SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0216.0A **ZAP DATE:** January 2, 2018

SUBDIVISION NAME: Allen Terrace Subdivision

AREA: 1.98 **LOT(S):** 5

OWNER/APPLICANT: (John Dan McMahan III and Artemis Land Partners)

AGENT: (Rivera Engineering)

ADDRESS OF SUBDIVISION: 1401 Allen Road

GRIDS: MF22 **COUNTY:** Travis

WATERSHED: Eanes Creek **JURISDICTION:** Full-Purpose

EXISTING ZONING: SF-2 **MUD:** N/A

NEIGHBORHOOD PLAN: N/A **DISTRICT:** 8

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: n/a

VARIANCES: The applicant requests a variance from LDC Section 25-4-175(A(2) in order to resubdivide lots utilizing a flag lot design. RECOMMENDED. (See attached staff report).

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

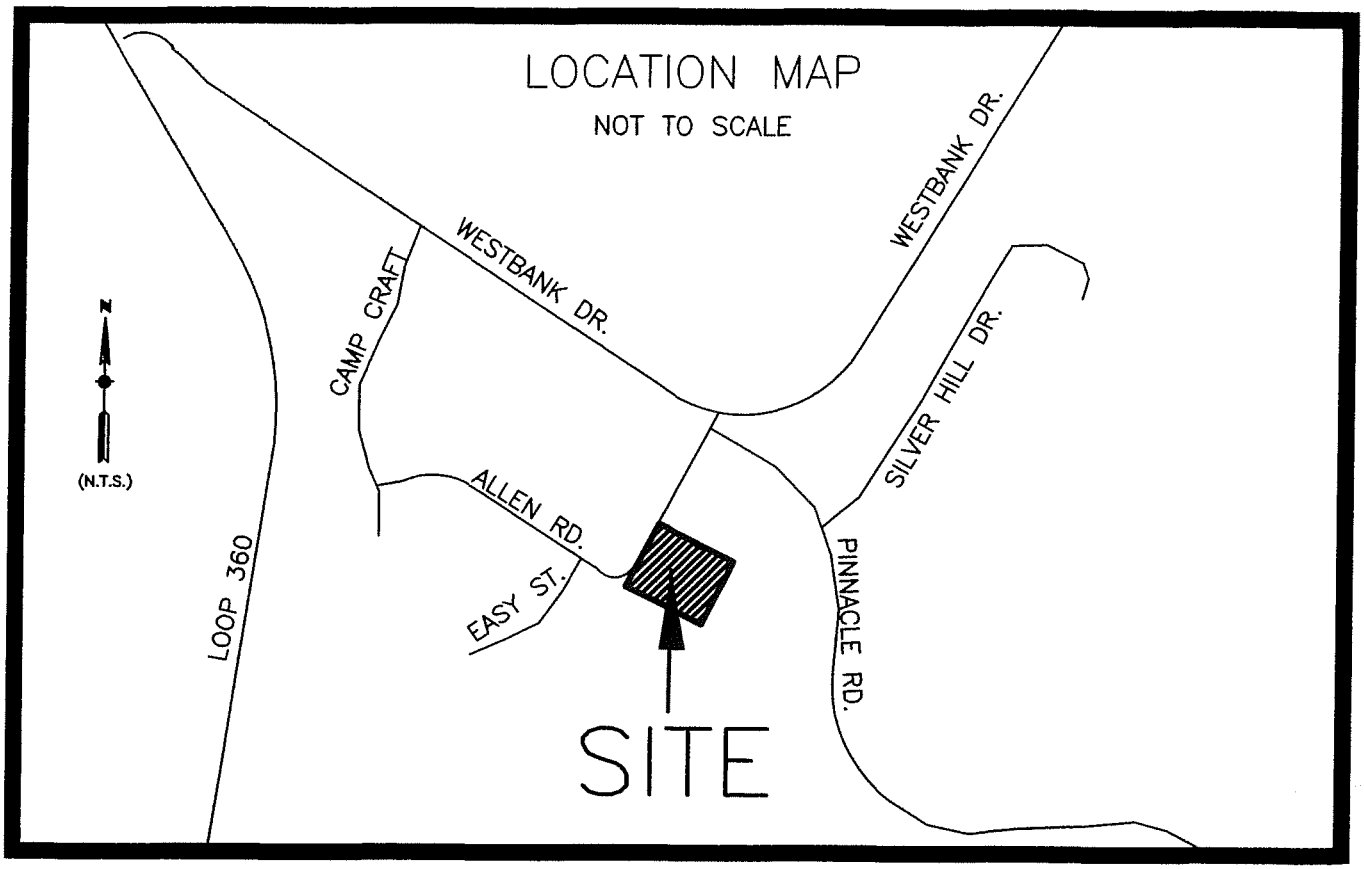
DEPARTMENT COMMENTS: The request is for approval of the Allen Terrace Subdivision. The proposed plat is composed of 5 lots on 1.98 acres. The applicant proposes to resubdivide an existing lot into 5 lots for residential use and two of the proposed lots have a flag lot design for access to the rear of the property. There are three existing structures on the existing Lot 1. Two of the three structures will be demolished and a third structure will remain. All lots have frontage and access to Allen Road. The City of Austin will provide all utilities. The developer will be responsible for all costs associated with any required improvements.

