

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2015-0030.0A

Z.A.P. DATES: September 1, 2015

SUBDIVISION NAME: Resubdivision of a Portion of Lot 1, Shoalwood Addition Section 4

AREA: 0.727 acres

LOTS: 3

APPLICANT: Andrew Carr

AGENT: Jim Bennett Consulting
(Jim Bennett)

ADDRESS OF SUBDIVISION: 2615 Pembroke Trail

GRIDS: J27

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

PROPOSED LAND USE: Residential

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

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of a Portion of Lot1, Shoalwood Addition Section 4. The applicant proposes to resubdivide a portion of an existing lot into a three lot subdivision for residential use.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

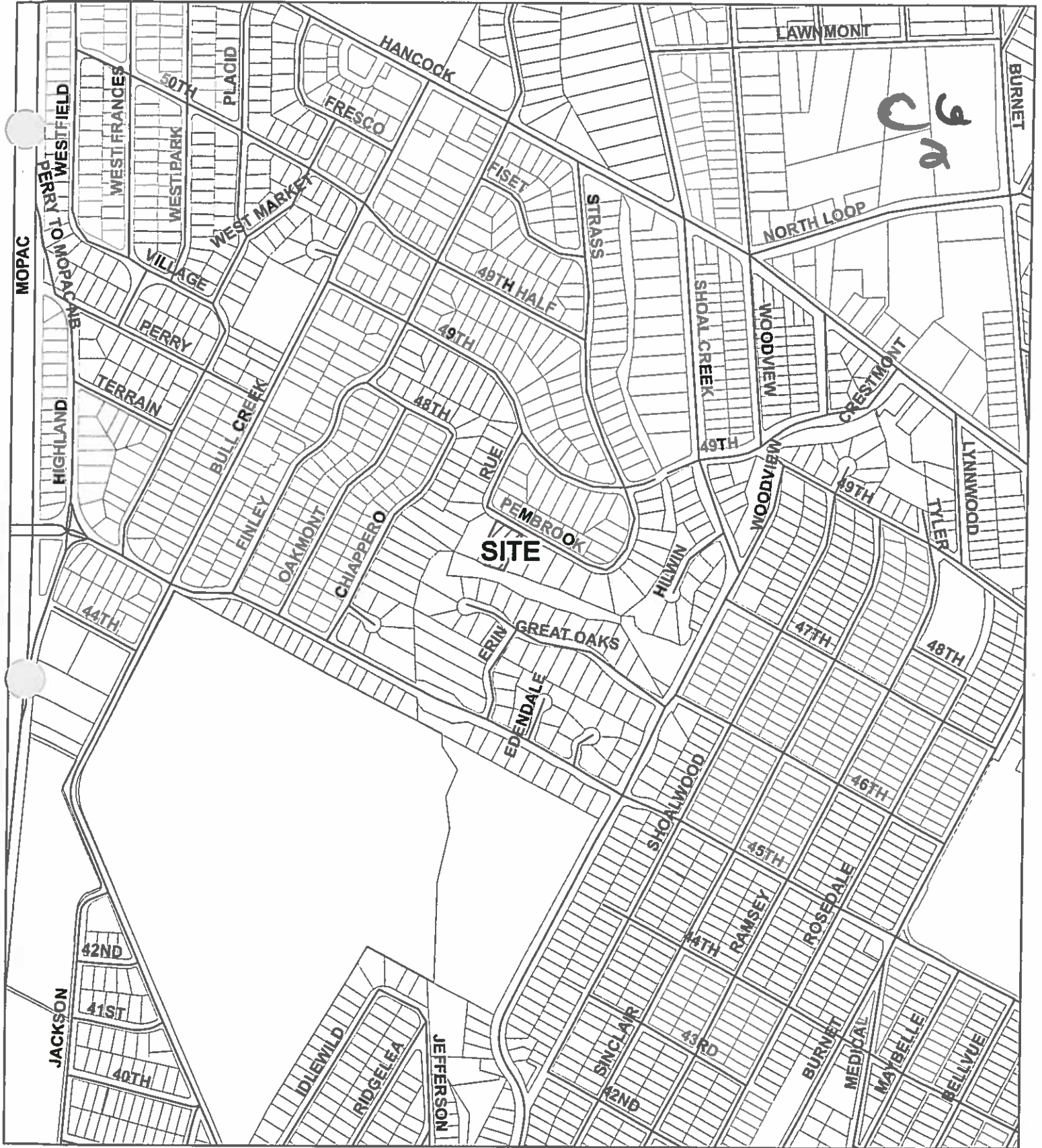
STAFF RECOMMENDATION: Staff recommends approval of the resubdivision, the plat meets applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov



