SUBDIVISION REVIEW SHEET

ZAP DATE: July 7, 2015

SUBDIVISION NAME: Restoration Subdivision

AREA: 4.51 acres LOTS: 1

APPLICANT: Restoration Temple of Deliverance **AGENT:** I.T. Gonzalez Engineers

Ministries (Pastor John Horne) (Bill Graham)

ADDRESS OF SUBDIVISION: 6301 Moonglow Dr

GRIDS: MP24 COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-4A

CASE NO.: C8-2014-0153.0A

COUNCIL DISTRICT: 1

PROPOSED LAND USE: Religious assembly

NEIGHBORHOOD PLAN: none

VARIANCES: LDC 25-4-151

SIDEWALKS: Because Moonglow Drive ends at the property line, no sidewalks will be

required.

DEPARTMENT COMMENTS:

The request is for approval of the Restoration Temple final plat and a variance to LDC 25-4-151. The plat consists of one lot on 4.51 acres. The lot will be developed with a church. The variance is needed because LDC 25-4-151 requires the streets of new subdivisions to align with and connect to existing streets on adjoining property. The variance will allow Moonglow Drive to end at the property line rather than being extended. If the variance is approved, the proposed lot will comply with zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat and the variance. With the variance, the subdivision meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins **PHONE:** 512-974-3175

E-mail: steve.hopkins@austintexas.gov





MEMORANDUM

DATE:

January 21st, 2015

TO:

Chair and Members of the Planning Commission

CC:

Steve Hopkins, Case Manager

FROM:

Caleb Gutshall, Transportation Review

SUBJECT:

Variance Request for Restoration Temple, C8-2014-0153.0A

RECOMMENDATION:

To approve the variance

PROPERTY LOCATION:

The proposed subdivision is located on 4.51 acres zoned SF-4A approximately 0.25 miles south of Loyola Lane and 0.20 miles east of Johnny Morris Road. The site has right-of-way access to Moonglow Drive along the northern property boundary via a stubbed-out roadway connection

DESCRIPTION OF WAIVER:

The applicant for the proposed Restoration Temple 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 is for Moonglow Drive.

STAFF RECOMMENDATION:

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

The Transportation Review Section <u>recommends the variance</u> to be granted for the following reasons:

• Extension of the roadway adds a substantial amount of impervious cover in the lower 150' of the Critical Water Quality Zone (CWQZ). The roadway extension would also negatively affect the adjacent Walnut Creek watershed 100-year floodplain causing potential safety hazards. Due to the environmentally sensitive issues, it is not desirable to extend Moonglow Drive.

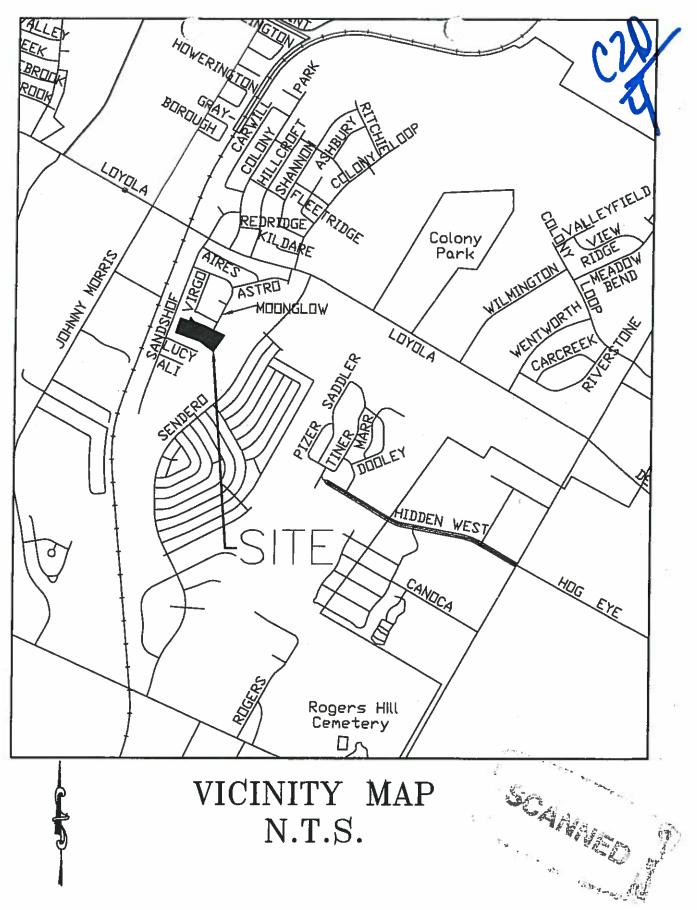
 The site is currently bound by single-family detached housing to the north and south, an open space easement to the west, and a creek to the east. The extension of Moonglow Drive does not implement Imagine Austin or provide additional connectivity options in the area due to the site's constraints.

