SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8-2016-0102.0A <u>PC DATE</u>: July 25, 2017

(Postponed from July 11)

SUBDIVISION NAME: Resubdivision of Lot 5, Theodore Low Heights

AREA: 0.081 acre **LOTS**: 3

<u>APPLICANT</u>: Clawson Development LLC <u>AGENT</u>: Vincent Gerard &

(Muazaz Younes) Associates (Vincent Huebinger)

ADDRESS OF SUBDIVISION: 3200 Clawson Avenue

GRIDS: MG19 **COUNTY**: Travis

WATERSHED: West Bouldin Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

DISTRICT: 5

LAND USE: Residential

NEIGHBORHOOD PLAN: South Lamar Combined NPA

<u>VARIANCES</u>: The applicant is requesting a flag lot variance for Lots 5A and 5B. A variance for lot width for Lot 5C was approved by the Board of Adjustment on May 9, 2016. As evidenced by the expiration date on that variance, the applicant was required to submit a plat within one year. Because the plat was submitted on May 23, 2016, the variance remains active as long as the plat application is active.

SIDEWALKS: A sidewalk will be constructed along Clawson Avenue.

<u>DEPARTMENT COMMENTS</u>: The request is for the approval of the Resubdivision of Lot 5, Theodore Low Heights, comprised of two flag lots and one regular lot on 0.81 acre, including a variance for the two flag lots. The applicant proposes to resubdivide an existing lot into two lots for residential use. If the flag lot variance is approved, the proposed lots comply with zoning requirements for use, lot width and lot size.

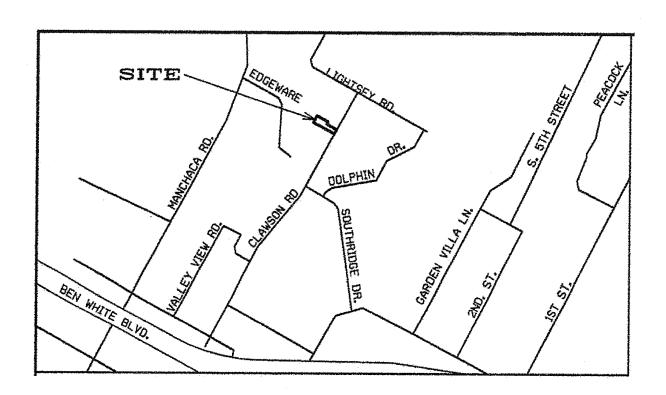
STAFF RECOMMENDATION: The staff recommends approval of the plat and the flag lot variance. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins **PHONE:** 512-974-3175

E-mail: steve.hopkins@austintexas.gov

3200 Clawson Road Vicinity Map



3 of 6 Item C-10 14350 NORTHBROOK DRIVE SUITE 1 SAN ANTONIO, TEXAS 78232 PHONE: (210) 490-7847 FAX (210) 490-7857 FIRM REGISTRATION NO. 10059500 H.A. KUEHLEM SURVEY COMPANY SITE VACINITY MAP · · · · · = PROPOSED SIDEWAIK O = SET 1/2" IRON PIN WITH PLASTIC CAP
O = FOUND IRON PIPE
10' ETE = ELECTRIC TELECOMMUNICATIONS ESM"T. ZZZZZZ = AREA OF RIGHT OF WAY DEDICATION LOT ARA WITHOUT LEG FORTION

LOT SB 14.985 SQ, FT.

LOT AREA WITHOUT LEG FORTION

LOT 5C 6.465 SQ, FT. TOTAL AREA = 34,911 SQ. FT. = 0.801 ACRE TOTAL NUMBER OF LOTS - 3 11,243 SQ. FT. 12,499 SQ. FT. CLAWSON RD. THEODORE LOW HEIGHTS SUBDIVISION PLAT RECORDED IN VOLUME 11, PAGE 37 <u>Bearing Basis</u>

All Bearings are based on the texas state plane coordinate system, central zone, (4200), nades, all distances are surface RESUBDIVISION OF LOT 5, TRAVIS COUNTY, TEXAS. NOTE: SET 1/2" IRON PINS HAVE ORANGE PLASTIC CAP STAMPED "RPLS 4020" SHEET 1 OF 2 SUBMITTAL DATE MAY 4, 2016 SCALE: 1" = 40' C8-2016-0102.0A



