

**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.

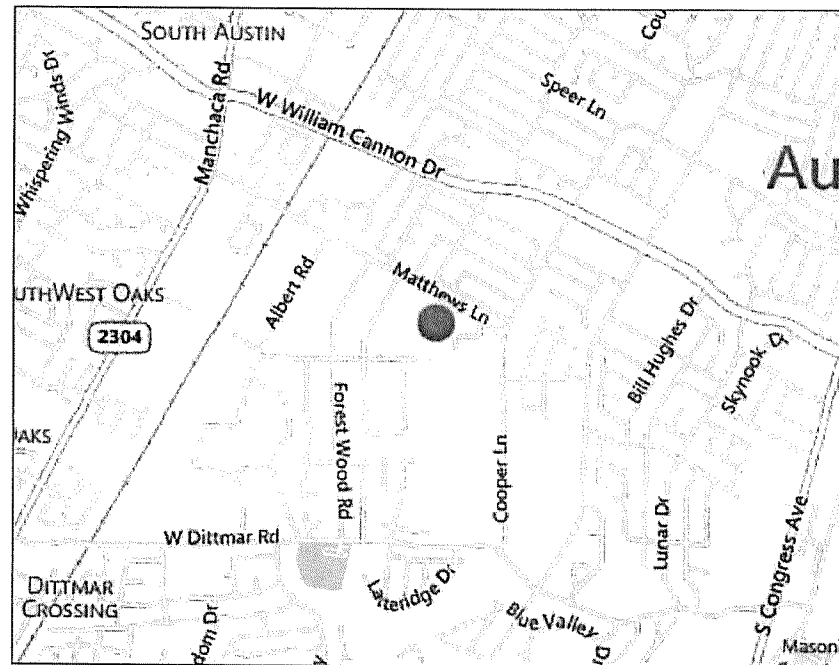
**STAFF RECOMMENDATION:** The staff recommends approval of the plat subject to the Commission's approval of the above referenced variance requests. This plat otherwise meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:**

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

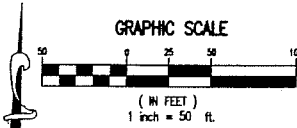
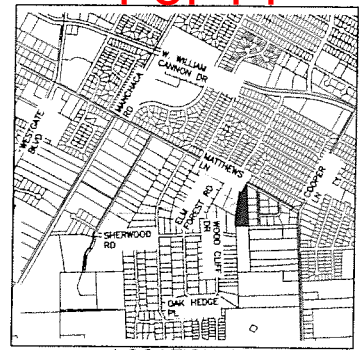
**PHONE:** 512-974-2786

Vicinity Map  
1108 Matthews Lane  
Austin, Texas 78745



# Item C-07 RESUBDIVISION OF LOT 12, BLOCK E, OF ELM WOOD ESTATES

4 of 14



LEGEND	
●	5" (WT) IRON ROD FOUND
○	5" (WT) IRON ROD SET "ATS ENGINEERS"
—	2" IRON ROD IN WATER METER
—	B.S.L. BUILDING SETBACK LINE
—	U.E. UTILITY EASEMENT
—	U.U.E. UNDERGROUND UTILITY EASEMENT
—	E.E. ELECTRIC EASEMENT
—	J.U.A.E. JOINT USE ACCESS EASEMENT
—	W.Q.E. WATER QUALITY EASEMENT
—	SUBALIA
( )	RECORD INFORMATION
—	R.O.W. RIGHT OF WAY
—	RIGHT OF WAY DEDICATION AREA
—	CL. CENTERLINE
—	P.L.T.C.T. PLAT RECORDS TRAVIS COUNTY TEXAS
—	D.E.D. DEED RECORDS TRAVIS COUNTY TEXAS

