

SUBDIVISION REVIEW SHEET

C9
1

CASE NO.: C8-2014-0015.0A

P.C. DATE: September 23, 2014

SUBDIVISION NAME: Theodore Low Heights Portion of Blk 24; Resubdivision

AREA: 0.983 acres

LOT(S): 4

OWNER/APPLICANT: (Kirsten Whitworth)

AGENT: (Hector Avila)

ADDRESS OF SUBDIVISION: 3113 Clawson Rd

GRIDS: G19

COUNTY: Travis

WATERSHED: West Bouldin Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-3

MUD: N/A

NEIGHBORHOOD PLAN: South Lamar

PROPOSED LAND USE: Duplex

ADMINISTRATIVE WAIVERS: None

VARIANCES: The applicant also requests a variance from Section 25-4-175 of the Land Development Code to resubdivide a lot with a flag lot design. Recommended, (see attached staff memorandum).

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Theodore Low Heights Portion of Block 24; Resubdivision. The proposed plat is composed of 4 lots on 0.983 acres. The applicant proposes to resubdivide an existing lot into 4 lots for residential use utilizing a flag lot design. The proposed Lot 1 is a standard residential lot with lots 2-4 designed as flag lots. All lots will access Clawson Road and Lots 2-4 with share access via a joint use access easement. The flag lots all meet the minimum square footage for an SF-3 lot excluding the area of the "pole". City of Austin utilities are available. The developer will be responsible for all costs associated with any required improvements, including the cost of extending utilities if applicable. Parkland dedication requirements will be satisfied by payment of fees in lieu of land dedication.

STAFF RECOMMENDATION: The staff recommends approval of the plat subject to the Commission's approval of the above referenced variance request. This plat otherwise meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

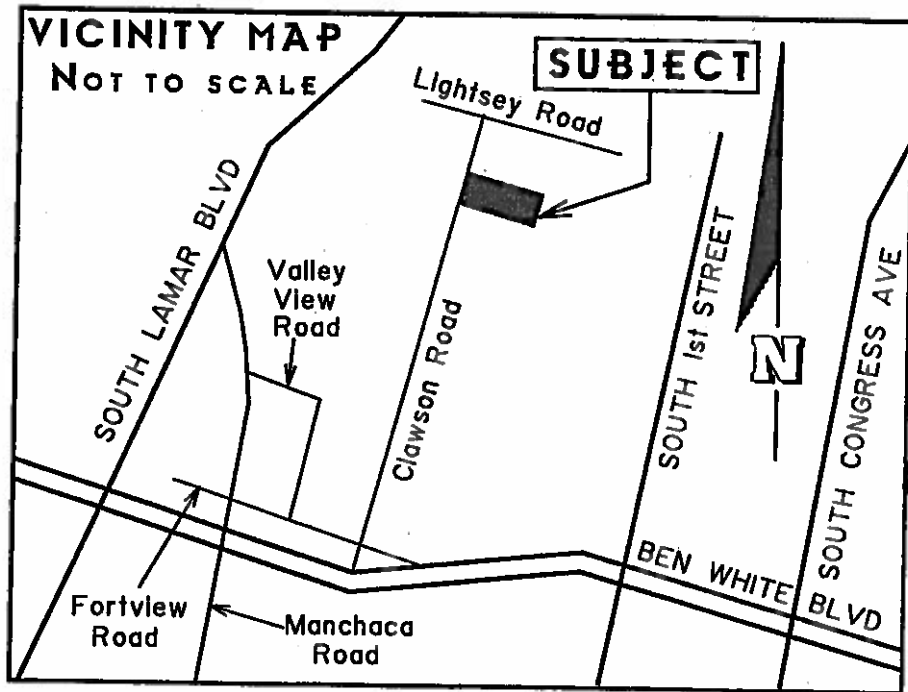
CITY STAFF: Don Perryman

E-MAIL: don.perryman@austintexas.gov

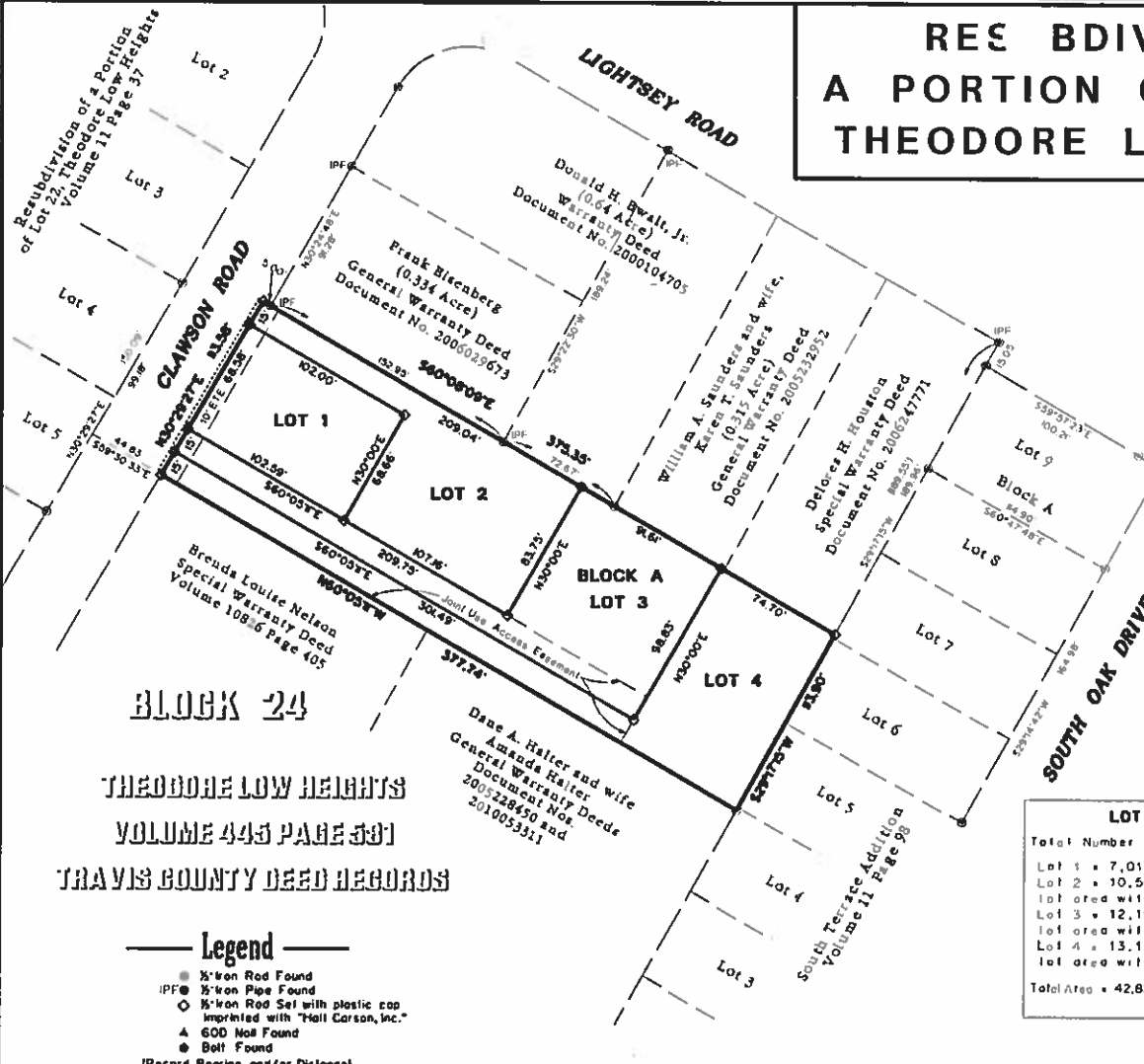
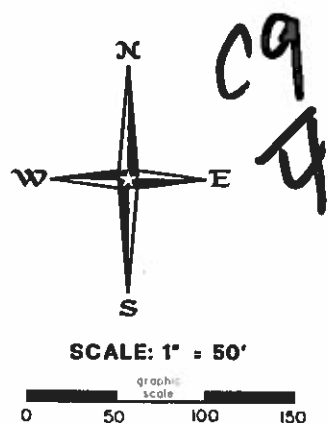
PHONE: 512-974-2786

