

**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 150.98 acres 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](mailto:don.perryman@austintexas.gov)



**SITE LOCATION**  
±151.50 ACRES

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

**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

**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

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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 approval of the variance 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.

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

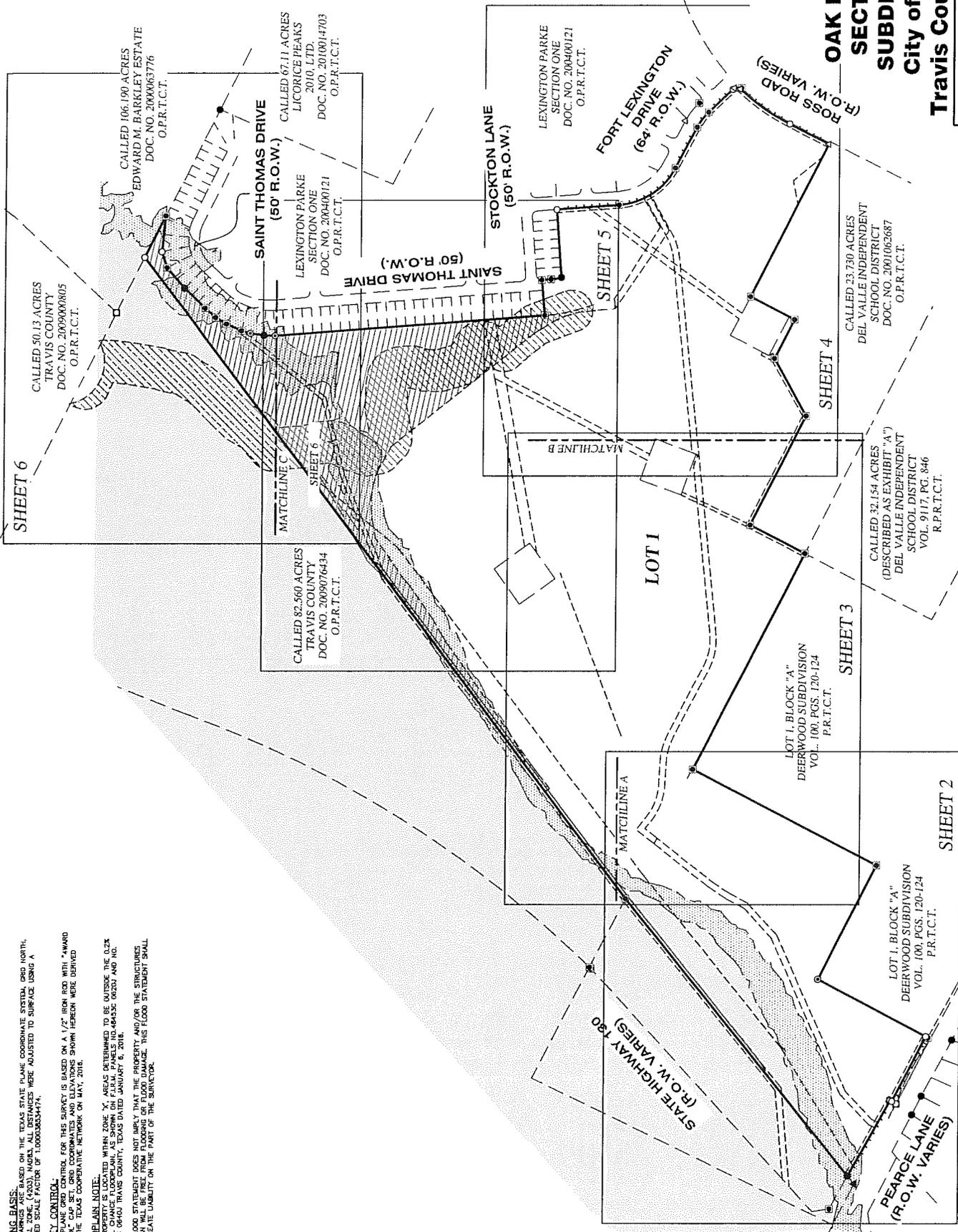
Jaron Hogenson, AICP  
Land Use Review Division/ Transportation Review  
Development Services Department

**BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH. ALL BEARINGS ARE (FOOT) ANGLES. ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.0000000474.

**SURVEY CONTROL:**  
THE CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "AWARD CONTROL" C&S ST. GRID COORDINATE 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.48433E 0620V AND NO. 48433E 0640. TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES, OR ANYTHING THEREON, IS INSURE AGAINST FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



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

**AWARD**  
Land Surveying  
A Limited Liability Company

PO Box 90976, Austin Texas 78709  
WWW.AWARDLS.COM (512) 937-2384  
TDL#S: TP0818 P0171226

Date: 11/27/2016  
Project: 00080  
Scale: 1" = 300'  
Revised: JBY  
Title: CC  
Field Cont. JF/CA  
Survey Date: MAY 2016  
Sheet: 1 OF 7

08-2016-0182.0A

