

SUBDIVISION REVIEW SHEET

C15
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CASE NO.: C8-2015-0092

Z.A.P. DATE: August 18, 2015

SUBDIVISION NAME: The Enclave at Arch Hill

AREA: 5.96 acres

LOTS: 19

APPLICANT: Haven Blue Development
(Andrea Mangan)

AGENT: Site Specifics, Inc.
(B.J. Cornelius.)

ADDRESS OF SUBDIVISION: 11915 Archhill

GRIDS: F37

COUNTY: Travis

WATERSHED: Bull Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-1

PROPOSED LAND USE: Single Family

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

VARIANCE: A variance to L.D.C. Section 25-4-171 Access to Lots from the requirement that each lot in a subdivision shall abut a dedicated public street and allow a private street. Since the proposed subdivision is in a landlocked location and the connection to Anderson Mill Road is not practical, staff recommends the variance with conditions. Refer to Exhibit 1 in the support material for the listing of conditions.

VARIANCE: A variance to L.D.C Section 25-4-175 to allow a residential flag lot has been requested for Lot 9. The applicant has obtained approval from the Fire Department (Ex. # 2) to verify accessibility for emergency responders, approval from the Austin Water Utility (Ex. # 3), 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 20 foot width and follows requirements listed in Section 25-4-175(B)(2) minimum width of a flag lot.

It is the Staff's opinion that the proposed flag lot is compatible with the proposed surrounding lots, with the flag lot having the minimum lot size requirement of 10,000 square feet for SF-1 zoning. 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.

C15/2

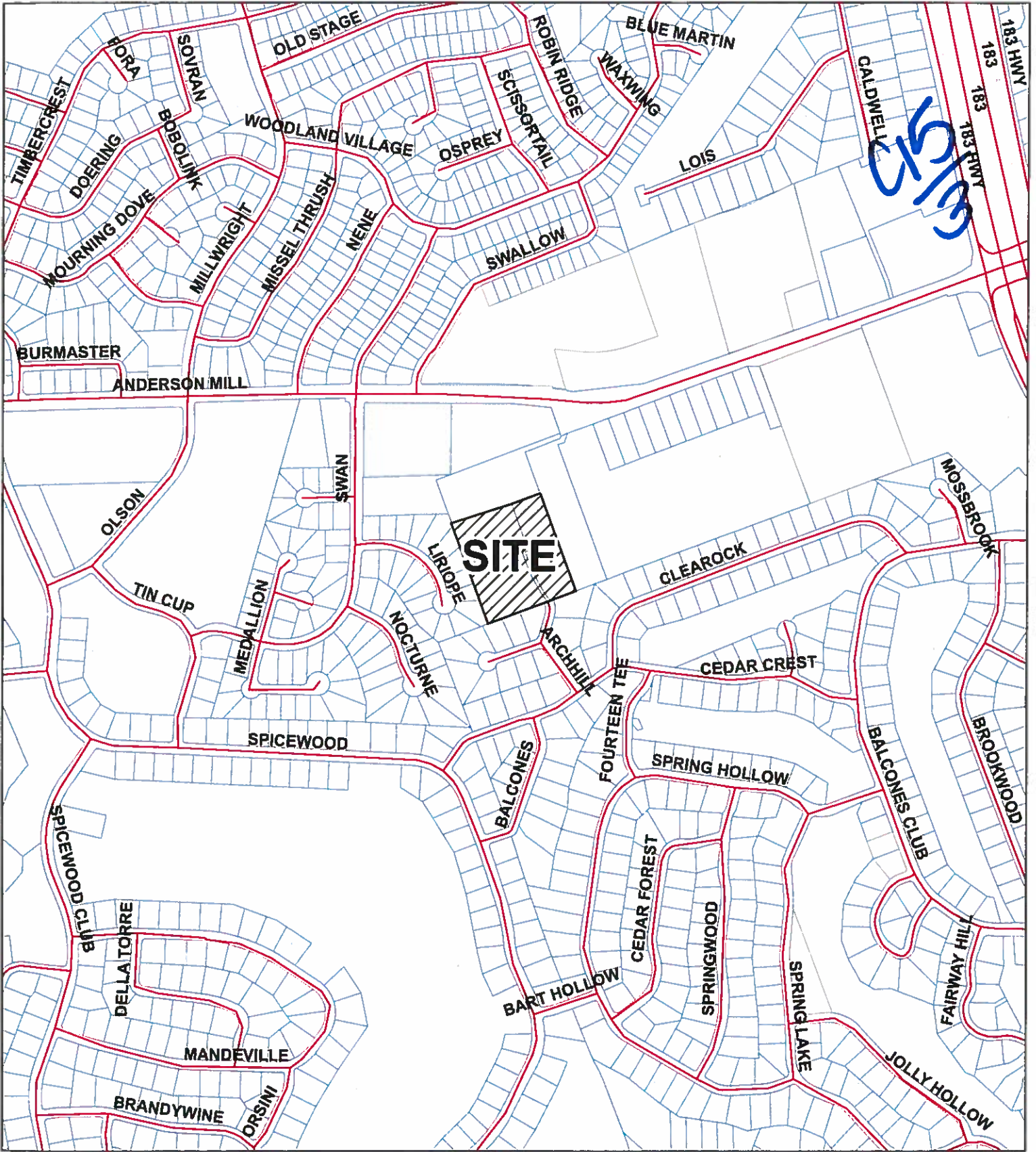
STAFF RECOMMENDATION: If the variances are approved, staff recommends approval of the preliminary plan. With variance approval, this plan would meet all applicable State and City of Austin Land Development Code requirements.