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

Caleb Gutshall

Senior Planner

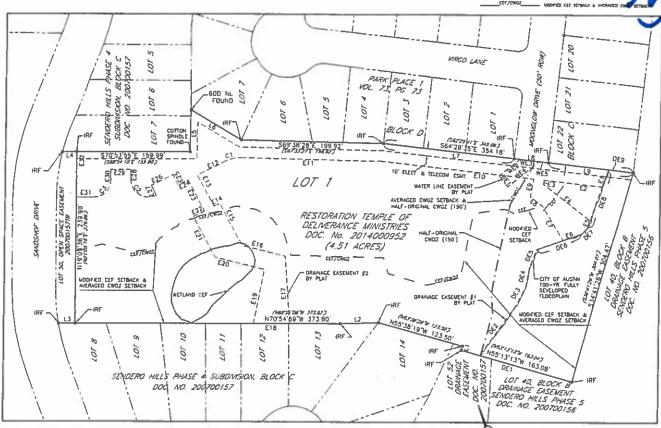
Planning and Development Review Department, Transportation Review Section



RESTORATION TEMPLE SUBDIVISION 6301 MOONGLOW DRIVE AUSTIN, TX 78724



LECEND



TREE SURVEY NOTE TREES WITH TRUNK DIAMETER OF 19' OR LARGER EXIST ON THE SITE



VICINITY	MAP
N.T.S	

LOT SIZE				
LOT	50.FT.			
- 1	196,450 43			
TOTAL	196,450.43			

60'	30	0		6.6-
	SCALE	1~=	60'	

