SUBDIVISION REVIEW SHEET
(VARIANCE ONLY)

CASE NO.: C8-2017-0269.0A   **P. C. DATE:** February 20, 2018

SUBDIVISION NAME: Oak Ranch Section 2

AREA: 150.98 acres   **LOT(S):** 1

OWNER/APPLICANT: Deerwood MHC LLC   (Scott Roberts)

AGENT: Big Red Dog Engineering and Consulting (Ricardo De Camps)

ADDRESS OF SUBDIVISION: 5412-5615 ROSS RD

WATERSHED: Onion Creek   **JURISDICTION:** Full Purpose

EXISTING ZONING: MH-CO   **District:** 2

PROPOSED LAND USE: residential

ADMINISTRATIVE WAIVERS: None

VARIANCES: The applicant is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151, which requires streets of a new subdivision to be in line with existing streets on adjoining property. The variance is for the connection to Saint Thomas Drive. Recommended, (see attached memorandum from Transportation Review

SIDEWALKS: Sidewalks will be provided on the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a variance request for the Oak Ranch Section 2 Subdivision as noted above. The proposed plat is composed of 1 lot on 150.98acres proposed for residential use.

STAFF RECOMMENDATION: The staff recommends approval of the variance request. (See attached memorandum.)
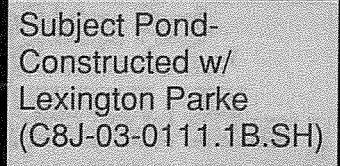
ZONING AND PLATTING COMMISSION ACTION:

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

Orion Creek

Barkley Meadows Park

SITE LOCATION
±151.50 ACRES

Subject Pond-
Constructed w/
Lexington Parke
(C8J-03-0111.1B.SH)

Del Valle H

Ross Rd

Del Valle Ind
Scho

Del Valle
Elementary School

Del Valle Middle School

OAK RANCH

Pearce Ln

VISTA DEL
PUEBLO

Ross Rd

MEADOWS
AT BERDOLL

Texaco
Pearce Ln

LOS CIELOS

Google

Site Location Map
Oaks Ranch Expansion
Ross Road
Austin, Travis County, Texas

2021 E. 5th Street
Austin, TX 78702
512.669.5560
www.BIGREDDOG.com

BRD

MEMORANDUM

TO:	Don Perryman, Case Manager
	Members of the Planning Commission
FROM:	Jaron Hogenson, AICP, Land Use Review Division, DSD
DATE:	January 24, 2018
SUBJECT:	Variance Request for Oak Ranch Section 2 Subdivision
	Case Number – C8-2017-0269.0A

Recommendation: To approve the variance

The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151, which requires streets of a new subdivision to be in line with existing streets on adjoining property. The variance is for the connection to Saint Thomas Drive.

The proposed subdivision is located within the City of Austin's full purpose jurisdiction in southeast Austin, between S SH 130 and Ross Road. The site consists of one lot on 150.70 acres.

Staff recommends <u>approval of the variance</u> for the following reasons:

- The extension of Saint Thomas Drive would cross an existing critical environmental feature (CEF).
- The applicant is proposing other connections to serve the public via public access easements.
- The applicant agrees to dedicate and construct an urban trail connecting Saint Thomas Drive to Ross Road and the northern property line.
- Traffic circulation would not be compromised if Saint Thomas Road was not extended because there are other ingress and egress points for this subdivision and adjacent subdivisions to right-of-way.

Support for variance contingent upon following recommendations:

- A 15' sidewalk, trail, and recreational easement shall be dedicated and constructed by the applicant from the northern property line connecting to Saint Thomas Drive and Ross Road according to City of Austin standards at the site plan stage. The trail shall be reviewed and approved by the Parks and Recreation Department, Public Works, Urban Trails Program, and Development Services Department.
- The trail and sidewalk connections allow for open and accessible pedestrian and bicycle travel from the adjacent developments, and any future adjacent development from Saint Thomas Drive to Ross Road.
- All internal drives shall be located within public access easements. Private drive aisles are prohibited within this site. The public access easements shall be dedicated with the plat according to City of Austin standards.
- Sidewalks five feet wide shall be provided along both sides of all internal drives.

If you have any further questions or required additional information, please contact me at 974-2253.