DEPARTMENT COMMENTS: The request is for the approval of The Enclave at Arch Hill Preliminary Plan composed of 19 lots on 5.96 acres. The applicant proposes to subdivide the property into for residential uses, a pond, green space, and a road. The developer will be responsible for all cost associated with required improvements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

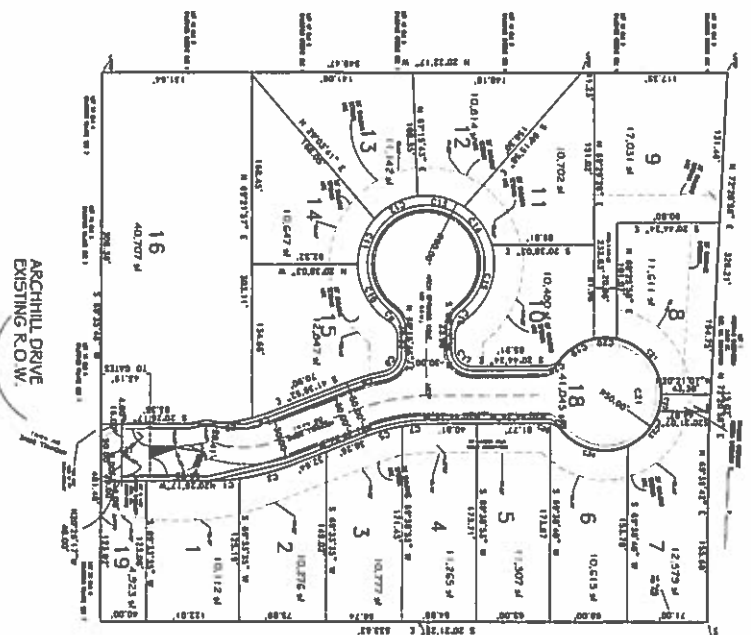
PHONE: 512-974-3404



CASE#: C8-2015-0092
 ADDRESS: 11915 ARCHHILL
 PROJECT: THE ENCLAVE AT ARCH HILL
 CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