BLARING DISTANCE	DRA	NAGE EASEMENT	BIRNT JABLE
EL SS8* 15* 45 W			
E2 Matr 29 13.5 m 67.6 i E3 S29 30 29 m 5.75 i E4 S33 40 12 E 63.8 3 E3 S38 15 45 11.27 E5 S38 15 45 11.27 E7 S35 08 42 m 11.27 E6 M97 46 36 m 28.28 E7 N12 18 54 m 58.10 E8 N33 40 12 m 22.14 E9 N29 50 29 E 29.13 E1 N37 40 12 m 22.14 E9 N29 50 29 E 29.13 E1 N38 28 m 19.24 E1 S82 36 32 m 41.82 E1 S29 37 49 m 49.53 E1 S37 37 49 m 49.53 E1 S57 37 49 m 59.61 E1 S57 37 49 m 59.61 E1 S57 37 49 m 59.61 E1 N37 60 33 m 76.82 E1 N37 63 53 m 76.82 E2 N37 57 49 m 64.83 E2 N37 57 59 m 64.83 E2 N37 57 57 m 49.53 E2 S27 53 53 m 49.53 E2 S28 53 53 m 49.53 E2 S27 53 53 m 49.53 E2 S27 23 28 m 49.53 E2 S28 23 53 m 49.53 E2 S27 23 28 m 49.53 E2 S27 37 38 m 49.50 E2	DE9		33 69
E3 (\$27 30 22 W 5.75) E4 (\$33 40) 22 W 5.75) E5 (\$35 81 15 45 W 11.27) E6 (\$80 15 45 W 11.24) E7 (\$18 10 12 W 22.14) E8 (\$18 10 12 W 22.14) E9 (\$12 12 W 19.21) E9 (\$12 12 W 19.21) E1 (\$13 54 W 95 10) E1 (\$18 15 4 W 95 10) E1 (\$18 15 5 W 95 10) E1 (\$18 15 25 W 95 10) E1 (\$18 15 25 W 95 10) E1 (\$18 25 25 W 95 10) E2 (\$18 25 25 25 W 95 10) E2 (\$18 25 25 25 25 W 95 10) E2 (\$18 25 25 25 25 W 95 10) E2 (\$18 25 25 25 25 25 25 25 25 25 25 25 25 25		\$38" 15" 45 W	25 63
[3] \$29° \$0 29° \$3.75° \$44 \$33" \$40" \$12" \$6.83 \$3.5° \$12" \$4.83 \$3.5° \$1.27° \$10.27°	£2	N64" 29" 35"W	67.61
ES 5387 15' 65' W 111.27' DE7 563' D8' 42'W 111.24' DE7 563' D8' 42'W 111.24' ES 1803' 46' 36' W 28.26' E7 1412' 18' 94'W 98.10' E8 1833' 40' 12'W 22.14' E9 1829' 50' 29' E 29.13' E10 1864' 29' 35' W 216.06' E11 1869' 38' 28'W 197.24' E12 582' 36' 32'W 41.82' E12 582' 36' 32'W 41.82' E14 1862' 36' 32'C 9.04' E15 159' 37' 49'E 62.08' E16 155'7 12' 48'E 62.08' E16 155'7 12' 48'E 62.08' E17 514' 90' 53'W 94.43' E18 1870' 54' 59'W 96.61' E19 1830' 00' 33'E 76.92' E20 1877' 12' 48'W 71.67' E21 187' 37' 49'W 94.83' E22 1882' 36' 32'C 19.94' E23 189' 37' 49'W 94.83' E24 552' 36' 32'W 19.46' E25 187' 37' 49'W 94.83' E25 187' 37' 49'W 95.86' E25 187' 37' 49'W 95.86' E25 187' 37' 49'W 19.46'	E3		5.75
DET S65 D8 42 W 11.34 16 N89 46 58 W 28.26 17 N12 18 54 W 58 16 18 N13 70 12 W 22.14 18 N13 70 12 W 22.14 19 N129 30 29 E 22.13 19 N129 30 29 E 22.13 19 N129 30 29 E 22.13 10 N64 29 35 W 216 D8 11 N69 38 28 W 19 7.24 11 N69 38 28 W 19 7.24 11 N69 37 40 E 67.26 11 S67 37 40 E 67.26 10 S67 37 40 E 67.26 10 S7 37 40 E 67.26 10 N30 00 35 E 76.20 10 N30 70 35 E 76.20 10 N30 70 37 E 76.20 10 N30 70 37 E 76.20 10 N30 70 37 E 76.20 12 N30 70 37 E 76.20 13 N30 70 38 E 76.20 14 N30 70 38 E 76.20 15 N30 70 38 E 76.20 16 N30 70 70 70 70 70 70 70 70 70 70 70 70 70			
E6 N89" 46" 38" W 28.26" (T N12" 18" 54" W 58.10" (T N12" 18" 54" 54" 54" 54" 54" 54" 54" 54" 54" 54			
T N12 18 94 W 98 10 EB N33 00 12 W 22 14 19 N29 30 29 E 25 13 C10 N64 29 35 W 216 08 (11 N69 38 28 W 197.24 E1 SEZ 36 32 W 41 62 E1 SEZ 37 49 E 49 33 E1 4 N62 36 32 E 9,04 E1 55 37 37 49 E 62 08 E1 55 37 49 E 62 08 E1 75 14 50 55 W 94 43 E1 8 N70 54 59 W 94 43 E1 8 N70 54 59 W 94 83 E2 0 N57 12 48 W 71 67 E2 1 N57 37 49 W 94 83 E2 1 N57 37 49 W 94 83 E2 1 N57 37 49 W 94 83 E2 1 N57 37 49 W 95 83 E2 1 N57 37 85 32 W 15 60 E2 1 N57 37 38 W 15 60 E2 1 N57 37 38 E 15 50			
