

## SUBDIVISION REVIEW SHEET

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**CASE NO.:** C8-2013-0051.0A

**P.C. DATE:** November 12, 2013

**SUBDIVISION NAME:** Raymond H. Stewart Lot B, Resubdivision

**AREA:** 0.78 acres

**LOT(S):** 2

**OWNER/APPLICANT:** 2010 Goodrich, LLC  
(Scott Turner)

**AGENT:** Hector Avila

**ADDRESS OF SUBDIVISION:** 2013 Bluebonnet Lane

**GRIDS:** G21

**COUNTY:** Travis

**WATERSHED:** West Bouldin Creek

**JURISDICTION:** Full

**EXISTING ZONING:** SF-3

**NEIGHBORHOOD PLAN:** Zilker

**PROPOSED LAND USE:** Single-Family/Duplex

**VARIANCES:** A variance to L.D.C Section 25-4-175 to allow a residential flag lot has been requested. The applicant is proposing one residential flag lot 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. The flag lot has a 15 foot width and follows requirements listed in Section 25-4-175(B)(2) minimum width of a flag lot. The flag lot is demonstrating access through an alternative route with access through Goodwin Avenue and restricted access to Bluebonnet Lane. A note has been included on the plat restricting access to Bluebonnet Lane.

It is the Staff's opinion that the proposed subdivision is compatible with the surrounding development, and is consistent with the flag lots on the adjacent lots to the east. 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.

**SIDEWALKS:** Sidewalk is required.

**DEPARTMENT COMMENTS:** The applicant is proposing to resubdivide one lot into two lots on 0.78 acres. One of the proposed lots is a flag lot which requires a variance.

C30/2

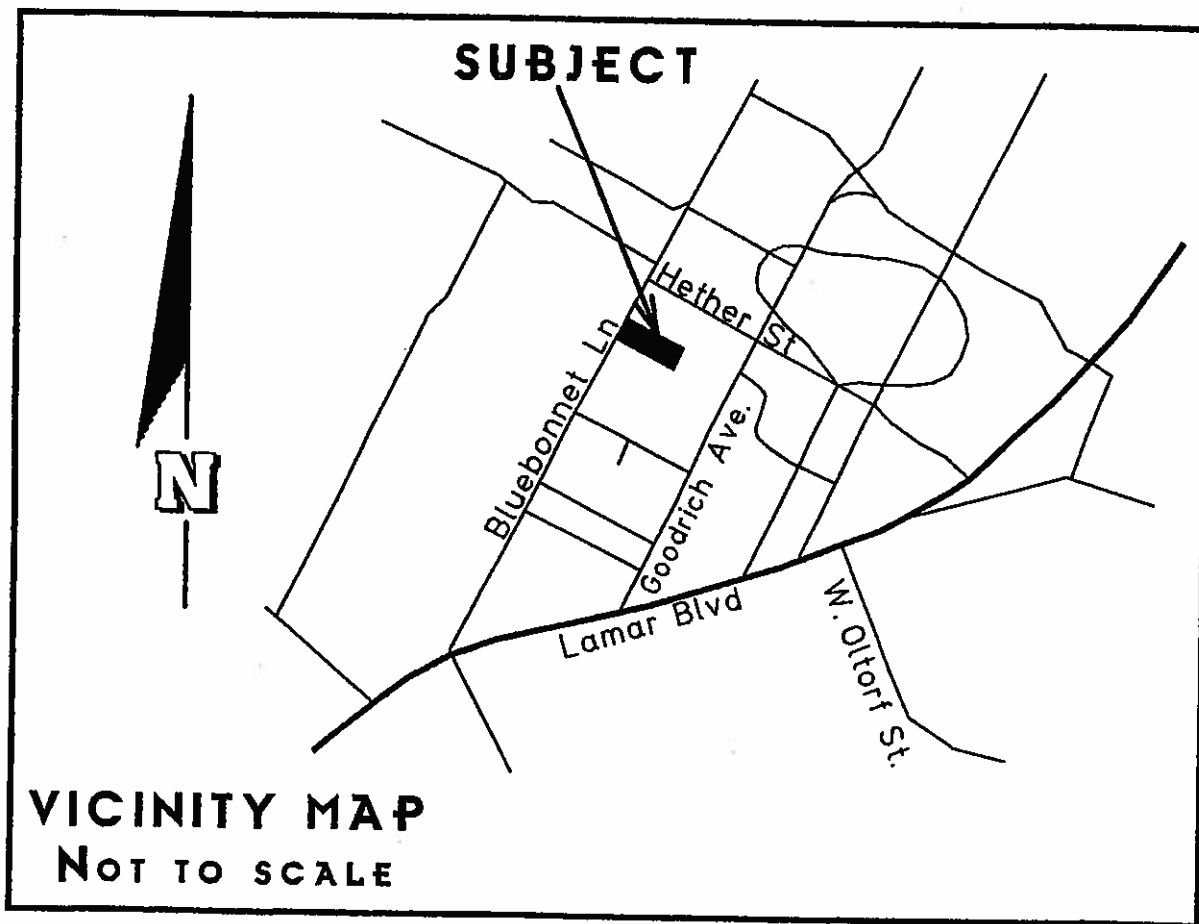
**STAFF RECOMMENDATION:** If the variance is approved, the staff recommends approval of the plat. With variance approval, this plat would meet all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Cesar Zavala  
Email address: [cesar.zavla@ci.austin.tx.us](mailto:cesar.zavla@ci.austin.tx.us)