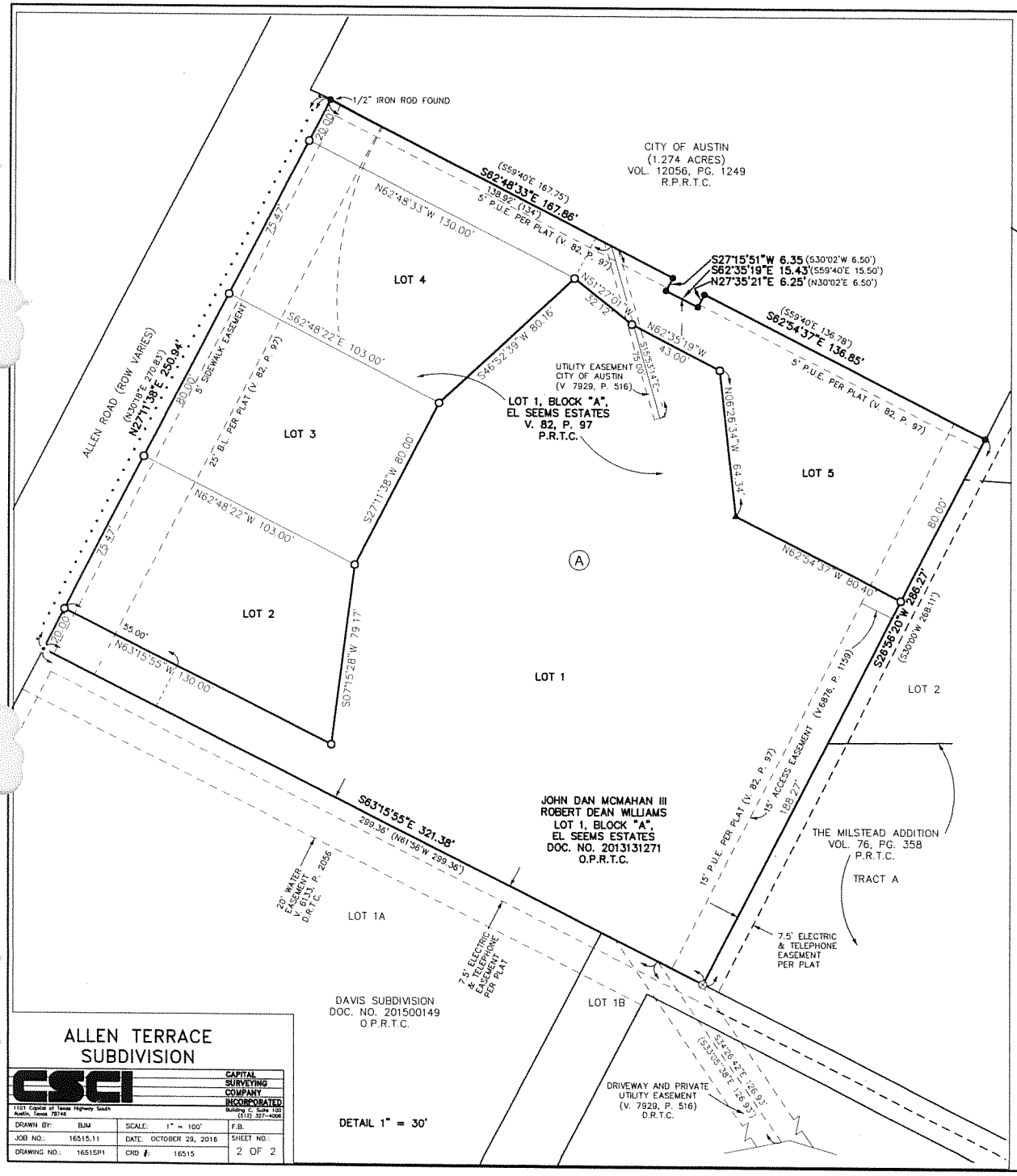
This application was before the Commission on October 17 and was postponed. At that time, there was neighborhood opposition. Since that time, the applicant has met with the neighborhood representatives and they have now issued letters of support, (see attached).

