

**SUBDIVISION VARIANCE REVIEW SHEET****CASE NO.:** C8-2015-0227.0A**P.C. DATE:** 04-26-16**SUBDIVISION NAME:** 1023 Springdale Subdivision**AREA:** 9.99 acres**LOT(S):** 1**OWNER/APPLICANT:** 1023 Holdings, LLC  
(Daryl Kunik)**AGENT:** 1023 Holdings, LLC  
(Daryl Kunik)**ADDRESS OF SUBDIVISION:** 1023 SPRINGDALE RD**GRIDS:** ML22**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** CS-CO-NP**DISTRICT:** 3**NEIGHBORHOOD PLAN:** MLK**PROPOSED LAND USE:** Commercial**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** The applicant requests a variance from LDC section 25-4-151 which requires that streets in a new subdivision shall be aligned with and connect to existing streets on adjoining property. The applicant proposes to not extend Don Ann Street into the proposed subdivision.

**RECOMMENDED.** See attached memorandum from transportation review.

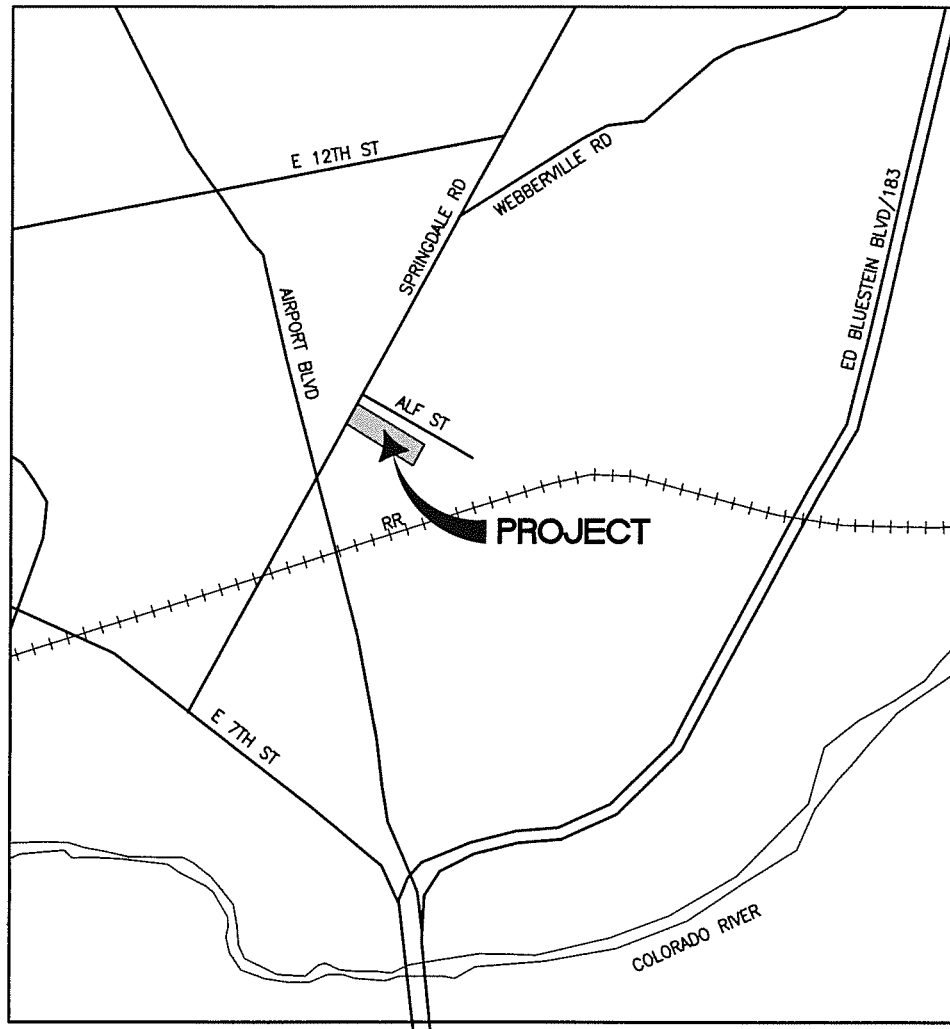
**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the above referenced variance request only. The associated subdivision, 1023 Springdale Subdivision, is composed of 1 lot on 9.99 acres and may be approved administratively subject to the granting of the variance request.

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

**PLANNING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-MAIL:** don.perryman@autintexas.gov

**VICINITY MAP**

NTS  
GRID L22  
MAPSCO 586T, 586X

## 1023 SUBDIVISION

SCALE 1"=107'

100 0 100 200 300  
GRAPHIC SCALE (IN FEET)  
1 inch = 100 ft.