C9
/2

C9
1/3



RES BDIVISION OF A PORTION OF BLOCK 24 THEODORE LOW HEIGHTS



BLOCK 24
THEODORE LOW HEIGHTS
VOLUME 445 PAGE 581
TRAVIS COUNTY DEED RECORDS

LOT SUMMARY	
Total Number of Lots	4
Lot 1	7,019 Square Feet
Lot 2	10,500 Square Feet
lot area without flag portion	8,970 Square Feet
Lot 3	12,197 Square Feet
lot area without flag portion	9,050 Square Feet
Lot 4	13,110 Square Feet
lot area without flag portion	8,586 Square Feet
Total Area	42,826 Square Feet = 0.983 Acre

- Legend**
- Iron Rod Found
 - IPF Iron Pipe Found
 - ◇ Iron Rod Set with plastic cap imprinted with "Hall Carson, Inc."
 - ▲ 600 Not Found
 - Bolt Found
 - (Record Bearing and/or Distance)
 - proposed Concrete Sidewalk
 - ETE = Electric and Telecommunications Easement
 - J.U.A.E. = Joint Use Access Easement

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
KNOW ALL MEN BY THESE PRESENTS:
That I, Kirsten Whitworth, owner of all of that certain (0.982 acre) of land out of Block 24, Theodore Low Heights, a subdivision in Travis County, according to the map or plat thereof recorded in Volume 445 Page 581 of the Deed Records of Travis County, Texas, as conveyed to me by General Warranty Deed recorded in Document No. 2000142203 of the Official Public Records of Travis County, 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 subdivide said (0.982 acre) tract in accordance with the attached map or plat shown hereon to be known as

**RESUBDIVISION OF
A PORTION OF BLOCK 24
THEODORE LOW HEIGHTS**

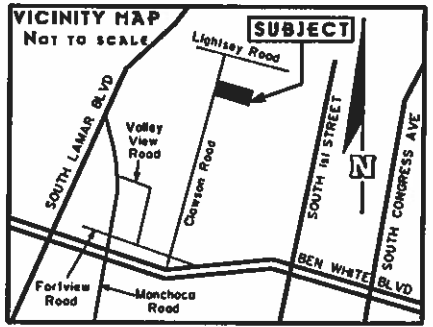
subject to any easements and/or restrictions heretofore granted, and not released
WITNESS MY HAND this the ____ day of _____, A.D. 2013

Kirsten Whitworth
3113 Clawson Road
Austin, Texas 78704

SCANNED

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned authority, on this the ____ day of _____, A.D. 2014, did personally appear Kirsten Whitworth, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____





C9
/5

MEMORANDUM

TO: Members of the Planning Commission

FROM: Don E. Perryman, Planner Senior
Planning and Development Review Department

DATE: September 17, 2014

SUBJECT: C8-2014-0015.0A Theodore Low Heights Resubdivision of a portion of Block 24

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175 of the Land Development Code to utilize a flag lot design for a resubdivision creating four single family residential lots. In reviewing the variance request, staff evaluated the request based upon the criteria below, (see criteria and staff response):

(i) has provided accessibility for emergency responders;

The applicant has met with Austin Fire Department review staff and AFD staff has determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders. The AFD staff has requested a note be placed on the plat that a fire lane be reviewed by AFD at time of building permit.

(ii) has adequate room for required utilities

The applicant has provided a driveway and utility plan to reviewers for the City of Austin Water and Wastewater review and Austin Energy Departments. The reviewers have determined after review of the utility/driveway plan that there is adequate room to provide utility service to both lots and utilities will not cross the proposed new lot lines.

(iii) enhances environmental and tree protection;

ca
16

The applicant has provided a tree survey to arborist staff with the City of Austin and the arborist have no objections or further recommendations.