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

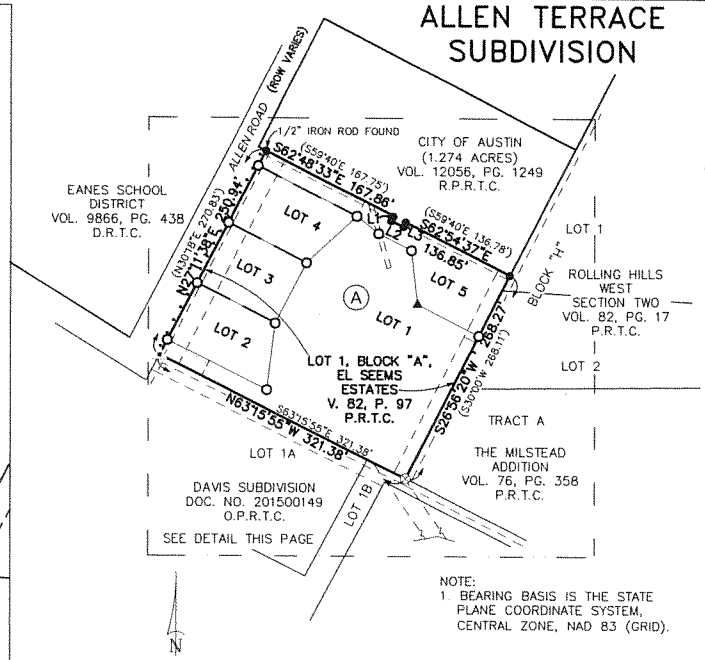
ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman **PHONE**: 512-974-2786
E-MAIL: don.perryman@autintexas.gov


LOCATION MAP
NOT TO SCALE
WESTBANK DR.
WESTBANK DR.
CAMP CRAFT
SILVER HILL DR.
N
(N.T.S.)
ALLEN RD.
LOOP 360
EASY ST.
PINNACLE RD.
SITE



ALLEN TERRACE SUBDIVISION

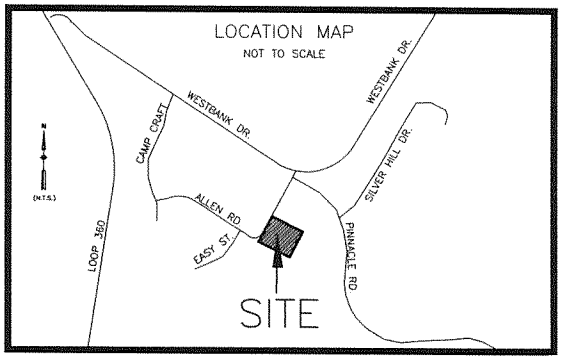


NOTE:
1. BEARING BASIS IS THE STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (GRID).

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°15'51"W	6.35'
(L1)	(S30°02'W)	(6.50')
L2	S62°35'19"E	15.43'
(L2)	(S59°40'E)	(15.50')
L3	N27°35'21"E	6.25'
(L3)	(N30°02'E)	(6.50')

LEGEND

O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
D.R.T.C.	TRAVIS COUNTY DEED RECORDS
P.R.T.C.	TRAVIS COUNTY PLAT RECORDS
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
●	5/8" IRON ROD FOUND (EXCEPT AS NOTED)
○	1/2" IRON ROD SET WITH CAP MARKED "CAPITAL SURVEYING CO. INC."
▲	CALCULATED POINT
⊗	COTTON SPINDLE FOUND
,•	MAG NAIL FOUND IN CONCRETE
• •	4' SIDEWALK
Ⓧ	BLOCK DESIGNATION
▭	ACCESS EASEMENT



ALLEN TERRACE SUBDIVISION

CSCI — CAPITAL SURVEYING COMPANY INCORPORATED
1101 Capital of Texas Highway South, Building C, Suite 100, Austin, Texas 78746 (512) 327-4006

DRAWN BY: BJM	SCALE: 1" = 100'		F.B.
JOB NO.: 16515.11	DATE: OCTOBER 29, 2016		SHEET NO.:
DRAWING NO.: 16515P1	CRD #: 16515		2 OF 2

RIVERA ENGINEERING TX PE FIRM REGISTRATION NO. F-11492
P.O. Box 90485 – Austin,Texas 78709-0485 – Telephone (512) 899-3310 – Email:n

February 27, 2017

Zoning and Platting Commission
Development Services Dept.
City of Austin
505 Barton Springs Road
Austin, Texas 78704

via Hand Delivery

Re: **Allen Terrace Subdivision – 1401 Allen Road**
Final Subdivision Plat Case No. C8-2016-0216.0A
Formal Request for Variance from LDC Section 25-4-175(A)(2)

Dear Chair and Commissioners:

Please accept this letter as our formal request for a variance from Section 25-4-175(A)(2) of the city's Land Development Code for the proposed Allen Terrace Subdivision Final Plat (City of Austin case number C8-2016-0216.0A). The subdivision plat which has been submitted includes two proposed flag lots. Our variance request is to allow for the creation of the two flag lots. The shape of the subject property is generally square, which requires use of flag lots for access to the back portions of the site. This request is consistent with other properties in the area as evidenced by the Flag Lot Exhibit included in the submittal documents.