BEING 9.99 ACRES OF LAND, OUT OF THE J.C. TANNEHILL SURVEY NUMBER 20, TRAVIS COUNTY, TEXAS, SAME BEING THAT CERTAIN 1023 HOLDINGS, LLC 9.99 ACRE TRACT RECORDED IN DOCUMENT NUMBER 201501632, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID 9.99 ACRES OF LAND TO BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron rod found in the easterly right-of-way line of Springdale Road, at the northeast corner of that certain Exxon Corporation 19.17 acre tract recorded in Volume 633, Page 242, Deed Records, and county, same being the southwest corner of said 9.976 acre tract, for the southeast corner hereof;

THENCE North 29 degrees 44 minutes 15 seconds East, along said Springdale Road and the westerly line of said 9.976 acre tract, 376.03 feet to an iron rod found in said line, at the southeast corner of Block E, Springdale Addition, a subdivision recorded in Volume 4, Page 225, Plat Records, and county, same being the northeast corner of said 9.976 acre tract, for the northeast corner hereof;

THENCE along the southerly line of said Block E, the southerly line of Lots 1, 2, 3, and 4 of Block E, of said subdivision, the southerly right-of-way line of Don Ann Street, and the northerly line of said 9.976 acre tract, the following 3 calls:

1. South 59 degrees 49 minutes 40 seconds East, 60.00 feet to an iron rod found,
2. South 59 degrees 49 minutes 40 seconds East, 779.76 feet to an iron rod found,
3. South 69 degrees 02 minutes 42 seconds East, 109.80 feet to an iron rod found,
4. South 59 degrees 42 minutes 46 seconds East, 60.65 feet to an iron rod found,
5. South 59 degrees 27 minutes 01 seconds East, 90.09 feet to a concrete monument found in the southerly line of Lot 3, Block E, of said subdivision, at the northeast corner of Lot 6, Block E, of said subdivision, same being the northeast corner of said 9.976 acre tract, for the northeast corner hereof;

THENCE South 29 degrees 38 minutes 28 seconds West, along the westerly line of Lots 6-12, Block E, of said subdivision, and the easterly line of said 9.976 acre tract, 374.24 feet to a concrete monument found at the southwest corner of said Lot 12, Block E, in the northerly line of said 19.17 acre tract, same being the southeast corner of said 9.976 acre tract, for the southeast corner hereof;

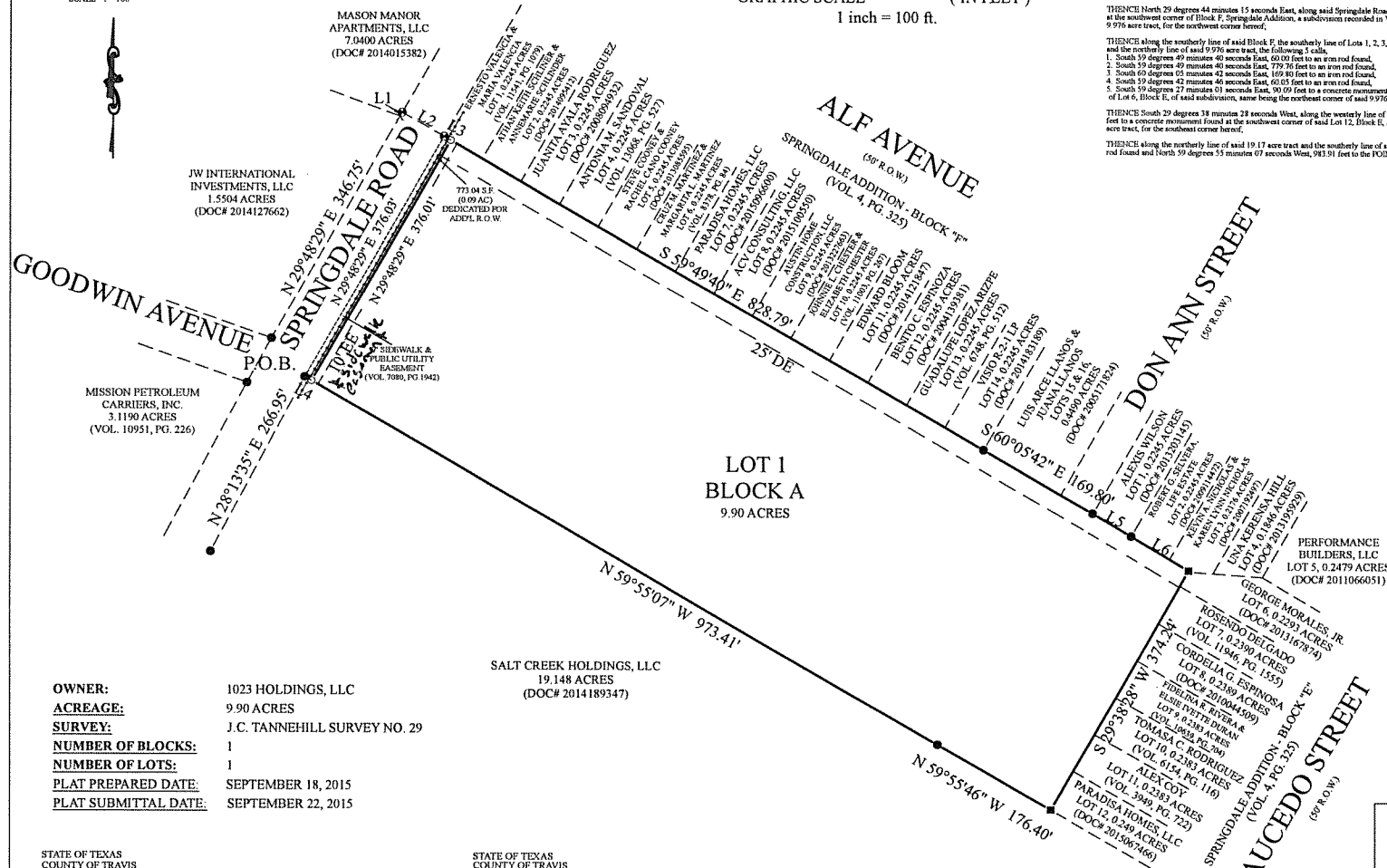
THENCE along the northerly line of said 19.17 acre tract and the southerly line of said 9.976 acre tract, North 59 degrees 55 minutes 46 seconds West, 176.40 feet to an iron rod found and North 59 degrees 55 minutes 07 seconds West, 993.91 feet to the POINT OF BEGINNING.