EB N35" A0 12"W 22.14" 19 N29" 30 29"E 25.13" C10 N64" 29 35 W 216.08" C11 N69" 38" 28"W 197.24" C12 N69" 38" 28"W 197.24" C13 N59" 37" 49"E 49.33" C13 N59" 37" 49"E 67.28" C13 N59" 37" 49"E 67.28" C15 N59" 37" 49"E 67.28" C15 N59" 37" 49"E 67.28" C17 S14" 50" 53"W 94.43" C18 N30" 60" 33"E 76.92" C21 N59" 37" 49"W 64.83" C21 N59" 37" 49"W 64.83" C21 N59" 37" 49"W 64.83" C21 N69" 37" 49"W 64.83" C21 N69" 37" 49"W 64.83" C21 N69" 37" 49"W 19.83" C21 N69" 37" 49"W 19.83" C22 N82" 36" 32"W 19.84" C23 N69" 37" 49"W 19.84" C24 N69" 37" 49"W 19.85" C25 N79" 33" 28"W 19.86" C27 N79" 33" 28"W 19.86" C28 N59" 33" 32"W 19.86" C29 N79" 33" 28"W 19.86" C29 N79" 33" 28"W 19.80" C29 N79" 33" 28"W 19.80" C29 N79" 33" 28"W 19.90"			
19 N29 30 29 € 25 13 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			
C10 N64" 29 N5 W 216 06" C11 N69" 38" 28"W 197 24" C12 S82" 36 32"W 41 62" C13 S9" 37 49" 49 53 C14 N69" 38" 32" W 94 33" C15 S9" 37" 49" 67 28" C16 S9" 37" 49" 67 28" C17 S14" 50" 53"W 94 43" C18 N70" 54" 59"W 94 43" C18 N70" 54" 59"W 94 43" C21 N70" 53" 49"W 94 83" C21 N70" 53" 53"C 17 80" C21 N70" 53" 49"W 94 83" C21 N70" 53" 53"C 17 80" C23 N9" 37" 49"W 42 53" C24 S62" 35"C 17 80" C25 N9" 37" 49"W 42 53" C25 N9" 37" 49"W 42 53" C27 N9" 37" 49"W 42 53" C28 N9" 37" 49"W 42 53" C28 N9" 37" 49"W 42 53" C29 N9" 37" 49"W 42 53" C29 N9" 37" 49"W 42 53" C20 N9" 37" 49"W			
C11 N69" 38" 28" W 197.24" E12 S62" 36 32" W 41 62" E13 S59" 37" 49" T 49 53" E14 N62" 36" 32" C 9.04" E15 S59" 37" 49" E 62.08 E16 S59" 12" 48" E 62.08 E17 S14" 50" 53" W 94 43" E18 N70" 54" 59" W 94 43" E18 N70" 54" 59" W 95 61" E19 N30" 00 33" E 76 92" E20 N57" 12" 48" W 71 67" E21 N5" 37" 49" W 49 53 E23 N5" 37" 37" W 49 53 E23 N5" 37" 38" W 49 53 E23 N5" 37" 38" W 19.46" E25 N5" 23" 32" W 19.46" E25 N5" 23" 35" S5" S5" S5" S5" S5" S5" S5" S5" S5" S			
[12] SB27 36 327W 41 827 [13] SB27 37 49 T 49 537 [14] NB27 36 327 49 52 [15] SB27 37 49 T 62 28 [16] SB27 37 49 T 62 28 [16] SB27 37 49 T 62 28 [17] S147 507 55 W 94 43 [16] NB27 63 35 T 71 67 [21] NB27 63 32 T 71 67 [22] NB27 37 49 W 64 83 [22] NB27 37 49 W 49 43 [23] NB27 37 49 W 49 43 [24] NB27 37 49 W 49 43 [25] NB27 37 49 W 49 49 49 [25] NB27 37 49 W 49 [25] NB27 37 49 W 49 [26] NB27 37 49 W 49 [27] NB27 37 49 W 49 [28] NB27 37 49 W 49 [29] NB27 37 49 W 49 [29] NB27 37 49 W 49 [27] NB27 37 49 W 49 [27] NB27 37 49 W 49 [27] NB27 37 49 W 49 [28] NB27 37 49 W 49 [29] NB27 37 49 W 49 [20] NB27 37 49 W 49	_		
## 13 SG 37 40 T 49 53 E14 1867 36 32 C 9,04 E15 SG 37 49 T 62 8 E16 S57 12 48 E 62.08 E17 514 90 53 W 94.43 E18 170 54 59 W 59.61 E18 170 50 33 W 59.61 E18 170 50 35 W 64.53 E20 187 12 48 W 71.67 E21 187 57 49 W 64.53 E22 182 36 32 E 17.50 E23 187 37 49 W 95.31 E24 582 36 32 W 15.46 E25 187 23 28 W 15.46 E25 187 23 28 W 15.46 E25 187 23 28 E 15.50 E27 187 33 65 27 E 15.50 E27 187 33 65 27 E 15.50 E27 187 33 65 27 E 15.50 E27 187 33 65 E 15.50			
E14 (82" 56" 32" E 9,04" E13 59" 37" 49" E 67.28" E13 557 72" 48" E 62.08 E17 514" 50" 55" W 94.43" E10 470" 52" 52" 54" 59" 61" 52" 52" 54" 59" W 94.43" E10 470" 52" 48" W 71.67" 62" 62" 63" 52" 64" 52" 64" 52" 64" 52" 64" 52" 64" 52" 64" 52" 64" 52" 64" 52" 64" 52" 64" 52" 64" 52" 54" 52" 54" 54" 54" 54" 54" 54" 54" 54" 54" 54			
