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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0101

P.C. DATE: February 14, 2012

SUBDIVISION NAME: Resubdivision of Lot 7, Crestview Station Preliminary Plan

AREA: 32.63

LOT(S): 388

OWNER/APPLICANT: C/O Trammell Crow Central
Texas Development, Inc.
(James H. Matoushek)

AGENT: Gray-Jansing & Assc.
(James Brewer)

ADDRESS OF SUBDIVISION: 950 Banyon Street

GRIDS: MK28

COUNTY: Travis

WATERSHED: Waller Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: TOD-NP

MUD: N/A

NEIGHBORHOOD PLAN: Crestview/Wooten Combined

PROPOSED LAND USE: Single Family (101 lots), Townhomes (200 lots), Open
Space/PUE/Alleys/Streets (87 lots)

VARIANCES: To Section 25-4-171(a) Access to Lots - In that a large number of lots in this subdivision do not abut a dedicated public street, but rather take access through private streets and alleys. See the attached memo for additional information. (RECOMMENDED).

SIDEWALKS: Sidewalks are required.

DEPARTMENT COMMENTS: The request is for approval of the Crestview Station; Resubdivision of Lot 7 Preliminary Plan. The proposed preliminary plan is a request to revise the currently approved subdivision by adding private streets and alleys (rather than having internal driveways), and changing up the product mix (from 62 Single-Family lots, 80 multi-family units, and 275 condos to the proposed 101 Single-Family lots, 200 Townhome lots, and 87 Open Space/PUE/Alleys/Streets lots. The result is a decrease of 114 units, all on 32.63 acres.

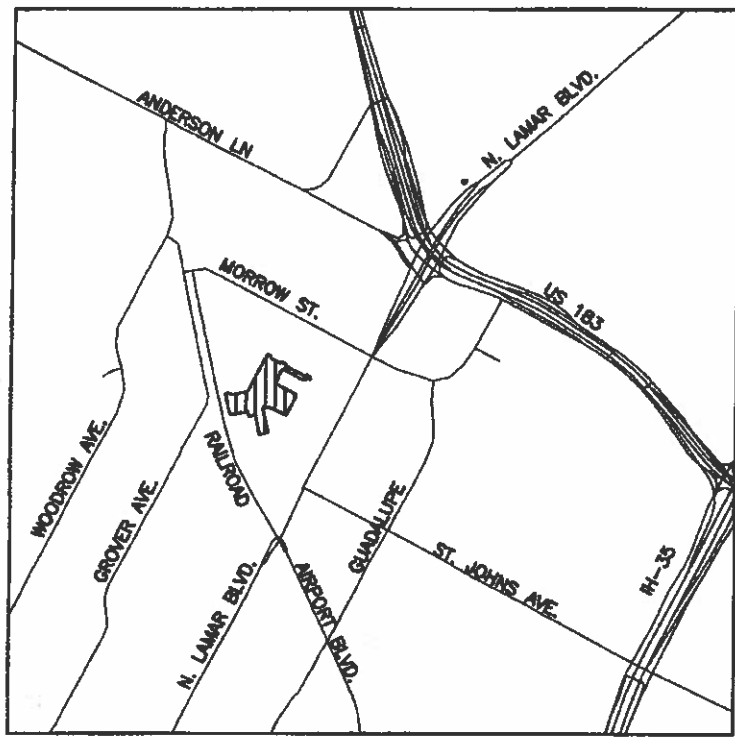
STAFF RECOMMENDATION: The staff recommends approval of the plat if the above stated variance is approved. This plat, excluding the variance, meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 974-6455

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LOCATION MAP
N.T.S.

