

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0196.0A**Z.A.P. DATE:** February 7, 2017**SUBDIVISION NAME:** Elmwood Estates Resubdivision of Lot 12 Block E**AREA:** 2.765 acres**LOT(S):** 5**OWNER/APPLICANT:** Matthews Lane LP (Amy Bernhard)**AGENT:** ATS Engineers Inspectors and Surveyors (Kerri Pena)**ADDRESS OF SUBDIVISION:** 1103 MATTHEWS LN**GRIDS:** MF16**COUNTY:** Travis**WATERSHED:** S. Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-2**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:** None

VARIANCES: The applicant request a variance from Section 25-4-175(A)(2) of the Land Development Code in order to resubdivide lots with a flag lot configuration; **RECOMMENDED**, (see attached staff memorandum). The applicant also requests a variance from Section 25-4-171(A) to create a lot that does not have frontage on a dedicated public street, **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 Resubdivision of Elmwood Estates Lot 12 Block E. The proposed plat is composed of 5 lots on 2.664 acres. There are 4 lots proposed for single-family residential use and 1 lot is proposed as a detention/critical environmental feature lot. The residential lots will utilize a joint use access easement to access Matthews Lane. All City of Austin utilities are available. The applicant will be responsible for all necessary improvements.

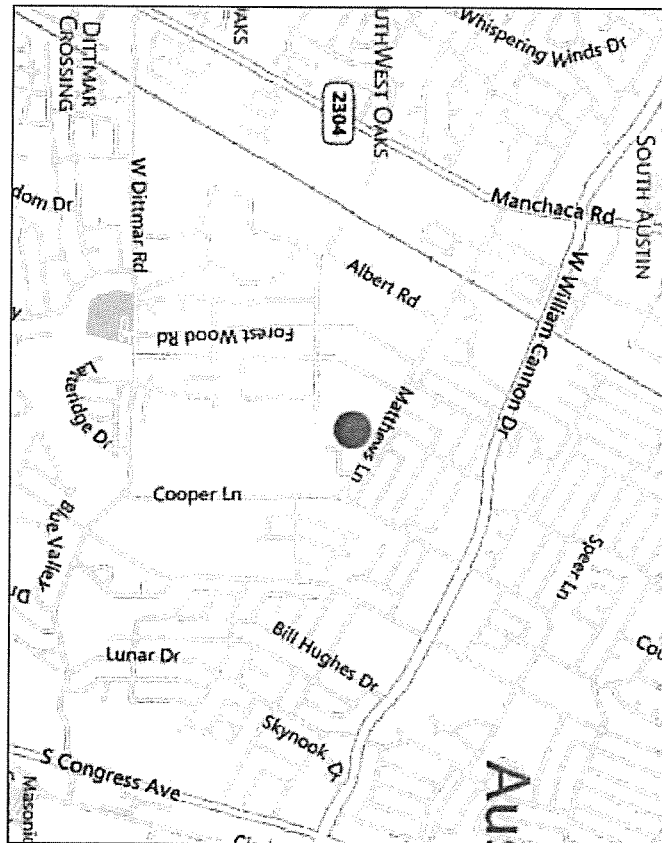
STAFF RECOMMENDATION: The staff recommends approval of the plat subject to the Commission's approval of the above referenced variance requests. This plat otherwise meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

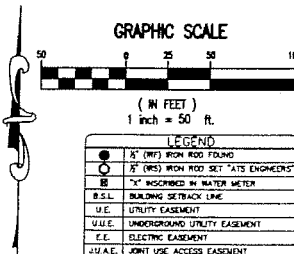
CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786

Vicinity Map
1108 Marthews Lane
Austin, Texas 78745



4 of 12



LEGEND	
●	"A" (WFS) FROM ROD FOUND
○	"B" (WFS) FROM ROD SET "ATS ENGINEER"
⊙	"T" INSCRIBED IN WATER METER
B.S.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
U.G.E.	UNDERGROUND UTILITY EASEMENT
E.E.	ELECTRIC EASEMENT
J.U.A.E.	JOINT USE ACCESS EASEMENT
WQE	WATER QUALITY EASEMENT
	SOCIALS
()	RECORD INFORMATION
R.O.W.	RIGHT OF WAY
PAVING	RIGHT OF WAY DEDICATION AREA
CL	CENTERLINE
PRCTC	DEED RECORDS TRAVIS COUNTY TEXAS
PRCTC	PLAT RECORDS TRAVIS COUNTY TEXAS

