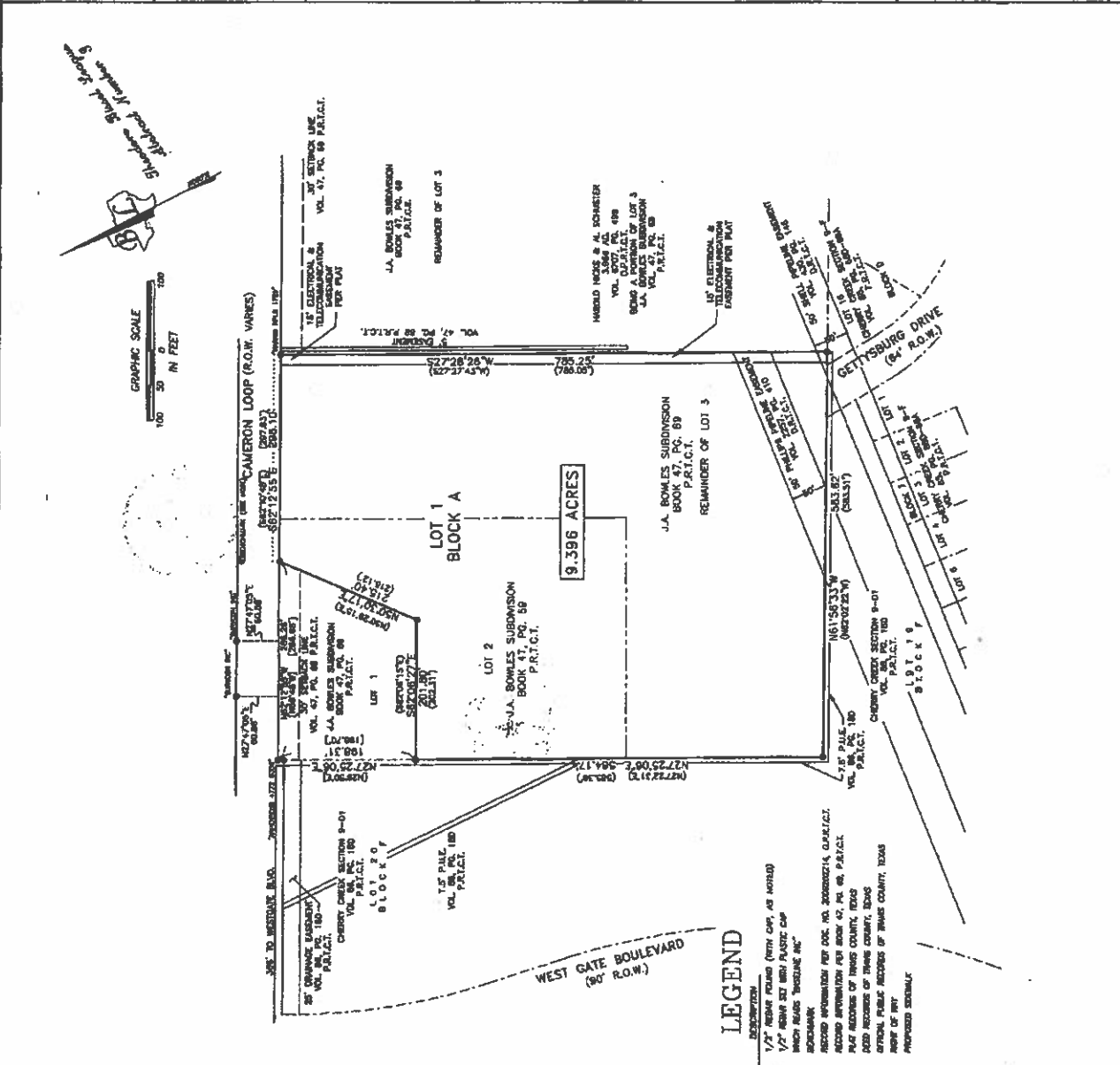
State Public: 1-2011 Date: 02/29/11
Checked by: N/W
Revision 1:
Revision 2:
Revision 3:
Revision 4:

HPE

Base LMS

REGISTERED LAND SURVEYING ENGINEER
CIVIL ENGINEER
REGISTERED PROFESSIONAL LAND SURVEYOR
THE STATE OF TEXAS
EXPIRES: 12/31/2012
LICENSE NO. 20105