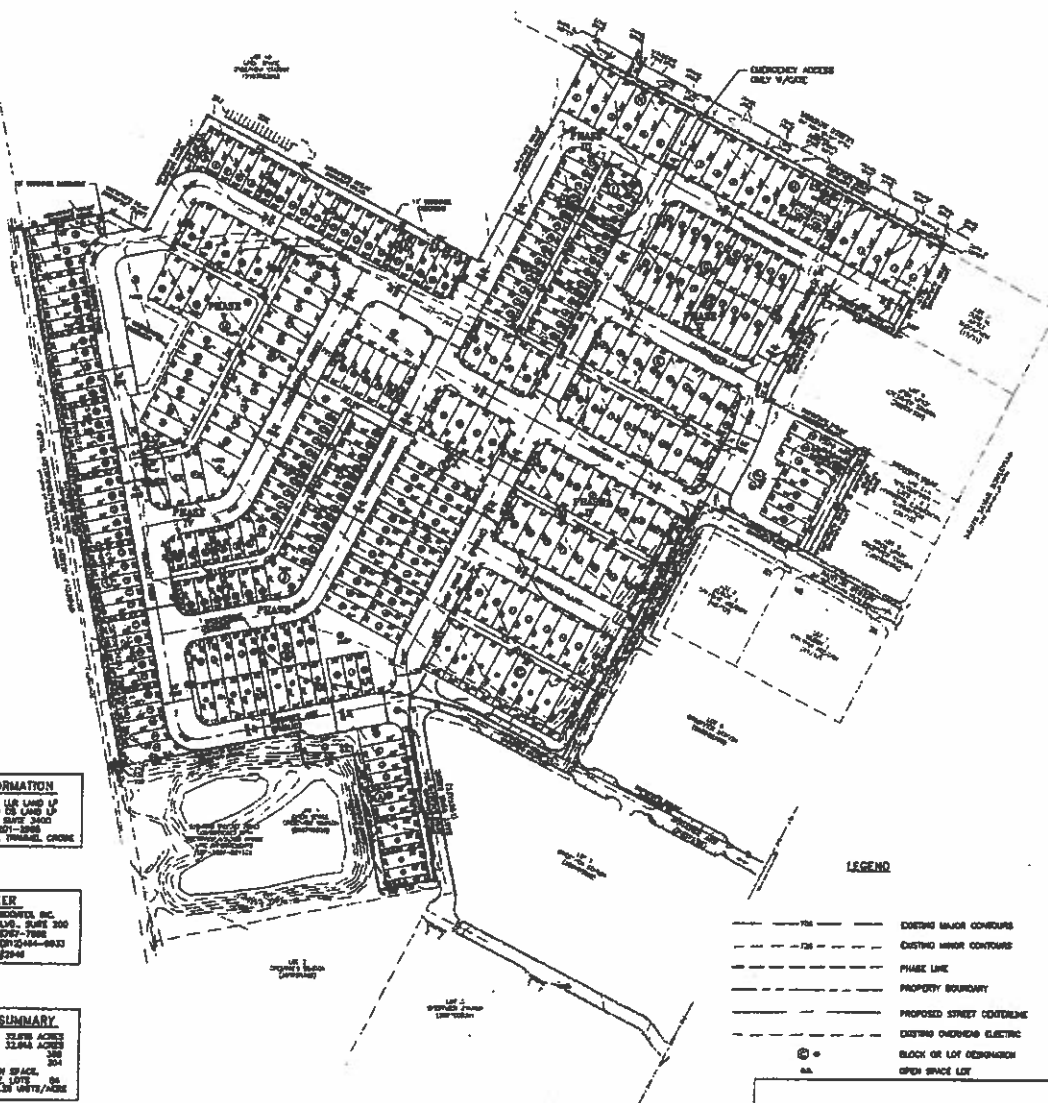
RESUBDIVISION OF LOT 7, PHASE I
CRESTVIEW STATION SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS



GRAY & JANNING & ASSOCIATES, INC.
Consulting Engineers
3817 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7582
(512)458-0371 FAX(512)454-8835
TYPE VIII #2846

$$\frac{19}{3}$$

SCALE: 1"=100'
GRAPHIC SCALE IN FEET



CRESTVIEW STATION LIR LAND LP
CRESTVIEW STATION CS LAND LP
2001 ROSS AVE. SUITE 3401
DALLAS TX 75201-2906
JAMES MATHURNEY, VP, THOMAS CRONE

DAVE JORDAN & ASSOCIATES, INC.
4217 SPAN, CREEK BLVD., SUITE 200
AUSTIN, TEXAS 78757-7888
(512) 462-8371 FAX (512) 464-8933
TYPE FROM 4244

OVERALL AREA	32,678 ACRES
RESIDENTIAL AREA	32,844 ACRES
TOTAL LOTS	348
RESIDENTIAL LOTS	304
LANDSCAPE LOTS, OPEN SPACE, PARK, OR 6 ROW CABLE LOTS	04
PROPOSED DENSITY	0.39 UNITS/ACRE