IO THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSIONS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR FLANS FOR CONSTRUCTION OF SUBDIVISION MEPOPURERIES WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTRY. THE OWNER UNDESCRIBENCE AND ACKNOWLEDGES THAF PLAY NACHION OR REPLAYING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF FLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS. 6. THE WATER AND PASTRAFER UTLITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE BEING CONTINUED BY THE MESSIN VILLY DESIGN CHIESKY. HE WATER AND WATERWATER CHIETY PALM MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTLITY. ALL WATER AND WATERWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTLITY CONSTRUCTION. IA: THE OWNER/ONVELDERS OF THIS STERMYESON/LOT MAY PROVIDE MISTIN EXERCY HET MY EXEMENT AND/OR ACCESS DEPOTED FOR THE INSTIMATION AND ONGOING MANTEMACE OF OWNERADO NO UNDERGOOND EXCEPTION PACIFIES WITHIN OR ALLOW THE PERMINTER OF THIS SUBDIVISION/LOT, THESS EASEMENT/ACCESS ARE REQUIRED TO PROVIDE EXECUTION SERVICE TO THE BUILDINGS MAD WILL FOR THE LOCKYED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTRAL AND DEVILOPMENT. LE. AUSTIN EREBLY HAS THE RIGHT TO CUT AND TELL TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT RECESSANT TO REEF THE RESEARCHS CLEAR OF OBSTRUCTIONS AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CUTY OF AUSTIN LAND DEVELOPMENT CODE. II. ALL STREETS, DRANAGE, SUDWALKES, EROSION CONTROLS, WATER AND WASTEWATER LINE ARE REQUIRED TO BE DINSTRUCTED AND INSTALLED TO CITY OF AUSTIN STIANDARDS. LUNG THE FRONT AND SIDE OF ALL LUTS. E. ALL DRAINAGE EASEMENTS ON PRIVATE REPORENTY SHALL BE MANTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS. O. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNAMENTAL MYTHORITIES. 7. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN. 4. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM. 3. FRIDE TO CONSTRUCTION LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW, RAINFALL RIN-CIPS SHALL BE HELD TO THE AUGUST EXISTING AT UNDEWELDED STATUS BY POUNDE OF CHEER APPORTED METHODS ALL PROPERED ONSTRUCTION OR SITE ALTERATION ON LOTS 6A.6B AND 6C, REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT ERRIT CENERAL NOTES 1. AL RESPECTORS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, THEODORE LOW HEIGHTS VOLUME II., Page 37, Flat records, Tands Court, Teams shall apply to this resuldivision play. 2. Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the city of mistin. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS

CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF COURNEY, OR THE APPROVATE OF THE LOTS IN THE STREAM OF THE LOTS IN THE STREAM OF THE LOTS IN THE STREAM OF THE COURSE OF THE STREAM OF THE LOTS IN THE STREAM OF THE COURSE OF CENTRAL PROPERTY OF THE COURSE OF COURNEY, CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF COURNEY, CERTAIN DEVELOPMENT PERMITS INCLUDING PERMITS. (4. THE OWNER SHALL BE RESPONSIBLE FOR TEMPORARY EROSION CONTROL, REVEGETATION AND THEE PROTECTION, IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR THE INTIAL PRIVANC AND THEE REMOVAL THAT IS WITHIN TEN PERT OF THE CENTER LINE OF THE PROPOSED OFFICEALD ELECTRICAL MALLITHES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

16. THE LANDOWNER IS RESPONSIBLE FOR FROYIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS.

(b. erosion/sedmentation controls are required for all construction on each lot, incliding single family and duplex construction, pursuant to the city of austin land development code and environmental criteria manual (ecm). 77. NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS RITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD ADMINISTRATION FIRM PANEL 4846SC0666H, DATED SEPTEMBER 28, 2008

19. THE ONNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL EXCTRICA MAPEN CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN FULES AND TEXNAS STATE LANSE PERTAINING TO CLEARANCES WHILE WORKING IN CLOSE PERDIATINT TO OTRRIEAD, POWER LIKES AND ROUTHEAVENT. AUSTIN EXPERCY WILL NOT REMODER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

30. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAC LOT DESIGN MUST BE DESPLAYED AT THEIR CLOSEST POINT OF INCRESS TO THE PUBLIC STREET FOR EMERGENCY RESPONDERS

I. AN INCREASE IN EMERGENCY PERIOLE ACCESS DISTANCE HAS REEN MEPROVED FOR LOTS OF, AND BS, TREBOORDE OF HEIGHT, EDUNSION, AS ERQUESTED BY THE OWNER, FEER EXCEPTION 3 OR SECTION 606.11, OF THE CITY OF AUSTIN PIEC COOR IN AFFECT SECRETION IS LIMITED TO CONSTRUCTION OF NO MORE THAN TWO SINGLE FAMILY RESIDENCES IMPACTED BY THE INCREASED

ZE AL ELECTRICA. EASEMENTS MUST BE SHORN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/79 BASS IN PREPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PRODOSED STRUCTURES, VECETATION, ETC. AT ALL TIMES, NECESSARY CLEARANCH INFORMATION OLEGISLASSEC, ANDE, MAY BE FOUND IN ACROSTIN ENERGY SHEEGIN ACTERIA MANDEL-SECTION 1.5.5.9. THE MANUAL 19 AVAILABLE ON AUSTIN ENERGY S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN & PLANNING.

ES PUBLIC SIDEMALKS BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE.
ON THE FACE OF THE FLAT: CLAWSON ROAD. THESE SHEWALKS SHALL BE IN FLACE PRIOR TO THE LOT BEING OCCUPIED. FAILINE TO CONSTRUCT THE
REQUIRED SIDEMALKS MAY RESULT. IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE
GOVERNING BODY OR UTILITY COMPANY.

DE MOTOR MEMICILAR ACCESS TO LOTS 6.6.00 AND SC FROM CLAWSON ROAD, SHALL ONLY BE THROUGH THE JOINT USE ACCESS EASEMENT AS SHOPE IN THE RECORDED DOCUMENT AND SHOPE IN THE SECONDED AS DOCUMENT NUMBERS.

AND

AND

THAT SEON CLARSON DEVELOPMENT, SERING THE OWNER OF LOT 5, THE RESURDIVISION OF A PORTION OF LOT 22, THEORER LOF HEACHTS AS SURDIVISION OF RECORDS IN VOLUME II, PAGE 37, OF THE OFFICIAL FUBIC RECORDS OF PROBLEM FROM THE OWNER, LANGE AND CONTRACTED BE DEED FOR ECOLD IN DOCUMENT NO. 2010/202001 OF THE REAL PROPERTY RECORDS OF TRAVES COUNTY, TRAIS, SAID SUBDIVISION HAVING REEX REPORDE FOR RESURDIVISION CONTRACTED THE LOCAL PROPERTY RESURDIVISION LIBERATY CODE, DO HEREAT RESURDIVISION LOT 6 IN ACCORDANCE WITH THE MAP OR FLAT ATTACHED HEREOT, OR BE MORNIN &S. THE DIGILA THE LOCAL PROPERTY OF THE STREETS AND ALSEMBNYS AS SHOWN HEREON, AND DO HEREAT REDUCKIES OF THE STREETS AND ALSEMBNYS AS SHOWN HEREON, WE SHOWN HEREON AND ALL EASEMENTS OR RESTRICTIONS HEREOTOPORE GRANTED AND NOT RELEASED.

EXECUTED THIS

MUAZAZ YOUNES 816 CONGRESS AVENUE # 1620 AUSTIN TEXAS 787701 THIS THE DAY OF 20 A.D.

NOTARY PUBLIC IN AND FOR COMMISSION EXPIRES:

NOTARY CERTIFICATE

BECODE MAE, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALY APPEARED BEFORE MAY BE THE PERSON WHOSE MAN BE SUBSCIENCED TO THE PERSONNE INSTRUMENT MOD MAY DEATH THE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREOM STATED.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE DAY OF A.D. 2017

THE STATE OF TEXAS

PLAT RECORDED IN VOLUME 11, PAGE 37 THEODORE LOW HEIGHTS SUBDIVISION RESUBDIVISION OF LOT 5, travis county, texas.