CB-2011-0036.0A.SR



LEGEND

○	1/4" BENCH MARK (NITY COPY AS NOTED)
○	1/2" BENCH SET WITH PLATE TOP
○	MANCYS BENCH TIELINE ETC.
○	RECORD INFORMATION REF. DOC. NO. 2008002116, GARFIELD, BROWN
()	RECORD INFORMATION REF. BOOK 42, PG. 88, PARCEL
()	PARCEL PLAT RECORDS OF TRAVIS COUNTY, TEXAS
()	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
()	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
()	ADJ. OF PT.
.....	PROPOSED EXISTING

OWNER: WENDE MONROE, L.L.C.
11111 MONROE DRIVE
AUSTIN, TEXAS 78730

ACRES: 9.396 ACRES

SUBJECT: THORNDIKE EMBEL LEAGUE, ABSTRACT NO. 3

DATE: 25 FEBRUARY 2011

CONTRACTOR: BASELINE LAND SURVEYORS, INC.

DRAWER: MARSHALL PETERSON ENGINEERING, INC.

UNEAR PORTAGE OF STRIPTS: 0'

NUMBER OF LOTS: 1

BOUNDING BASES: TEXAS STATE PLANE COORDINATES.
CENTRAL ZONE (SANS IT OF 140 IS ZERO 90).
CONSTANT SCALE FACTOR: (UNIVERSITY)
EARTH CURVE IN SENSIBLY ALONG NORTH RIGHT OF
THE CURVE IS A POINT ON THE LINE OF
ADJACENT PROPERTY CORNER.
ELEVATION = 5025.3'

GRAPHIC SCALE
100' = 3" IN FEET

SHILKOTKIN STREET, 3' WIDE



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MEMORANDUM

TO: Sylvia Limon, Case Manager
Members of the Zoning and Platting Commission

FROM: Joe Almazan, Transportation Review Section

DATE: November 30, 2011

SUBJECT: Variance Request for J.A. Bowles Subdivision, Resubdivision of Lot 2 and a portion of Lot 3
Subdivision Case No: C8-2011-0038.0A.SH

The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151, which requires streets of a new subdivision to be in line with existing streets on adjoining property for street access and connectivity. The variance is for Gettysburg Drive.

The proposed development is located within the City of Austin's full purpose jurisdiction, north of Davis Lane and east of Brodie Lane. The property consists of one 9.396-acre tract and is zoned townhouse and condominium residential-conditional overlay (SF-6-CO).

Staff recommends approval of the variance for the following reasons:

- There is an existing 50-foot wide petroleum pipeline easement and a natural drainage way that are located in the alignment area for the street extension of Gettysburg Drive. The drainage way conveys significant storm water runoff from approximately 16-acres upstream, which will require a large drainage culvert. The location of this culvert will be within the existing pipeline easement.
- The street extension of Gettysburg Drive will require the removal of several large trees protected under the Heritage Ordinance in order to construct the roadway and drainage culvert. The construction of a cul-de-sac bubble will also result in the removal of additional Heritage trees in the impact area.
- In 2007, Ordinance No. 20070621-124 established SF-6-CO zoning on the property. As a condition of zoning, vehicular access to Cameron Loop is prohibited, except for fire and emergency access. Vehicular access is to be from other adjacent public streets or through adjacent property. The property owner is also working with the owner of the adjacent tract to the west for future joint use access to Westgate Blvd.

If you have any further questions or require additional information, please contact me at 974-2674.

Joe Almazan

Development Services Process Coordinator

Land Use Review Division/Transportation Review Section

Planning and Development Review Department

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Hanrahan • Pritchard Engineering, Inc.

8333 Cross Park Drive
Austin, Texas 78754

Phone: 512.469-4734
Fax: 512.459.4752
E-Mail: info@hp-eng.com

August 10, 2011

Mr. Greg Guemsey, Director
Planning & Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

**RE: J.A. Bowles Subdivision, Resubdivision of Lot 2 and a Portion of Lot 3
City of Austin File No. C8-2011-0038.0A.SH
Request for Variance
C.O.A. Land Development Code Section 25-4-151**

We are formally requesting a variance from LDC 25-4-15, Street Alignment and Connectivity, for the above project. Specifically, we are proposing that existing Gettysburg Drive, which abuts the southeast portion of the tract, not be extended through the property.