5/17



LOT	AREA	FRONT	REAR	LEFT	RIGHT	AREA	FRONT	REAR	LEFT	RIGHT	AREA	FRONT	REAR	LEFT	RIGHT	AREA
1	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
2	10,278.0	33.0	112.0	150.0	150.0	10,278.0	33.0	112.0	150.0	150.0	10,278.0	33.0	112.0	150.0	150.0	10,278.0
3	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
4	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
5	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
6	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
7	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
8	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
9	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
10	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
11	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
12	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
13	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
14	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
15	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
16	40,707.0	33.0	112.0	150.0	150.0	40,707.0	33.0	112.0	150.0	150.0	40,707.0	33.0	112.0	150.0	150.0	40,707.0
17	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
18	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0

STREET	RIGHT-OF-WAY	WIDTH	ADJACENT	AREA	FRONT	REAR	LEFT	RIGHT	AREA	
ARCH HILL DRIVE	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0
EXISTING R.O.W.	33.0	112.0	150.0	150.0	11,207.0	33.0	112.0	150.0	150.0	11,207.0

LOT	AREA	FRONT	REAR	LEFT	RIGHT
1	11,207.0	33.0	112.0	150.0	150.0
2	10,278.0	33.0	112.0	150.0	150.0
3	11,207.0	33.0	112.0	150.0	150.0
4	11,207.0	33.0	112.0	150.0	150.0
5	11,207.0	33.0	112.0	150.0	150.0
6	11,207.0	33.0	112.0	150.0	150.0
7	11,207.0	33.0	112.0	150.0	150.0
8	11,207.0	33.0	112.0	150.0	150.0
9	11,207.0	33.0	112.0	150.0	150.0
10	11,207.0	33.0	112.0	150.0	150.0
11	11,207.0	33.0	112.0	150.0	150.0
12	11,207.0	33.0	112.0	150.0	150.0
13	11,207.0	33.0	112.0	150.0	150.0
14	11,207.0	33.0	112.0	150.0	150.0
15	11,207.0	33.0	112.0	150.0	150.0
16	40,707.0	33.0	112.0	150.0	150.0
17	11,207.0	33.0	112.0	150.0	150.0
18	11,207.0	33.0	112.0	150.0	150.0
TOTAL	232,710				

SUBDIVISION NOTES

- 1) THIS IS THE SUBDIVISION OF THE LOT, AND OF ALL OF THE OTHER PARTS OF THE TRACT, AND THE CITY OF AUSTIN, TEXAS, HAS APPROVED THIS SUBDIVISION PLAN AND THE CITY ENGINEER HAS ISSUED A SUBDIVISION MAP.
- 2) THE LOTS OF THIS SUBDIVISION, AND THE LOT AND THE OTHER PARTS OF THE TRACT, ARE SUBJECT TO THE CITY ENGINEER'S REGULATION AND CONTROL.
- 3) THE LOTS OF THIS SUBDIVISION, AND THE LOT AND THE OTHER PARTS OF THE TRACT, ARE SUBJECT TO THE CITY ENGINEER'S REGULATION AND CONTROL.
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- 15) THE LOTS OF THIS SUBDIVISION, AND THE LOT AND THE OTHER PARTS OF THE TRACT, ARE SUBJECT TO THE CITY ENGINEER'S REGULATION AND CONTROL.
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- 17) THE LOTS OF THIS SUBDIVISION, AND THE LOT AND THE OTHER PARTS OF THE TRACT, ARE SUBJECT TO THE CITY ENGINEER'S REGULATION AND CONTROL.
- 18) THE LOTS OF THIS SUBDIVISION, AND THE LOT AND THE OTHER PARTS OF THE TRACT, ARE SUBJECT TO THE CITY ENGINEER'S REGULATION AND CONTROL.