(iv) is otherwise compatible with the surrounding neighborhood;

The applicant has provided an exhibit, (see attached, Flag Lot Map Exhibit) which generally shows the development pattern in the immediate vicinity. According to the map provided, (attached), there is an existing flag lot in the neighborhood and the area is heavily developed with duplexes. Based upon the map provided, staff believes that a flag lot design is compatible with the surrounding neighborhood.

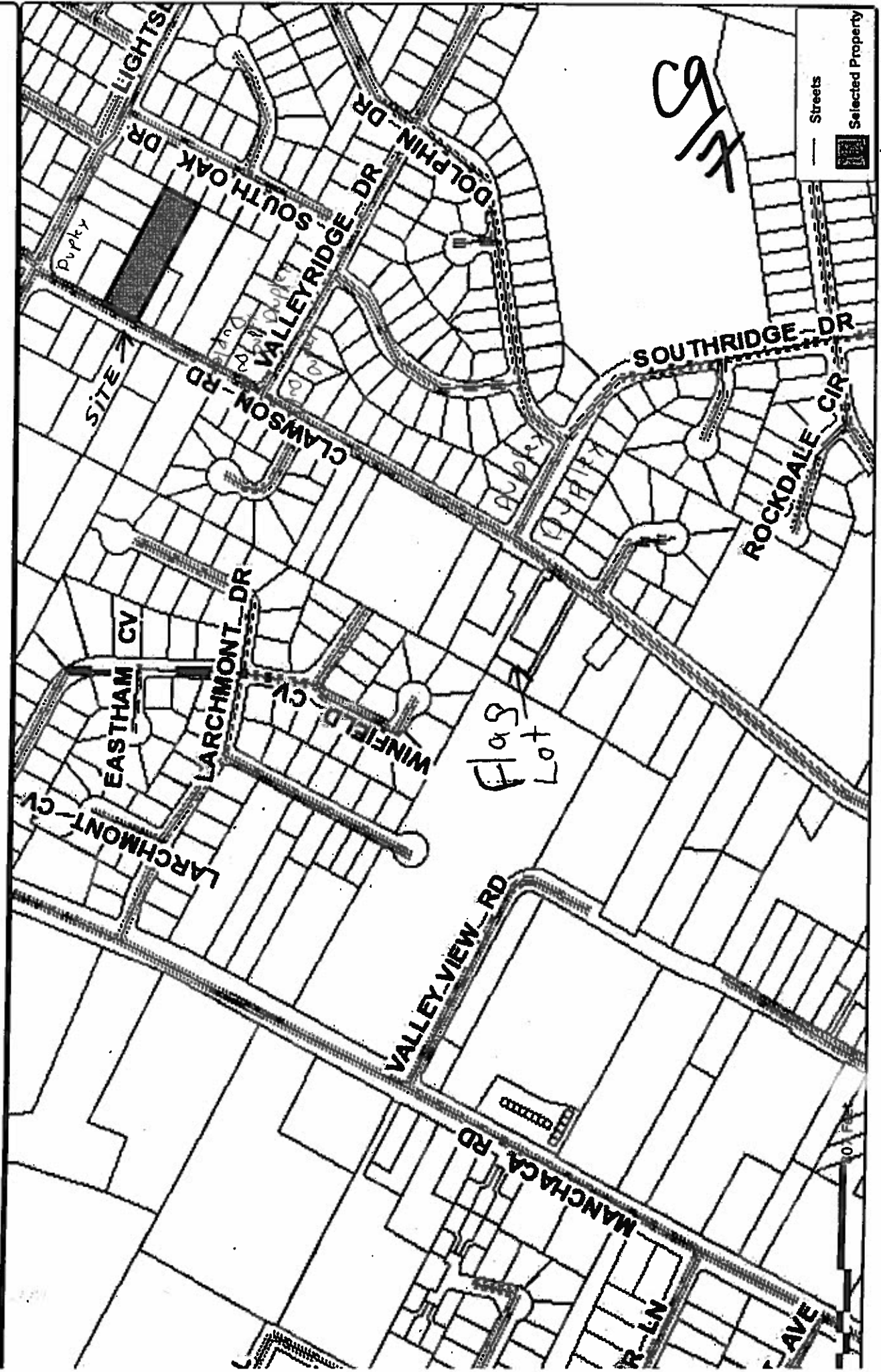
(v) the applicant provides a copy of any existing private deed restrictions;

The applicant has determined that there are no existing private deed restrictions that apply to this property.

