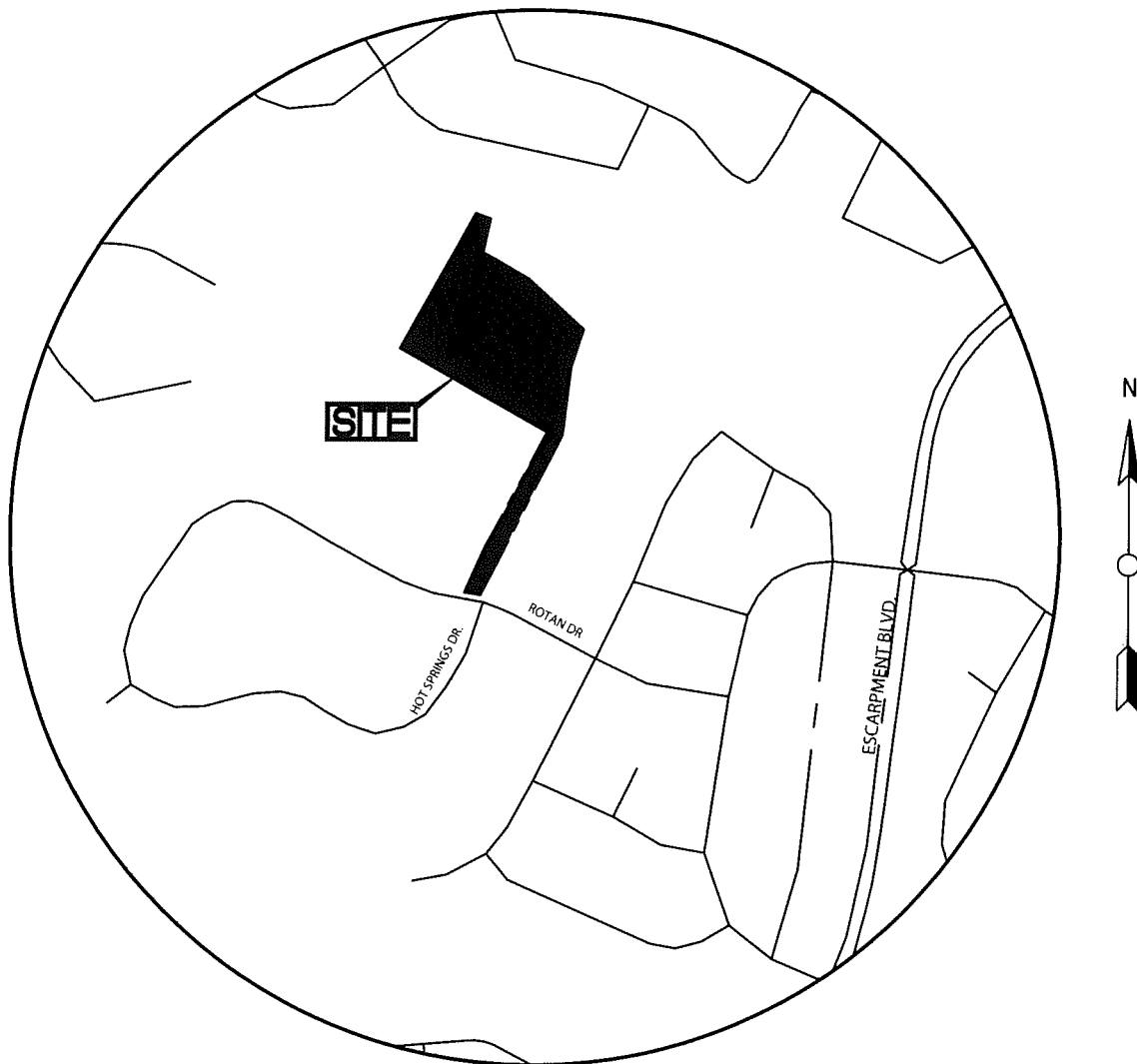


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0079.0A**PC DATE:** January 26, 2016**SUBDIVISION NAME:** Resubdivision of Lot 2, Block B, Shadowridge Crossing, Section 9-B**AREA:** 5.674 acres**LOTS:** 2**APPLICANT:** Clark & Julianna Ross**AGENT:** KBGE Engineering  
(Armando Portillo/Brian Estes)**ADDRESS OF SUBDIVISION:** 6520 Rotan Dr.**GRIDS:** MB18**COUNTY:** Travis**WATERSHED:** Williamson Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF2-NP**DISTRICT:** 6**LAND USE:** Residential**NEIGHBORHOOD PLAN:** West Oakhill**VARIANCES:** Flag lot variance in accordance with LDC 25-4-175.**SIDEWALKS:** Sidewalks will be constructed along Rotan Drive.