NOTE: SUBJECT TO EASEMENTS AND RESTRICTIONS AS SET FORTH
IN VOL. 1400, PG. 368, VOL. 1536 PG. 207, & VOL. 1943 PG. 350.
DEED RECORDS, TRAVIS COUNTY, TEXAS.

LOT SUMMARY			
LOTS	AC.	SF	USE
12A	0.328	14,284	SINGLE FAMIL
12B	0.282	12,293	SINGLE FAMIL
12C	0.454	19,817	SINGLE FAMIL
12D	0.709	30,887	SINGLE FAMIL
12E	0.980	42,672	DRAINAGE/WO
R.O.W	0.017	723	DEDICATION
TOTAL			
5	2.765	120,436	

CURVE	PI	CHORD BEARING	CHORD	LENGTH	ARC LONG
C1	25.00	S50°42'30"E	24.38	25.47	
C2	50.00	N15°20'18"W	25.13	25.40	
C3	25.00	N45°44'48"W	35.38	39.30	
C4	25.00	N44°13'12"E	35.33	39.24	
C5	25.00	N15°18'04"W	12.60	12.73	
C6	50.00	S50°42'30"E	48.76	50.83	

LINE	DIRECTION	LENGTH
L1	S 81°28'53" E	17.48'
L2	S 61°28'53" E	15.73'
L3	S 61°28'53" E	15.73'
L4	S 81°28'53" E	53.83'
L5	N 11°05'00" E	7.44'
L6	S 00°47'00" E	8.14'
L7	S 11°05'00" W	80.47'
L8	S 11°05'00" W	66.75'
L9	S 11°05'00" W	73.03'

LINE	TIME	EASEMENTS
L40E	DIRECTOR	LENGTH
L10	N61°28'53" W	35.78
L11	N28°50'27" E	17.88
L12	N29°53'51" W	80.80
L13	N00°42'36" W	582.60
L14	S86°14'44" W	23.03
L15	N29°53'51" W	23.03
L16	S89°13'00" E	25.00
L17	S00°47'00" E	25.00
L18	S89°13'00" W	25.00
L19	N00°42'36" W	78.20
L20	S00°47'00" W	25.00
L21	N00°47'00" W	19.44
L22	N00°47'00" W	20.00
L23	S89°13'00" W	7.98
L24	N00°42'36" W	65.13
L25	S89°13'00" W	23.07
L26	S00°47'00" W	25.00
L27	N00°47'00" W	825.46
L28	S89°13'00" W	23.09
L29	N00°42'36" W	56.69
L30	S29°53'51" E	60.80
L31	S89°13'00" W	23.03
L32	S89°13'44" W	10.00
L33	S00°47'00" E	41.08
L34	S09°21'13" W	20.48
L35	S89°21'13" W	30.92
L36	S89°21'13" W	48.80
L37	S89°21'13" W	20.00
L38	N11°05'00" E	85.11

THOMAS H. ELLIS
TRACT "A" AND TRACT
"B"
DOC. NO. 2004180155
QUITCLAIM DEED

 eileen merriitt
ATS Engineers
Inspectors
& Surveyors
www.ats-engineers.com
TOLPS FIRM REG. #10126000
4910 West Hwy 290 (512) 328-6995
AUSTIN, TEXAS 78735 FAX: (512) 328-6996
S:\Matthews\10103\Production\PLAT_RESUB 112-000_C1W

PROJECT NO:
PLOT DATE:
10-08-2016
SHEET:
1 of 2

C8-2015-0196.0A



MEMORANDUM

TO: Members of the Zoning and Platting Commission

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

DATE: January 26, 2017

SUBJECT: C8-2015-0196.0A Elmwood Estates, Resubdivision of Lot 12, Block E,
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 4 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 is an existing flag lot development in the immediate vicinity.. The entire area is zoned SF-2 which is the appropriate zoning for the proposed use.