Background

When the J.A. Bowles Subdivision was originally platted, it consisted of three lots. A portion of Lot 3 was later sold, and this resubdivision is proposed to plat Lot 2 and the remainder of Lot 3 as a single lot. The original plat filing, and sale of a portion of Lot 3, occurred prior to the site's being within the City of Austin corporate limits.

In 2007, Ordinance 20070621-124 established SF-6-CO zoning for the property. One condition of zoning was that vehicular access from Cameron Loop is prohibited, except for emergency vehicles. Vehicular access is to be from "other adjacent public streets or through other adjacent property." The only other public street adjacent to the property is Gettysburg Drive, which is a 64-foot right of way stubbed to the southeast corner of the property. The dead-end portion of Gettysburg Drive is approximately 150 feet in length. The owner plans to obtain vehicular access to West Gate Boulevard via the adjacent tract to the west.

Variance Request

Staff has indicated that a variance to LDC Section 25-4-151 (Street Alignment and Connectivity) is required:

"§25-4-151 STREET ALIGNMENT AND CONNECTIVITY.

Streets of a new subdivision shall be aligned with and connect to existing streets on adjoining property unless the Land Use Commission determines that the Comprehensive Plan, topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment or connection."

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Given that vehicular access is prohibited to Cameron Loop for the subject tract, it is not possible to extend Gettysburg Drive through the tract to connect with Cameron Loop. Extension of Gettysburg Drive onto the subject tract, even as a cul de sac, is further restricted by the following:

Pipeline and Drainage. A petroleum products pipeline and a natural drainageway bisect the southeast corner of the tract. The drainageway conveys stormwater runoff from approximately 16 acres upstream, and would require a fairly significant culvert under the extended roadway. This culvert would need to be placed within the pipeline easement unless the natural drainage pattern was altered.

Heritage Trees. Any extension of Gettysburg Drive would necessitate the removal of at least one Heritage Tree (No. 605 - 31" Cedar Elm), due to the required culvert and street construction within the half-critical root zone of the tree (see attached exhibit). The roadway extension would provide no meaningful connectivity for the single lot subdivision unless additional Heritage Trees were removed (Nos. 633 - 30" Live Oak; 665 - 33" Live Oak). Construction of a cul de sac, rather than a street extension, would result in removal of several large trees in the area in addition to Tree No. 605.

Attached is a Findings of Fact sheet for your consideration, and please let us know if you require additional information for your deliberation.

Respectfully,



Lawrence M. Hanrahan, P.E.
Hanrahan • Pritchard Engineering, Inc.

Attachments
Findings of Fact
Exhibit

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Findings of Fact

Project: J.A. Bowles Subdivision, Resubdivision of Lot 2 and a Portion of Lot 3
City of Austin File No. C8-2011-0038.0A.SH

Ordinance Standard: 25-4-151

Justification:

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development? **YES**

Extension of Gettysburg Drive would provide no meaningful vehicular connectivity between this tract and existing development without removal of heritage trees.

