

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0042.0A**P.C. DATE:** February 28, 2017**SUBDIVISION NAME:** Resubdivision of Lot 3C: Amended Plat of Lots 3A, 3B & 3C,
Bunche Road Subdivision**AREA:** 0.906 acres**LOT(S):** 3**OWNER/APPLICANT:** Bodhi Group, LLC
(Yusof Johnson)**AGENT:** Land Answers, Inc.
(Jim Wittliff)**ADDRESS OF SUBDIVISION:** 1809 Webberville Rd.**GRIDS:** M23**COUNTY:** Travis**WATERSHED:** Fort Branch**JURISDICTION:** Full**EXISTING ZONING:** MF-3-NP**NEIGHBORHOOD PLAN:** M.L.K. – 183 / East M.L.K. Combined**PROPOSED LAND USE:** Single-Family

VARIANCES: A variance to section 25-4-175 to allow a residential flag lot(s) has been requested. The applicant is proposing three residential flag lots with this application. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin Water Utility, Austin Energy, and the City Arborist to verify there is adequate room for the required utilities and enhanced tree protection on the site. It is the Staff's opinion that the proposed subdivision is compatible with the surrounding development, and is consistent with other flag lots within the neighborhood. It should also be noted that there are no known deed restrictions on the site, and a note has been added that requires 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. Because the application meets the flag lot criteria as required by the Land Development Code, the Staff recommends approval of the variance.

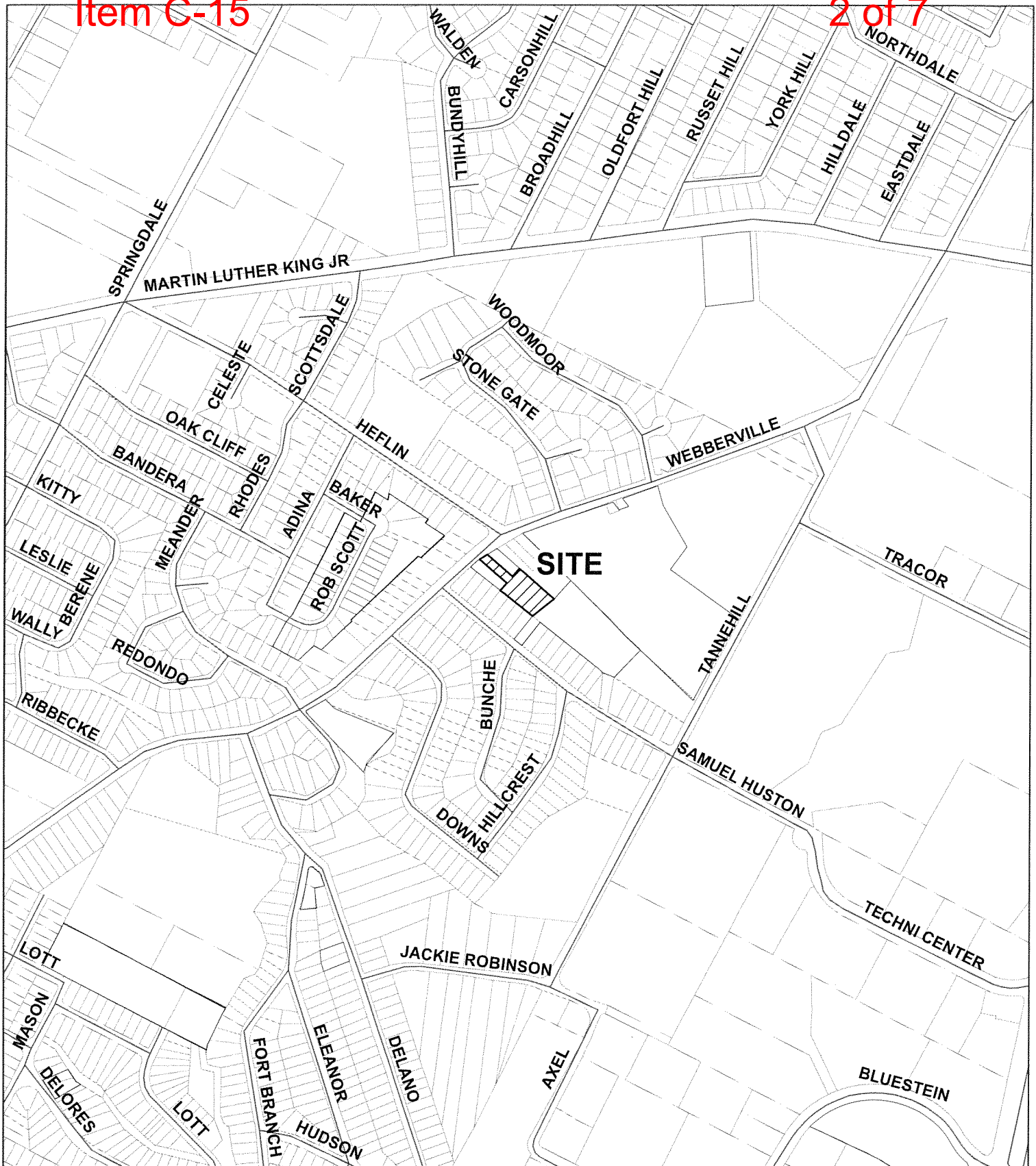
DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 3C: Amended Plat of Lots 3A, 3B & 3C, Bunche Road Subdivision composed of three lots on 0.906 acres. The applicant is proposing to resubdivide an existing lot into a three lot subdivision for residential uses.