(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.



**Engineers
Inspectors
& Surveyors**

FIRM REG. #2487

3636 Executive Center Drive
Suite 100
Austin, Texas 78731
512.328.6995
512.328.6996. Fax

Commercial and
Residential Engineering

- Structural
- Civil
- Mechanical
- Electrical
- Plumbing

Rehabilitation Designs

Property Condition
Inspections

Surveying

Texas Accessibility
Standards (ADA)
Compliance Reviews
& Inspections

Certified Code
Compliance Inspectors
& Plan Reviewers

Construction Consulting

October 1, 2016

Don Perryman, Case Manager
City of Austin, Planning and Development Review
One Texas Center, 505 Barton Springs Rd.
Austin, Texas 78704

RE: Elmwood Estates Replat, 1103 Matthews Lane
COA #C8-2015-0196.0A

Dear Mr. Perryman,

Please accept this letter as written request for a variance for flag lot. We have addressed the items required for approval, by City of Austin Ordinance below.

1. Fire has approved the subdivision.
2. Utility reviewers have signed off on this subdivision.
3. No trees are being removed with this subdivision and the Critical Environmental Feature on the lot has been put in its own lot to ensure it natural habitat.
4. A map is included that shows a flag lot subdivision in the vicinity of our site. The site approved actually has more lots than being proposed in our subdivision.
5. No existing private deed restrictions on this site.

Please contact me if you have any additional questions.