We thank you for your consideration of our request. Should you have any questions about the proposed subdivision, please feel free to contact me.

Sincerely,

Michael A. Rivera, P.E.
President
Rivera Engineering
TX PE Firm Registration No. F-11492

MEMORANDUM

TO: Chair and Members of the Zoning and Platting Commission

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

DATE: September 27, 2017

SUBJECT: C8-2016-0216.0A Allen Terrace Subdivision, 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 5 single family residential lots, (including 2 flag 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.

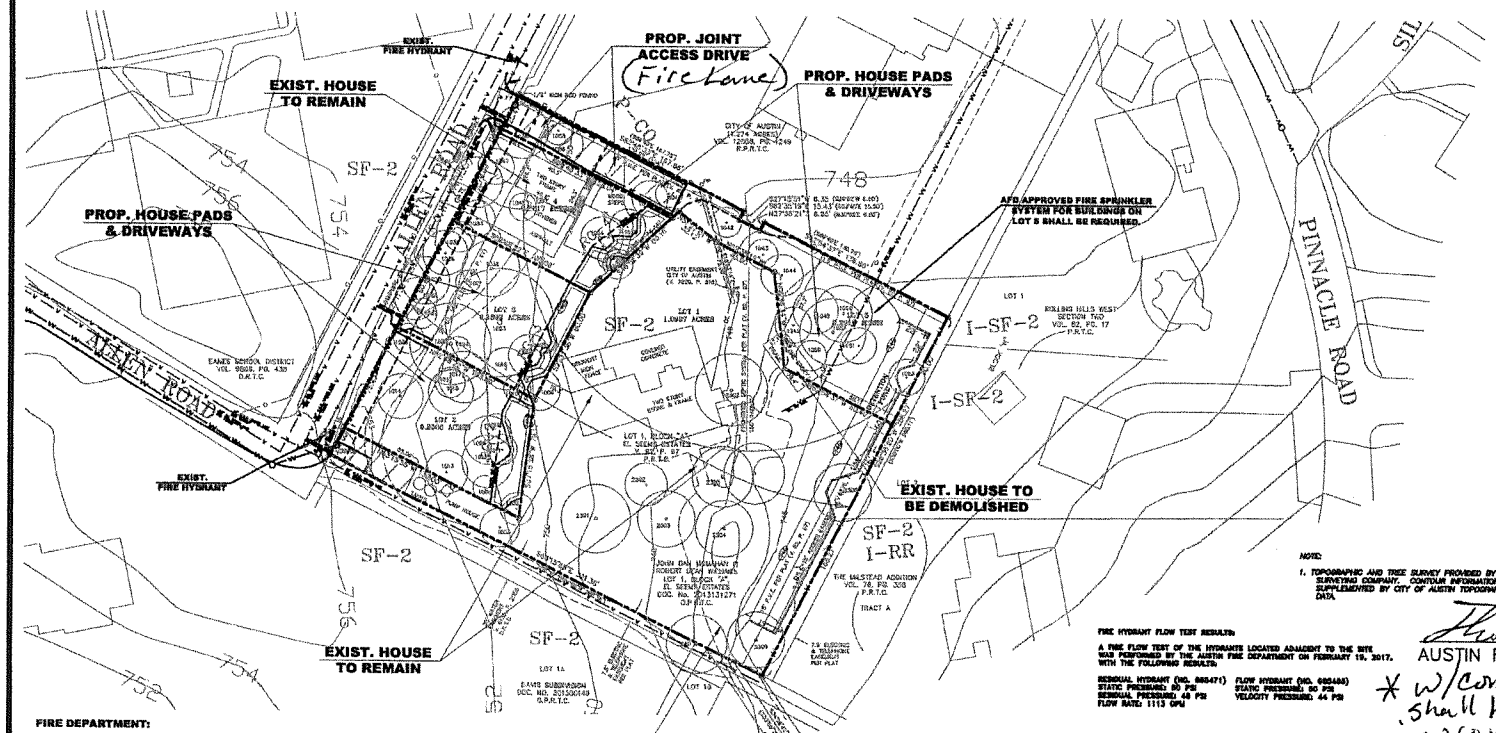
(iv) is otherwise compatible with the surrounding neighborhood;

The entire area is zoned SF-2 which is the appropriate zoning for the proposed use. The proposed use, detached single-family residential is compatible with existing neighborhood conditions. There are other examples of flag lots in the immediate vicinity.

