

**SUBDIVISION REVIEW SHEET (VARIANCE ONLY)**

**CASE NO.:** C8-2015-0053.0A

**P.C. DATE:** October 27, 2015

**SUBDIVISION NAME:** Sunridge Park Section One Lot 1 Block E; Resubdivision

**AREA:** 3.29

**LOT(S):** 10

**OWNER/APPLICANT:** (John & Lisa Marie Gyori)

**AGENT:** Consort, Inc (Mark T. Burson)

**ADDRESS OF SUBDIVISION:** 3014 Sunridge Dr.

**GRIDS:** MK18

**COUNTY:** Travis

**WATERSHED:** Country Club West

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** SF-2-NP

**District:** 3

**NEIGHBORHOOD PLAN:** Parker Lane

**PROPOSED LAND USE:** Single-family residential

**ADMINISTRATIVE WAIVERS:** N/A

**VARIANCES:** The applicant requests a variance from Section 25-4-175(A)(2) of the Land Development Code in order to utilize a flag lot design for a proposed resubdivision.

**RECOMMENDED.** (See attached memorandum from subdivision review staff)

**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 above referenced variance request only. The review of the Sunridge Park Resubdivision is on-going and the applicant wishes to receive confirmation of the required variance at this time. If the variance is approved, staff will bring the resubdivision back to the Commission for approval once all remaining staff review comments have been addressed. The proposed plat is composed of 10 lots on 3.29 acres.

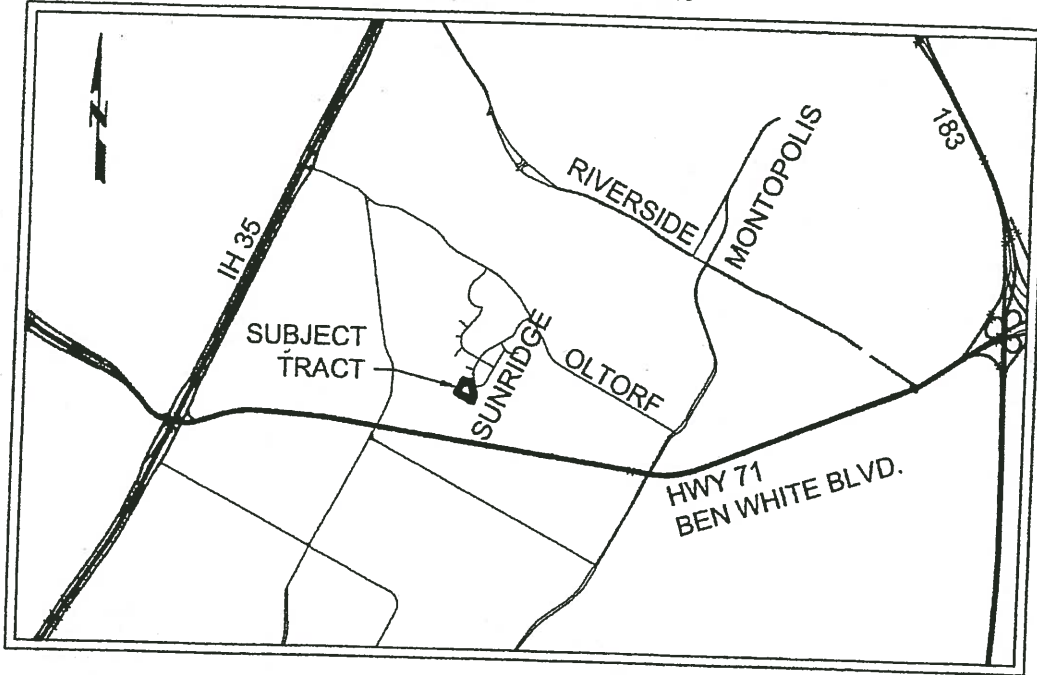
**STAFF RECOMMENDATION:** The staff recommends approval of the above referenced variance request.

