

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0049.0A**P.C. DATE:** 09-27-16**SUBDIVISION NAME:** Broadacres, Lot 17, Blk 6 Resubdivision**AREA:** 0.334**LOT(S):** 2**OWNER/APPLICANT:** David Whitworth Development Company (David Whitworth)**AGENT:** David Whitworth Development Company (David Whitworth)**ADDRESS OF SUBDIVISION:** 5503 JEFF DAVIS AVE**GRIDS:** MJ27**COUNTY:** Travis**WATERSHED:** Shoal Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**NEIGHBORHOOD PLAN:** Brentwood**DISTRICT:** 7**PROPOSED LAND USE:** single family residential**ADMINISTRATIVE WAIVERS:** None

VARIANCES: The applicant is requesting a variance from LDC Section 25-4-175(A)(2) in order to resubdivide a lot using a flag lot design. **RECOMMENDED**, (see attached staff memorandum).

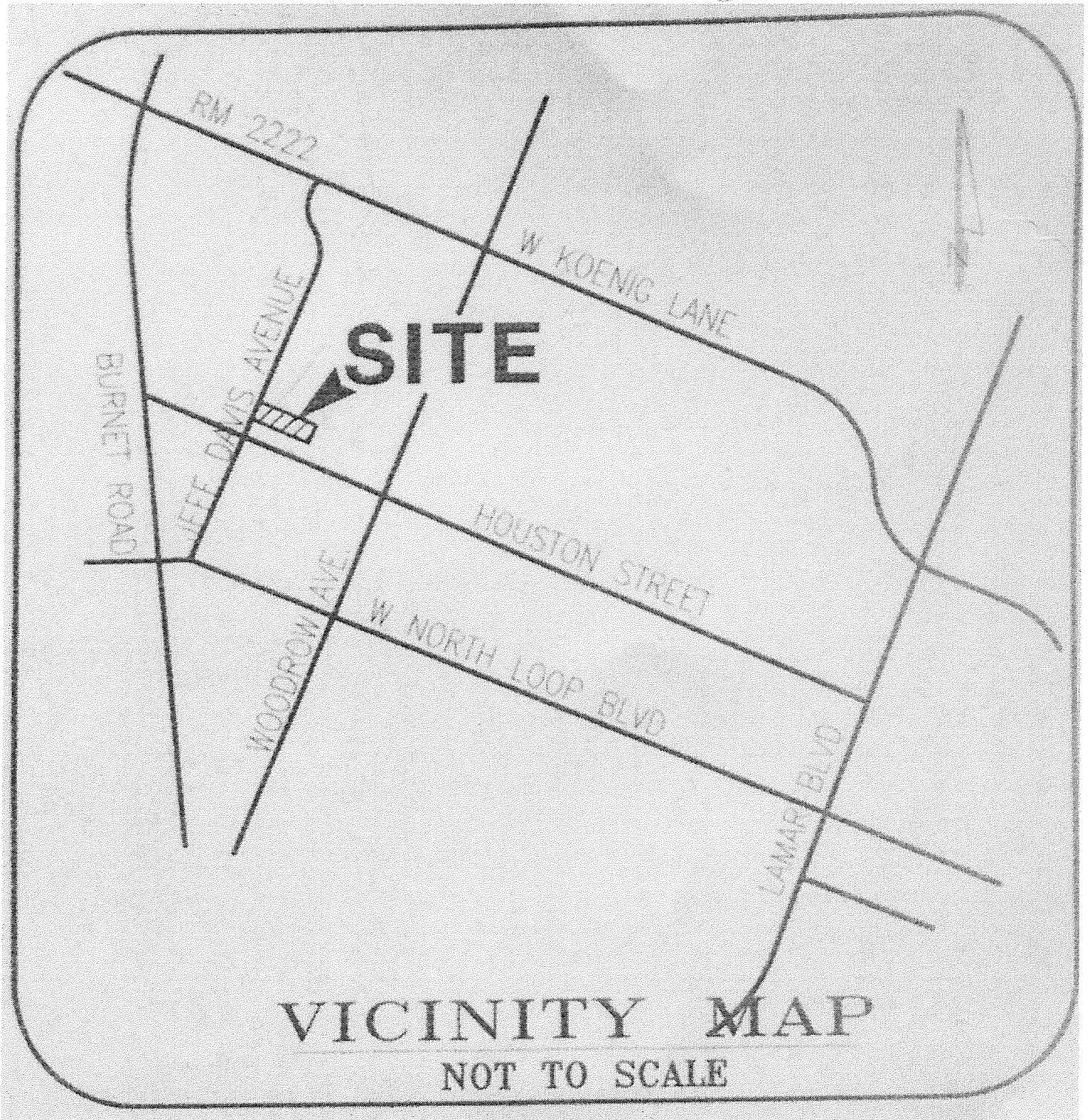
SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