E13 [59' 37' 49"			
E16537 12' 46'E 62.08 E17 514' 90' 55'W 94 43' E18 N70' 54' 99'W 59.61' E10 N30' 60' 33'E 76 52' E20 N37' 12' 48'W 71 67' E21 N87' 37' 48'W 64 83' E22 N82' 36' 32'E 17.50' E23 N87' 37' 49'W 49 53' E24 582' 36' 32'E 19.46' E25 S2 36' 32'W 16.00' E26 S2 36' 32'W 15.46' E27 N7' 23' 28'W 15.46' E28 N7' 23' 28'W 15.46' E28 N7' 23' 28'W 15.46' E28 N7' 23' 28'E 15.50' E28 N19' 33' 36'E 13.97' E28 N19' 33' 36'E 13.97'			
117 514" 50" 55" W 94.43" 118 1470 54" 59" W 50,61" 119 1430" 60 33 E 76.92" 120 1837 12" 48 W 71.67" 121 187 33" 49" W 64.83" 122 1887 36" 32" E 17.90" 123 189 37" 49" W 49.53" 124 1887 36" 32" E 17.90" 125 189 37" 89 W 49.53" 126 187 38" 8 16.00" 127 187 38" 8 16.00" 128 187 38" 8 16.00" 129 1870 53" 58" E 15.50" 129 1870 53" 58" E 15.90" 129 1870 54" 66" W 29.00"			
E18 N70 54 59 W 50,61 129 N30 00 33 E 78,92 E20 N37 12 48 W 71,67 E21 N3 57 49 W 64,83 E23 N87 37 49 W 49,93 E23 N87 37 5 32 E 17,50 E23 N87 37 49 W 49,93 E24 S52 36 32 W 19,46 E25 N7 23 28 W 19,46 E25 N7 23 28 E 15,50 E26 S52 36 32 W 19,46 E27 S72 36 52 W 34,00 E28 E27 57 23 28 E 15,50 E29 N30 54 06 W 29,00 E29 N30 54 06 W 29,00 E30 S52 34 06 W 29,00 E30 N30 54 06 W 29,00 E30 N30 E30 E30 E30 E30 N30 E30 E30 N3			
E10 N30' 00 33 E 76 52' E20 N37' 12' 48 W 71 67' E21 N97' 37' 49 W 64 83' E22 N82' 36' 32' E 17.50' E23 N92' 36' 32' E 17.50' E23 N92' 36' 32' W 16.00' E24 552' 36' 32 W 16.00' E25 S23' 26' 32 W 34.00' E27 S7' 23' 26' E 15.50' E28 N19' 33' 36' E 15.97' E28 N19' 33' 36' E 15.97'			
220 N97 12' 48 W 71.67' (21 N97 57' 49 W 64.93' (22 N82' 36' 32'' 17.50' (23 N82' 36' 32'' 17.50' (23 N82' 36' 32'' 17.50' (23 N82' 36' 32'' 19.46' (24 S62' 36' 32'' 19.46' (25 N7' 23' 28''W 16.00' (27 S7' 23' 28'' 15.50' (27 N7' 33' 36'' 15.97' (28 N7' 34'' 06'' W 29.00'' (27 N7' 34'' 06'' W 29.00''			
[22] N9" 37" 49" W 64 83" [22] N82" 36" 32" T 17. 90" [23] N9" 37" 49" W 49. 83" [24] S62" 36" 32 W 15. 46" [25] N7" 23" 28" W 16. 90" [26] S82" 36" 32 W 34. 90" [27] S7" 23" 28" T 15. 90" [28] N15" 93" 36" T 13. 97" [29] N17" 93" 96" 06" W 29 90"			
E22 (882° 36° 32°C 17.80° (23) (89° 37° 49° 49° 53° (24) (80° 32° 49° 49° 53° (25) (80° 32° 49° 19.46° (25) (80° 23° 49° 19.40° (25) (80° 23° 49° 19.00° (22) (87° 23° 28° 28° 28° 28° 28° 28° 28° 28° 28° 28	E20		71.67
\$23 NG 37 49 W 49 53 \$24 \$52 36 73 32 W 15.46 \$25 NT 23 28 W 16.00' \$26 \$82 36 32 W 34.00' \$27 \$27 23 26 E 15.50' \$29 NTG 54 06 W 29 00'	€21		64.83
E24 (582° 38° 32'W 19.46° E25 W7 23° 28'W 16.00° E26 (582° 38'W 34.00° E27 (57° 23° 28'E 19.50° E28 (197 54° 08'W 29.00°			
E25 N7 23' 28'W 16.00' E26 \$82' 36' 32'W 34.00' E27 57' 23' 28'E 15.50' E28 N15' 03' 36'E 13.97' E29 N70' 54' 06'W 29.00'			
E26 \$82 36 32 W 34.00 E27 57 23 26 E 15.50 E28 N19 03 36 E 13.9 E29 N70 54 06 W 29 00			
E27 S7 23' 28'E 15,50' E28 N19' 03' 36'E 15,97' E29 N70' 54' 06'W 29 00'			
E28 N19" 03' 36"E 13.97" E29 N70" 54" 06"W 29.00"			
E29 N70' 54' 06'W 29 00'			
E30 \$19" 03" 36 W 15 48"			
	£30		15.48*
E31 N70' 53' 55'W 25:51'			
E32 N19 05 36 E 63.50	E32	M18 07, 39,E	63 50