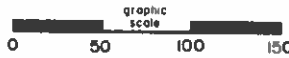
**PHONE:** 974-3404

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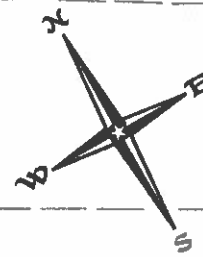


# RESUBDIVISION OF LOT B RAYMOND H. STEWART SUBDIVISION

SCALE: 1" = 50'



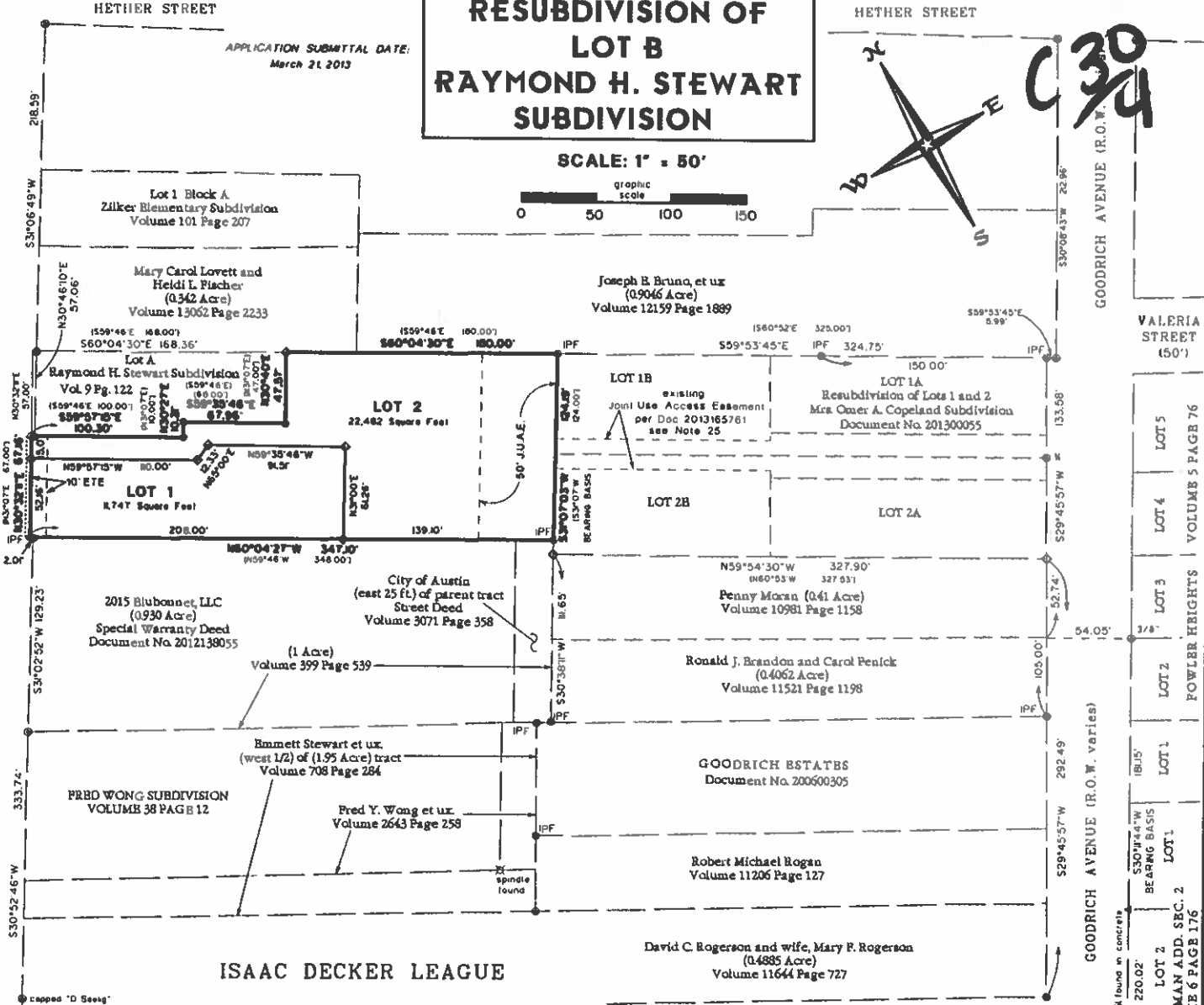
HETHER STREET



C 30/4

APPLICATION SUBMITTAL DATE:  
March 21, 2013

BLUEBONNET LANE (80')



THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:

That, 2010 Goodrich, LLC, owner of all of Lot B, Raymond H. Stewart Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 9 Page 122 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document Number 2013182845 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lot B in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

## RESUBDIVISION OF LOT B RAYMOND H. STEWART SUBDIVISION

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the \_\_\_\_ day of \_\_\_\_\_, A.D. 2013.

Scott Turner President  
2010 Goodrich, LLC  
1408 W. 6th Street  
Austin, Texas 78703

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_ day of \_\_\_\_\_, A.D. 2013, did personally appear Scott Turner, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC  
Printed Name \_\_\_\_\_  
Commission Expires \_\_\_\_\_

PARKLAND NOTE:  
A fee-in-lieu of parkland dedication has been paid for 4 dwelling units.

- Legend**
- 1/2" Iron Rod Found
  - IPF 1/2" Iron Pipe Found
  - 1/2" Iron Rod Set with plastic cap imprinted with "Mott Carson, Inc."