(v) the applicant provides a copy of any existing private deed restrictions;

The applicant has provided copies of the existing private deed restrictions that are applicable to this property. The restrictions do not prohibit resubdivision of land.

Based upon review of these criteria, staff **recommends** the variance request to develop a flag lot as a part of this resubdivision request.



LEGEND

PROPOSED	EXISTING	
		FIRE HYDRANT ASSEMBLY
		GATE VALVE AND BOX
		WW MANHOLE
		DOUBLE WATER SERVICE
		DOUBLE WASTEWATER SERVICE
		WATER LINE
		WASTEWATER LINE
		CLEANOUT

N

SCALE: 1"=40'

NOTE:

1. TOPOGRAPHIC AND TREE SURVEY PROVIDED BY CAPITAL SURVEYING COMPANY. CONTOUR INFORMATION SUPPLEMENTED BY CITY OF AUSTIN TOPOGRAPHIC DATA.

FIRE DEPARTMENT:

1. THE AUSTIN FIRE DEPARTMENT REQUIRES ASPHALT OR CONCRETE PAVEMENT PRIOR TO CONSTRUCTION AS AN "ALL-WEATHER" DRIVING SURFACE.
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR-INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR-INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE TO SIX FOOT SETBACKS FROM THE CURB(BACK). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR-INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
3. TIMING OF INSTALLATION: WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES SHALL INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
4. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 60,000 LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
5. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN 10X FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
6. FIRE LANES DESIGNATED ON SITE PLAN SHALL BE REGISTERED WITH THE CITY OF AUSTIN FIRE MARSHALL'S OFFICE AND INSPECTED FOR FINAL APPROVAL.
7. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR FULL WIDTH OF ACCESS DRIVE.
8. 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.
9. AFD ACCESS APPROVED BY THE FIRE MARSHALL SHALL BE BUILT PRIOR TO RESIDENTIAL PERMIT APPROVAL FOR LOT 5.
10. EXTENDED OR OBSTRUCTED FIRE ACCESS SHALL BE ACHIEVED WITH AN AFD APPROVED SPRINKLER SYSTEM FOR BUILDINGS ON LOT 5.

FIRE HYDRANT FLOW TEST RESULTS:

A FIRE FLOW TEST OF THE HYDRANTS LOCATED ADJACENT TO THE SITE WAS PERFORMED BY THE AUSTIN FIRE DEPARTMENT ON FEBRUARY 19, 2017, WITH THE FOLLOWING RESULTS:

RESIDUAL HYDRANT (NO. 005471) STATIC PRESSURE: 50 PSI RESIDUAL PRESSURE: 48 PSI FLOW RATE: 1113 GPM

FLOW HYDRANT (NO. 005446) STATIC PRESSURE: 50 PSI VELOCITY PRESSURE: 44 PSI

Thomas Mil* 8/2/2017

AUSTIN FIRE DEPARTMENT fire lane. DATE

* w/comment - pavement design shall be provided with subdivision improvements prior to approval of residential bldg permits.

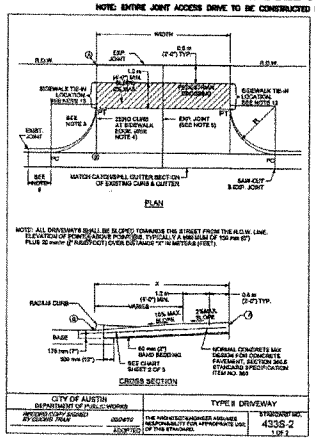
FIRE PROTECTION PLAN

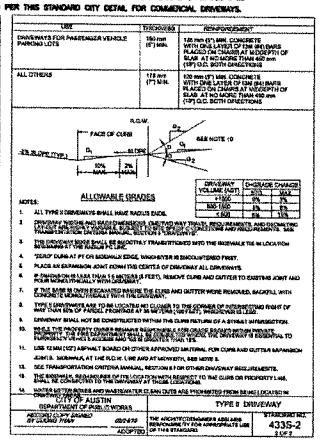
STATE OF TEXAS
MICHAEL A. RIVERA
60198
REGISTERED
PROFESSIONAL ENGINEER

7/28/17

TYPE II DETAIL TO BE USED FOR PROP. JOINT ACCESS DRIVE

NOTE: ENTIRE JOINT ACCESS DRIVE TO BE CONSTRUCTED PER THIS STANDARD CITY DETAIL FOR COMMERCIAL DRIVEWAYS.