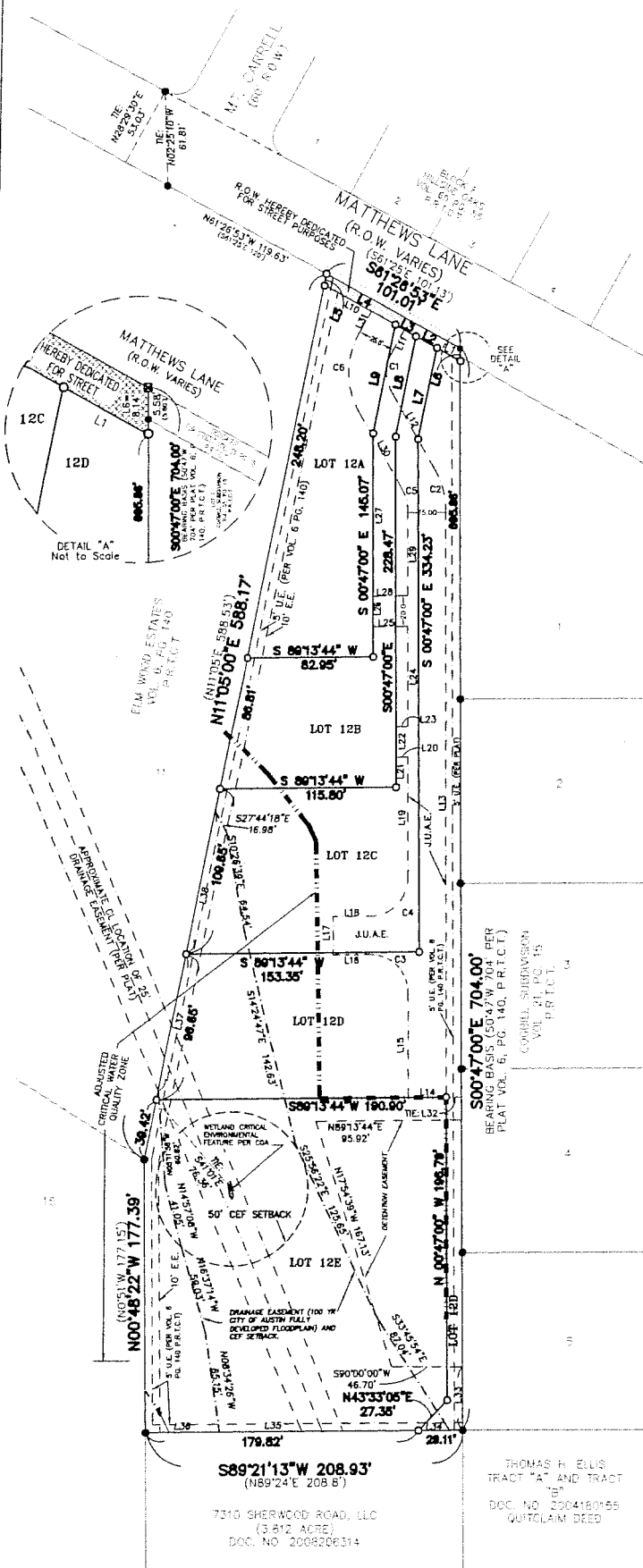
NOTE: SUBJECT TO EASEMENTS AND RESTRICTIONS AS SET FORTH IN VOL. 1400, PG. 368, VOL. 1536 PG. 207, & VOL. 1943 PG. 350, DEED RECORDS, TRAVIS COUNTY, TEXAS.

LOT SUMMARY		
LOTS	AC.	USE
12A	0.328	15,284 SINGLE FAMILY
12B	0.282	12,283 SINGLE FAMILY
12C	0.454	18,617 SINGLE FAMILY
12D	0.709	28,647 SINGLE FAMILY
12E	0.880	22,572 DRAINAGE/WIDE
R.O.W.	0.017	723 DEDICATION
TOTAL	2.765	120,436

CURVE DATA TABLE-EASEMENTS			
CURVE	BEARING	PC	PT
1	S 61°28'53" E	17.48	24.38
2	S 61°28'53" E	15.23	25.40
3	S 61°28'53" E	15.73	25.40
4	S 61°28'53" E	53.63	39.24
5	N 11°05'00" E	7.44	12.73
6	S 00°47'00" E	8.14	12.73
7	S 11°05'00" W	80.47	45.79
8	S 11°05'00" W	66.75	45.79
9	S 11°05'00" W	73.03	45.79