STAFF RECOMMENDATION: If the variance is approved, the staff recommends approval of the plat. With variance approval, this plat would meet all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala
Email address: cesar.zavala@austintexas.gov

PHONE: 512-974-3404



CASE#: C8-2016-0042.0A
ADDRESS: 1809 WEBBERVILLE RD.
PROJECT: RESUBDIVISION OF LOT 3C; AMENDED PLAT OF
LOTS 3A, 3B & 3C, BUNCHE ROAD SUBDIVISION
CASE MANAGER: CESAR ZAVALA

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT BODHI GROUP LLC, BEING OWNER OF LOT 3C, AMENDED PLAT OF: LOTS 3A, 3B & 3C, BUNCHE ROAD SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201600007 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN INSTRUMENT NO. 201508617 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE (SUBJECT PROPERTY) IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

RESUBDIVISION OF LOT 3C: AMENDED PLAT OF:
LOTS 3A, 3B & 3C, BUNCHE ROAD SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

YUSUF JOHNSON, MANAGING MEMBER
BODHI GROUP LLC.
13492 RESEARCH BLVD STE 120-411
AUSTIN, TX 78750

DATE:

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BODHI GROUP LLC, ACTING HEREON THROUGH ITS MANAGING MEMBER, YUSUF JOHNSON KNOWN TO ME TO BE THE ENTITY WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME, IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF ____, 20____, AD.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(NAME: _____)

MY COMMISSION EXPIRES: _____

GENERAL NOTES:

1) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISIONS: BUNCHE ROAD SUBDIVISION, A SUBDIVISION RECORDED IN VOL. 27, PG. 11 PLAT RECORDS, TRAVIS COUNTY, TEXAS, RESUB. OF LOT 3, BUNCHE ROAD SUBDIVISION, A SUBDIVISION RECORDED IN DOC. NO. 200500338, PLAT RECORDS, TRAVIS COUNTY, TEXAS AND THE AMENDED PLAT OF: LOTS 3A, 3B & 3C, BUNCHE ROAD SUBDIVISION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201600007 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.

2) THIS PROPERTY LIES IN ZONE "X" AREAS OUT OF THE 500-YR. FLOODPLAIN, AS SHOWN ON FEMA FIRM. MAP NO. 48453C 0470 J DATED AUGUST 18, 2014.

3) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

4) AMENDED PLAT OF LOT 3C: AMENDED PLAT OF: LOTS 3A, 3B & 3C, BUNCHE ROAD SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

5) 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

SURVEYOR'S CERTIFICATE

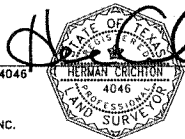
I, HERMAN CRICHTON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES BOTH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY IN JULY 31, 2015

HERMAN CRICHTON, R.P.L.S. 0406

DATE: FEB. 10, 2016

SURVEYING BY:

CRICHTON & ASSOCIATES, INC.
6448 HIGHWAY 290 EAST
AUSTIN, TEXAS 78723
(512)-244-3395
15-174

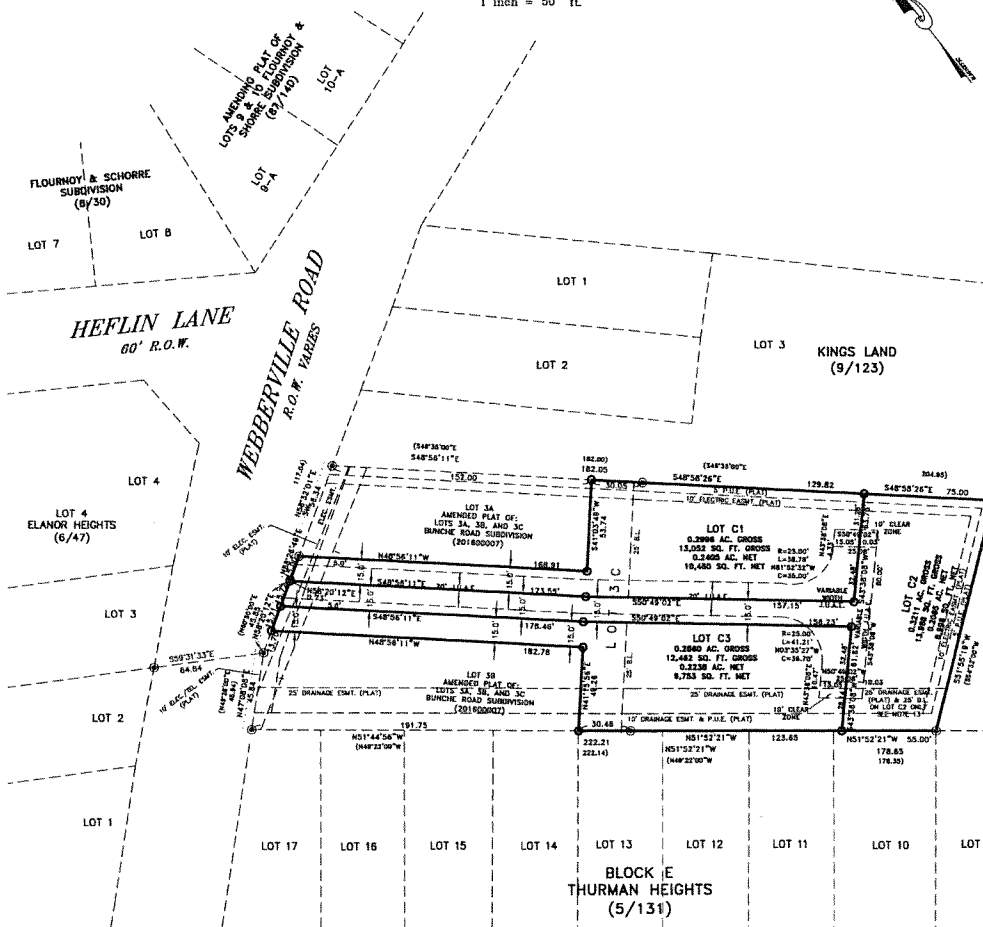


RESUBDIVISION OF LOT 3C: AMENDED PLAT OF: LOTS 3A, 3B & 3C, BUNCHE ROAD SUBDIVISION

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



GENERAL NOTES CONT.

6) 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 THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. 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.

7) DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.

8) 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. (LIST STREET NAMES). THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY." LDC, 25-6-351.

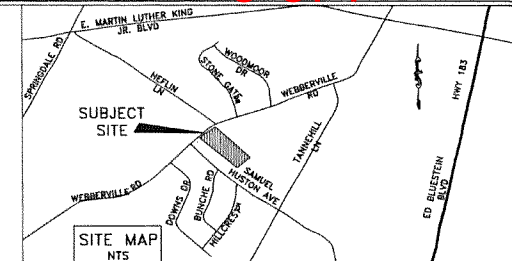
LEGEND	
1/2" HIGH PIN FOUND	UTILITY WARNING SIGN
1/2" HIGH PIN SET	UTILITY PEDESTAL
MAIL TROUGH	WATER METER
LIGHT POLE	WATER MANHOLE
POWER POLE	WATER WELL
POWER POLE	WATER METER
STREET SIGN	WATER VALVE
ELECTRIC METER	FIRE HYDRANT
ELECTRIC MANHOLE	SEWER METER
ELECTRIC MANHOLE	SEWER MANHOLE
CONC. PAD WITH ELEC.	SEWER CLEANOUT
ELECTRIC BOX	SEWER LID
METAL FENCE	STORM SEWER MANHOLE
WOOD FENCE	UTILITY VAULT
CHAIN LINK FENCE	RAIN GUTTER
WIRE FENCE	RECORD INFORMATION
PROPOSED SIDE WALK	C.C. COVERED CONCRETE
W.W. LOC. WASTEWATER LINE	U.L.A.C. - UTILITY LINE ACCESS