2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences? **YES**

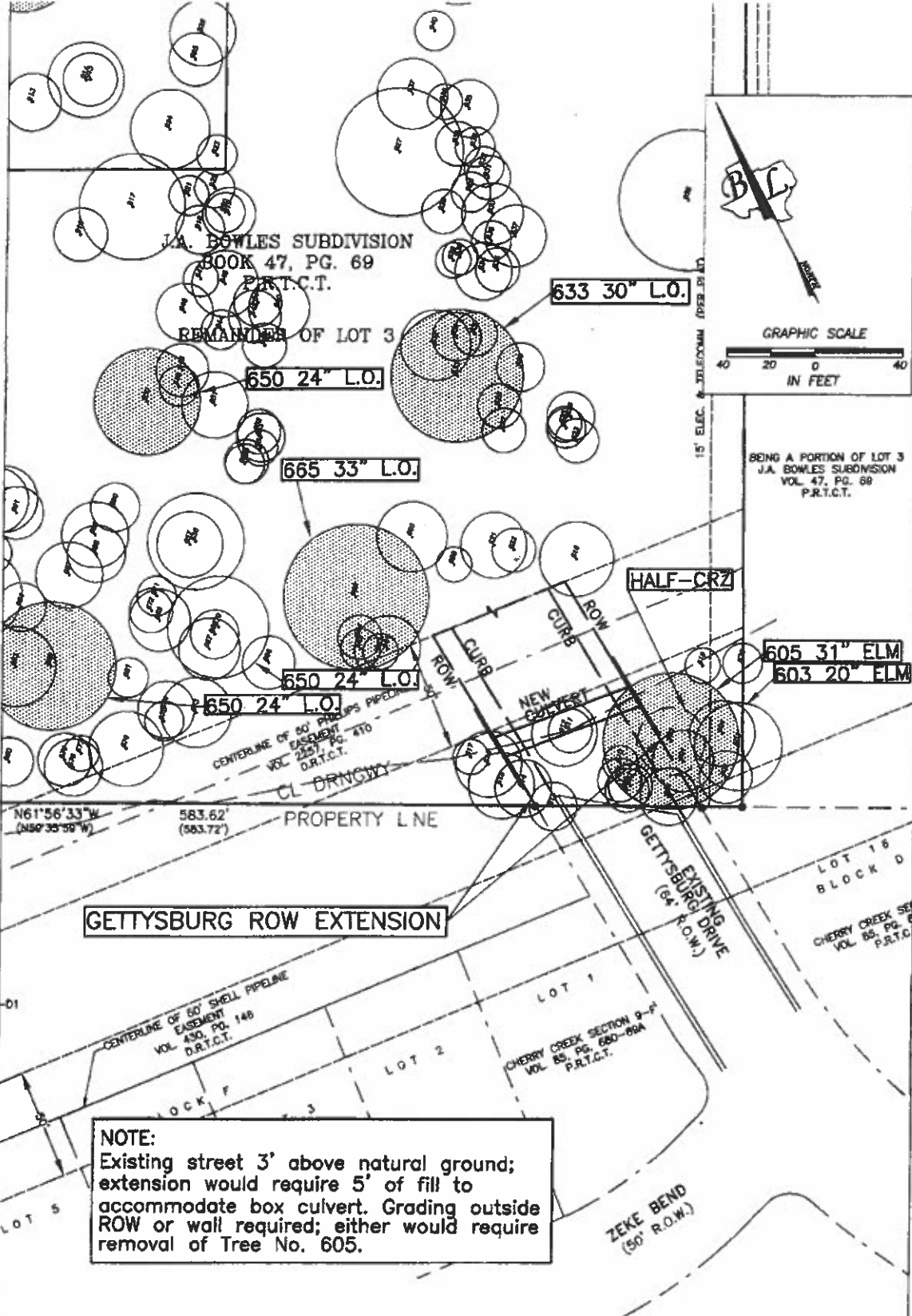
The developer has an agreement for vehicular access through a neighboring tract to the west, allowing for superior access to the tract versus strict adherence to 25-4-151. Existing environmental features (natural drainageway; significant and heritage trees) will be preserved.

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land. **YES**

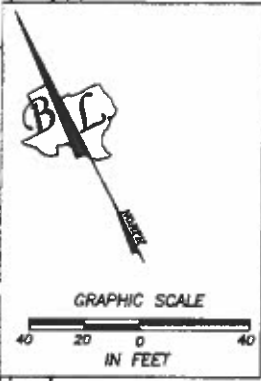
There is no special privilege enjoyed as a result of granting this variance. If the variance is not granted, the road extension will result in unnecessary alteration of existing natural features, and the developer has arranged for an equivalent alternate connectivity plan. This condition was not created by the resubdivision, as the only access to public roads is via Cameron Loop, which is prohibited by zoning ordinance, or via Gettysburg Drive, due to past subdivision of the property and subsequent adjacent development.

4. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property? **N/A**

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NOTE:
 Existing street 3' above natural ground;
 extension would require 5' of fill to
 accommodate box culvert. Grading outside
 ROW or wall required; either would require
 removal of Tree No. 605.



**RESUBDIVISION OF J.A. BOWLES SUBDIVISION
 LOT 2 & A PORTION OF LOT 3
 VARIANCE EXHIBIT**

HANRAHAN • FRITCHARD ENGINEERING, INC.
 CONSULTING ENGINEERS
 6025 FM 1962, SUITE 4000
 6025 Green Park Circle
 AUSTIN, TEXAS 78756
 OFFICE TELEPHONE: 737-854-0122
 FAX: 737-854-0123
 hfe@hfe.com

HPE

File Number: 2008-000000-0000	Project Name: Resubdivision of J.A. Bowles Subdivision
Job No: 080-09	Scale: 1"=40'
Issue Date: 1-20-09	Issue No: 001
Date: 01/20/09	Checked by: J. J. Green Sr. LSH

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