Based upon review of these criteria, staff recommends the variance request to develop a flag lot as a part of this resubdivision request.

FLAG LOT MAP

Travis CAD - Map of Property ID 307842 for Year 2014



Perryman, Don

From: Castillo, Ralph
Sent: Friday, August 22, 2014 2:44 PM
To: Perryman, Don
Cc: ~~adecno@aol.com~~
Subject: Theodore Low Heights, 3113 Clawson rd., C8-2014-0015.0A-Plat approval



Don,

This is a lot be subdivided into flag lots. Subsequent to preliminary meetings with Carl Wren, I have met with Andre Desnoyers and verified that the proposed plat for the above referenced project has a sufficiently sized joint use access easement to provide the required fire lane and fire dept. turn-around.

The fire lanes are not generally shown on the plat. To ensure that AFD reviews the fire lane before BP approval, I have added the following note to the conditions of C8-2014-0015.0A:

Plan showing fire lane will need to be approved by the Austin Fire Dept. as part of the Building Permit approval.

Let me know if I can be of any further assistance, or if we need to do anything more to be sure that the Building Permit Reviewer knows that AFD needs to approve the fire lane plan.

Ralph B. Castillo, P.E.
Lead Engineer, Engineering Services Section
Austin Fire Department/Emergency Prevention Division
505 Barton Springs RD, Suite 200
Austin, Texas 78704
Phone (512) 974-0192
Fax (512) 974-0162

Go Green! Print this email only when necessary.

www.cityofaustin.org/fire

Perryman, Don

From: Harmon, Cory [AWU] ~~XXXXXXXXXXXX@awu.austinwater.gov~~
Sent: Tuesday, June 10, 2014 10:50 AM
To: Perryman, Don
Subject: Resubdivision Theodore Low Heights Portion of Blk 24

