

C16/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2013-0235.0A

ZAP DATE: July 15, 2014

SUBDIVISION NAME: Springwoods Place

AREA: 3.242 acres

LOT(S): 1

OWNER/APPLICANT: Vision 360
(Brian Birdwell)

AGENT: Texas Engineering
Solutions (James Hagen)

ADDRESS OF SUBDIVISION: 9218 Anderson Mill Rd. at Robins Nest Ln.

GRIDS: G-38

COUNTY: Williamson

WATERSHED: Lake Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

PROPOSED LAND USE: Residential

VARIANCE REQUEST: From Land Development Code (LDC) 25-4-151 to not extend Robins Nest Lane. Recommended by staff (See attached memo).

SIDEWALKS: Sidewalks will be provided along Anderson Mill Road prior to the lot being occupied.

DEPARTMENT COMMENTS: The request is for approval of the final plat, namely, Springwoods Place and the related variance listed above. The proposed plat is composed of one lot on 3.342 acres.

STAFF RECOMMENDATION: The staff recommends approval of the variance and the plat. This plat will meet all applicable City of Austin and State Local Government code requirements with the approval of the Variance from LDC 25-4-151.

ZONING AND PLATTING ACTION:

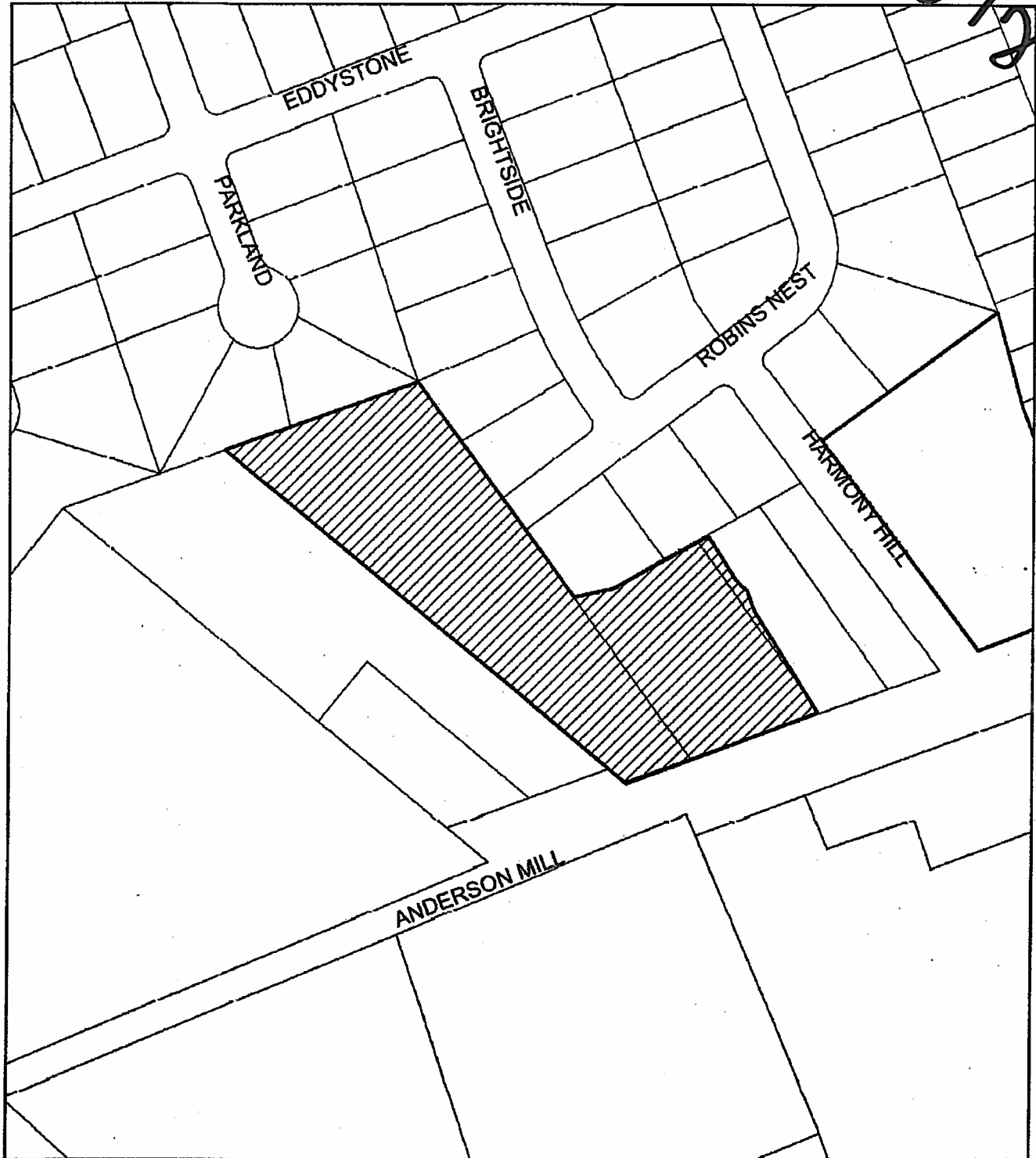
CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767