LINE DATA TABLE-LOTS		
LINE	DIRECTION	LENGTH
L1	S 61°28'53" E	17.48
L2	S 61°28'53" E	15.23
L3	S 61°28'53" E	15.73
L4	S 61°28'53" E	53.63
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 TABLE-EASEMENTS		
LINE	DIRECTION	LENGTH
L10	N 61°28'53" W	35.78
L11	N 28°30'27" E	17.68
L12	N 28°30'27" E	80.80
L13	N 00°42'36" W	82.80
L14	S 89°13'44" W	25.00
L15	N 00°42'36" W	88.03
L16	N 89°13'00" E	25.00
L17	S 00°47'00" E	25.00
L18	S 89°13'00" W	25.00
L19	N 00°42'36" W	78.28
L20	S 89°13'00" W	7.98
L21	N 00°47'00" W	19.44
L22	N 00°47'00" W	20.00
L23	S 89°13'00" W	7.98
L24	N 00°42'36" W	85.13
L25	S 89°13'00" W	23.07
L26	N 00°47'00" W	20.00
L27	N 00°47'00" W	105.48
L28	S 89°13'00" W	23.08
L29	N 00°42'36" W	56.08
L30	S 29°53'31" E	60.80
L31	S 28°31'55" W	17.92
L32	S 89°13'44" W	10.00
L33	S 00°47'00" E	41.08
L34	S 89°21'13" W	20.48
L35	S 89°21'13" W	30.92
L36	S 89°21'13" W	48.80
L37	N 11°05'00" E	90.82
L38	N 11°05'00" E	95.11



7310 SHERWOOD ROAD, LLC  
(3.812 ACRE)  
DOC. NO. 2008026314

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

ATS Engineers  
Inspectors  
& Surveyors  
www.ats-engineers.com  
1810 West Hwy 290  
AUSTIN, TEXAS 78735  
(512) 328-8893  
FAX: (512) 328-6996  
S:\atwood\1103\Production\PLAT\_RESUB L12-00K\_ELM WOOD\_161005.dwg

PROJECT NO.  
1103-00K\_ELM WOOD  
PLAT 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.

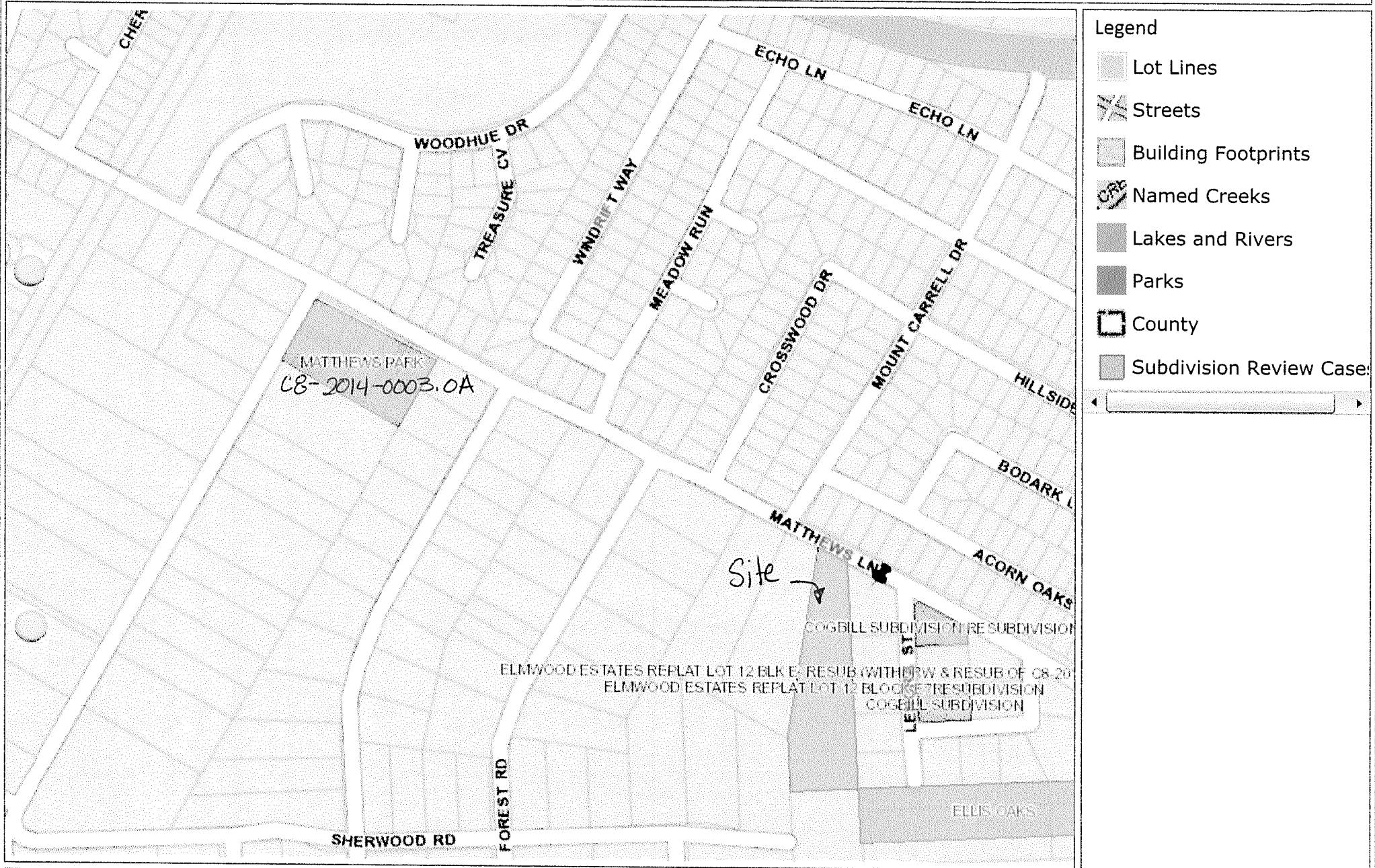
Please contact me if you have any additional questions.