PREPARED MAY 27, 2015
 APPLICATION SUBMITTAL DATE: MAY 1, 2015
 CASE# CR-2015-0092

PRELIMINARY SUBDIVISION SHEET _____ OF _____
 FILE NUMBER _____ APPLICATION DATE _____
 APPROVED BY ZAP ON _____ UNDER SECTION 52 CHAPTER 25.4 OF THE
 CITY OF AUSTIN CODE.
 EXPIRATION DATE (LDC 25-4-62) _____ CASE MANAGER: STEVE HORNBERG
 PROJECT EXPIRATION DATE (ORO: §2010512-004, PL 7: 6-21-14)
 J. ROBERT GONZALES, DIRECTOR, DEVELOPMENTAL SERVICES DEPARTMENT
 FINAL PLAN TO LOCK-IN PRELIMINARY FILE # _____ APPROVED ON _____
 PRELIMINARY EXTENDED ON _____ UNTIL _____

<p>The Enclave at Arch Hill Subdivision</p> <p>10014, 11015, 11018 Arch Hill Rd, Austin, TX 78759</p> <p>PRELIMINARY SUBDIVISION</p>	<p>700 North Lamar, Suite 200A Austin, Texas 78703</p> <p>Phone: 512-472-5252 Fax: 512-472-2224</p> <p>SITE SPECIFICS</p>
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1/3

Exhibit #1

MEMORANDUM

TO: Cesar Zavala, Case Manager
Members of the Zoning and Platting Commission

CC: B.J. Cornelius, Site Specifics

FROM: Bryan Golden, Transportation Review

DATE: July 30th, 2015

SUBJECT: Variance Request for The Enclave at Archhill
Case Number – C8-2015-0092

Recommendation: Approval

The applicant for the above referenced subdivision is requesting a variance for the Land Development Code (LDC), Sec. 25-4-171 from the requirement that each lot in a subdivision shall abut a dedicated public street.

The proposed development consists of 15 residential lots, one (1) greenbelt lot, one (1) greenbelt/drainage lot and one (1) private street lot.

Vehicular access will be via one private street, Arch Hill Drive/Arch Hill Cove, designed with 50 feet of right-of-way and 30 feet of pavement. The site proposes to connect the private street to public right-of-way at the current terminus of the public Arch Hill Drive at the property line.

Due to the proposed subdivision's "landlocked" location and existing site development to the north and east, right-of-way for a future vehicular connection to Anderson Mill Road is not feasible. Consequently, Staff therefore recommends approval of the applicant's variance request.

Staff recommends granting this variance with the following conditions:

- 1.) Creation of a homeowner's association to assume responsibility for maintenance and taxation provisions. These responsibilities must be outlined in a restrictive covenant that will be recorded with the final plat. A note on the preliminary plan must be included stating: "All private streets shown heron [Archhill Drive and Archhill Cove] will be owned and maintained by the established homeowners association of this subdivision."
- 2.) The following verbiage is required to be placed in the owner's dedication statement on the final plat:

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...do hereby subdivide ___ acres of land out of said ___ acre tract in accordance with the plat shown hereon, to be known as "The Enclave at Arch Hill" subdivision, subject to the covenants and restrictions shown hereon, and we do hereby dedicate to the public the use of all easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released. Further that the responsibility for maintenance and taxation of Archhill Drive and Archhill Cove, private street, shall be vested in the homeowners association of The Enclave at Arch Hill, as recorded in vol. ___, pg. ___ of the Travis County deed of records, and express easement is hereby granted across said private street(s) and any common areas of the use of the surface for all governmental functions, vehicular and non-vehicular, including fire and police protection, solid and other waste material pickup, and any other purpose any governmental authority deems necessary, and we do further agree that all governmental entities, their agents or employees, shall not be responsible or liable for any damage occurring to the surface of the said private street or any common area as a result of governmental vehicles traversing over same.