Transportation Reviewer: Bryan Golden
E-mail: bryan.golden@austintexas.gov

PHONE: 512-974-3124

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-  Subject Tract
-  Base Map

CASE#: C8J-2013-0235.0A
LOCATION: Anderson Mill Rd. @ Robins Nest



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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MEMORANDUM

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

FROM: Bryan Golden, Transportation Review

DATE: July 8, 2014

SUBJECT: Variance Request Springwoods Place Final Plat
Case Number – C8J-2013-0235.0A

Recommendation: To approve the variance

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. The variance is for the connection to Robins Nest Lane.

The proposed development is located within the City of Austin 2 mile ETJ jurisdiction at the northeast corner of Harmony Hill Street and Anderson Mill Road. The site consists of five lots on 3.242 acres.

Staff recommends approval of the variance for the following reasons:

- Robins Nest Lane is an existing local street accessing single family homes.
 - The proposed development for this subdivision includes townhomes/condominiums, uses that should not take access to a local single family residential street.
 - Traffic circulation would not be compromised if Robins Nest Lane was not extended. Neighborhood has a connection to Anderson Mill Road (Harmony Hill Street) one block to the east.
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Support for variance contingent upon following recommendations:

- Emergency crash gate is needed at driveway entrance to Robins Nest Lane, prohibiting vehicle access.
- Connection to Robins Nest Lane allows for open and accessible pedestrian and bicycle travel.

If you have any further questions or required additional information, please contact me at 974-3124.



Bryan Golden

Transportation Review Staff

TEXAS ENGINEERING SOLUTIONS

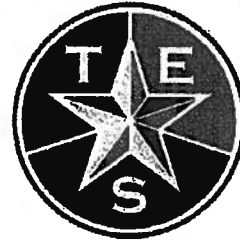
A MBE, DBE, HUB CERTIFIED FIRM

5000 Bee Caves Rd, Suite 206

Austin, Texas 78746

P: (512) 904-0505

F: (512) 904-0509



TBPE Firm #11206

May 19, 2014

Mr. Bryan Golden
City of Austin Watershed Protection and Development Review Department
505 Barton Springs Road
P.O. Box 1088
Austin, Texas 78704

Variance Request
Springwoods Place

Dear Mr. Golden:

On behalf of our client, we hereby request a variance from Section 25-4-151 of the Austin City Code which pertains to extending existing streets on adjoining property.

Presently, Robins Nest Lane, a local street, terminates at the eastern bound of the proposed Springwoods Place Subdivision. The proposed Springwoods Place, consists of a one lot detached condominium development with internal circulation driveways. The developer agrees to install a crash gate at the terminus of Robins Nest Lane for emergency vehicular access as well as provide a pedestrian/bicycle opening at the same location.

A note will be placed on the plat with the above mentioned conditions.

If you have any questions or comments, please feel free to call me at 512-904-0505.

Sincerely,

James T. Hagen, P.E.

