

**SUBDIVISION REVIEW SHEET
(VARIANCE ONLY)**

C13
/

CASE NO.: C8-2014-0011.0A

Z.A.P. DATE: December 16, 2014

SUBDIVISION NAME: Ellis Oaks Subdivision

AREA: 3.212 acres

LOTS: 2

APPLICANT: Tom Ellis

AGENT: Jim Bennett Consulting
(Jim Bennett / Hector Avila)

ADDRESS OF SUBDIVISION: 7208 Cooper Lane

GRIDS: F16

COUNTY: Travis

WATERSHED: South Boggy

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

PROPOSED LAND USE: Residential

DEPARTMENT COMMENTS: The request is for a variance from the Land Development Code Section 25-4-151 Street Alignment and Connectivity. The applicant is proposing to not extend Lenora Street through the proposed subdivision.

STAFF RECOMMENDATION: Staff does not recommend the variance. Refer to the accompanied memorandum for details on the variance request.

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MEMORANDUM

DATE: December 9th, 2014
TO: Chair and Members of the Planning Commission
CC: Cesar Zavala, Case Manager
FROM: Caleb Gutshall, Transportation Review
SUBJECT: Variance Request for Ellis Oaks subdivision, C8-2014-0011.0A
RECOMMENDATION: To deny the variance

PROPERTY LOCATION:

The proposed subdivision is located on 3.212 acres west of Cooper Lane and south of Lenora Street which is stubbed out along the subdivision's northern boundary. Please see map exhibit.

DESCRIPTION OF WAIVER:

The applicant for the proposed Ellis Oaks subdivision is requesting a variance from the Land Development Code (LDC) requirement:

- (1) Section 25-4-151 that states streets of a new subdivision shall be aligned with and connect to existing streets on adjoining property unless the Land Use Commission determines that the Comprehensive Plan, topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment or connection.

The variance requested applies to the extension of Lenora Street.

STAFF RECOMMENDATION:

Both The Austin Transportation Department and Planning and Development Review Department provided input and support the following recommendation.

The Transportation Review Section recommends denial of the variance for the following reasons:

- The extension of the roadway helps implement the "compact and connected" vision and policy identified in the adopted Imagine Austin Comprehensive Plan. As further development occurs south of the site, the continued extension of Lenora Street will provide needed connectivity options and reduce the existing large block size creating a more compact city.

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- The subdivision is within an existing block formed by Forest Wood Road to the west, Matthews Lane to the north, Cooper Lane to the east and W. Dittmar Road to the south. The block perimeter is approximately 2.2 miles. The extension of Lenora Street with this subdivision and subsequent developments will help reduce the substandard block size.
- As Lenora Street extends with development, additional connections can be created with other existing and/or planned roadways in the vicinity. The grid-like roadway network created will provide additional access points for emergency response vehicles and help reduce response times to the surrounding neighborhoods.

If you have any further questions or require additional information, please contact me at 974-6420.



Caleb Gutshall
Senior Planner

Planning and Development Review Department, Transportation Review Section




Ellis Oaks (C8-2014-0011.0A)
LENORA STREET EXTENSION VARIANCE REQUEST
 CITY OF AUSTIN FULL PURPOSE JURISDICTION



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 for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

