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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0188.0A

PC DATE: July 9, 2013

SUBDIVISION NAME: Second Resubdivision of a Portion of Block 33 Theodore Low Heights

AREA: 0.981 acre

LOT(S): 4

OWNER/APPLICANT: LPK Investments, LLC
(Aaron M. Levy)

AGENT: Genesis I Engineering Co.
(George Gonzalez)

ADDRESS OF SUBDIVISION: 4006 Valley View Drive

GRIDS: G-19

COUNTY: Travis

WATERSHED: West Bouldin Creek

JURISDICTION: Full

EXISTING ZONING: SF-3

NEIGHBORHOOD PLAN: South Lamar (Underway)

PROPOSED LAND USE: Residential

VARIANCE: A variance to section 25-4-175 to allow a residential flag lot(s) has been requested. The applicant is proposing three residential flag lots with this application. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin Water Utility, Austin Energy, and the City Arborist to verify there is adequate room for the required utilities and enhanced tree protection on the site. It is the Staff's opinion that the proposed subdivision is compatible with the surrounding development, and is consistent with other flag lots in the area. These 4 lots will be accessed by a Joint Use Access Drive which keeps from adding multiple drives onto the street. It should also be noted that there are no known deed restrictions on the site, and a note has been added that requires all addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street for emergency responders. Because the application meets the flag lot criteria as required by the Land Development Code, the Staff recommends approval of the variance.
RECOMMENDED.

SIDEWALKS: Sidewalks are required along Valley View Drive prior to the lots being occupied.

DEPARTMENT COMMENTS: The applicant is proposing to resubdivide a portion of a lot into four lots all located on the 0.981 acre site. Three of the proposed 4 lots are flag lots.

STAFF RECOMMENDATION: The staff recommends approval of the variance and the plat. With approval of the variance - this plat will meet all applicable State and City of Austin LDC requirements.



PLANNING COMMISSION ACTION:

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

PHONE: 512-974-2767

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-  Subject Tract
-  Base Map

CASE#: C8-2012-0188.DA
LOCATION: 4006 Valley View Drive



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.

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SECOND RESUBDIVISION OF A PORTION OF BLOCK 33 THEODORE LOW HEIGHTS

SCALE: 1" = 50'



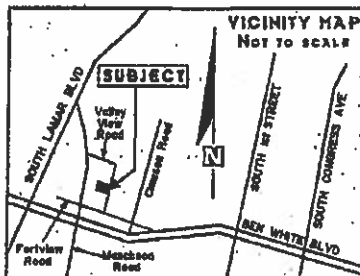
LOT SUMMARY	
Total Number of Lots = 4	
Lot 1 = 9,353 Square Feet	
Lot 2 = 9,458 Square Feet	
Lot 3 = 11,653 Square Feet	
Lot 4 = 12,248 Square Feet	
Total Area = 42,712 Square Feet = 0.98 Acres	
Lot 1 Residential Use	
Lot 2 Residential Use	
Lot 3 Residential Use	
Lot 4 Residential Use	

LOT 33-A
RESUBDIVISION OF PART
OF LOT 33,
THEODORE LOW HEIGHTS
VOLUME 59 PAGE 15

THEODORE LOW HEIGHTS
VOLUME 495 PAGE 381
TRAVIS COUNTY DEED RECORDS

LOT 33-B
RESUBDIVISION OF PART
OF LOT 33,
THEODORE LOW HEIGHTS
VOLUME 59 PAGE 15

NOTE:
THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE
PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE,
DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND
APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES,
RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR
WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.



- Legend
- Iron Rod Found
 - Iron Pipe Found
 - Iron Rod Set with plastic cap
Imprinted with "Holt Carson, Inc."
 - △ Capped Iron Rod Found (as noted)
 - ▲ 500 Nail Found
 - Calculated Point
 - (Bearing, Bearing and/or Distance)