CLP
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July 7, 2014: Staff received a call from Joyce Jarmon, a recipient of a notice. She stated she was in favor of the variance; she does not wish for Robins Nest Lane to be extended.

SPRINGWOODS PLACE FINAL PLAT

PROPERTY DESCRIPTION

BEING 3.242 ACRES OF LAND LOCATED IN THE ELISHA ALLEN SURVEY, ABSTRACT NO. 18 IN WILLAMSON COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron rod set in concrete at the intersection of the westerly line of said called 2.31 acre tract and the northerly right of way line of Anderson Mill Road (width varies) at this point approximately 94.0 feet wide;

THENCE, with said northerly right of way line, same being the westerly line of said called 2.31 acre tract, N50°28'48"W, at 28.89 feet passing the southeast corner of Lot 2, Block A Williamson County Fire Department No. 1 Subdivision of record in Cabinet K, Slide 33 of the Williamson County Plat Records and continuing for a total distance of 660.00 feet to a 1/2" iron rod found at the northwest corner of said called 2.31 acre tract same being on the southerly line of Jolly Oaks, a subdivision of record in Cabinet B, Slide 396 of said Plat Records and being the southwest corner of the herein described tract;

THENCE, with the northerly line of said called 2.31 acre tract same being the southerly line of said Jolly Oaks Subdivision, N70°14'11"E, 258.13 feet to a cotton spindle found at the common corner of Lots 29, 45 and 46 of said subdivision and being the most northerly corner of said called 2.31 acre tract and the most northerly corner of the herein described tract;

THENCE, with the easterly line of said called 2.31 acre tract and continuing with the southerly line of said subdivision, S37°38'18"E, 334.56 feet to and iron rod with cap stamped "AST" set at the northwest corner of said called 1.123 acre tract for angle point in the herein described tract;

THENCE, leaving said called 2.31 acre tract and with the northerly line of said called 1.123 acre tract and continuing with the southerly line of said subdivision the following two (2) courses and distances:

1. N77°31'51"E, 52.19 feet to and iron rod with cap stamped "AST" set at the northeast corner of said 1.123 acre tract same being the northwest corner of the remainder of a called 0.46 acre tract described in a deed to the Pryor Living Trust and recorded in Document No. 2001089657 of said Official Public Records;

THENCE, leaving the southerly line of said subdivision and with the easterly line of said 1.123 acre tract and the westerly line of the remainder of said called 0.46 acre tract the following seven (7) courses and distances:

1. S32°40'40"E, 64.43 feet to metal fence post;
2. S47°09'24"E, 20.38 feet to a metal fence post;
3. S20°10'19"E, 19.52 feet to a metal fence post;
4. S25°09'16"E, 10.28 feet to a metal fence post;
5. S30°50'11"E, 9.85 feet to a metal fence post and;
6. S32°47'05"E, 138.78 feet to a 1/2" iron rod found at the intersection of said easterly line and the northerly right of way line of said Anderson Mill Road;

THENCE with said northerly right of way line, S69°05'53"W, 256.52 feet to the POINT OF BEGINNING and containing 3.242 acres of land, more or less;

LEGEND

- 1/2-HIGH IRON ROD FOUND
- IRON ROD WITH CAP STAMPED "AST" SET
- CALCULATED POINT
- 1/2-HIGH IRON ROD WITH CAP STAMPED "AST" SET
- CONCRETE MONUMENT SET
- COTTON SPINDLE FOUND
- CHAIN LINK FENCE POST
- WOOD FENCE POST
- OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
- PLAT RECORDS OF WILLAMSON COUNTY, TEXAS
- REAL PROPERTY RECORDS OF WILLAMSON COUNTY, TEXAS
- PUBLIC UTILITY EASEMENT
- PLAT
- BENCH MARK (TOP OF WAREHOUSE)
- SEWER