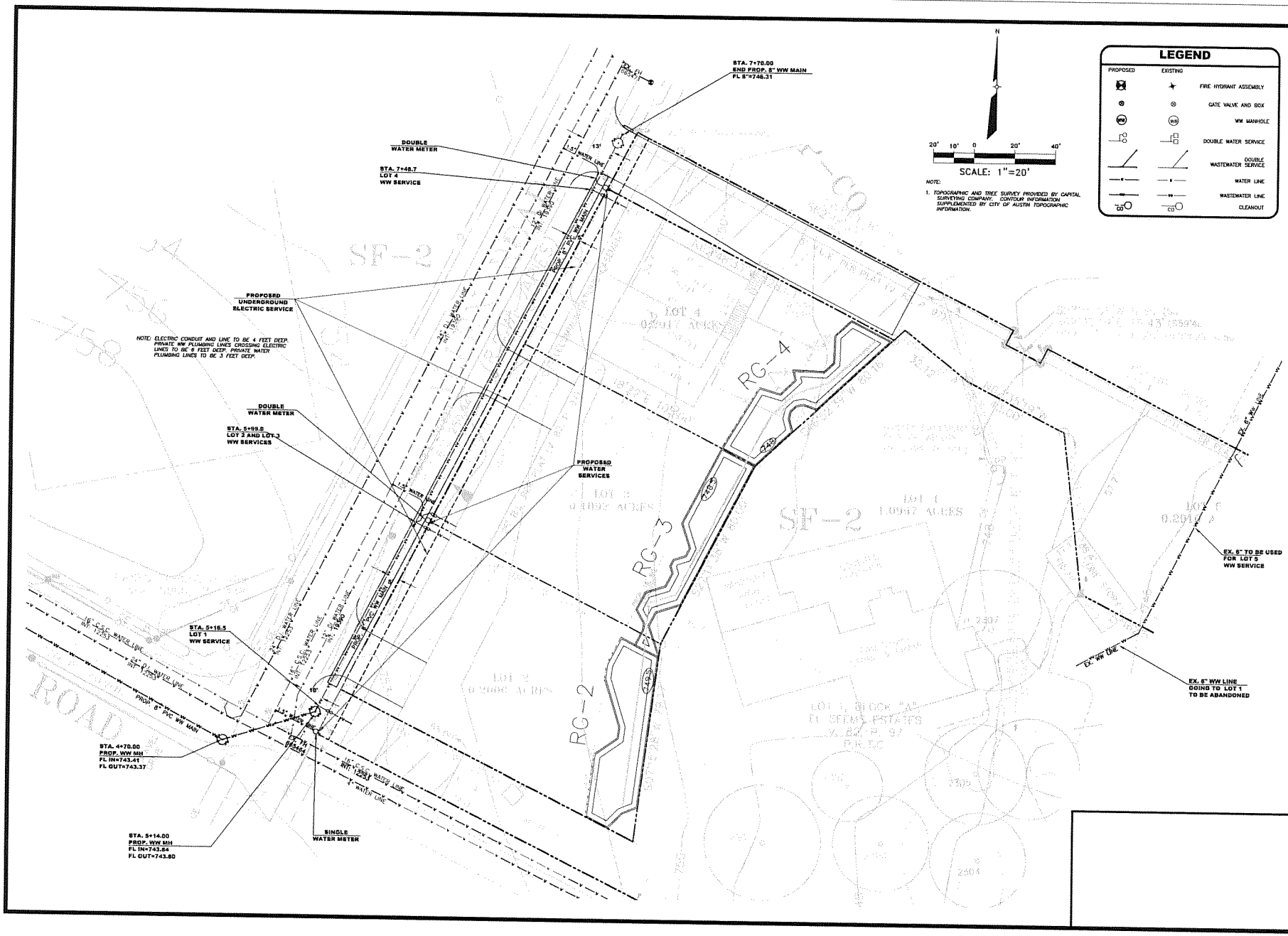
ALLEN TERRACE SUBDIVISION

CASE NO. C8-2016-0216.0A

1401 ALLEN ROAD

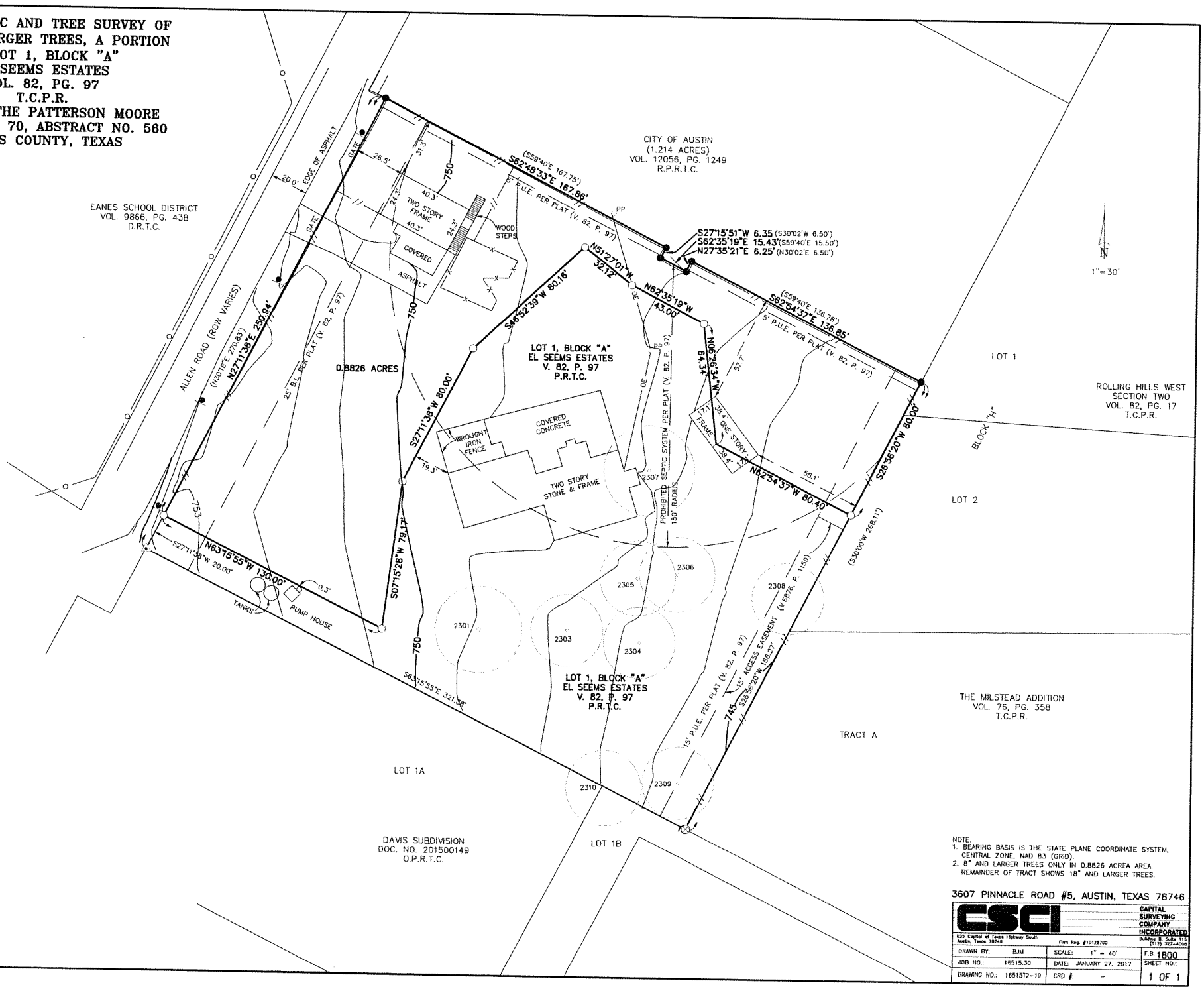
AUSTIN, TX 78746

RIVERA ENGINEERING
TX PE FIRM REGISTRATION NUMBER F-11492
P. O. Box 90485 Austin, Texas 78709-0485
Telephone (512) 699-3310



C8-2016-0216-0A

TOPOGRAPHIC AND TREE SURVEY OF 19" AND LARGER TREES, A PORTION OF LOT 1, BLOCK "A" EL SEEMS ESTATES VOL. 82, PG. 97 T.C.P.R. OUT OF THE PATTERSON MOORE SURVEY NO. 70, ABSTRACT NO. 560 TRAVIS COUNTY, TEXAS



TREE LIST

TREE TAG	SIZE & DESCRIPTION
2301	23" LIVE OAK
2303	19" LIVE OAK
2304	19" LIVE OAK
2305	20" LIVE OAK
2306	20" LIVE OAK
2307	24" LIVE OAK
2308	19" CEDAR
2309	19" CEDAR
2310	20" LIVE OAK

NOTE:
1. BEARING BASIS IS THE STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (GRID).
2. 8" AND LARGER TREES ONLY IN 0.8826 ACREA AREA. REMAINDER OF TRACT SHOWS 18" AND LARGER TREES.

3607 PINNACLE ROAD #5, AUSTIN, TEXAS 78746

CSCI CAPITAL SURVEYING COMPANY INCORPORATED
825 Capital of Texas Highway South, Austin, Texas 78746 — Firm Reg. #10128700 — Building B, Suite 113, (512) 327-4008

DRAWN BY: BJM	SCALE: 1" = 40'	F.B. 1800	
JOB NO.: 16515.30	DATE: JANUARY 27, 2017	SHEET NO.:	
DRAWING NO.: 1651512-19	CRD #: -	1 OF 1	

Perryman, Don

From: Jo Ann Howard
Sent: Tuesday, December 05, 2017 2:39 PM
To: Perryman, Don
Cc: 'Rick Whitley ( )'; Chip Bray
Subject: Re: C8-2016-0216-OA; Allen Terrace Subdivision

Re: C8-2016-0216-OA; Allen Terrace Subdivision

Dear Mr. Perryman,

Over the last few weeks, members of the Easy Street Neighborhood Association met with the developers of the proposed Allen Terrace subdivision on several occasions. The developers have agreed to restrictive covenants that require the installation and maintenance of landscaping along Allen Road and a plat note to prevent parking along Allen Road which our neighborhood believes will enhance the project.