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 2, Block B, Shadowridge Crossing, Section 9-B and a flag lot variance. The plat is comprised of 2 lots on 5.674 acres. The applicant proposes to resubdivide an existing lot into two flag lots for residential use. The proposed flag lots comply with the fire code, utility design criteria, plumbing code and requirements for access, in accordance with LDC 25-4-175. In addition, the proposed lots comply with zoning requirements for use and lot size.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

**PLANNING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)



# LOCATION MAP

SCALE: 1" = 500'  
COA GRID: B18  
MAPSCO GRID: 641D

TBPE No. : F-12802



KIMBELL | BRUEHL | GARCIA | ESTES

105 W. RIVERSIDE, STE 110, AUSTIN, TX 78704 TEL (512) 439-0400

6520 ROTAN DR  
AUSTIN, TRAVIS CO, TEXAS

SITE LOCATION

CLIENT

CLARK ROSS  
4504 GRINDER PASS  
AUSTIN, TEXAS 78749  
PHONE: (xxx) xxx-xxxx

CHECKED BY: XX

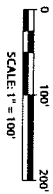
JOB #: xxx-001

ISSUE DATE: 2/9/15

SHEET:

**EXHIBIT**

CHECKED BY	
ap	
JOB NUMBER:	SUBMITTAL DATE:
BE-001	January 11, 2016

[illegible]

DEJUAN L. ROSS  
4504 GARDNER PASS  
AUSTIN, TX 78749

STATE OF TEXAS &  
COUNTY OF TRAVIS &

DATE \_\_\_\_\_

THIS INSTRUMENT ACKNOWLEDGED BEFORE  
ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC, IN AND FOR

MY COMMISSION EXPIRES

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS  
I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTFOLIO OF THE CANDIDATE FOR THE EXAMINATION

HEREWITH, ALL ENGINEERING INFORMATION SHOWN ON THE PLAN OR PLAT IS ACCURATE AND CORRECT, AND, WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLANNOR OR PLAT COMPLETES WITH THE ENGINEER'S BEST PROFESSIONAL JUDGMENT. THE ENGINEER'S OBLIGATION IS LIMITED TO THE DESIGN OF THE ENGINEER'S PORTIONS OF THE PLAN OR PLAT, AND ALL OTHER APPLICABLE CITY AND TRAVAS COUNTY CODES, ORDINANCES AND ZONING CODES, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVAS COUNTY CODES. THE TWO YEAR FLOODPLAIN IS COINCIDENT WITH THE DRAWDOWN ELEVATION SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FETERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 4450C05050H. TRAVAS COUNTY RESOLUTION, DATED SEPTEMBER 26, 2008.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS AND I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAN OR PLAT SUBMITTED HEREWITH. ALL SURVEYING INFORMATION SHOWN ON THE PLAN OR PLAT IS ACCURATE AND CORRECT, AND I AM NOT PROVIDING ANY INFORMATION WITH REGARD TO THE SURVEYING PORTIONS THEREOF. THE PLAN OR PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRANS COUNTY CODES, ORDINANCES AND RULES.

	CONVE. RADIUS	DETA. ANGLE	ARC. LENGTH	CHORD BEARING	CHORD LENGTH
C1	701.86'	3.0924°	39.00'	N29.4153°W	38.99'
C2	701.86'	0.1004°	2.07'	N81.2156°W	2.07'

USE	LOT NUMBER	ACREAGE
SF	1	4.530
SF	2	1.144
TOTAL	2	5.674

ABRAM C DASHNER  
R.P.L. NO. 3901  
KBOE SURVEYING  
105 W. RIVERSIDE DRIVE STE 110  
AUSTIN, TX 78704

SHEET:  
1 OF 2  
C8-2015-0079.0A

# RESUBDIVISION OF LOT 2, BLOCK B SHADOWRIDGE CROSSING SECTION 9-B

CHECKED BY  
ap  
SUBMITTA DATE  
BE-001 APRIL 13, 2015

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

CHAIR \_\_\_\_\_ SECRETARY \_\_\_\_\_

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD

J. ROBERT GONZALES, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

## TRAVIS COUNTY CLERK REGISTRATION CERTIFICATION

STATE OF TEXAS  
COUNTY OF TRAVIS  
I, DANA DEBAVOUR, 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 OF THE CLERK OF TRAVIS COUNTY, TEXAS, ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, AT \_\_\_\_\_ O'CLOCK.  
\_\_\_\_\_, M., PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER \_\_\_\_\_  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY  
WITNESS MY HAND AND SEAL OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 A.D.  
DANA DEBAVOUR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
DEPUTY \_\_\_\_\_  
FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015 A.D.  
DANA DEBAVOUR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS  
DEPUTY \_\_\_\_\_