OWNER: NEIGHBORHOOD DEVELOPMENT, LLC
ENGINEER: TEXAS ENGINEERING SOLUTIONS, 5000 BEE CAVES ROAD, STE. 206 AUSTIN, TX 78746 512-904-0555
SURVEYOR: AUSTIN SPATIAL TECHNOLOGIES, 11209 CHERISSE DRIVE AUSTIN, TX 78739 512-573-6750
BASIS OF BEARINGS: TRUE BEARINGS BASED ON THE TEXAS STATE PLAT BOOK, CENTRAL ZONE, NAD83 4203.
TOTAL AREA: 3.242 ACRES
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1

BENCHMARK NO. 1
CITY OF AUSTIN UTILITY CREEK IN BUILT MONUMENT REFERENCE NO. F-47-2002
GRID COORDINATES
N = 1073470.82
E = 3064401.78
ELEV. = 883.8
BENCHMARK NO. 2
TOP OF WASTERWATER
MANHOLE #22 W. OF 8th PROPERTY CORNER, ELEV. = 841.74

PLAT PREPARED BY
AUSTIN SPATIAL TECHNOLOGIES, LLC
APRIL, 2014

NEIGHBORHOOD DEVELOPMENT, LLC

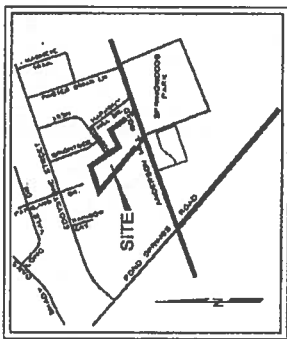
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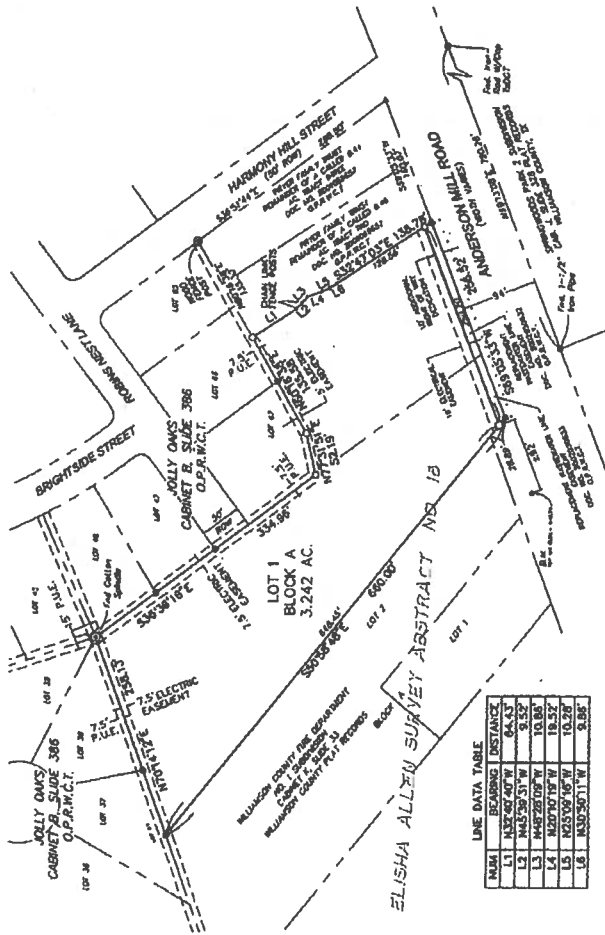
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TOTAL AREA: 3.242 ACRES
NUMBER OF LOTS: 1
NUMBER OF BLOCKS: 1

VACINITY MAP
NOT TO SCALE



SCALE: 1" = 100'



LINE	BEARING	DISTANCE
L1	N32°40'40"E	64.43
L2	S47°09'24"E	20.38
L3	S20°10'19"E	19.52
L4	S25°09'16"E	10.28
L5	S30°50'11"E	9.85
L6	S32°47'05"E	138.78
L7	N77°31'51"E	52.19
L8	N37°31'51"E	9.86



Texas Engineering
Solutions

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F. 512-904-0558
TBE# NO. 11206



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CASE # CB-2013-0235.OA