It is the consensus of our group to support the requested flag lot variance, as the flag configuration would allow less driveways onto Allen Road and is preferable to the alternative of 4 smaller lots adjacent to Allen Road which would be allowed under the current zoning. We urge that the Zoning and Platting Commission approve the variance.

Thank you for meeting with me and for your assistance. Can you direct me to the City office to discuss speed bumps on Allen Road as it has become a real alternative racetrack to Westbank Drive. Let us know how the hearing proceeds please. Jo Ann

Jo Ann Howard, President
H2O Partners Inc.
P.O. Box 160130
Austin, Texas 78716

"For reasons of necessity and opportunity, every industry now finds itself in the technology business."

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512-731-0911 (direct line)
512-329-6612 (fax)

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If you are not the intended recipient of this information, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited. You are also kindly requested to advise us of the unintended delivery by return e-mail or at 512-328-8444.

Nothing contained in this message or in any attachment shall satisfy the requirements for a writing, nor constitute a

Perryman, Don

From: Kinnan Golemon
Sent: Monday, December 04, 2017 3:07 PM
To: Perryman, Don
Cc: 'C.Morris Davis'; 'James Lindsey'; 'Jay Howard'; steveb1
Subject: C8-2016-0216-OA-- Allen Terrace Zoning

Don:
I am writing on behalf of C. Morris Davis, James Lindsey, M.D. and myself (three landowners in the Pinnacle Oaks subdivision, a neighboring set of lots to the proposed subdivision) all of whom have been very involved in the plat and variance request as it has been processed by your office. We support the copy of the flag lot variance filed with your office on November 27, 2017, because it creates a more desirable lot configuration than the alternative configurations that are allowed under existing zoning. The Platting Commission's favorable consideration of our perspective will be greatly appreciated.
Respectfully, Kinnan Golemon

R. Kinnan Golemon
KG Strategies, LLC
408 West 14th Street
Austin, TX 78701
512-615-1108 office
512-633-9428 cell
866-519-6069 fax

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: C8-2016-0216.0A
Contact: Don Perryman, 512-974-2786 or
Ramon Rezvanipour, 512-974-3124
Public Hearing: February 6, 2018, Zoning and Platting Commission

JAMES O. LINDSEY
Your Name (please print)

☒ **I am in favor**
☐ **I object**

3607 PINNACLE ROAD - Lot 2
Your address(es) affected by this application

James O. Lindsey — 1/23/18
Signature — *Date*

Daytime Telephone:_____

Comments:_____

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Department / 4th Fl
Don Perryman
P. O. Box 1088
Austin, TX 78767-8810

Dear Zoning and Platting Commission Members and Councilwoman Troxclair,

I also want to express my strong opposition to the proposed subdivision of the lot on 1401 Allen Road (Case # C8-2016-0126.A.) This proposal is scheduled for discussion at your meeting tonight but I also am unable to attend.

Not only am I also concerned about subdividing the lot on Allen Rd from 1 lot into 5 lots because it is inconsistent with the existing established neighborhood, I am also very concerned that we do not have adequate infrastructure to handle the increased traffic and solid waste from the increased occupancy. We've consistently had issues with the stench and the overflow of waste in our neighborhood. The pipes actually burst a couple of years ago and we had solid waste in our yards because of the insufficient funding and replacement of the waste system built over 40 years ago in this neighborhood. Not only will the increase in the number of lots behind our home harm the property values of the surrounding properties, it will actually create a real financial problem for the city when they have to consistently come out here and repair the roads and pipes to meet the increased needs.

We have yet to see the increased traffic impact on the yet to be completed Walsh development just down the road and cannot imagine what the addition of 5 or more families will do to Walsh Tarlton, Pinnacle and Allen Road. Without the needed infrastructure and investment in rebuilding our waste system and roads, townhouse or condominiums are unwelcome in this neighborhood. Our property values will be adversely effected thus create a financial loss for the City and County with this proposed subdivision.

If this build is any indicator of what the currently proposed new CodeNext will do to our neighborhoods, I believe it will increase the number of residents in our neighborhood that will actively oppose CodeNext. I feel strongly that this isn't in the best interest of the city and it's residents. Please consider all the ramifications of allowing this proposed subdividing of the lots carefully.

Thank you for your consideration.

Best,
Kim Taylor
3605 Pinnacle Road
Austin, TX 78746