CASE#: C8-2015-0030.0A
ADDRESS: 2615 PEMBROOK
PROJECT: RESUBDIVISION OF A PORTION
OF LOT 1, SHOALWOOD
ADDITION SECTION 4
CASE MANAGER: CESAR ZAVALA



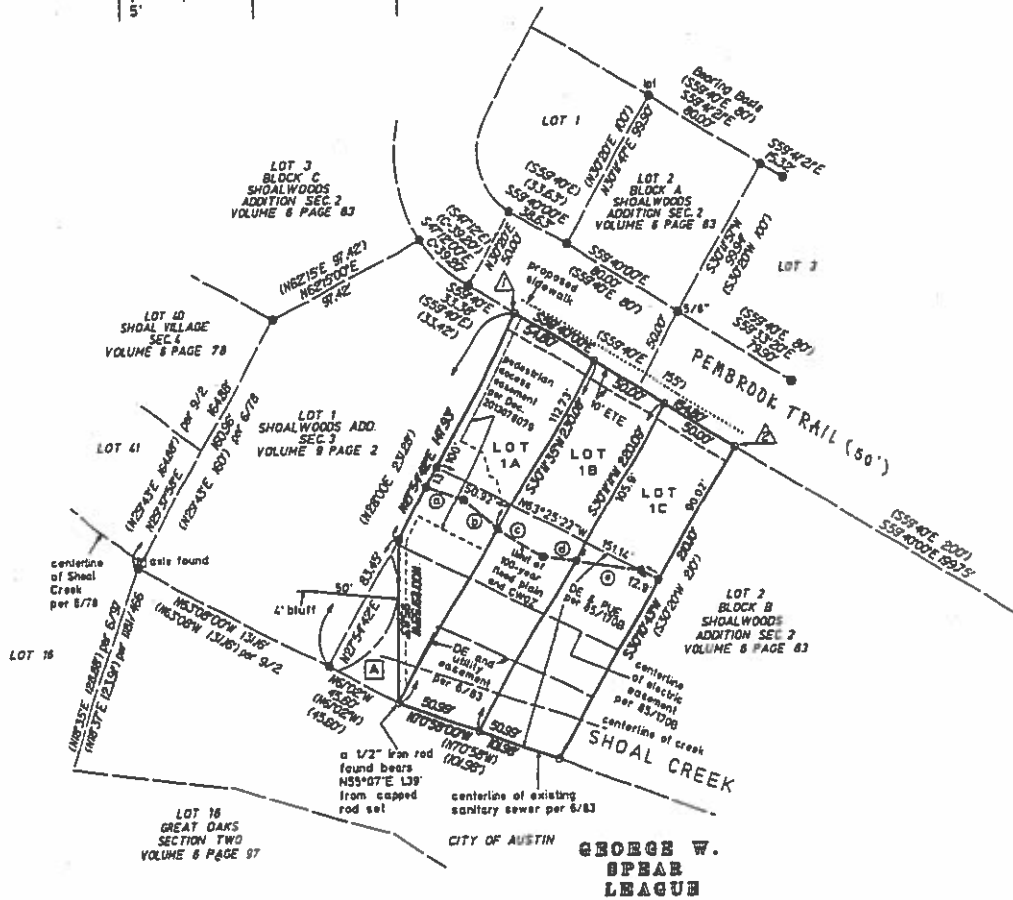
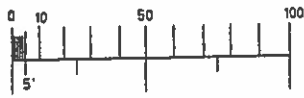
This map has been produced by site plan review for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF A PORTION OF LOT 1, SHOALWOOD ADDITION SECTION 4

prepared July 19, 2013

C6
36

SCALE 1" = 50'



ADDITIONAL INFORMATION

- ⊙ S70°16'E 23.2'
- ⊙ S53°12'E 27.8'
- ⊙ S58°48'E 32'
- ⊙ S81°44'E 19.47'
- ⊙ S81°44'E 40.03'