**PLANNING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman  
**e-mail:** don.perryman@austintexas.gov

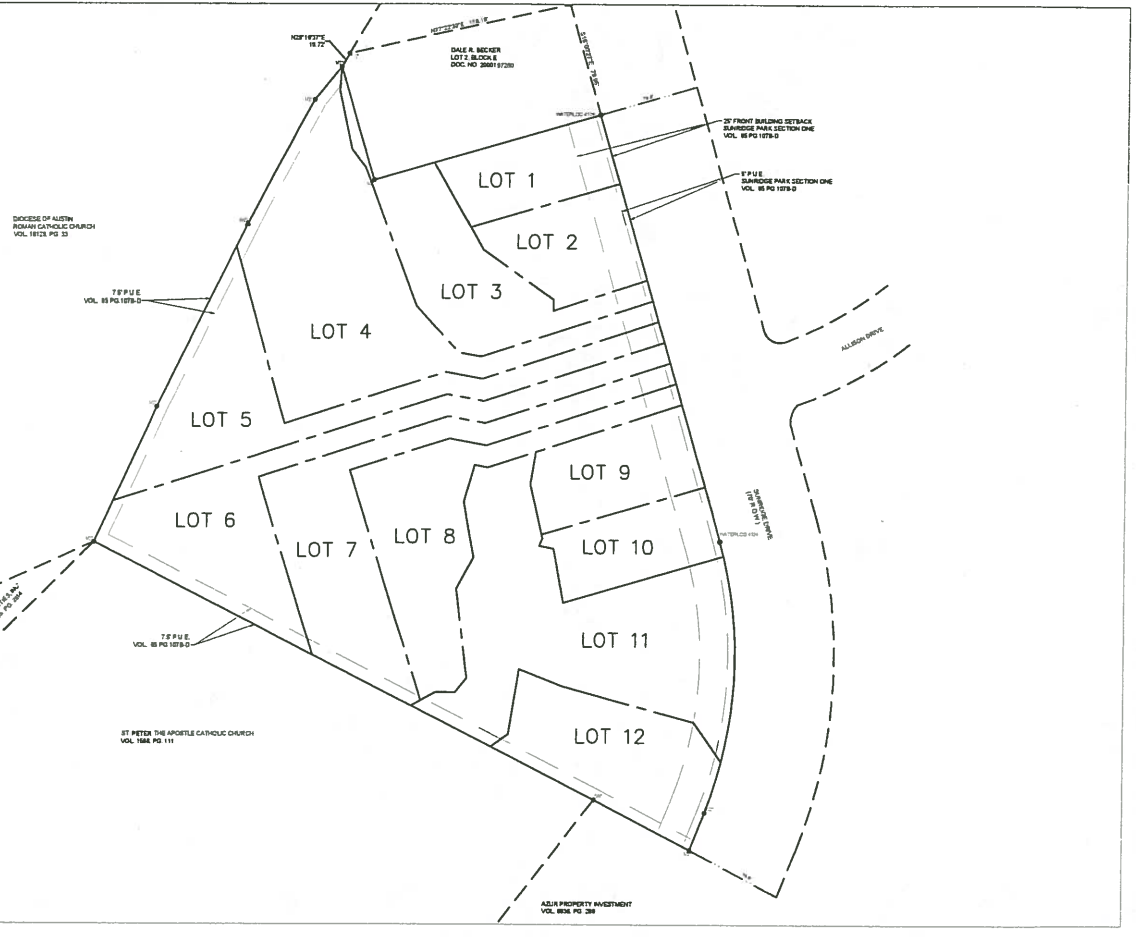
**PHONE:** 512-974-2786

# LOCATOR MAP




PROJECT NO. 2352-3-001

LOT AREA	
LOT 1	0.13 AC
LOT 2	0.15 AC
LOT 3	0.23 AC
LOT 4	0.50 AC
LOT 5	0.31 AC
LOT 6	0.34 AC
LOT 7	0.31 AC
LOT 8	0.28 AC
LOT 9	0.15 AC
LOT 10	0.13 AC
LOT 11	0.51 AC
LOT 12	0.24 AC