- 3.) The private street, Archhill Drive, will be identified on the final plat as a separate lot and any easements needed must be dedicated with the final plat.
- 4.) An additional "Private Street" sign must be posted the entrance and exit location of the private street which intersects the public right-of-way.
- 5.) Security gates shall be prohibited per Complete Streets Policy (Ordinance No 20140612-119).
- 6.) A public pedestrian and bicycle easement shall be dedicated from Archhill Drive public right-of-way to the northern property line for future connection to Anderson Mill Road, in accordance with City's Complete Streets Policy (Ordinance No 20140612-119). The width and location of this easement shall be reviewed and approved with the subdivision.

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



Bryan Golden
Transportation Review Staff
Development Services Department

5/7

2# + 1914

Austin Fire Department
Engineering Services

JAN 14 2015
Steve Leachy
APPROVED

1 FLAG LOT CONCEPT VEHICLE & UTILITY ACCESS
SCALE: 1" = 10'

1
2012 IPC Part Five
Specialized design is also
Acceptable

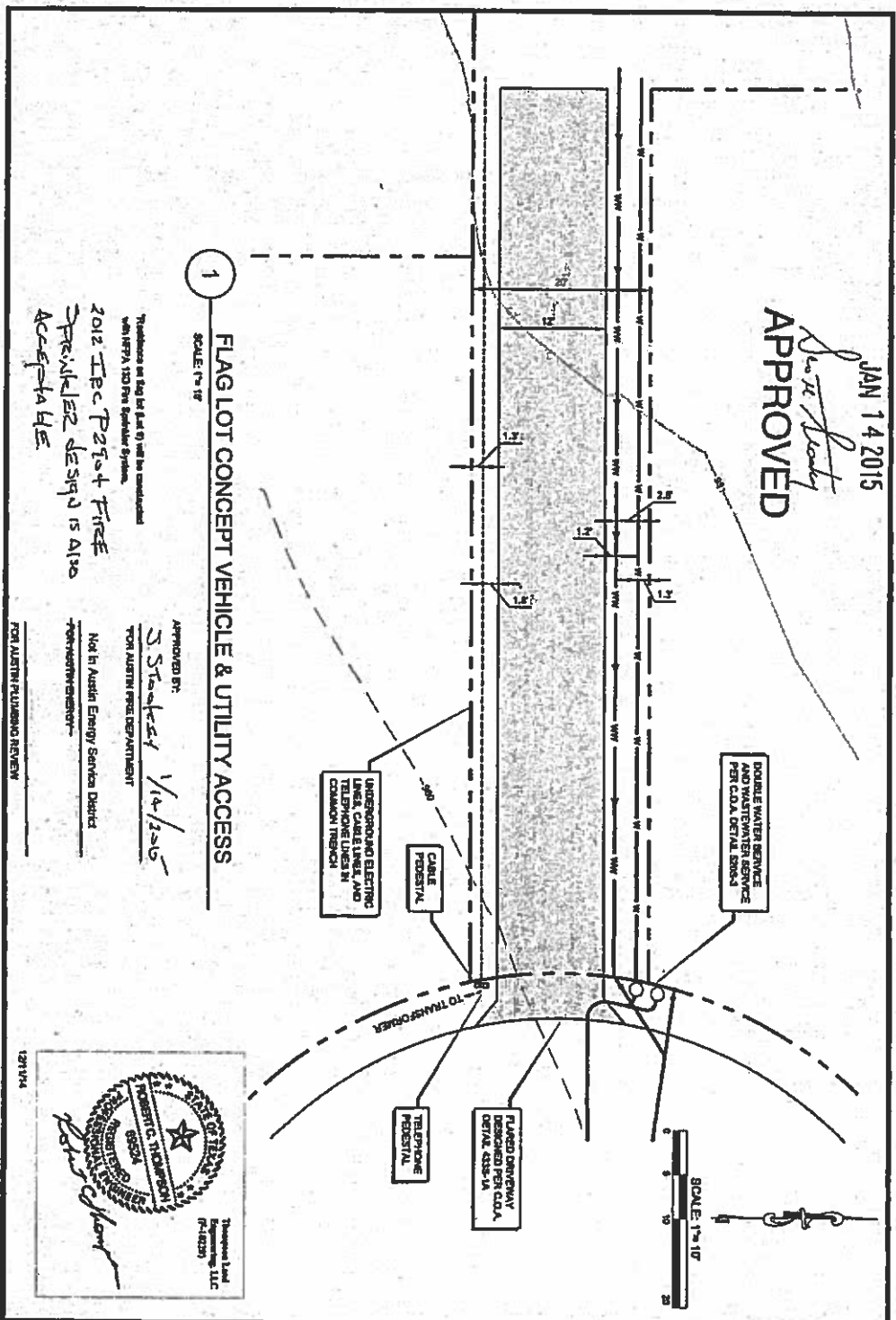
APPROVED BY:
J. Stokley 1/14/2015
Not in Austin Emergency Service District
FOR AUSTIN FIRE DEPARTMENT REVIEW