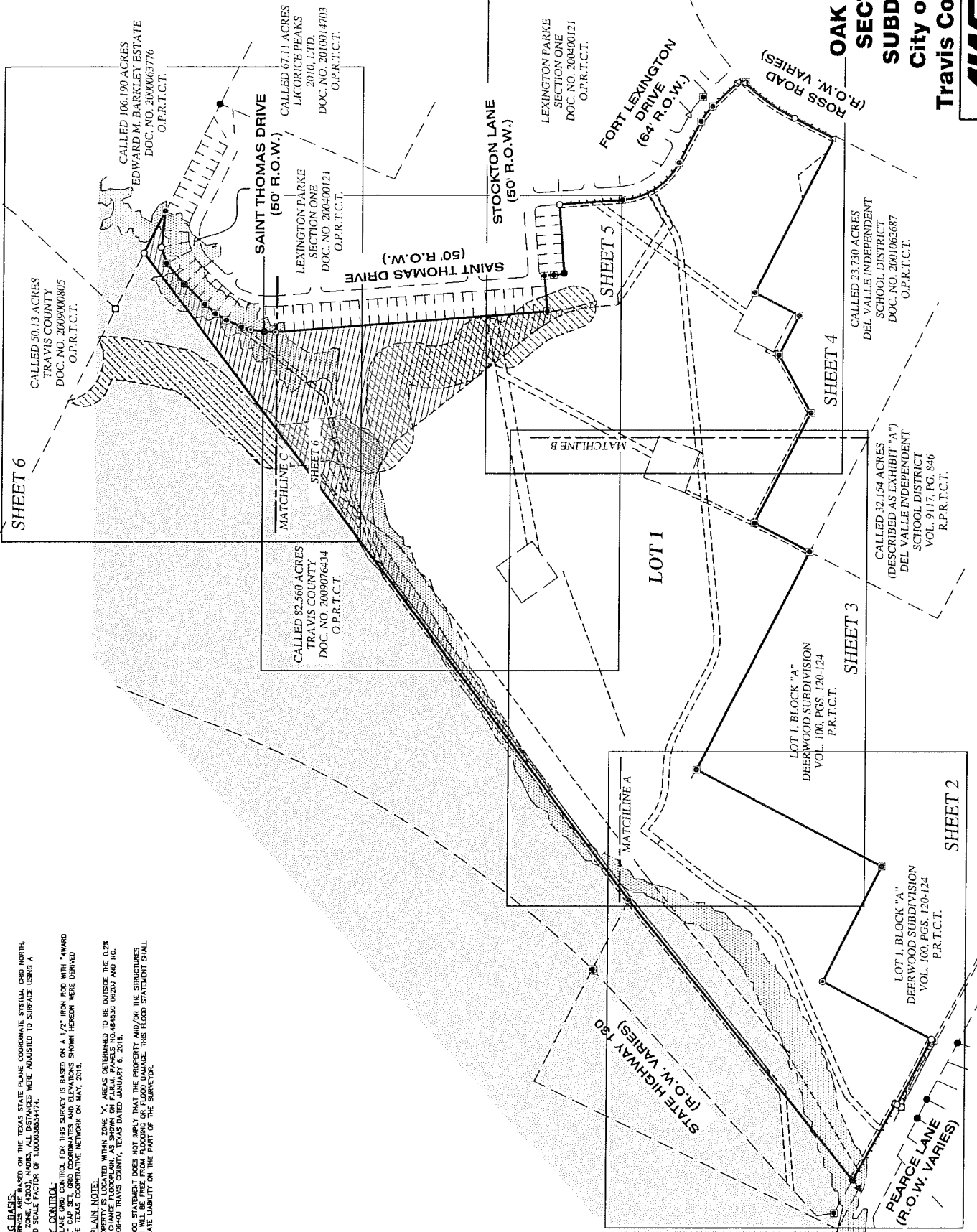Jaron Hogenson, AICP
Land Use Review Division/ Transportation Review
Development Services Department

OAK RANCH
SECTION 2
SUBDIVISION
City of Austin,
Travis County, Texas

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin, Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPLS FIRM #10174300

Date:	11/3/2017
Project:	00480
Scale:	1" = 300'
Reviewer:	JSW
Tech:	CC
Field Crew:	TF/CA
Survey Date:	MAY 2016
Sheet:	1 OF 7

C8-2016-0182.0A

CALLED 50.13 ACRES
TRAVIS COUNTY
DOC. NO. 2009000805
O.P.R.T.C.T.

CALLED 106.190 ACRES
EDWARD M. BARKLEY ESTATE
DOC. NO. 2000063776
O.P.R.T.C.T.

CALLED 67.11 ACRES
LICORICE PEAKS
2010, LTD.
DOC. NO. 2010014703
O.P.R.T.C.T.

SAINT THOMAS DRIVE
(50' R.O.W.)

LEXINGTON PARKE
SECTION ONE
DOC. NO. 200400121
O.P.R.T.C.T.

LEXINGTON PARKE
SECTION ONE
DOC. NO. 200400121
O.P.R.T.C.T.

STOCKTON LANE
(50' R.O.W.)

SAINT THOMAS DRIVE
(50' R.O.W.)

FORT LEXINGTON
DRIVE
(64' R.O.W.)

ROSS ROAD
(R.O.W. VARIES)

CALLED 23.730 ACRES
DEL VALLE INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2001062687
O.P.R.T.C.T.

SHEET 5

SHEET 4

SHEET 6

MATCHLINE C

SHEET 6

MATCHLINE B

CALLED 82.560 ACRES
TRAVIS COUNTY
DOC. NO. 2009076434
O.P.R.T.C.T.

LOT 1

CALLED 32.154 ACRES
(DESCRIBED AS EXHIBIT "A")
DEL VALLE INDEPENDENT
SCHOOL DISTRICT
VOL. 9117, PG. 846
R.P.R.T.C.T.

SHEET 3

LOT 1, BLOCK "A"
DEERWOOD SUBDIVISION
VOL. 100, PGS. 120-124
P.R.T.C.T.

MATCHLINE A

SHEET 2

LOT 1, BLOCK "A"
DEERWOOD SUBDIVISION
VOL. 100, PGS. 120-124
P.R.T.C.T.

STATE HIGHWAY 130
(R.O.W. VARIES)

PEARCE LANE
(R.O.W. VARIES)

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH,
CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A
COMBINED SCALE FACTOR OF 1.00003034474.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD
CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED
FROM THE TEXAS COOPERATIVE NETWORK ON MAY, 2016.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANELS NO.48453C 0620J AND NO.
48453C 0640J TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES
THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL
NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

EXHIBIT "A-1"