Sincerely,

Kerri K. Pena, PE



## CITY OF AUSTIN DEVELOPMENT WEB MAP



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.

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**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.

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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.

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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;
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**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**

Bart L Van CROMVOY

Your Name (please print)

1105 Matthews Lane

Your address(es) affected by this application

[Signature]

Signature

☒ I am in favor  
☐ I object

1/5/17  
Date

Daytime Telephone: 512 293 8259

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 / 4<sup>th</sup> Fl**

**Don Perryman**

**P. O. Box 1088**

**Austin, TX 78767-8810**

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**Contact: Don Perryman, 512-974-2786 or**

**Cindy Casillas, 512-974-3437**

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

Apricot Glen LLC  
 Your Name (please print) Samanta Stevens, member  
7108 CROSSWOOD DR.  
 Your address(es) affected by this application  
[Signature] 1/24/17  
 Signature Date

☒ I am in favor  
☐ I object

Daytime Telephone: 512 505 6001

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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**Don Perryman**

**P. O. Box 1088**

**Austin, TX 78767-8810**



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**Contact: Don Perryman, 512-974-2786 or**

**Cindy Casillas, 512-974-3437**

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

*Sydney Havel*

Your Name (please print)

☐ I am in favor  
☒ I object

*1007 Acorn Oaks Austin 78745*

Your address(es) affected by this application

*Sydney Havel*

Signature

*1/9/16*

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 / 4<sup>th</sup> Fl**

**Don Perryman**

**P. O. Box 1088**

**Austin, TX 78767-8810**

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**Case Number: C8-2015-0196.0A**

**Contact: Don Perryman, 512-974-2786 or**

**Cindy Casillas, 512-974-3437**

**Public Hearing: Zoning and Platting Commission, March 7, 2017**

*Brian (Winston) May*

Your Name (please print)

*7305 Elm Forest 78745*

Your address(es) affected by this application

*Bill May*

Signature

☐ I am in favor  
☒ I object

*2/20/17*

Date

Daytime Telephone: *512-217-0947*

Comments: *I am very opposed to this project, as it would lower the existing property values, the large lots are a great place for families to raise children. I know as I was raised there - not to mention the increased traffic on 31st per Matthew's & Cooper home's*

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

**City of Austin – Development Services Department / 4<sup>th</sup> Fl**

**Don Perryman**

**P. O. Box 1088**

**Austin, TX 78767-8810**



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**Cindy Casillas, 512-974-3437**

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

*William J May*

Your Name (please print)

☐ I am in favor  
☒ I object

*7905 Elm Forest - 78745*

Your address(es) affected by this application

*William J May*

Signature

*1/21/17*  
Date

Daytime Telephone: *512-285-7933*

Comments: *I am 100% opposed to this project. Our property has been in the family since 1957 and the 2nd lots create a great place for raising a family. Not only would this project lower property values, it would also create traffic issues on crowded roads.*

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

**City of Austin – Development Services Department / 4<sup>th</sup> Fl**

**Don Perryman**

**P. O. Box 1088**

**Austin, TX 78767-8810**