THOMPSON LAND ENGINEERING, LLC
Land Planning, Site Design, Subdivision Engineering
904 N. Cuernavaca, Austin, Texas 78733 (512-328-0002)
78733 Reg. No. 7-10250 © Copyright 2014

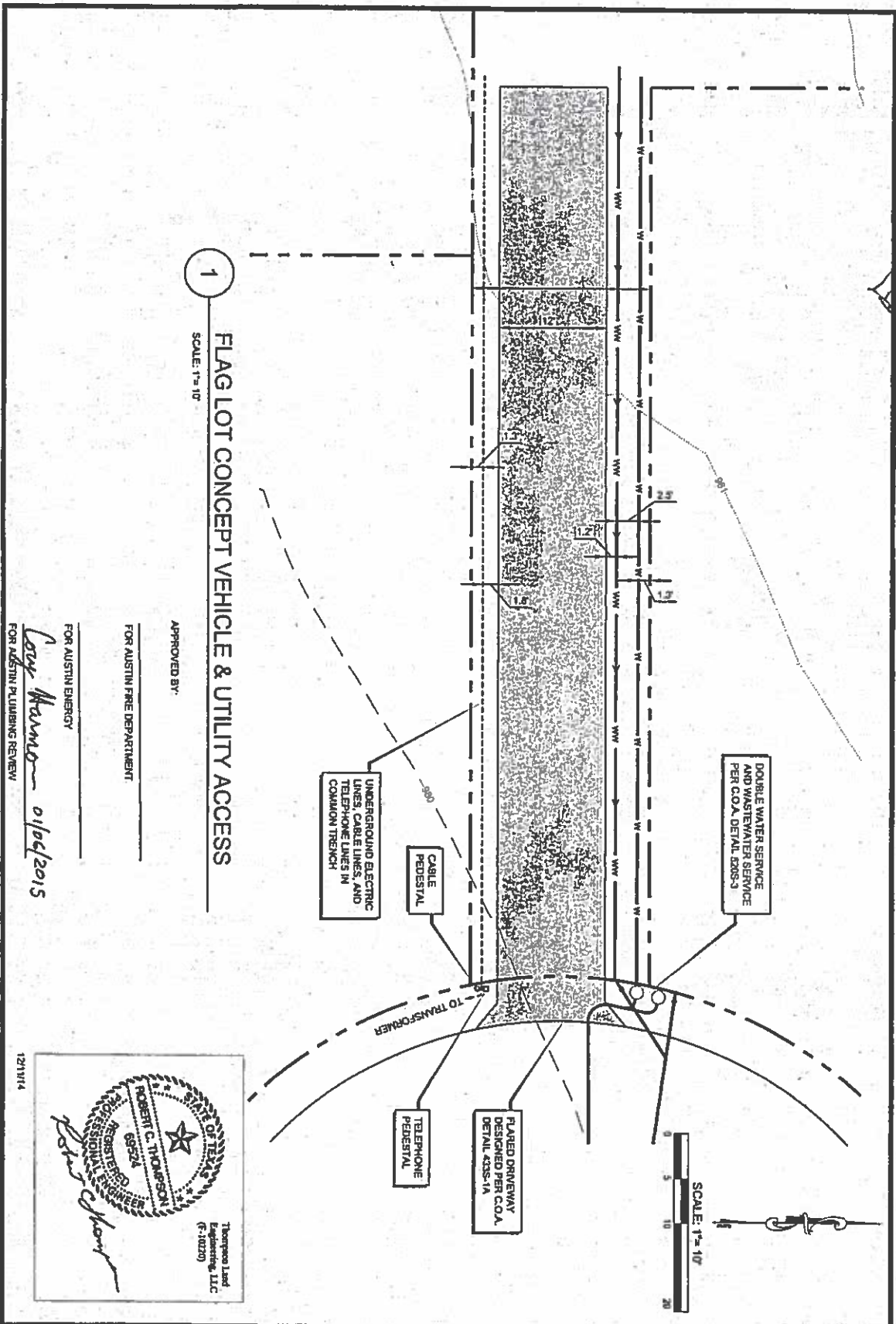
11914 ARCH HILL DRIVE,
AUSTIN, TEXAS 78750
DRIVEWAY EXHIBIT