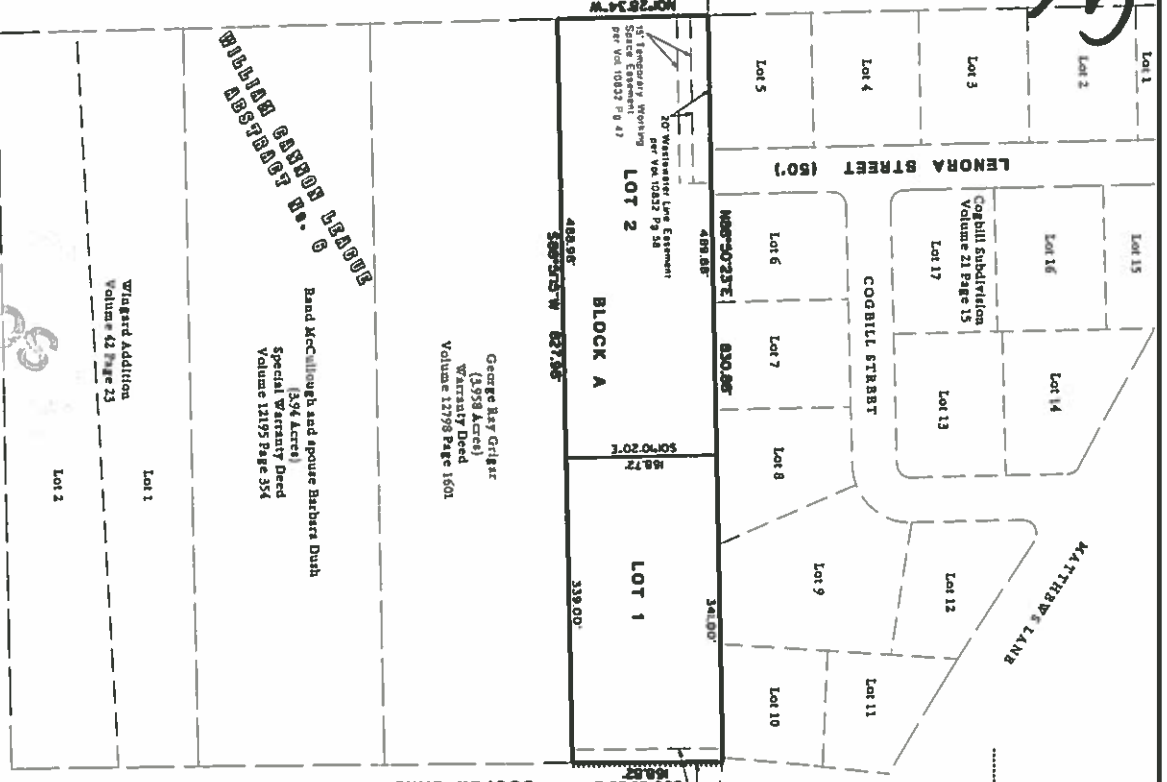
 **Current Block Size**
 North/South length: 0.73 miles
 East/West length: 0.45 miles
 Perimeter 2.2 miles

 **Ellis Oaks Subdivision**
 7208 Cooper Lane
 C8-2014-0011.0A

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Lot 12 Block B
Blm Wood Estates
Volume 6 Page 140

7310 Sherwood Road, LLC (3812 Acres) Special Warranty Deed Document No. 2008206314



LOT SUMMARY

Total Number of Lots	= 2
Lot 1	= 1.317 Acres
Lot 2	= 1.095 Acres
Total Area	= 3.22 Acres

SCANNED

NOTE:
THE WATER AND/OR WASTEWATER EASEMENTS, INDICATED ON THIS PLAN 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 Rod Set with plastic cap
 - ▲ 600 Mod Found
 - Record Dimension
 - proposed Concrete Sidewalk
 - Electric and Telecommunications Easement



SCALE: 1" = 100'

Ellis Oakes

PLAT PREPARATION DATE: September 27, 2013
PLAT SUBMITTAL DATE:

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS,
That Thomas H. Ellis, owner of all of that certain 13.99 acre tract of land out of the William Connor Leeper Abstract No. 6 in Travis County, Texas, on and conveyed to me by Warranty Deed recorded in Document No. 200801815 of the Official Public Records of Travis County and 13.99 acres pursuant to the Texas Local Government Code, Chapter 212, and in accordance with the attached map or plat shown hereon, to be known as

Ellis Oaks

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

Thomas H. Ellis
7708 Cooper Lane Austin, Texas 78725

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D. 2013, did personally appear Thomas H. Ellis, known to me to be the person whose name is subscribed in 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 _____

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on 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.

Frag Guerzary, 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, Chairman
Mon Stevens, Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

L. 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 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 DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

By _____
Deputy