SUNRIDGE SUBDMISION  
C8-2015-0053.0A



NORTH

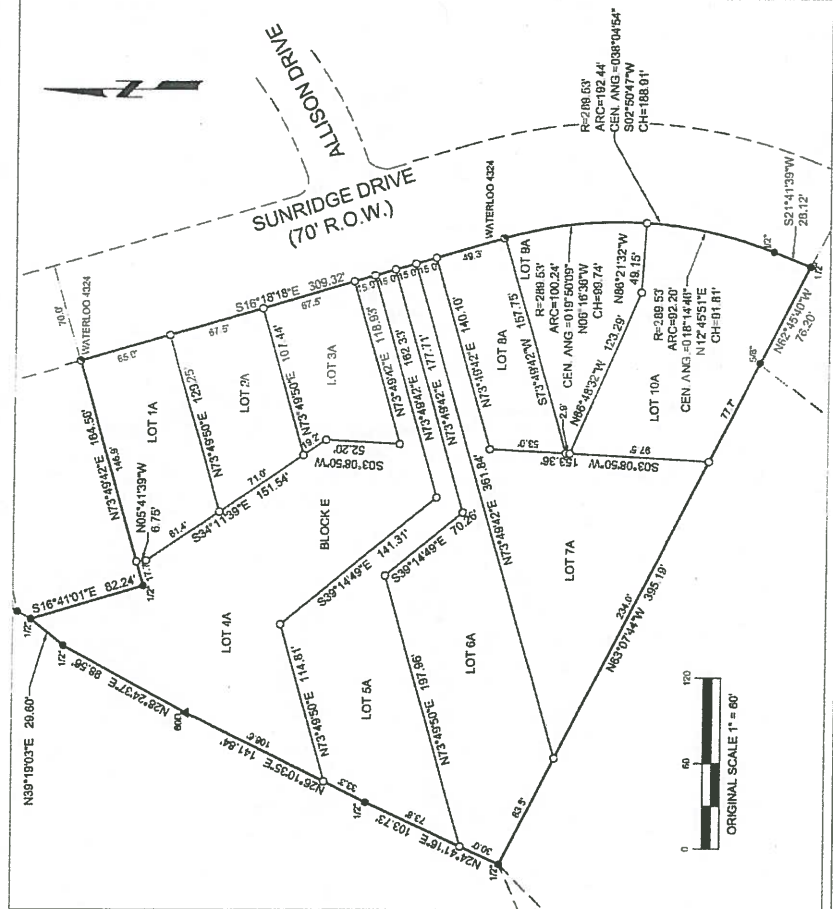
**SUNRIDGE PLAT EXHIBIT**

DATE: 10/14/15 | SCALE: 1"=100' | FILENAME: 1505-001

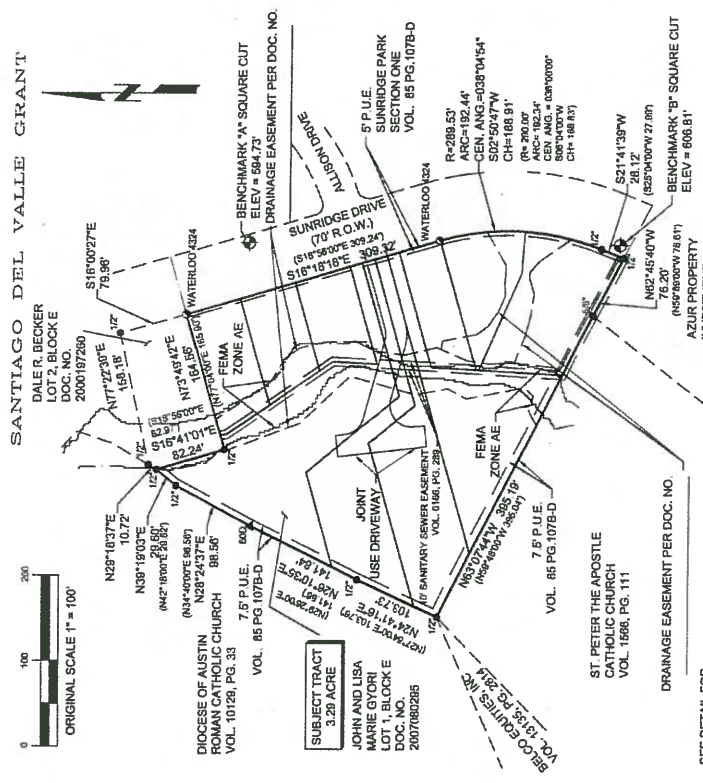


**Consort, Inc**  
1646 E. CESAR CHAVEZ  
Austin, TX 78702  
(512) 469-0500  
T.B.P.E. Firm Registration No. F-859

**REPLAT OF  
 LOT 1, BLOCK E  
 SUNRIDGE PARK SECTION ONE**



- NOTES:**
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
  - ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION(S), SUNRIDGE PARK SECTION ONE, SHALL APPLY TO THIS AMENDED SUBDIVISION PLAN.
  - 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.
  - PARKLAND FEES ARE REQUIRED PER ORDINANCE 20070021-027, OR AS AMENDED. PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
  - THE 100-YEAR FLOOD PLAN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0065A, TRAVIS COUNTY, TEXAS, DATED \_\_\_\_\_.
  - NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN (AND OTHER APPROPRIATE JURISDICTION).
  - PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
  - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.



