



SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0174.0A**P.C. DATE:** March 27, 2018
March 13, 2018**SUBDIVISION NAME:** Resubdivision of Lot 2, Woodwillow Addition**AREA:** 0.375 acres**LOT(S):** 2**OWNER/APPLICANT:** Kharbe Lehfed Properties Inc.
(Steve Portnoy)**AGENT:** AJ Ghaddar, P.E. & Assoc.
(Marco Castaneda)**ADDRESS OF SUBDIVISION:** 3409 Willow Springs Road**GRIDS:** H-18/19**COUNTY:** Travis**WATERSHED:** Blunn Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 3**NEIGHBORHOOD PLAN:** St. Edward's**PROPOSED LAND USE:** Family Residential**SIDEWALKS:** Sidewalks will be provided along Willow Springs Road.**VARIANCE:** From LDC 25-4-175 to allow a flag lot.**DEPARTMENT COMMENTS:** The request is for approval of the variance to allow a flag lot (LDC 25-4-175) and a resubdivision, namely, Resubdivision of Lot 2, Woodwillow Addition. The proposed plat is composed of 2 lots on 0.375 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the variance and the resubdivision. Wit approval of the variance - this plat will meet all applicable City of Austin and State Local Government code requirements.**PLANNING COMMISSION ACTION:** 3/13/18: Postponed to 3/27/18 (applicant/neighborhood agreed).**CASE MANAGER:** Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767



-  Subject Tract
 Base Map

CASE#: C8-2017-0174.0A
LOCATION: 3409 Willow Springs Road

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

RESUBDIVISION OF LOT 2 WOODWILLOW ADDITION

PLAT PREPARATION DATE: April 2, 2016
APPLICATION SUBMITTAL DATE: July 14, 2016

SCALE: 1" = 50'



Legend

- Iron Rod Found
- Iron Pipe Found
- Iron Rod Set with plastic cap
imprinted with "Hall Carson, Inc."
- (Record Bearing and Distance)
- Sidewalk
- JUAE= Joint Use Access Easement
- ETE = Electric and Telecommunications Easement

LOT SUMMARY

Total Number of Lots = 2
Lot 2A = 7,011 Square Feet
Lot 2B = 9,315 Square Feet
without neck = 7,891 Square Feet
Total Area = 16,326 Square Feet = 0.375 Acre

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That Kharbe Lehfed Properties, Inc. acting by and through its President, Jimmy Nassour, owner of all of Lot 2, Woodwillow Addition, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 82 Page 374 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document Number 2010129199 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lot 2 in accordance with the attached map or plat shown hereon to be known as

RESUBDIVISION OF LOT 2 WOODWILLOW ADDITION

subject to any easements and/or restrictions heretofore granted, and not released.

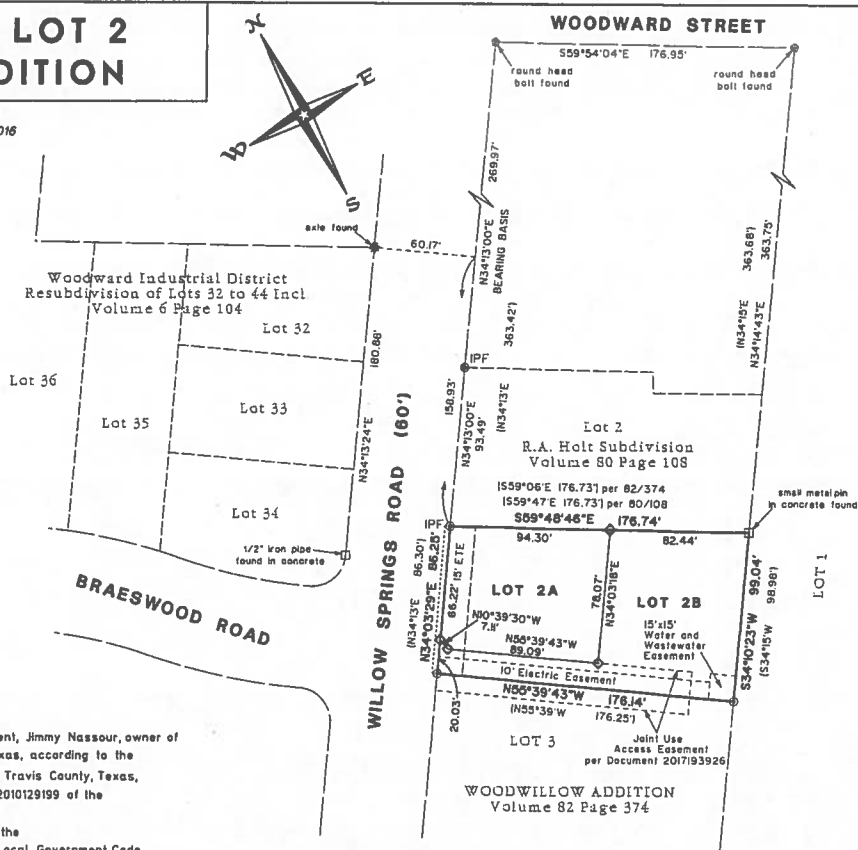
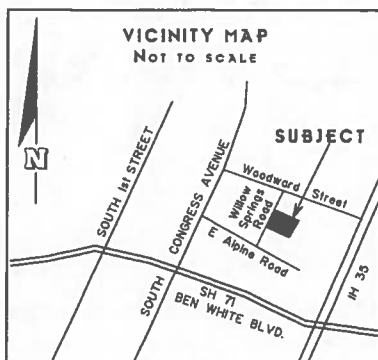
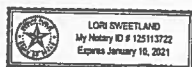
WITNESS MY HAND this the 21 day of February, A.D. 20 18

Jimmy Nassour
Jimmy Nassour President
Kharbe Lehfed Properties, Inc.
3839 Bee Caves Road Suite 200
Austin, Texas 78746

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 21 day of February, A.D., 20 18, did personally appear Jimmy Nassour, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC *Lori Sweetland*
Printed Name Lori Sweetland
Commission Expires _____



WOODWILLOW ADDITION
Volume 82 Page 374

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____, 20 ____.

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the _____ day of _____, 20 ____, A.D.

J. Rodney Gonzales, Director, Development Services Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 20 ____ A.D.

Stephen Oliver Chairperson

James Shieh Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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 _____, 20 ____ A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, 20 ____, A.D., at _____ o'clock _____ M., Plat Records of said County and State in Document No. _____

Official Public Records of Travis County, Texas.
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 20 ____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

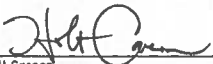
BY: _____
Deputy

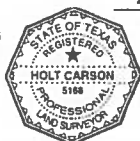
RESUBDIVISION OF LOT 2 WOODWILLOW ADDITION

PLAT PREPARATION DATE: April 2, 2016
APPLICATION SUBMITTAL DATE: July 14, 2016

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.


Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990



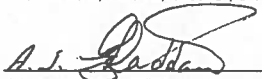
2-20-2018

Date

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e), thereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act. This plat conforms with Title 25 of the City of Austin Land Development Code.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0585 H, dated September 28, 2008.


A.J. Ghaddar P.E. No. 34749
A.J. Ghaddar P.E. and Associates
5524 Bee Cave Road Suite B-2
Austin, Texas 78748



2-20-2018

Date

NOTES:

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
2. 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 fee with the utility construction.
3. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
4. 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 plat vacation or replating may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
5. 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.
6. