

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0144.0A**P.C. DATE:** August 22, 2017**SUBDIVISION NAME:** Fiskville School Addition Resubdivision**AREA:** 0.50**LOT(S):** 3**OWNER/APPLICANT:** Josue Flores**AGENT:** Miquel Gonzales Jr. TBPE Firm No. 15437 (Miguel Gonzales Jr.)**ADDRESS OF SUBDIVISION:** 211 Beaver Street**GRIDS:** ML29**COUNTY:** Travis**WATERSHED:** Little Walnut Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF3-NP**MUD:** N/A**NEIGHBORHOOD PLAN:** Georgian Acres**PROPOSED LAND USE:** Single family**ADMINISTRATIVE WAIVERS:** N/A

VARIANCES: The applicant requests a variance from Section 25-4-175(A)(2) in order to resubdivide a lot with a flag lot configuration. **RECOMMENDED.** See attached memorandum.

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

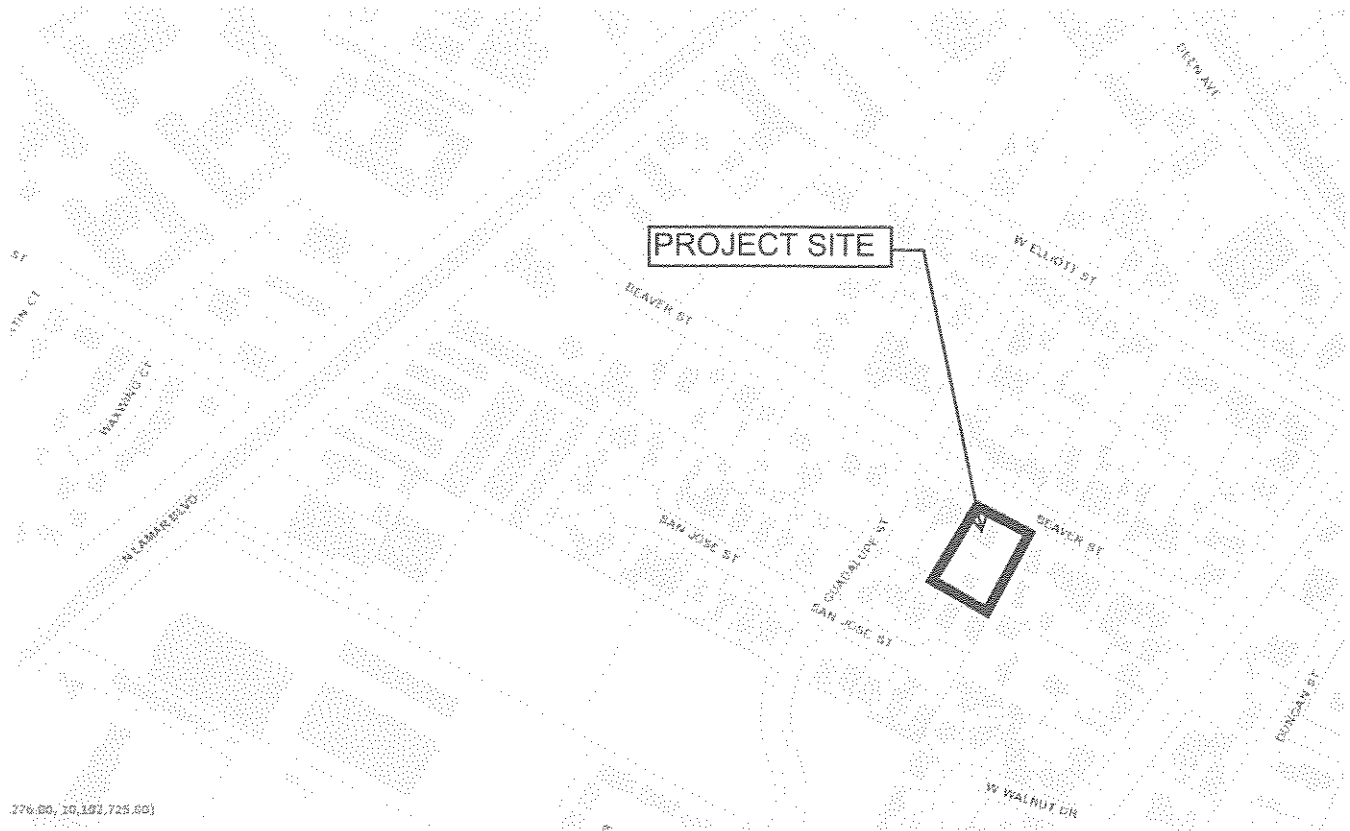
DEPARTMENT COMMENTS: The request is for approval of the Fiskville School Addition. The application propose resubdividing 1 lot into 3 lots, including 1 lot utilizing a flag lot design. There is currently 1 residential structure and two sheds on the existing lot and they are planned to be removed. All lots will take access from Beaver Street. All City of Austin utilities are available. 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 granting 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

LOCATION MAP



LEGEND

- 1/2" BISH PIPE FOUND
- 1/2" BISH PIPE FOUND
- 1/2" CAPED IRON SET
- NAD REAL POINT
- CALCULATED POINT
- BUILDING LINE
- PUBLIC UTILITY EASEMENT
- PER PLAT
- CONTROL MONUMENT
- RIGHT OF WAY
- CENTERLINE
- EXISTING SIDEWALK

AREA TABULATION

LOT 1A	0.152 AC.
LOT 2A	0.151 AC.
LOT 3A	0.199 AC.
ORIGINAL LOT 2	0.502 AC.

VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

- All restrictions and notes from the previous existing subdivision, "FISKVILLE SCHOOL ADDITION," recorded in Book 4, Page 169, 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.
- 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 Beaver Street. Sidewalks shall be in place prior to the lots being occupied. Failure to construct required sidewalks may result in the withholding of Certificate of Occupancy, building permits, or utility connections by the governing body or utility company per Land Development Code 25-6-251.
- 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 PLAY VACATION OR REPLACING 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/OR UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS 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, REVEGETATION 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 OVERHEAD OR UNDERGROUND ELECTRIC FACILITIES 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 RMP) WAS GRANTED FOR THIS SUBDIVISION ON 02-20-13 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 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.

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.

Date: _____

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

ENGINEER'S CERTIFICATE

I, Miguel Gonzalez Jr., am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of the Subdivision Ordinance 263A and is true and correct to the best of my knowledge.
This tract is not within the 100-yr flood plain limits per FEMA Flood Insurance Rate Map No. 48453C04551, dated January 6, 2016.

Miguel Gonzalez Jr.
TPE Firm No. 15437
16125 Oak Grove Road
Ruddo, TX 78610

Date: 7/4/16

SAUNDRA KIRK, SECRETARY

DAVE SULLIVAN, CHAIRPERSON

GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____ 20____.

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

KNOW ALL MEN BY THESE PRESENTS:
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 _____, A.D. AT _____ O'CLOCK _____ M., PLAT _____ RECORDS OF SAID COUNTY AND STATE IN _____ OFFICIAL PUBLIC DOCUMENT NUMBER _____ RECORDS OF TRAVIS COUNTY.

STATE OF TEXAS §
COUNTY OF TRAVIS §

That WE JOSUE FLORES & MOISES FLORES, owners of Lot 2 Block 5, FISKVILLE SCHOOL ADDITION, A Subdivision of record in Volume 4, Page 169, of the Plat Records of Travis County, Texas, conveyed to us in instrument of record in Document Number 2009159190, 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 2, BLOCK 5 FISKVILLE SCHOOL ADDITION

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____.

JOSUE FLORES
211 BEAVER STREET
AUSTIN, TEXAS 78753

MOISES FLORES
211 BEAVER STREET
AUSTIN, TEXAS 78753

NOTARY'S CERTIFICATE

This instrument was acknowledged before me on _____ 20____.

Notary _____ Notary _____

My Commission Expires: _____

This instrument was acknowledged before me on _____ 20____.

Notary _____ Notary _____

My Commission Expires: _____

RESUBDIVISION OF LOT 2, BLOCK 5 FISKVILLE SCHOOL ADDITION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



MEMORANDUM

TO: Chair and Members of the Planning Commission

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

DATE: August 17, 2017

SUBJECT: C8-2016-0144.0A Fiskville School Addition Resubdivision, 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 3 single family residential lots, (including 1 flag lot). 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 entire area is zoned SF-3-NP which is the appropriate zoning for the proposed use. The proposed use, detached single-family residential is compatible with existing neighborhood conditions.

(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.

July 14, 2016

Mr. Rodney Gonzales, Director
City of Austin
Development Services Department
P.O. Box 1066
Austin, Texas 78767

RE: Re-Subdivision of Lot 2, Block 5 Fiskville School Addition
Variance from LDC Section 25-4-175(A)(2)

Dear Mr. Gonzales:

Please accept this letter as a request for a variance from Section 25-4-175(A)(1) of the City of Austin Land Development Code for Flag Lots. The subject tract is described as Lot 2, Block 5 Fiskville Addition. This property is zoned for SF-3-NP and is located within the Little Walnut Creek Watershed, which is classified as Urban. It will be developed, constructed, and maintained in accordance with the terms and conditions of the Land Development Code, Chapter 25. No portion of the site is inundated by the 100 year flood plain as defined by the Federal Emergency Management Agency FIRM Map, Panel No. 48453C0455J, dated January 6, 2016.

The proposed development will meet the criteria of Section 25-4-175(A)(2) of the Land Development Code as follows:

- (i) Accessibility for emergency responders will be provided;
- (ii) Adequate room for required utilities will be provided;
- (iii) Environmental and tree protection will be enhanced;
- (iv) The proposed development will be compatible with the surrounding neighborhood.

Your consideration of this request will be greatly appreciated. If you have any questions regarding this project, or if you require any additional information to assist in your review of this project, please do not hesitate to contact me.

Respectfully submitted,



Miguel Gonzales, Jr., P.E.
TBPE Firm No. 15437
512-744-7780

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: C8-2016-0144.0A C8-2016-0144.0A

Contact: Don Perryman, 512-974-2786 or

Thomas Sievers, 512-974-1237

Public Hearing: August 22, 2017, Planning Commission

JEREMY SIEVERA

Your Name (please print)

☒ I am in favor
☐ I object

603 BEAVER ST

Your address(es) affected by this application

[Signature]

Signature

8-1-17

Date

Daytime Telephone: *210 777 4853*

Comments: _____

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

PUBLIC HEARING INFORMATION

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Case Number: C8-2016-0144.0AC8-2016-0144.0A

Contact: Don Perryman, 512-974-2786 or

Thomas Sievers, 512-974-1237

Public Hearing: August 22, 2017, Planning Commission

LARA SUKKA

Your Name (please print)

☒ I am in favor
☐ I object

603 BREWER STREET

Your address(es) affected by this application

[Signature]

Signature

8-1-17

Date

Daytime Telephone: 210 281 2180

Comments:

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