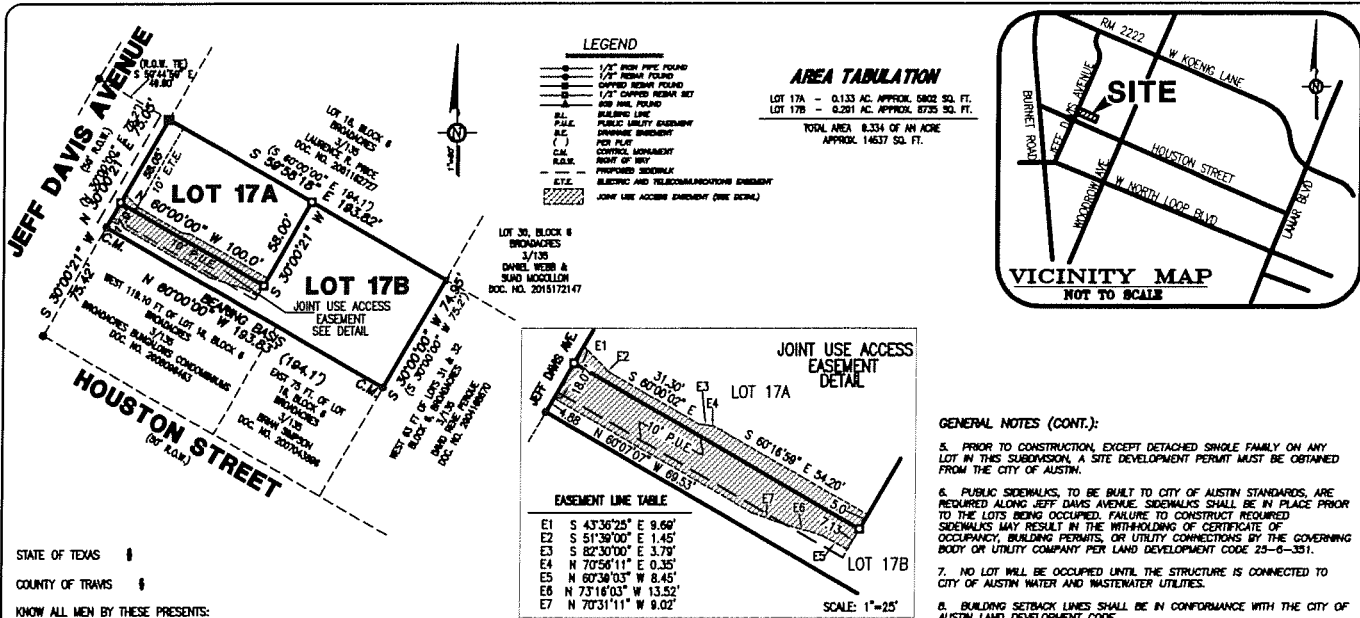
DEPARTMENT COMMENTS: The request is for approval of the Broadacres, Lot 17, Blk 6 Resubdivision. The proposed plat is composed of 2 lots on 0.334 acres. The applicant proposes to resubdivide an existing lot into two lots for residential use. The lots will take access via a shared joint use driveway fronting on Jeff Davis Avenue. The City of Austin will provide all utilities. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat subject to the Commission's approval of the above referenced variance request. This plat otherwise meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786

E-MAIL: don.perryman@austintexas.gov





STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That David Whitworth Development Company, owner of Lot 17, Block 6, Broadacres, A Subdivision of record in Volume 3, Page 135, of the Plat Records of Travis County, Texas, conveyed to me in instrument of record in Document Number 2015177458, Official Public Records of Travis County, Texas; said property having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014 of the Texas Local Government Code, do hereby resubdivide said lots in accordance with the Plat shown hereon, to be known as:

RESUBDIVISION OF LOT 17, BLOCK 4, BROADACRES SUBDIVISION-DWDC

and do hereby dedicate to the public use of the streets and easements as shown thereon. Subject to any easements and restrictions heretofore granted and not released. Pursuant to Chapter 212 of the Texas Local Government Code and Title 25 of the Austin City code.