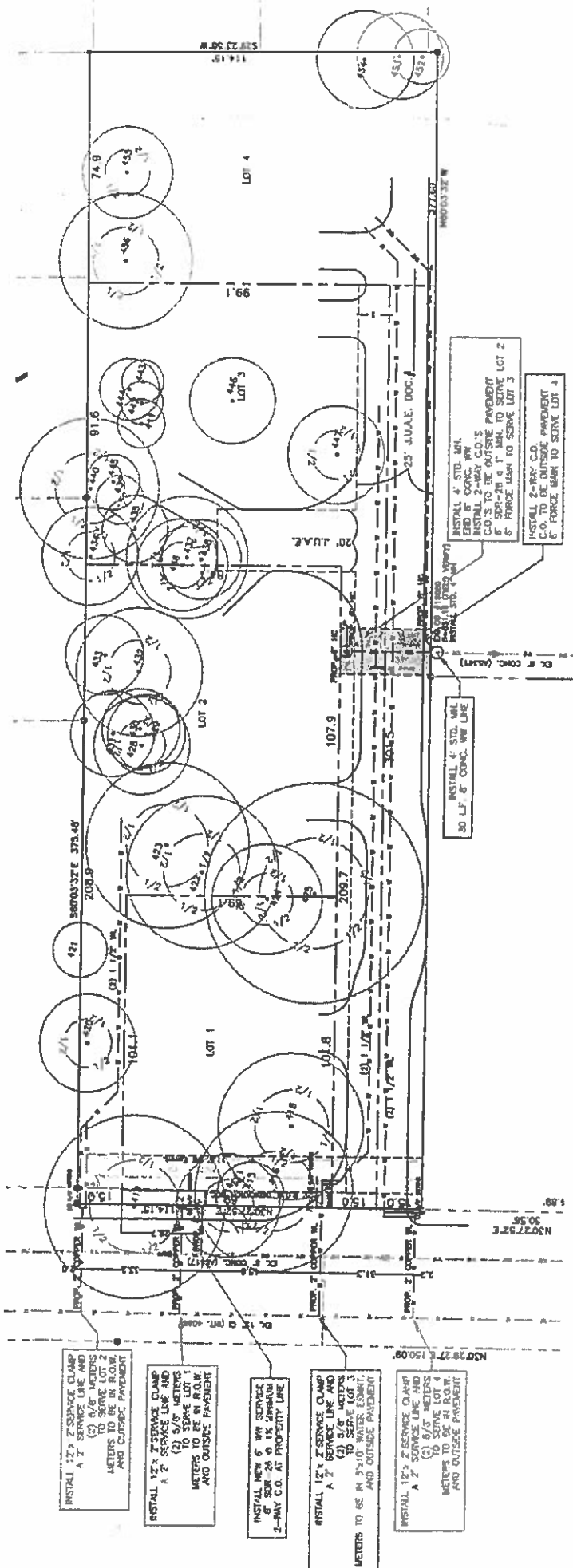
C9
/9

Don,

The proposed Resubdivision Theodore Low Heights Portion of Blk 24, case #C8-2014-0015.0A, is approved from a plumbing code perspective.

Thank you,

Cory Harmon
Site Plan Plumbing Coordinator
Austin Water Utility
City of Austin
(S12) 974-2882



INSTALL 12" Z-SERVICE CLAMP
A 7' SERVICE LINE AND
(3) 5/8" METERS
TO BE IN R.O.W.
AND OUTSIDE PAVEMENT

INSTALL 12" Z-SERVICE CLAMP
A 7' SERVICE LINE AND
(2) 5/8" METERS
TO SERVE LOT 1
METERS TO BE IN R.O.W.
AND OUTSIDE PAVEMENT

INSTALL NEW 6" WW SERVICE
C.O. TO BE IN R.O.W.
2-WAY C.O. AS PROPERTY LINE

INSTALL 12" Z-SERVICE CLAMP
A 7' SERVICE LINE AND
(3) 5/8" METERS
TO SERVE LOT 3
METERS TO BE IN R.O.W.
AND OUTSIDE PAVEMENT

INSTALL 12" Z-SERVICE CLAMP
A 7' SERVICE LINE AND
(3) 5/8" METERS
TO SERVE LOT 4
METERS TO BE IN R.O.W.
AND OUTSIDE PAVEMENT

INSTALL 4" STD. WIL.
EHD 10' CONC. WW
INSTALL 2-WAY C.O.'S
C.O.'S TO BE OUTSIDE PAVEMENT
6" FORCE MAIN TO SERVE LOT 2
6" FORCE MAIN TO SERVE LOT 3

INSTALL 2-WAY C.O.
C.O. TO BE OUTSIDE PAVEMENT
6" FORCE MAIN TO SERVE LOT 4

INSTALL 4" STD. WIL.
30 LF 6" CONC. WW LINE

C9
10

Perryman, Don

From: mario champion <~~mario@mariochampion.com~~>
Sent: Monday, September 15, 2014 10:05 AM
To: Perryman, Don; pkehle@austin.rr.com
Subject: SLNA support for C8-2014-0015.0A, 3113 Clawson

C9
/11

To the Planning Commission

The South Lamar Neighborhood Association, at a regular meeting of the membership on August 21, voted their support of case C8-2014-0015.0A at 3113 Clawson.

In this proposal for a flag-lot subdivision we find the following advantages:

1. the density increases from 1 dwelling to 8 -- capped there, rather than pushing for way more than the native zoning allows, which we have seen escalate so pervasively in our neighborhood.
2. he is including the appropriate water retention/detention infrastructure to protect the neighbors, particularly on the backside of the property
3. He will have to build sidewalks, which this dangerous road sorely needs,
4. with this configuration the cars exiting their property onto Clawson will be heading out rather than backing out: much safer.
5. By developing under SF-3 limitations, he effectively removes this nearly one-acre lot from the possibility of being combined with other lots for an upzone request and a project that would be out of character for the neighborhood.

The SLNA hopes that you will approve Mr. Kehle's proposed flag-lot project.

Thank you,

Mario Champion
South Lamar Neighborhood Association, President 2014

--

~~mario@mariochampion.com~~
(cell) 512-576-0824