**OWNER:** JOHN AND LISA GYORI  
 7214 BURNSDALE WAY  
 AUSTIN, TEXAS 78746

**ACREAGE:** 3.29

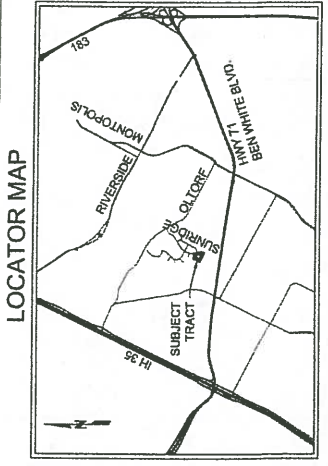
**NUMBER OF LOTS:** 10

**SURVEYOR:** BAKER - AICKLEN & ASSOC., INC.

**ENGINEER:** CONSORT, INC.

**LEGEND**

●	1/2" IRON ROD FOUND
○	IRON ROD WITH CAP FOUND
▲	NAIL FOUND
○	1/2" IRON ROD WITH CAP SET
( )	RECORD BEARING



SEE DETAIL FOR INTERIOR LOT ANNOTATION

PROJECT NO. 2352-3.001



## MEMORANDUM

**TO:** Members of the Planning Commission

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

**DATE:** October 15, 2015

**SUBJECT:** C8-2015-0053.0A Sunridge Park Section 1 Resubdivision Flag Lot variance request

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175(A)(2) of the Land Development Code to utilize a flag lot design for a resubdivision creating ten 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. However, improvements may be required including the possibility of a fire lane, installation of new hydrants, or sprinkling of structures.*

**(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;**

*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, Surrounding Neighborhood Exhibit and applicant statement) which generally shows the development pattern in the immediate vicinity. According to the map provided, (attached), the proposed flag lots are generally keeping with the average lots size within the immediate vicinity. 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.



March 20, 2015

City of Austin  
Planning and Development Review Department  
505 Barton Springs Road  
Austin, Texas 78704

Planning  
Engineering  
Landscape  
Architecture  
Entitlements

Re: Re-subdivision of Sunridge Park section one, Lot 1, Block E  
Flag Lot Variance Request

To Whom It May Concern:

By this letter we respectfully request a variance as required in Section 25-4-175 (A)(2) to allow the platting of flag lots on land that has previously been platted.

The design of the flag lots includes a 25-foot wide joint use driveway, to serve all four flag lots, with a hammer head at the end for emergency responder access. A fire hydrant will be located adjacent to the hammer head. Water service will be provided through an eight-inch water line that will be constructed in the joint use driveway. Wastewater service will be through a single service line connecting to the existing sanitary sewer located in the creek that bisects this property. By locating the water line under the joint use driveway, and connecting to the existing sanitary sewer line once instead of four times, the need to remove trees is reduced, as is the area of disturbance of the existing ground.

The adjacent developed subdivision is comprised of single family homes and is zoned SF-2. The development of these four flag lots will be compatible with the surrounding neighborhood because they will contain single family homes in conformance with the existing SF-2 zoning.

In summary, we believe that the design of the four flag lots meets the requirements of chapter 25-4-175(A)(2) for approval of a variance.

If you have any questions, or if I can provide any additional information, please do not hesitate to let me know.

Sincerely,

CONSORT, INC.  
T.B.P.E. Firm F-859

Mark T. Burson, P.E.



j:\work\1505-001\docs\variance request\flag lot variance request.DOCX

September 23, 2015



Mr. Don Perryman  
City of Austin  
Development Services Department  
P.O. Box 1088  
Austin, Texas 78701

Planning  
Engineering  
Landscape  
Architecture  
Entitlements

Re: Sunridge Park Section 1, Lot 1, Block E, Resubdivision  
C8-2015-0053.0A  
Flag Lot Variance Statement

Dear Mr. Perryman:

This project is to resubdivide the existing Sunridge Park, Section One, Lot 1, Block E, a 3.29-acre tract into twelve lots. Ten lots will be used for single family homes, and two lots will be used as alternative modified setbacks for a small existing wetland on the property. Because of the shape of the property we are proposing six flag lots, of which five will be used for single family homes.