**[A] CITY OF AUSTIN
DOCUMENT
NO. 2013078079**

- ⚠ a 1/2" iron rod found bears S49°05'W 121' from capped rod set
- ⚠ a 1/2" iron rod found bears S47°24'W 0.88'

LEGEND

- ⊙ 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ⊙ Calculated Point
- ⊙ 1/2" Iron Rod Set with Plastic Cap Marked "Holt Carson, Inc."
- ⋯ Proposed Sidewalk (Record Bearing and Distance)
- DE- Drains Easement
- PUE- Public Utility Easement
- CWQZ- Critical Water Quality Zone
- ⊙ Easement Line Bearing and Distance see Additional Information
- [A]** Dead Information see Additional Information
- ⚠ Notation on Boundary Corner; see Additional Information

PUBLIC HEARING INFORMATION

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.

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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. 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.

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.

For additional information on the City of Austin's land development process, visit our web : <http://www.austintexas.gov/development>.

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Case Number: C8-2015-0030.0A
 Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308
 Public Hearing: September 1, 2015,
 Zoning and Platting Commission

CHARLES SANCHEZ
 Your Name (please print)

I am in favor of object

2608 W. 49TH AUSTIN, TX 78731
 Your address(es) affected by this application

Charles Sanchez
 Signature Date 8-18-2015

Daytime Telephone: 512-744-5477

Comments:

I Am OPPOSED To THE PROPERTY BEING SUB DIVIDED INTO 3 LOTS BUT WOULD BE WILLING To ACCEPT SUB DIVIDED INTO 2 LOTS. THREE LOTS WOULD OVERLAP THE AVAILABLE SPACE AND IMPOSE ON THE IMMEDIATE BOUNDARY NEIGHBORS. TWO LOTS WOULD BE A GOOD BARABEE FOR NEIGHBORS AND THE OWNER jmd. CARL.

If you use this form to comment, it may be returned to:
 City of Austin - Development Service Department / 4th Fl

Cesar Zavala
 P. O. Box 1088
 Austin, TX 78767-8810

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 Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308
 Public Hearing: September 1, 2015,
 Zoning and Platting Commission

~~_____~~ Katic Schaefer
 Your Name (please print)

I am in favor
 I object

4703 Ave Street Austin, TX 78731
 Your address(es) affected by this application

[Signature] 8/11/2015
 Signature Date

Daytime Telephone: 361-602-3154

Comments: I think the integrity of the neighborhood will be diminished with that many new houses on one lot.

If you use this form to comment, it may be returned to:

City of Austin – Development Service Department / 4th Fl
 Cesar Zavala
 P. O. Box 1088
 Austin, TX 78767-8810

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 Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308
 Public Hearing: September 1, 2015,
 Zoning and Platting Commission

Adam Scheckler
 Your Name (please print)
 4703 Re St

Your address(es) affected by this application

[Signature]
 Signature
 8/22/15
 Date

Daytime Telephone: 512-874-7767

Comments: Turning a single lot with a unique home into 3 lots is not only excessive, it threatens the uniqueness of this neighborhood. This relies on a developer trying to make a profit while disregarding the neighbors wishes and taking into consideration the surrounding character of the homes

I am in favor
 I object

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

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Case Number: C8-2015-0030.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: September 1, 2015,

Zoning and Platting Commission

Seth Cunningham

Your Name (please print)

4700 Rue St Ashh, TX 78731

Your address(es) affected by this application

Seth Cunningham

Signature

8/18/15

Date

Daytime Telephone: (512) 900-9547

Comments: *Please see attached letter and Exhibit.*

I am in favor
 I object

If you use this form to comment, it may be returned to:

City of Austin – Development Service Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

C6
86

AUGUST 18, 2015

Mr. Cesar Zavala
City of Austin - Development Services Department, 4th Floor
P.O. Box 1088
Austin, TX 78767-8810

RE: Case Number C8-2015-0030.0A

Dear Mr. Zavala,

I object to the subdivision requested for Case Number C8-2015-0030.0A. The request to subdivide the single lot into three lots is too dense given the location of the property on Shoal Creek. While a 0.727 acre lot appears to be a sizeable lot and one that could be divided into three lots almost a quarter acre in size, the review committee needs to also take into consideration the topography of the lot and its location along the floodplain of Shoal Creek. The attached Exhibit 1 shows the placement of the house on the lot and shows location of Shoal Creek. Exhibit 2 shows the floodplain for the subject property. Nearly half of the lot is in the floodplain and the back half of the lots slopes steeply to the creek. Therefore, the useable area (i.e., area suitable for building a home) will be closer to 0.12 acres for each of the lots once the other site specific conditions are taken into consideration.