DRWN BY
AKS
DATE:
12/11/2014
JOB NO.:
1240



8/15

Exhibit #3



APPROVED BY:

FOR AUSTIN FIRE DEPARTMENT

FOR AUSTIN ENERGY

Lowy Thomas 01/06/2015

FOR AUSTIN PLUMBING REVIEW



THOMPSON LAND ENGINEERING, LLC
 Land Planning, Site Design, Subdivision Engineering
 904 N. Cuernavaca, Austin, Texas 78733 (512-328-0002)

11914 ARCH HILL DRIVE,
 AUSTIN, TEXAS 78750
 DRIVEWAY EXHIBIT

DRWN BY
 AKS
 DATE:
 12/11/2014
 JOB NO.:
 1240



P.O. Box 2620 • 1949 W. Whitestone • Cedar Park, Texas 78630-2620
(512) 331-8883 • 1-888-554-4732
www.pec.coop
Se habla español.

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C15/9

April 10, 2015

Mr. John Hussey
Site Specifics
700 N. Lamar Blvd.
Suite 200A
Austin, TX 78703

Dear Mr. Hussey:

Thank you for your interest in establishing service with Pedernales Electric Cooperative. Your location, 11914 Arch Hill Drive, is within the Cooperative's service area. We will extend service to this location in accordance with our Line Extension Policy, which requires that an application be completed and all fees be paid before construction can begin. A deposit may also be required.

If you have any questions, please call Sheryl Gardiol at 1-800-868-4791, Extension 7419, Monday through Friday between 8 a.m. and 5 p.m.

Sincerely,

DiAnn Hamilton
District Planning Supervisor

DH:sg
A38/1400
Account



PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site:

<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2015-0092
 Contact: Cesar Zavala, 512-974-3404 or Cindy Castillas, 512-974-3437
 Public Hearing: August 4, 2015, Zoning and Platting Commission

Janet LeBlaster
 Your Name (please print) I am in favor
 I object

9401 Cleverock Dr
 Your address(es) affected by this application

Janet LeBlaster Aug 4, 2015
 Signature Date

Daytime Telephone: 512-358-5450

Comments: Please be aware to be the main reason to 183 and that means more traffic on our streets and especially on please to.
I feel they should find a way to allow lanes and not have to go through our sub-division

If you use this form to comment, it may be returned to:
 City of Austin - Development Services Department, 4th Floor
 Cesar Zavala
 P. O. Box 1088
 Austin, TX 78767-8810