The existing neighborhood consists one and two-story single-family homes on lots on hilly terrain with established trees. Existing lots in the neighborhood range from 27,226 square feet to 8,191 square feet, with the average size of sampled lots being 15,483 square feet.

The proposed flag lots in this resubdivision range from 21,175 square feet to 9,714 square feet, with an average area of 14,539 square feet. The terrain is hilly with trees spread across the property. During construction, as few trees as possible will be removed. The buildable portion of the flag lots will be located behind standard SF-2 lots which will screen the view of these lots from Sunridge Drive.

We believe the proposed development, including the flag lots, are compatible with the surrounding neighborhood's lot sizes, anticipated home sizes, similar terrain and vegetation.

Please see the attached exhibit showing the proposed flag lot layout, the layout of the lots in the existing neighborhood, along with a table that lists the size of existing and proposed lots.

Please let me know if you have any questions, or need any further information.

Sincerely,  
CONSORT, INC.  
T.B.P.E. Firm F-859

A handwritten signature in black ink that reads "Mark T. Burson".

Mark T. Burson. P.E.



J:\Work\1505-001\Docs\Flag Lot Variance\Flag Lot Statement.doc





## Anna Hoge

---

**From:** Tom Burson  
**Sent:** Wednesday, September 16, 2015 11:12 AM  
**To:** Anna Hoge  
**Subject:** FW: Resubdivision Sunridge Park Section One Lot 1 Block E



Tom Burson, P.E.  
1646 E. Cesar Chavez St.  
Austin, Texas 78702

~~tburson@consortinc.com~~

512-469-0500

---

**From:** Harmon, Cory [AWU] [mailto:cory.harmon@austintexas.gov]  
**Sent:** Wednesday, September 16, 2015 10:54 AM  
**To:** Perryman, Don <Don.Perryman@austintexas.gov>  
**Cc:** Tom Burson <tburson@consortinc.com>  
**Subject:** Resubdivision Sunridge Park Section One Lot 1 Block E

Don,

The proposed Resubdivision Sunridge Park Section One Lot 1 Block E, case #C8-2015-0053.0A, is approved from a plumbing code perspective.

Thank you,

Cory Harmon  
Site Plan Plumbing Coordinator  
City of Austin  
Development Assistance Center  
505 Barton Springs Rd., 1<sup>st</sup> floor  
(512) 974-2882

## Anna Hoge

---

**From:** Espinoza, Yvonne <Yvonne.Espinoza@austintexas.gov>  
**Sent:** Tuesday, September 22, 2015 2:42 PM  
**To:** Joel Wood; Perryman, Don  
**Cc:** Tom Burson; Anna Hoge  
**Subject:** RE: Sunridge  
**Attachments:** Sunridge.pdf

Joel,

The proposed fire lane ( see attachment) that was submitted for our informal review is acceptable for fire access to all lots. The construction of the fire lane and hydrant issues will be addressed at the construction phase since we don't know what the occupancies will be. Let me know if you need anything else.

*Yvonne Espinoza, P.E.*  
Engineering Services Section  
Austin Fire Department/Emergency Prevention Division 505 Barton Springs Rd., Suite 200  
Austin, Texas 78704  
Telephone (512) 974-0185  
Facsimile (512) 974-0162



*A working smoke alarm is the cheapest life insurance money can buy!*  
*Do Your Part—Zero Fire Deaths!*

---

**From:** Joel Wood [mailto:joelwood@consortium.com]  
**Sent:** Monday, September 21, 2015 5:55 PM  
**To:** Espinoza, Yvonne  
**Cc:** Tom Burson; Anna Hoge  
**Subject:** Sunridge

Yvonne,

Thank you for meeting with me earlier to discuss the Sunridge Resubdivision (case number is C8-2015-0053.0A). The subdivision proposes five residential flag lots, which require Planning Commission approval. We are seeking a sign-off from the fire department that the proposed subdivision provides adequate accessibility for emergency responders. A sign-off is required by the subdivision reviewer, Don Perryman. This is the last of the required supporting documentation we need prior to submitting for Commission approval.