_____ 726 _____ DOTTED MINOR CONTOURS
 _____ 726 _____ DOTTED MINOR CONTOURS
 _____ _____ PHASE LINE
 _____ _____ PROPERTY BOUNDARY
 _____ _____ PROPOSED STREET CENTERLINE
 _____ _____ EXISTING OVERHEAD ELECTRIC
 _____ _____ BLOCK OR LOT DIMENSION
 _____ _____ OPEN SPACE LOT

66

[illegible]

PHILADELPHIA PLAN
 1950-1951

2001 | 14

1000

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

STRENGTH

CB-2011-0101



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MEMORANDUM

TO: Members of the Planning Commission
David Wahlgren, Case Manager

FROM: Ivan J. Naranjo, Senior Planner

DATE: February 2, 2012

SUBJECT: Crestview Station Subdivision (C8-2011-0101)
Variances of Title 25, Section 25-4-171 & TCM, 1.4.3.E

RECOMMENDATION: To Approve

The applicant for the above referenced subdivision is requesting a variance to Title 25; Section 25-4-171(A) in conjunction with TCM, 1.4.3.E, which requires Planning Commission approval. As per this section of the code, each lot in a subdivision shall abut a dedicated public street.

The proposed subdivision is a Resubdivision of Lot 7 and it is located at 950 Banyon Street (southwest corner of North Lamar Blvd. and Morrow Street). The variance is requested because there are existing private streets that are partially located within the planned subdivision and the following lots do not abut to a dedicated public street: Lots 1-14, Block A; Lots 1-8, and 19 of Block C; Lots 2-8, Block F; Lots 22-26, Block J; and Lots 20-28, Block M. The referenced lots will have frontage to either a private street or a private alley. Staff recommends the approval of the requested variances for the following reasons:

- Joint access agreements are in place to allow public use of the privately owned and maintained roadways plus all new streets will be public with dedicated right-of-way.
- The private alleys are proposed as lots which are dedicated for public access.
- A Homeowners Association (HOA) has been created for this subdivision and all private alleys will be dedicated to the HOA who will be responsible for their maintenance.

If you have any questions or require additional information, please contact me at 974-7649.

Cordially,

Ivan J. Naranjo, Senior Planner
Planning & Development Review Department
Land Use Review Division / Transportation Review Section



GRAY • JANSING & ASSOCIATES, INC.

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November 21, 2011

Mr. Greg Guernsey, Director
City of Austin Planning and Development Review Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

RE: Request for Variances
Resubdivision of Lot 7 Crestview Station Preliminary Plan
Austin, Travis County, TX
Case # C8-2011-0101
GJA No. 1283-10446-24

Dear Mr. Guernsey:

Gray ♦ Jansing & Associates, Inc. would like to request the following variances to the City of Austin Land Development Code as part of the approval process for the above referenced project.

1. Access to Lots, - LDC 25-4-171(a)

A variance is requested for the following lots that do not abut to a dedicated public street right-of-way: Lots 1-14, Block A; Lots 1-8, and 19 Block C; Lots 2-8, Block F, Lots 22-26 Block J; Lots 20-28, Block M.

The following lots will front on Easy Wind Drive, a private paved roadway that was constructed under Site Plan SP-2007-0241C Crestview Station Phase 1. A joint access agreement is in place that allows public use of these privately owned and maintained roadways.

Lots 1-14, Block A

The following lots will front on Sugaree Ave, a private paved roadway that was constructed under Site Plan SP-2007-0241C Crestview Station Phase 1. A joint access agreement is in place that allows public use of these privately owned and maintained roadways.

Lots 1-8, and 19 Block C

The following lots will have access from a private alley off Banyon Street since they will front an open space/park lot that fronts on Sugar Magnolia Street, a public street. The private alley will be in a lot dedicated for public access. The lots will be addressed off Banyon Street, where the alley entrance is located.

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Variance Request
Preliminary Plan for Resubdivision of Lot 7 Crestview Station
COA Case # C8-2011-0101
November 21, 2011
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Lots 2-8, Block F

The following lots will have access from a private alley located between Wolverine Street and Pantherpaw Street since they will front an open space/park lot that fronts on Wildcat Pass, a public street. The private alley will be in a lot dedicated for public access. The lots will be addressed off Wildcat Pass, where the lot fronts will face.