Witness my hand this ____ day of _____, 20____.

DAVID WHITWORTH DEVELOPMENT COMPANY
3807 EDGEROCK
AUSTIN, TEXAS 78731

This instrument was acknowledged before me on _____, 20____.

Notary _____
Notary

My Commission Expires: _____

ENGINEER'S CERTIFICATE:

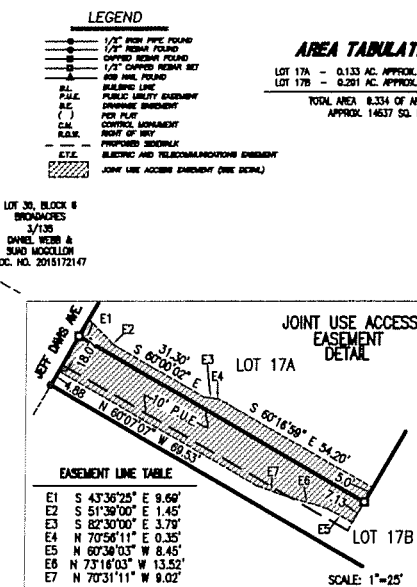
This Subdivision is NOT within the 100 year flood plain of any watercourse, per Federal Flood Insurance Administration FEMA Panel Number 48453C0445J, dated 01/06/2016 for the City of Austin, Travis County, Texas.

David Whitworth
Licensed Professional Civil Engineer No. 91217
3807 Edgerock
Austin, TX 78731
(512) 294-5130

SURVEYOR'S CERTIFICATE

I, Victor M. Garza, am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Travis County, Texas, and Chapter 25 of the Land Development Code of the City of Austin, as amended, and that said plat was prepared from a physical survey of the property under my direct supervision.

Victor M. Garza
Registered Professional Land Surveyor No. 4740,
State of Texas
1404 West North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, A.D.

J. ROONEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ____ DAY OF _____, 20____.

CHAIR

SECRETARY

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

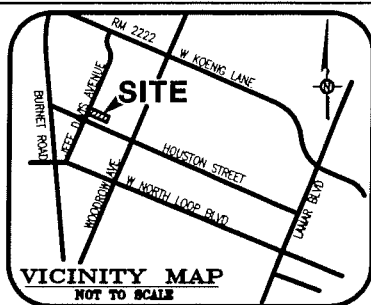
I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, A.D. AT _____ O'CLOCK ____ M., PLAT ____ RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER ____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20____, A.D.
DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

GENERAL NOTES:

- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, "BROADACRES" SUBDIVISION, RECORDED IN BOOK 3, PAGE 135, PLAT RECORDS, TRAVIS COUNTY, TEXAS SHALL APPLY TO THIS RESUBDIVISION PLAT.
- PROPERTY OWNER OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OF SAID EASEMENTS.
- 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.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.



GENERAL NOTES (CONT.):

- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- PUBLIC SIDEWALKS, TO BE BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG JEFF DAVIS AVENUE. SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT REQUIRED SIDEWALKS MAY RESULT IN THE WITH-HOLDING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OF UTILITY COMPANY PER LAND DEVELOPMENT CODE 23-6-351.
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER UTILITIES.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 PLAN 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 FEES WITH THE UTILITY CONSTRUCTION.
- EROSION/SEDIMENT CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE ENVIRONMENTAL CRITERIA MANUAL.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY 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 REPEALING MAY BE REQUIRED AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- ALL CURB CUTS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL THE TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND Ongoing MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION. IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT IF AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- A WAIVER FOR STORMWATER DETENTION REQUIREMENTS (PARTICIPATION IN RSP) WAS GRANTED FOR THIS SUBDIVISION ON 10/18/2016 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, WATERSHED ENGINEERING DIVISION.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- PARKLAND FEE WAS PAID FOR 4 UNITS DUE TO SF ZONING.
- 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.
- A VARIANCE TO SECTION ____ OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE PLANNING COMMISSION ON ____ (DATE).
- ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.3.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.
- BOTH LOTS SHALL HAVE ACCESS VIA THE JOINT USE ACCESS EASEMENT IN THE FLAG FOR ACCESS TO EACH LOT, NO ACCESS DRIVE OR CURB CUTS SHALL BE LOCATED OUTSIDE THE JOINT USE ACCESS EASEMENT.