The flooding that occurred on Memorial Day of this year is well documented and a number of homes in our area flooded that day. Building three single-family homes on a lot that is effectively half of the size of documented size will create a sharp increase in impervious cover for the subject property and create the potential for additional flooding for the neighboring properties.

I not opposed to development and would potentially be in favor of a more prudent approach to developing this property, such as limiting the subdivision to two single-family lots, assuming that the development met all of the other criteria for building a home in this area.

Thank you for reviewing the information I have submitted. I hope you and the review committee chose to reject the proposed subdivision in its current form.

Sincerely,



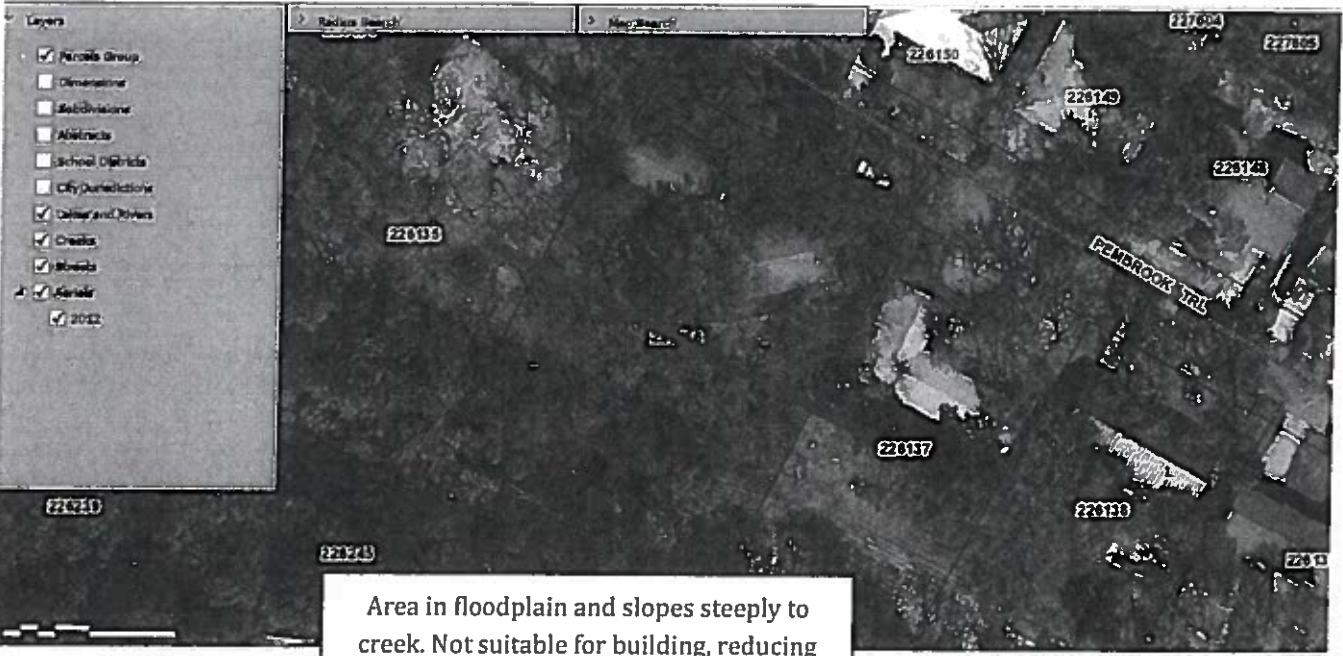
Seth Cunningham
4700 Rue St
Austin, TX 78731

Exhibit 1 - Location Relative to Shoal Creek

06
96

Details | **Map**

Account Property ID: 226136 Geo. ID: 0226000249 Type: Fee! Legal Description: 0.72644C LOT 1 SHADYWOOD ADDN SEC 4	Location Site Address: 2615 PEMBROOK TRL TX 78721 Neighborhood: ALLAMDALE YBND ASSOC Mapco: 335E Jurisdiction: CA, 23, 68, 03, 03, 01	Owner Owner Name: CARR ANDREW Mailing Address: , 2615 PEMBROOK TRL, AUSTIN, TX 78721-3627
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Area in floodplain and slopes steeply to creek. Not suitable for building, reducing the effective size of the lot.