## LEGEND

- 1/2" ROD FOUND
- CONCRETE MONUMENT FOUND
- P.O.B.— POINT OF BEGINNING
- PROPOSED SIDEWALK
- 1/2" ROD SET
- X— "X" SCRIBE FOUND IN CONC.
- CALCULATED POINT

EE electric & telecommunications easement

LINE	BEARING	LENGTH
1.1	N 29°48'29" E	5.87'
1.2	S 60°11'31" E	65.00'
1.3	S 59°49'40" E	10.50'
1.4	N 59°55'07" W	10.50'
1.5	S 59°42'46" E	60.05'
1.6	S 59°27'01" E	90.09'



OWNER: 1023 HOLDINGS, LLC  
ACREAGE: 9.90 ACRES  
SURVEY: J.C. TANNEHILL SURVEY NO. 29  
NUMBER OF BLOCKS: 1  
NUMBER OF LOTS: 1  
PLAT PREPARED DATE: SEPTEMBER 18, 2015  
PLAT SUBMITTAL DATE: SEPTEMBER 22, 2015

STATE OF TEXAS  
COUNTY OF TRAVIS

I, EDWARD RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25, OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED: 02/04/2016

EDWARD RUMSEY, RPLS # 5729  
ALLSTAR LAND SURVEYING  
9020 ANDERSON MILL RD  
AUSTIN, TX 78729



STATE OF TEXAS  
COUNTY OF TRAVIS

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY DEFINED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE ADMINISTRATION FIRM PANEL# 48453C 04651, DATED JANUARY 6, 2016.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

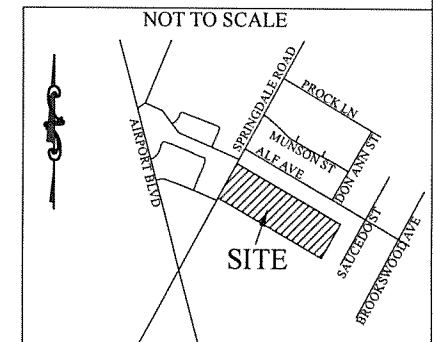
Blayne Stansbury  
BLAYNE STANSBURY, P.E. #3856  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS NO. 88646  
STANSBURY ENGINEERING CO., INC.  
P.O. BOX 309, MANCHACA, TX 78652  
512-292-8000

2/4/2016



SHEET 1 OF 2

CASE# C8-2015-0227.0A





## MEMORANDUM

TO: Members of the Planning Commission  
Don Perryman, Case Manager

FROM: Ivan J. Naranjo, Senior Planner

DATE: April 5, 2016

SUBJECT: 1023 Springdale Subdivision (C8-2015-0227.0A)  
Variance of Title 25, Section 25-4-151 (Street Connection)

Recommendation: **Approval**

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The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151 to not provide a public street connection to Don Ann Street, a residential local street, through the subject commercial property.