ENGINEER'S CERTIFICATE

STATE OF TEXAS: COUNTY OF TRAVIS

I (MPRT PROMSNER, AM AUTHORIZED UNDER THE LAYS OF THE STATE OF TEAS TO PREAST OF TRANSPORT IN PROFESSION OF INCLUDENCE AND HERESTY CERTIFY THAT THIS PLAY IS TRANSPORT AND COMPLESS WITH THE ENGINEERING STLATED PORTIONS OF THE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF ANY KNOPLEDGE.

Bustandones

Kurt W. Prossner, P.E. Tercas Rep. No. 55161 on May 24, 2017 The seal appearing on this document was authorized by:

LICENSED PROFESSIONAL ENGINEER
KURT PROSSNER
13377 POND SPRINGS ROAD, STE 104
AUSTIN, TEXAS 78729





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

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE FLANNING COMMISSION OF THE CITY OF AUSTIN, YEXAS ON THIS THE _____ DAY OF ______ A.D. 20 ______ A.D.

	ay.
AVIS COUNTY, TEXAS.	DANA DEBEAUVOIR COUNTY CLERK, TRAVIS COUNTY, TEXAS.
	A.D.,
AND OFFICIAL SEAL OF OFFICE, THISDAY OF	IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS
OF THE OFFICIAL PUBLIC RECORDS	OF TRAVIS COUNTY, TEXAS.
	COUNTY IN DOCUMENT NO
, A.D. AT M. IN SAID	AND DULY RECORDED THE DAY OF
DAY OF, A.DAT, M.	FILED FOR RECORD IN MY OFFICE, ON THE
I, DANA DEBEAUVOIR, COUNTY CLERK OF SAID TRAVIS COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS	I, DANA DEBEAUVOIR, COUNTY CLERK OF

C8-2016-0102.0A

14350 NORTHBROOK DRIVE SAN ANTONIO, TEXAS PHONE: (210) 490-7847 FAX (210) 490-7857 FIRM REGISTRATION NO. 10059500 130

OF

H.A. KUEHLEN SURVEY COMPANY

CITY OF AUSTIN Board of Adjustment/Sign Review Board Decision Sheet

DATE: Monday, May 9, 2016	CASE NUMBER: C15-2016-0041
YBrooke Bailey	
YMichael Benaglio	
YWilliam Burkhardt	
YEric Goff	
Y Melissa Hawthorne 2 nd the Motion	
YDon Leighton-Burwell	
YRahm McDaniel	
Melissa Neslund OUT	
YJames Valadez	
YMichael Von Ohlen Motion to Grant	
YKelly Blume (Alternate)	
APPLICANT: Vince Huebinger	

OWNER: Muazaz Younes

ADDRESS: 3200 CLAWSON RD

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the street frontage lot width from 50 feet (required) to 45 feet (requested) in order to subdivide this property into three lots in a "SF-3", Family Residence zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to May 9, 2016, Board Member Brooke Bailey second on a 10-0 vote; POSTPONED TO MAY 9, 2016. MAY 9, 2016 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with condition that only three units on the three lots, Board Member Melissa Hawthorne second on a 10-0 vote; GRANTED WITH CONDITON THAT ONLY THREE UNITS ON THE THREE LOTS.

EXPIRATION DATE: MAY 9, 2017

FINDING:

- The Zoning regulations applicable to the property do not allow for a reasonable use because: Although the property is 0.8 acres in size, it is extremely deep relative to its width and contains heritage trees
- 2. (a) The hardship for which the variance is requested is unique to the property in that: in the tract's current configuration, including the width, depth, and the existing tree cover, the 25-4 current code requirements above restrict the flexibility for saving trees and limit the potential of the large area

- (b) The hardship is not general to the area in which the property is located because: other tracts have been able to develop surrounding this site with similar conditions and development plans, there are different sized lots and most have trees, this tract has an abundance of protected and heritage trees and is larger than most other tracts
- 3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the area immediately across the street and to the south, along the numerous tracts along Clawson have been either platted, re-subdivided are under construction

Leane Heldenfels Executive Liaison Villiam Burkhardt

Chairman