CASE # CB-2018-0049.0A

SUBMITAL DATE: 4/6/18 PLAT PREPARED: 02/29/2018

RESUBDIVISION OF LOT 17, BLOCK 6 BROADACRES SUBDIVISION-DWDC

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

B&G B&G Surveying, Inc.	
1404 West North Loop Blvd. Austin, Texas 78756 Office 512-458-6969	
02/29/18 JOB # 81108115_PLAT SCALE: 1"=50'	FIELD: WILL CALCULATIONS: JE DRAFTING: JE
SHEET 1 OF 1	



MEMORANDUM

TO: Members of the Planning Commission

FROM: Don E. Perryman, Planner Senior
Development Services Department

DATE: September 20, 2016

SUBJECT: C8-2016-0049.0A Resubdivision of Lot 17, Block 6, Broadacres
Subdivision 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 2 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.

(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;

There are already numerous flag lot developments in the immediate vicinity. The entire area is zoned SF-3-NP which is the appropriate zoning for the proposed use. See attached, Surrounding Neighborhood Exhibit which generally shows the development pattern in the immediate vicinity. .

(v) the applicant provides a copy of any existing private deed restrictions;

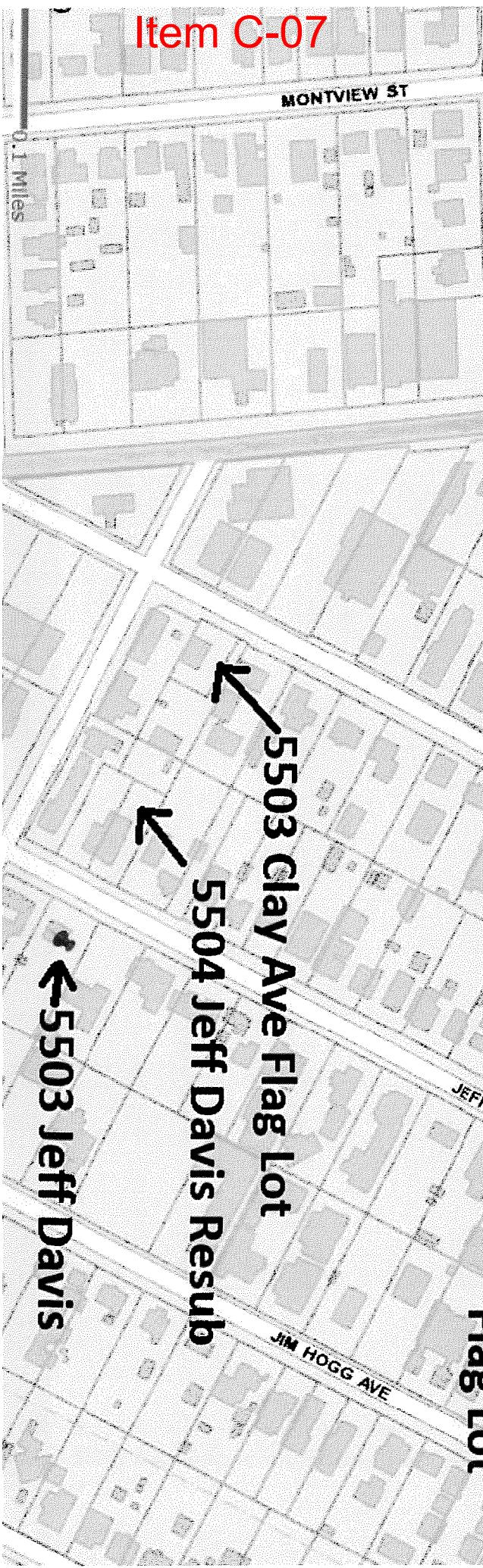
The applicant has determined that there are no existing private deed restrictions that are applicable to this property.

Based upon review of these criteria, staff **recommends** the variance request to develop a flag lot as a part of this resubdivision request.



1 OF 1

**Variance Backup-
Compatible with
surrounding
neighborhood. Five
other Flag Lots nearby
upon a quick and non all
inclusive count of the
immediate area.**



← 5621 Adams Flag Lot

← 5606 Clay Ave Flag Lot

5703 Jeff Da
Flag Lot

← 5611 Jeff Da
Flag Lot

← 5503 Clay Ave Flag Lot

← 5504 Jeff Davis Resub

← 5503 Jeff Davis

Item C-07