Per LDC 25-4-151, streets of new subdivisions are required to align 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.

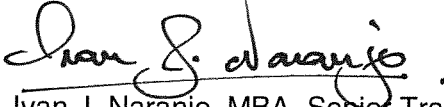
The proposed tract is located within the City of Austin's full purpose jurisdiction along the east side of Springdale Road at the intersection with Goodwin Ave. The tract is comprised of one commercial lot on 9.99 Acres. A site plan for a mixed-commercial development at this location is currently under review by City of Austin staff.

**Staff recommends approval of the variance for the following reasons:**

- The proposed commercial development would be adequately served by Springdale Road, a two-lane undivided collector roadway abutting the west side of the property as shown in the current site plan application under review (SP-2015-0385C).
  - A traffic impact analysis (TIA) was conducted for this site with Zoning Case C14-2015-0121 which demonstrated adequate access from Springdale Road plus acceptable levels of service for various intersections analyzed with the TIA. Based on the TIA recommendations, the developer will also post fiscal at the site plan stage for off-site improvements to help mitigate traffic impacts.
  - Don Ann Street is a residential local street that was previously platted in 1947 as it was intended to serve and provide vehicular access to other residential lots but not to commercial properties. The extension of Don Ann Street is not necessary to provide access to other residential lots and would place an undue hardship on the subject commercial property since it will reduce the developable area and would require a redesign of the site.
  - Transportation Review staff has not received any expressed concerns from the neighborhood group nor any opposition to the applicant's request not to extend Don Ann Street through the subject property.
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If you should have any questions or require additional information, please feel free to contact me at (512) 974-7649.

Respectfully,

A handwritten signature in black ink, appearing to read "Ivan J. Naranjo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ivan J. Naranjo, MBA, Senior Transportation Planner  
City of Austin Development Services Department  
Land Use Review Division - Transportation Review Section

Enclosure

**STANSBERRY ENGINEERING Co.**

January 18, 2016

Ms. Sangeeta Jain  
City of Austin Development Services Department  
505 Barton Springs Road, Suite 475  
Austin, TX 78704

RE: 1023 Springdale Subdivision  
C8-2015-0227.0A

Sangeeta,

The proposed 10 acre, one lot subdivision, located at 1023 Springdale Road, is submitted for administrative approval and is being reviewed concurrently with site development permit application, CP-2015-0385C, for commercial development.

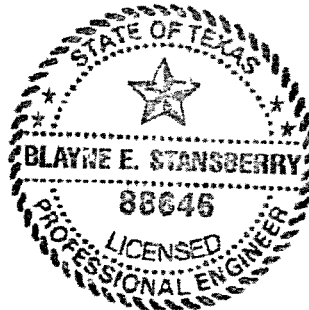
The existing residential property to the north was platted as Springdale Addition in 1947 and is attached as Figure 1 for reference. It included right of way for a future extension of Don Ann Street south of Alf Avenue which extends to the 1023 Springdale site. Although this section of ROW exists, it is not paved or used by vehicles or pedestrians as a connection. Refer to aerial image shown in Figure 2.

This connection has not been used for public access or connectivity for 69 years, a variance to LDC§25-4-151 is requested. Please schedule the variance request for hearing by the Land Use Commission as soon as possible.

Sincerely,

Stansberry Engineering Co., Inc.

*Blayne Stansberry*  
Blayne Stansberry, P.E.



**SPRINGDALE ADDITION**

DR. A. A. BIRDEL  
Vol. 321 P. 80

ALF AVENUE

DON ANN ST.

BERGER STREET

PAUL FEUBACHER  
Vol. 320 P. 66

SPRINGDALE ROAD

GOODWIN AVE

G.C. FRANK SUBDIVISION  
BOOK 4 P. 308  
  
 HENRY BROOKS  
VOL. 744 P. 272

A  
  
 F

C  
  
 D

E



Figure 2. Aerial view of Don Ann Street Right of Way, 2015





**Perryman, Don**

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**From:** Naranjo, Ivan  
**Sent:** Tuesday, April 19, 2016 10:42 AM  
**To:** Martin, Anna; West, Samuel  
**Cc:** James, Scott; Moin, Pirouz; Perryman, Don; Linseisen, Andrew; Blayne Stansberry; Grantham, Scott  
**Subject:** RE: 1023 Springdale Subdivision, C8-2015-0227.0A

Sam & Anna,

Thank you both very much for your comments regarding this case. DSD is also in agreement as our findings indicate that there are various significant reasons to justify the variance for not extending Don Ann Street. As always, many thanks for your assistance as it is greatly appreciated.