	DRAMAGE EASEMENT #2 CURVE TABLE					
	CHORD RADIUS DELTA LENGTH					
C1	N83'52'47"W 25.33"	51.50	20'28'38"	25.60"		
€2	N39112'56"W 41.68"	24.50	116'27'04	49.80"		
C3	S64'04'50'W 32.54'	23.00"	90.05,58	35.14		

WAT	R LINE EASEME	HT LINE TABLE
	BEARING	DISTANCE
	N19" 41" 22"W	19 60'
WE2	M70" 30" 25"E	37.14
	564' 29' 35"E	27 72'
	570' 30' 25 W	56 67
WES	\$64' 29' 35 E	13.62

DRAL	NAGE	EAS	EMENT	HE LINE TABLE
		ÇAR:		DISTANCE
			13.M	136.14
DE2	N55"	00'	09 E	86 01'
DE.3	N46	53"	52 T	29.33
Θξ4	N29°	341	26 L	28.02
	N42"	40'	41 E	26.93
DES	283.	46	38 E	67.56
DE7	N63*	081	42 E	11,34
	M36,		45 E	86.63
DEP	264	29	35 E	33.69

		4F 1 P P P F F F F F F F F F F F F F F F
	BEARING	DISTANCE
£1	N35'18'23 E	5.85
(21)		(3.85)
L2	N72'38'51 W	53.62
(22)	(אר סט פברנהא)	(35.627
1.5	N70"50"07"W	23.39
as)	(NEB'33 DB W)	(מגעיב)
£4	570'54'25"E	19.67
124%	(SEE 34'10'Z)	(1987)
L5	N19'56'38'E	58.63
(25)	(NO1'35'35'E)	(38.52)
L6	540'29'13 E	82.58
(28)	(2 טמ טמיפנצי)	(83.27)
L7	_\$64'29'44"E	185 87
(27)	(362'25'41'7)	(185.90")
LA	\$84"26"09"E	49,54
(28)	(SET 25'41'Z)	(30.00')
L9	564'37'04"E	118.76
(23)	(58775'41'7)	(118.72)

SH2T 1 T33H2

A0153109 H059-809 H259 H259

PLAT APPLICATION SUBMITANT SUBMIT

T. GONZALEZ ENGINEERS
SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANOR ROAD
AUSTIN, TEXAS 78723
TEL:(512)447-7400 FAX:(512)447-6389