## NOTES:

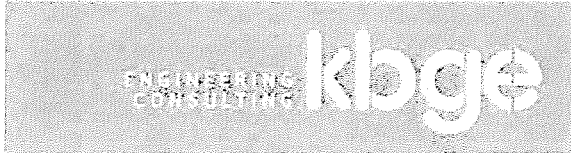
1. ALL EASEMENTS AND EASEMENTS CONTAINED ON THE PLAT OF SHADOWRIDGE CROSSING SECTION 9-B, RECORDED AS DOCUMENT NO. 200600002 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS SUBDIVISION.
2. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT OF SHADOWRIDGE CROSSING SECTION 9-B. THE OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF THE REQUIRED SIDEWALKS. THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAT MUST BE REVIEWED 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.
5. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT 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, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.
6. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. 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.
8. IN ACCORDANCE WITH SECTION 25-4-4-175 OF THE LAND DEVELOPMENT CODE, A FLAG LOT VARIANCE WAS GRANTED BY THE PLANNING COMMISSION ON \_\_\_\_\_, 2015.
9. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REGISTRATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE PROPOSED OVERHEAD ELECTRICAL LINES. THE OWNER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROPOSED OVERHEAD ELECTRICAL LINES. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
10. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT REMOVE ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
11. JOINT-USE ACCESS TO ROYAL DRIVE SHALL BE PROVIDED FROM LOTS 1 AND 2.
12. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
13. AN EGRESS IN EMERGENCY VEHICLE ACCESS DISTANCE HAS BEEN APPROVED FOR LOTS 1 AND 2 SHADOWRIDGE CROSSING SECTION 9-B, RESUBDIVISION OF LOT 2, BLOCK B, AS REQUESTED BY THE OWNER AND EXCEPTED FROM THE STANDARD EGRESS DISTANCE REQUIREMENTS. THE EGRESS DISTANCE REQUIREMENT IS LIMITED TO CONSTRUCTION OF NO MORE THAN TWO SINGLE FAMILY STRUCTURES IMPACTED BY THE INCREASED EMERGENCY VEHICLE ACCESS DISTANCE.
14. DRIVEWAY TO LOT 2 TO ALLOW CONVEYANCE OF OFFSITE WATER VIA LOW WATER CROSSINGS TO PREVENT BLOCKAGE OF FLOW ONTO ADJACENT PROPERTIES.
15. JOINT USE DRIVEWAY TO BE DESIGNED AS VALLEY SECTION TO DIRECT RUNOFF TO D.E. FLOW TO BE RETURNED TO SHEET FLOW THROUGH USE OF NON-STRUCTURAL COMPONENTS.
16. ELECTRIC EASEMENT IN DOCUMENT NO. 2007197166, HEREBY GRANTED SHALL BE LIMITED TO AN AREA EXTENDING FIVE FEET ON ALL SIDES OF THE ACTUAL INSTALLED LOCATION OF THE FACILITIES (THE "EASEMENT AREA") AND THIS EASEMENT SHALL NO LONGER BE IN FORCE OR EFFECT THEREAFTER AS TO THOSE PORTIONS OF THE PROPERTY OUTSIDE THE EASEMENT.

ENGINEERING  
SURVEYING  
kdbg

KIMBELL I BRUEHL I GARCIA I ESTES  
105 West Broadway Drive, Ste 110 Austin, Texas 78704  
T: (512) 425-1232  
F: (512) 425-1233  
E: kimb@kdbg.com

SHEET:  
2 OF 2

CB-2015-0079.0A



105 W Riverside, Suite 110  
Austin, Texas 78704  
512 | 439 | 0400  
kbge-eng.com

KIMBELL | BRUEHL | GARCIA | ESTES

September 16, 2015

Steve Hopkins  
City of Austin  
Planning and Development Review Department  
One Texas Center, Austin, TX 78704

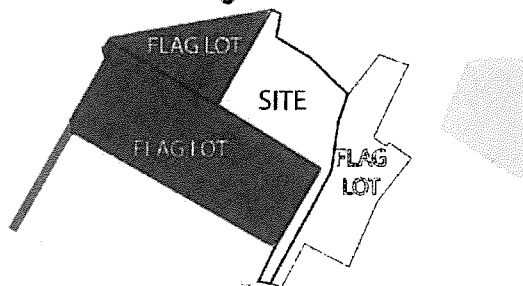
RE: C8-2015-0079.0A - Flag lot compatibility with existing neighborhood

Dear Mr. Hopkins,

This letter is to describe the proposed flag lot with respect to the adjoining properties and neighborhood. This particular tract is comprised of an existing flag lot. The tract is in fact surrounded on three sides by similar flag lots.

- There is a flag lot adjacent to the south property line.
- There is a flag lot adjacent to the western property line.
- There is a flag lot adjacent to the eastern property line.

The northern property line is the lone exception, however the entirety of that particular property line is adjacent to an existing conservation easement and water quality easement.



We believe the creation of two flag lots from this existing flag lot will be compatible with the surrounding tracts and we request approval of the variance.

Sincerely,

A handwritten signature of Brian Estes.

Brian Estes, PE  
Principal

KBGE



TBPE No. F-12802