Best regards,

Ivan J. Naranjo, MBA, Senior Transportation Planner  
City of Austin - Development Services Department  
Land Use Review Division / Transportation Review Section  
Office: 512.974.7649 / Fax: 512.974.2895  
Email: [ivan.naranjo@austintexas.gov](mailto:ivan.naranjo@austintexas.gov)

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**From:** Martin, Anna  
**Sent:** Tuesday, April 19, 2016 10:08 AM  
**To:** West, Samuel; Naranjo, Ivan  
**Cc:** James, Scott; Moin, Pirouz  
**Subject:** RE: 1023 Springdale Subdivision, C8-2015-0227.0A

I am fine with this. This there is a parallel street just 350 feet to the east. Also limited opportunities for meaningful connections due to the south due to the existing railroad tracks,

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**From:** West, Samuel  
**Sent:** Monday, April 18, 2016 2:10 PM  
**To:** Naranjo, Ivan  
**Cc:** James, Scott; Martin, Anna; Moin, Pirouz  
**Subject:** RE: 1023 Springdale Subdivision, C8-2015-0227.0A

Ivan,  
If the unbuilt stub of Don Ann Street has been determine to not be needed for connection and Austin Transportation does not need for connectivity Public Works could support a variance.  
Thank you

Sam West Engineer Assoc. C  
Office of City Engineer  
Public Works Department  
Phone 512-974-8775

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**From:** Naranjo, Ivan  
**Sent:** Wednesday, April 13, 2016 2:54 PM  
**To:** West, Samuel <[Samuel.West@austintexas.gov](mailto:Samuel.West@austintexas.gov)>; Martin, Anna <[Anna.Martin@austintexas.gov](mailto:Anna.Martin@austintexas.gov)>

**Cc:** James, Scott <[Scott.James@atxad.org](mailto:Scott.James@atxad.org)>

**Subject:** FW: 1023 Springdale Subdivision, C8-2015-0227.0A

Sam & Anna,

Greetings and I hope you're both doing well. Please see the attached final plat which shows Don Ann Street abutting the proposed subdivision on the north side. The applicant has requested a variance not to extend Don Ann Street thru their commercial property since it is a local residential street that was never built and was dedicated as ROW with a residential subdivision which dates back to 1947.

The proposed subdivision is for one 9.9-acre lot that is planned for commercial development (SP-2015-0385C is under review) and had a TIA done recently with the approved zoning case (C14-2015-0121) which did not demonstrated a need for Don Ann St. to be extended. The TIA was conducted by Kimley-Horn and was reviewed by Scott James (DSD), Brian Craig (ATD-Signals) and myself. I kindly ask that you please study the variance request from your individual departments and let me know if ATD and/or Public Works would support the variance or find it necessary for Don Ann Street to be extended thru this property. As always, your assistance will be greatly appreciated.

Kindest regards,  
Ivan

Ivan J. Naranjo, MBA, Senior Transportation Planner  
City of Austin - Development Services Department  
Land Use Review Division / Transportation Review Section  
Office: 512.974.7649 / Fax: 512.974.2895  
Email: [ivan.naranjo@austintexas.gov](mailto:ivan.naranjo@austintexas.gov)

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**From:** Blayne Stansberry [mailto:[blayne.stansberry@cityofaustin.org](mailto:blayne.stansberry@cityofaustin.org)]  
**Sent:** Monday, February 08, 2016 2:22 PM  
**To:** Perryman, Don  
**Cc:** Naranjo, Ivan; Ann Armstrong  
**Subject:** 1023 Springdale Subdivision, C8-2015-0227.0A

Hello Don,

I hope you are well.

The subdivision plat for 1023 Springdale meets the criteria for administrative approval (1 lot, existing frontage, etc.)

However, during the review, it was determined that a land use commission variance would be needed in order not to extend an old existing ROW (vacant) that abuts the property.

Will this variance require the plat to be approved the commission or will the commission rule on the variance alone and the plat be approved administratively?

If the former, we need to change the sign off to commission approved. Please provide the language.

We will add a note, "A VARIANCE TO LDC 25-4-151, STREET ALIGNMENT AND CONNECTIVITY WAS GRANTED BY THE PLANNING COMMISSION ON \_\_\_\_\_".

Is the \$22.50 recording fee made payable to the City of Austin still applicable?

All comments are addressed and we will be paying fees this week. What is the earliest PC date?

Thanks,  
Blayne