RESTORATION TEMPLE SUBDIVISION

STATE OF TEXAS COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS:
THAT I, JOHN W. HORNE, ACTING HEREIN BY AND THROUGH AND AS THE AUTHORIZED OFFICER OF RESTORATION TEMPLE OF DELIVERANCE MINISTRIES, A MON-PROFIT CORPORATION, BEING THE OWNER OF 4-509 ACRES OF LAWD DUT THE JAMES BURLESON SURVEY IN THE CITY OF AUSTIN, TRAWS COUNTY, TEXAS, BEING THAT 3-509 ACRE TRACT OF LAND AS CONVEYED BY WARRANTY DEED 2014000932 RECORDED IN THE REAL RECORDS OF TRAWS COUNTY, TEXAS, SAID TRACT HAVING SEED APPROVED FOR SUBBINISION FURSIANT TO THE PUBLIC MARKET OF TRACT SUBBINISION FOR THE PUBLIC COVERNIENT CODE, OO HEREBY SUBDINGS SAID 4-509 ACRE TRACT ACCORDING TO THE ATTACHED MAP OF PLAT SHOPM HEREON TO BE KNOWN AS "RESTORATION TEMPLE SUBDIVISION" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASELMISTS SHOWN KEREON. SUBJECT TO THE PUBLIC THE USE OF ALL STREETS AND EASELMISTS SHOWN KEREON. SUBJECT TO THE PUBLIC THE USE OF ALL STREETS AND EASELMISTS SHOWN MERCON. SUBJECT TO THE PUBLIC THE USE OF ALL STREETS AND EASELMISTS SHOWN MERCON. SUBJECT TO THE PUBLIC THE USE OF ALL STREETS AND EASELMISTS SHOWN MERCON. SUBJECT TO THE PUBLIC THE USE OF ALL STREETS AND EASELMISTS SHOWN MERCON. SUBJECT TO THE PUBLIC THE USE OF ALL STREETS AND EASELMISTS SHOWN MERCON.
WITNESS LAY HAND THIS DAY OF, 20
JOHN W. HORNE AUTHORIZED OFFICER RESTORATION TEMPLE OF DELIVERANCE MINISTRIES 8301 MOONCLOW DRIVE AUSTIN, TX 78724
STATE OF TEXAS COUNTY OF TRAVIS
THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THE DAY OF 20
NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS
(PRHT MANE)
(ADDRESS)
MY COMMISSION EXPIRES
SURVEYOR'S CERTIFICATION THES IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TODAS; AND THAT ALL REFORMATION SHOWN THEREON IS ACCURATE, AND CONNECT TO THE BEST OF IN HOMELOCK AS RELATED TO THE SURVEYING PROTIONS THEREOF; AND THAT SAD PLAT COMPLES WITH CHAPTER 24 OF THE AUSTRA CHY CORE, AND OTHER METHODALISE CORES AND OTHORS AND COMPANDED.
WITHESS MY HAND THIS DAY OF 20
I.T. CONZALEZ REGISTRED PROFESSONAL LAND SURVEYOR NO. 2780 IT CONZALEZ ENGINEERS 3501 MANOR ROAD AUSTIN, TEXAS 78723 (512) 447-7400
ENGINEER'S CERTIFICATION
THE S TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFITSION OF EMPARETHE IN IT STATE OF TEXAS. THAT I PREPARED THE PLAT SUBMITTED HEIGHTH: THAT ALL WORMANDS SHOWN THEREIN IS COUNTED AND CORRECT TO THE BEST OF MY KNOWLEDGE AS REALTED TO THE SHOWLEDGE
HTHESS MY HAND THIS DAY OF 20
J. CONZALEZ PROFESSIONAL ENGINEER NO. 41307 I CONZALEZ ENGINEERS SSOI MANOR ROAD MISTIN, TEURS 78723 512) 447-7400
APPROVED FOR ACCEPTANCE:
PPROVED. ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING NO DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRANS, THIS HE
DATE CHEDISTY PROTOTOD
IREC CAJERNSEY, DIRECTOR "LANNING AND DEVELOPMENT REVIEW DEPARTMENT

I, DANA DEBEAUXOR, CLERK OF TRAVAS COUNTY, TEXAS DO HEREBY CENTIFY THAT THE FOREGOING INSTRUMENT OF WIRTHWA AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20, AD. AT. O'CLOCK ... M. DULY RECORDED ON THE DAY OF ... 20, AD. AT. O'CLOCK ... M., PLAT RECORDED OF SAID COUNTY AND STATE OF DEFICIAL PUBLIC RECORDS OF TRAVAS COUNTY.

Accepted and authorized for record by the Zoning & Platting Commission of the City of Austin, Texas, this, the _day of _ 20 Betty Baker, Chair Cynthia Banks, Secretary

FLOODPLAIN NOTE: A PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN THAT IS WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBER 46450C470H, DATED SEPTEMBER 28, 2008.

GENERAL NOTES:

- 2. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 3. THE WATER AND WASTEWATER UTILITY SYSTEMS SERVING THIS SUBDIMISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVEWED 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.
- 4. THE LANDOWNER(S) IS RESPONSIBLE FOR PROVIDING THE WATER AND WASTEWATER LITLITY IMPROVEMENTS, OFFSITE MAIN EXTENSIONS, SYSTEM UPCRADES, LITLITY RELOCATION, AND ABANDONMENT TO SERVE EACH LOT.
- B. THE OWNER OF THIS SUBDINISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDINISION IMPROVEDINGTH WHICH COMPLY WITH APPLICABLE CODES AND REQUIREDINTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLAINING AUX BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, F PLANS TO CONSTRUCT THIS SUBDINISION DO NOT COMPLY WITH SUCH CODES AND REQUIREDINTS.
- 8. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CCDE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 7 THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER DISTRICTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- a. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY COMPANY WITH ANY CASEMENT AND/OR ACCESS REQUARED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONCODING MAINTENANCE OF OVERTHEAD AND UNDERSCROUND ELECTRIC FACILITIES. HESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE LOT, AND WILL NOT BE LOCATED SOA TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 9. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVECETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CONTRE LINE OF THE OVERHEAD ELECTRICA, FACILITIES DESIGNED TO PROVINCE ELECTRICA SERVICE TO THIS PROJECT, AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- IO. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTION ARE PERMITTED IN DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAYS COUNTY.
- 11. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 12. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RECULATIONS, CITY OF AUSTIN RULES. AND RECULATIONS AND TEXTS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PRODUMITY TO OVERHEAD POWER LINES AND COUPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVACE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 13. PARTICIPATION IN THE REGIONAL STORMMATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SURDINSION OF THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT.
- 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 OFFICENCY 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 DEAY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLIDANCE DIALDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 18. PRIOR TO DEVELOPMENT ON LOT 1, A SITE DEVELOPMENT PERMIT, TO INCLUDE WATER QUALITY PLANS, SHALL BE OBTAINED FROM THE CITY OF AUSTIN.
- 16. THE CITY OF AUSTIN 100-YEAR FRILY DEVELOPED FLOODPLAIN WITHIN THE TRACT BOUNDARY AS SHOWN ON THE PLAT FOR THIS SUBDIVISION, AND LABELED AS ORAINAGE EASEMENT §1, IS HEREBY DEDICATED AS A DRAINAGE EASEMENT.
- 17. DRAINAGE EASEMENT #2 AS SHOWN ON THE PLAT FOR THIS SUBDIVISION IS HEREBY DEDICATED AS A DRAINAGE FASEMENT.
- 18. THE WATER LINE EASEMENT AS SHOWN ON THE PLAT FOR THIS SUBDIVISION IS HEREBY DEDICATED AS AS WATERLINE EASEMENT.
- 18. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE (CEF) AND ASSOCIATED SETBACK (CEF SETBACK) MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE CONER NUST BE RESIDENCE TO THE NATURAL PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- 22. A VARIANCE TO SECTION 25-4-151 OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE ZONING
 A PLATTING COMMISSION ON 20-4-151 OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE ZONING

GONZALEZ ENGINEERS SURVEYING FIRM REGISTRATION NO. 100573-0 ENGINEERING FIRM REGISTRATION NO. F-3216 3501 MANOR ROAD AUSTIN, TEXAS 79723 TEL<512)447-7400 FAX<512)447-6389

				2 OF 8
		CASE	#CB-2014	-0153.04
PLAT	APPLICATION	SUBMITTAL	DATE 9	-8-2014
	PLAT PRE	PARATION	DATE: 6-	19-2015

DEPUTY

STATE OF TEXAS COUNTY OF TRAVIS

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS



May 6, 2015

Zoning and Platting Commission 301 W 2nd Street Austin, Texas 78701



Re:

Street Alignment and Connectivity Variance

Restoration Temple Subdivision

6301 Moonglow Drive C8-2014-0153.0A

Dear Members of ZAP Commission:

On behalf of our client, Restoration Temple of Deliverance Ministries, I. T. Gonzalez Engineers is requesting a variance from the requirements of the Land Development Code Section 25-4-151, Street Alignment and Connectivity. The tract of land to be subdivided to make one lot is currently undeveloped. The proposed improvements as shown on a site plan currently under review include a church building and associated drive and parking.

There is not practical way to extend Moonglow Drive to meet the requirements of Section 25-4-151. When the property surrounding 6301 Moonglow Drive was subdivided, no access was provided to the public roads that were constructed as part of the subdivision. To the west, the 6301 Moonglow Drive tract was blocked from access to Sandshof Drive by a conservation easement lot with an approximate depth of 25' that was created as part of the Sendero Hills Phase 4 Subdivision approved in 2007. The current owner will not grant an access easement to allow access across the conservation easement lot. To the south, access to Lucy Cove was not provided when this part of the property was developed as part of the same subdivision.

A creek with a CWQZ that must be crossed to access Moonglow Drive from the subject property lies to the east, with a portion of the Moonglow Drive being located in the lower 150' of this 300' wide CWQZ. A 100-year flood plain drainage easement for this creek is being dedicated as part of the subdivision of this property. A drainage easement lot, created as part of the Sendero Hills Phase 4 Subdivision, abuts the 100-year floodplain that will be dedicated.

The construction of a culdesac at the end of Moonglow Drive would result in a large area of impervious cover being located in the lower 150' of the CWQZ. The topography in this area is fairly steep, making needed grading for a possible culdesac extend even further into the lower 150' of the CWQZ.

To develop the tract at 6301 Moonglow, access must be taken by a drive with abutting ADA access sidewalk. This drive and sidewalk will cross the CWQZ that is located on the site in order

to connect to the end of Moonglow Drive. The section of the drive and sidewalk that will be located in the lower 150' of CWQZ will be constructed to create the minimum change necessary to develop the land. Water quality buffering will be used for construction of the section of the drive and sidewalk and the parking in the upper 150' of the CWQZ.

With the constraints that have been discussed, the property cannot be developed without the requested variance.

Sincerely,

Bill Graham, P.E.