LOT TABLE		
LOT C1	LOT C2	LOT C3
0.3998 AC. GROSS 13,052 SQ. FT. GROSS 0.2405 AC. NET 8,189 SQ. FT. NET	0.3311 AC. GROSS 13,584 SQ. FT. GROSS 0.2065 AC. NET 8,399 SQ. FT. NET	0.2868 AC. GROSS 12,482 SQ. FT. GROSS 0.2238 AC. NET 9,733 SQ. FT. NET
GROSS = TOTAL AREA NET = AREA EXCLUDING FLAG PORTIONS		
LOT C1 FLAG PORTION 2972 SQ. FT.	LOT C2 FLAG PORTION 5000 SQ. FT.	LOT C3 FLAG PORTION 2709 SQ. FT.

16) APD ACCESS APPROVED BY THE FIRE MARSHAL SHALL BE BUILT PRIOR TO RESIDENTIAL BUILDING PERMIT APPROVALS FOR LOTS C1, C2 AND C3

RESUBDIVISION OF LOT 3C:
AMENDED PLAT OF:
LOTS 3A, 3B, AND 3C
BUNCHE ROAD SUBDIVISION
REVISED: NOV. 30, 2016

DATE: FEB. 10, 2016	CASE NO.: C6-2016-0042.0A.
SCALE: 1" = 50'	DWG. NO. 15_174



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

STEPHEN OLIVER, CHAIR

JAMES SHIEH, SECRETARY

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____, AD.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, 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 ____, 20____, A.D. AT ____ O'CLOCK ____ M., AND DULY RECORDED ON THE ____ DAY OF ____, 20____, A.D., AT ____ O'CLOCK ____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # ____ WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF ____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

GENERAL NOTES CONT.

9) STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS. LDC, 25-6-171(A).

10) PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON (DATE) BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR.

11) A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 6 DWELLING UNITS. ADDITIONAL PARKLAND DEDICATION FEES WILL BE OWED FOR ANY ADDITIONAL RESIDENTIAL UNITS ON THE SITE.

12) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM. 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 FEE WITH THE UTILITY CONSTRUCTION.

13) LOT C2 MEETS THE LOT MEASUREMENT REQUIREMENTS AS LISTED IN LDC 25-1-22(C).

14) LOTS C1, C2 AND C3 SHALL GAIN ACCESS TO WEBBERVILLE ROAD VIA THE OUTLINED J.U.A.E.

15) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM

PLAT PREPARATION DATE: FEB. 29, 2016

APPLICATION SUBMITTAL DATE: FEB. 29, 2016



MEMORANDUM

TO: Members of the Planning Commission

FROM: Cesar Zavala, Planner Senior
Development Services Department

DATE: February 21, 2017

SUBJECT: C8-2016-0042.0A Resubdivision of Lot 3C: Amended Plat of Lots 3A, 3B & 3C, Bunche Road Subdivision

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 three 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;

The existing lot is a flag lot and other lots fronting Webberville Rd. have been subdivided using the flag lot configuration. The neighboring lot to the north of this property at 1813 Webberville Rd. has been subdivided as a flag lot. Additionally, the block to the west of this property has a flag lot at 5213 Robb Scott St.

The immediate area is zoned MF-3 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 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.

C8-2016-0042.0A
SR-6 (flag lot compatibility)

As you can see on the attached exhibit, the subject property is currently a flag lot with a 45' wide pole. With this subdivision application, we are proposing to create three lots, each with a 15' wide pole. In addition, there are three additional lots in the surrounding area utilizing flag poles, one of which is the adjacent property to the north.



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County

= SUBJECT
PROPERTY

= ADDITIONAL
FLAG LOTS IN
THE VICINITY