Case # C8-2015-0030.04

CE
106

Exhibit 2 – Location of Floodplain

https://www.atxfloods.com/FP_mods/!map.html

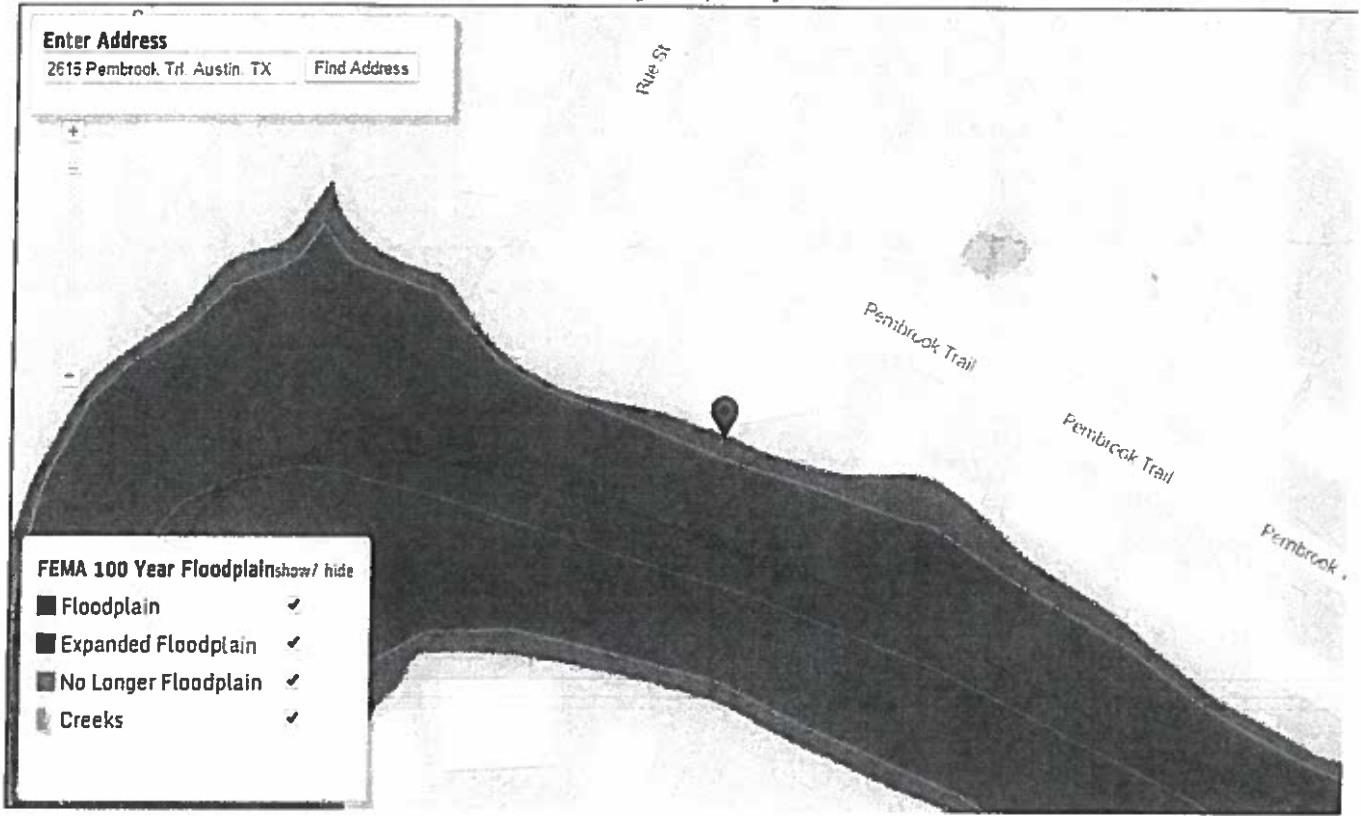
Apps ★ Bookmarks



City of Austin Floodplain Changes

Proposed changes to FEMA's 100-Year floodplains for selected watersheds in the City of Austin

Find out more information about the floodplain studies at www.austintexas.gov/floodplainchanges



Case # C8-2015-0030.0A