  - ▲ 600 Nail Found
  - (Record Bearing and Distance)
  - ..... proposed Concrete Sidewalk
  - D.E. = Drainage Easement
  - E.T.E. = Electric and Telecommunications Easement
  - J.U.A.E. = Joint Use Access Easement

### LOT SUMMARY

Total Number of Lots = 2  
Lot 1 = 11,747 Square Feet  
Lot 2 = 22,482 Square Feet  
Total Area = 34,229 Square Feet ± 0.78 Acre  
Lot 1 Residential Use  
Lot 2 Residential Use

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin on this the \_\_\_\_\_ day of \_\_\_\_\_, 2013

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013, A.D.

Grag Guernsey, Director, Planning and Development Review Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the \_\_\_\_\_ day of \_\_\_\_\_, 2013, A.D.

Dave Anderson, Chairperson

Jean Stevens, Secretary

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2013, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_\_ day of \_\_\_\_\_, 2013, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
Deputy

#### 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

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson  
Registered Professional Land Surveyor No 5186  
HOLT CARSON, INC.  
1904 Forview Road Austin, Texas 78704  
15127-442-0990

Date

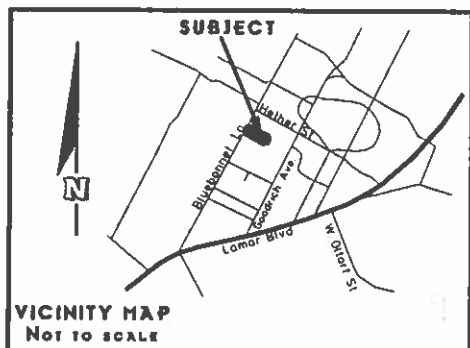
THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 13152(e) I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0445 M, dated September 28, 2008.