This is a small, residential resubdivision adjacent to Sunridge Drive, near East Oltorf. There is a small, unmapped creek that bisects the site in a north-south direction. Sunridge Drive is adjacent to the eastern edge of the property. The five residential lots proposed for the western side of the creek will be flag lots. We are proposing a private, joint-use driveway to serve these five lots. The driveway will be 25-feet in width (road and bridge). The portion of the joint-use driveway which will serve the five lots west of the creek will be designed to accommodate fire department criteria for

access, weight, width, and turnaround. An existing fire hydrant is available within the required distance to all lots. We are proposing a second hydrant within the right-of-way near the joint-use driveway access. We believe we have designed a subdivision with health and safety as our highest priority, and one that meets the Code requirements.

Please let me know if you need any additional information. We will be submitting for subdivision and construction plan review once we receive approval from Commission for the flag lot variance. We are pushing to gather all required supporting documentation to submit to the Commission. We want to do this as soon as possible and get on the Commission's next agenda. If no additional information is needed and you can give us your approval, please send us an e-mail sign off and copy Don Perryman at [Don.Perryman@austintexas.gov](mailto:Don.Perryman@austintexas.gov).



Joel Wood, RLA  
1646 E. Cesar Chavez St.  
Austin, Texas 78702  
T.B.P.E. Firm No. F-859  
[jwood@consortinc.com](mailto:jwood@consortinc.com)  
512-469-0500

## Anna Hoge

---

**From:** Embesi, Michael <Michael.Embesi@austintexas.gov>  
**Sent:** Monday, August 17, 2015 7:03 AM  
**To:** Anna Hoge  
**Cc:** Tom Burson; Perryman, Don  
**Subject:** RE: Sunridge Resubdivision C8-2015-0053.0A

Thank you for your email. Please know that I sent my approval to Mr. Perryman at 10:30 on Thursday (August 13<sup>th</sup>).

Thanks again,  
Michael Embesi  
City of Austin – Development Services Department  
City Arborist  
505 Barton Springs Road, Fourth Floor  
Austin, TX 78704  
Phone (512) 974-1876  
Fax (512) 974-3010  
Web Sites:  
<http://www.austintexas.gov/department/city-arborist>  
<http://www.austintexas.gov/department/urban-forestry>

---

**From:** Anna Hoge [mailto:ahoge@consortinc.com]  
**Sent:** Sunday, August 16, 2015 5:32 PM  
**To:** Embesi, Michael  
**Cc:** Tom Burson  
**Subject:** Sunridge Resubdivision C8-2015-0053.0A

Mr. Embesi:

Thank you for meeting with me Thursday, 8/13/2015, to discuss our proposed Resubdivision of Sunridge Park, Section One, Lot 1, Block E. As we discussed, we are proposing a Resubdivision which includes six flag lots. Five of the flag lots will serve residential lots, plus one flag lot serving a critical environmental feature mitigation lot. The inclusion of these flag lots limit the access to the five residential lots to a single joint-use access, preserving sensitive environmental conditions on the property.

Land previously subdivided require a Commission approved variance for flag lots. This approval is needed from the City Arborist, among others. Per our recent discussion, please forward your approval of these flag lots to me, and Don Perryman, so that we might begin preparing our case for presentation to the Commission.

I am available for any questions or concerns you may have.

Best Regards,  
Anna



Anna Lee Hoge, RLA, LEED AP, ASLA  
1646 E. Cesar Chavez St.  
Austin, Texas 78702  
T.B.P.E. Firm No. F-859  
[ahoge@consortinc.com](mailto:ahoge@consortinc.com)  
512-469-0500, ext. 23

FILE: G:\WORK\1805-001\EXHIBITS\EXHIBIT SURROUNDING LOTS.DWG - PLOTTED ON: 09/23/15 12:13PM - BY: JOEL

<u>LOT</u>	<u>AREA</u>
<u>EXISTING</u>	<u>SQ. FT*</u>
A-31	8,191
A-35	13,208
A-37	13,132
A-38	16,206
A-39	18,871
C-16	12,057
E-2	13,757
E-6	22,585
E-7	27,226
E-11	9,593

<u>FLAG LOTS</u>	<u>AREA</u>
<u>PROPOSED</u>	<u>SQ. FT</u>
7	13,940
8	13,653
9	14,647
10	13,562
11	21,715
12	9,714





\* AREAS PER TRAVIS CENTRAL APPRAISAL DISTRICT

SURROUNDING NEIGHBORHOOD EXHIBIT

LEGEND

SUNRIDGE  
SUBDIVISION  
09-15-2015

  
SCALE: 1"=200'

 EXISTING LOT LINES  
 PROPOSED FLAG LOTS