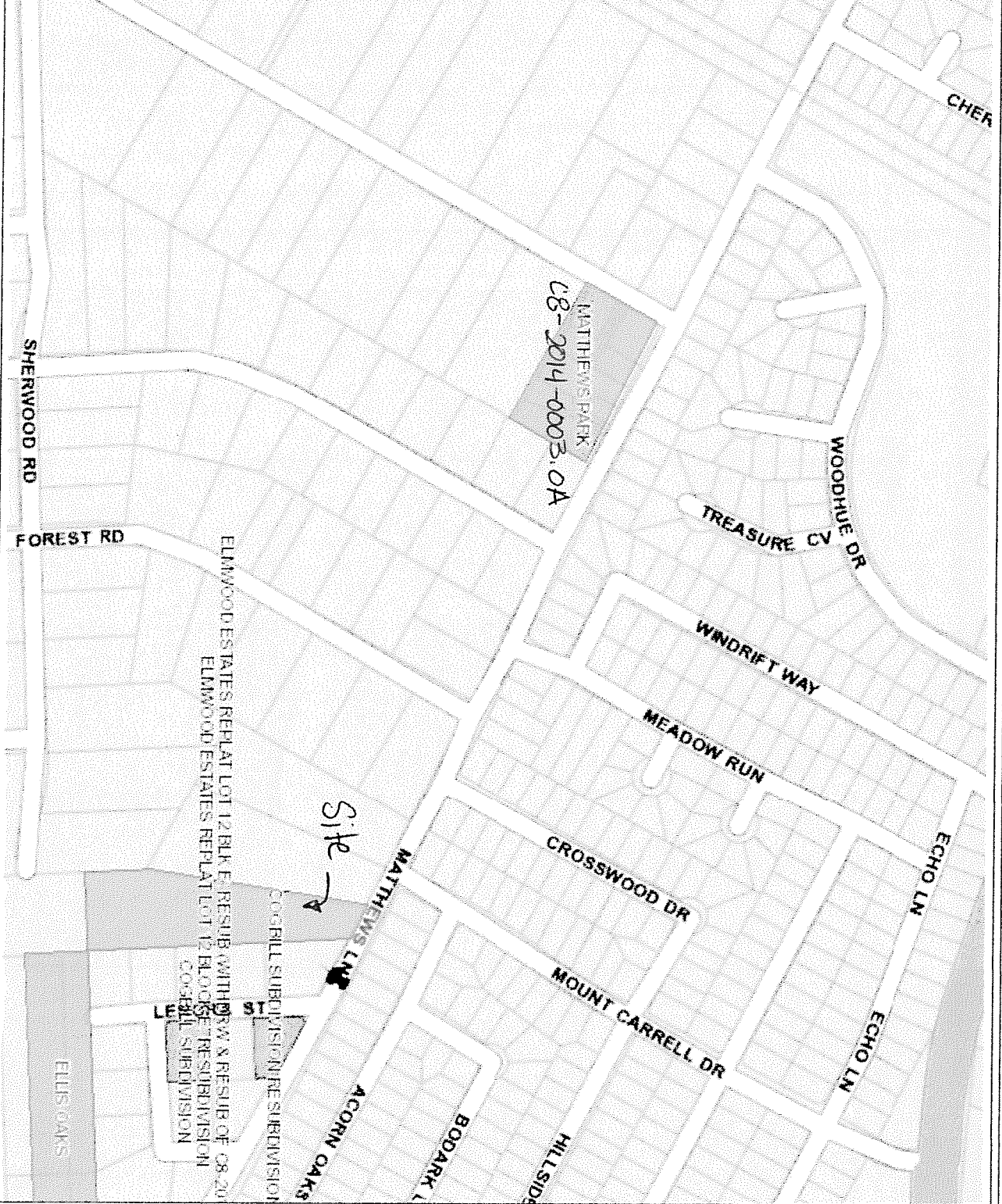
Sincerely,

Kerri K. Pena, PE

CITY OF AUSTIN DEVELOPMENT WEB MAP

8 of 12

Item C-11



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- Subdivision Review Case:

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

**MEMORANDUM**

TO: Don Perryman, Case Manager
Members of the Zoning and Platting Commission

CC: Andrew Evans, P.E., ATS Engineers Inspectors and Surveyors

FROM: Natalia Rodriguez, Transportation Review

DATE: January 26, 2017

SUBJECT: Variance Request for Elmwood Estates Replat Lot 12 Blk E; Resub
(Withdrw & Resub of C8-2014-0163.0A)
Case Number – C8-2015-0196.0A


The applicant for the above referenced subdivision is requesting a variance for the Land Development Code (LDC), Sec. 25-4-171 (a) from the requirement that each lot in a subdivision shall abut a dedicated public street.

The proposed development consists of four (4) residential lots and one (1) detention/critical environmental feature lot. The detention/critical environmental feature lot does not abut a dedicated public street. Vehicular access to all lots will be from Matthews Lane through a single joint use access driveway within a recorded joint use access easement.

Staff recommends granting this variance with the following conditions:

- 1.) Vehicular access from Matthews Lane shall be provided to the detention/critical environmental feature lot through a recorded joint use access easement.
- 2.) The detention/critical environmental feature lot shall only be for the construction of the drainage facility and will not be for the development of residential use.
- 3.) The joint use access easement and driveway pavement width shall be 25 feet and meet all fire and transportation criteria.

If you have any further questions or required additional information, please contact me at 512-974-3099.


Natalia Rodriguez, CNU – A
Transportation Planner II
Development Services Department

PUBLIC HEARING INFORMATION

Although 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.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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 site: <http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2015-0196.0A

Contact: Don Perryman, 512-974-2786 or
Cindy Casillas, 512-974-3437

Public Hearing: January 17, 2017, Zoning & Platting Commission

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512 694-9332

Comments:

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

City of Austin – Development Services Department / 4th FI
Don Perryman
P. O. Box 1088
Austin, TX 78767-8810

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Public Hearing: January 17, 2017, Zoning & Platting Commission

Don L Van Cavanah

Your Name (please print)

☒ I am in favor
☐ I object

1105 Wickens Lane

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

512 293 8254

Comments:

I own the lot next to the west
of the affected property
and I hope to subdivide
my lot as well. So I am
in favor
Please feel free to call if
needed.

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

City of Austin – Development Services Department / 4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Public Hearing: Feb 7, 2017, Zoning and Platting Commission

APRICOT CEMETERY
Don Perryman
7108 CROSSROAD DR.

Your address(es) affected by this application

Signature

Date

Daytime Telephone: *512 205 6001*

Comments:

☒ I am in favor
☐ I object

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