Lots 22-26, Block J

The following lots will have access from a private alley off Wildcat Pass since they will front an open space/park lot that fronts on Wildcat Pass, a public street. The private alley will be in a lot dedicated for public access. The lots will be addressed off Wildcat Pass, where the lot fronts will face.

Lots 20-28, Block M

~~Private Streets and Alleys in New Subdivision EDC 2011-111~~

A variance is requested to utilize private streets and private alleys within the subdivision. There are existing private streets that are partially located within the planned subdivision. These streets are Easy Wind Drive, Sugaree Ave, and Sugar Magnolia Street. No new private streets will be constructed. All new streets will be public with dedicated right-of-way. Private alleys will be utilized within some blocks of the subdivision to provide access to lots designed to have rear garages. All alleys are located on private lots that will be dedicated to the Homeowners Association, who will be responsible for maintenance.

Please feel free to contact me if you have any further questions.

Sincerely,

GRAY • JANSING & ASSOCIATES, INC.



James M. Brewer, P.E.
Project Manager

JMB:J



EDUCATIONAL IMPACT STATEMENT
AUSTIN INDEPENDENT SCHOOL DISTRICT
CITY COUNCIL AGENDA:

CASE NUMBER: C8-2001-0101



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Proposed Development:

Resubdivision of Lot 7, Crestview Station

Elementary School
Name: Brentwood ES
Address: 6700 Arroyo Seco
Capacity: 585
Rating: Recognized
Percent F/RL: 41%
Mobility Rate: +9%

☒ Increase ☐ Decrease* ☐ No impact

Students	Current Population	Future (5 year)
Number	476	517 (w/o development) 577 (w/ development)
Percentage of permanent capacity	81%	88% (w/o development) 98% (w/ development)

Middle School
Name: Lamar MS
Address: 6201 Wynona
Capacity: 1,008
Rating: Academically Unacceptable
Percent F/RL: 44%
Mobility Rate: -3%

☒ Increase ☐ Decrease* ☐ No impact

Students	Current Population	Future (5 Year)
Number	581	659 (w/o development) 686 (w/ development)
Percentage of permanent capacity	58%	65% (w/o development) 68% (w/ development)

High School
Name: McCallum HS
Address: 5600 Sunshine Dr.
Capacity: 1,596
Rating: Academically Acceptable
Percent F/RL: 34%
Mobility Rate: +31%

☒ Increase ☐ Decrease* ☐ No impact

Students	Current Population	Future (5 Year)
Number	1,343	1,503 (w/o development) 1,537 (w/ development)
Percentage of permanent capacity	84%	94% (w/o development) 96% (w/ development)

*Demographic characteristics of students will be reported

Impact on Student Population:

At the rate of 0.4 students per unit, the 303 lot single-family development is projected to add approximately 121 students over all grade levels to the current projected student population. It is estimated that of the 121 students, 60 will be assigned to Brentwood Elementary School, 34 to Lamar Middle School, and 35 to McCallum High School. The existing capacity at Brentwood ES and Lamar MS will be able to accommodate the additional students.

Due to the high rate of transfers into McCallum, the school's current enrollment is 1,762 students, an additional 31% of the attendance area population. Factoring in this migration rate onto the projected 5 year population with the proposed additional students from the



**EDUCATIONAL IMPACT STATEMENT
AUSTIN INDEPENDENT SCHOOL DISTRICT
CITY COUNCIL AGENDA:**

CASE NUMBER: C8-2001-0101



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	development could bring the enrollment to 2,013 students, resulting in a percent of permanent capacity (by enrollment) to 126%. Assuming the school retains the number of portable classrooms currently on campus, the percent of functional capacity (by enrollment) would be 104%, which would accommodate the student enrollment increase.
Transportation Impact:	Two of the three schools, Brentwood ES and McCallum HS, are within 2 miles of the proposed development, therefore students would not qualify for transportation unless a hazardous route condition was identified. Transportation to Lamar MS would be provided to the area.
Safety Impact:	There are not safety concerns identified at this time. Adequate sidewalks and bike paths are available in the area.
Date Prepared:	January 26, 2012
Director's Signature	<i>Paul Turner</i>