Kurt Prossner P.E. No 58181  
PROSSNER and ASSOCIATES  
13377 Pond Springs Road  
Austin, Texas 78728

Date



APPLICATION SUBMITTAL DATE:  
March 21, 2013

## RESUBDIVISION OF LOT B RAYMOND H. STEWART SUBDIVISION

#### NOTES

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
2. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.
3. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
4. No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
5. All drainage easements on private property shall be maintained by the property owner or his assigns.
6. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
7. The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replating may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
8. Prior to construction, except detached single family on any lot in this subdivision, a Site Development Permit must be obtained from the City of Austin.
9. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
10. Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
11. The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
12. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
13. All signs shall comply with the Austin Sign Ordinance.
14. By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
15. Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat. Bluebonnet Lane. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
16. All streets will be constructed to City of Austin standards.
17. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
18. No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0445 M, dated September 28, 2008.
19. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
20. Lot 1 and Lot 2 of this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.
21. The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
22. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
23. All restrictions and notes from the previous subdivision, Raymond H. Stewart Subdivision according to the map or plat of record in Volume 9 Page 122 of the Travis County Plat Records, shall apply to this resubdivision plat.
24. 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.
25. Access to Bluebonnet Lane from Lot 2 is prohibited. Access to and from Lot 2 will be provided by the Joint Use Access Easement to Goodrich Avenue as defined and recorded in Document No. 201365761 of the Official Public Records of Travis County, Texas, and shown hereon.
26. An increase in emergency vehicle access distance has been approved for Lots 1 and 2, as requested by the owner, per exception 3 to Section 503.11 of the City of Austin fire code in effect on \_\_\_\_\_. This exception is limited to construction of no more than two single family residences impacted by the increased emergency vehicle access distance.

Director, Planning & Development Review Department  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

Re: Re-subdivision of Lot B, Raymond H. Stewart Subdivision – C8-2013-0051.0A

Sir/Madam:

On behalf of the owner of the above referenced project, we respectfully request a variance to the following provision of the Zoning Code of the City of Austin: Section 25-4-175, Site Flag Lots. We are proposing to redevelop one existing SF-3 residential lot into two SF-3 residential lots, including one flag lot. The subject development will occupy approximately (0.80?) acre of land fronting on Bluebonnet Lane in south central Austin. The property currently exists as one platted legal lot. The project is located just south of the intersection of Hether Street and Bluebonnet Lane, about a third of a mile due north of the intersection of Lamar Boulevard and Bluebonnet Lane. A 1950's two story home, storage shed and associated driveways and decks currently occupy the property. All of the existing improvements on the site will be removed to allow for construction of the new development.

The project lies in the West Bouldin Creek watershed, an Urban watershed. According to the City of Austin GIS database, the project lies just east of the Edwards Aquifer zone and therefore lies outside of both the Edwards Aquifer recharge and contributing zones. Zoning suitable to the proposed development (SF-3) is currently in place. Overall, the site area is sufficient to allow the development of two duplex lots. The relatively deep shape and narrow street frontage of the property, however, do not allow two typical lots that are a minimum of 50 feet wide. We are therefore proposing a flag lot to provide access to the developable land at the rear (east side) of the property, including adequate access for emergency responders via a joint use access easement already in place on the owner's adjacent development at 2010 Goodrich Avenue.

The owner wishes to retain numerous mature trees on the property, generally Pecans, some of which are Heritage trees. The impact of this development on the Heritage trees has evaluated and approved by the city arborist. Prior to and during the approval process, the owner collaborated extensively with the Zilker Neighborhood Association and surrounding neighbors regarding the proposed flag lot re-subdivision. A common driveway from 2010 Goodrich Avenue for the use of the flag lot facilitates off-street parking, a goal of the neighborhood association. The private on-site water and sewer plumbing lines for the flag lot will connect to Bluebonnet Lane and, due to the common drive from Goodrich Avenue, will not lie under any common driveway pavement while remaining within the flag width of 15.0 feet.

A mix of existing duplexes, single family homes and a multi-family apartment complex, built from the 1950's to the 1980's, surround the property on all sides. This is compatible with the duplex use on the proposed lots. In addition, there are similar flag lot developments in the neighborhood within a quarter mile of the proposed re-subdivision, a map of which is attached for reference. Therefore, the proposed lot configuration will allow for the following:

1. Adequate accessibility for emergency responders will be provided for each home.
2. Adequate room is available to allow installation of on-site plumbing lines outside of the proposed common driveway pavement.
3. Allows numerous trees on the property to be retained.
4. The project is compatible with the surrounding area and was designed in cooperation with the neighborhood.

We appreciate your consideration of our request. If you have any questions, please feel free to call.



Hector Avila, Agent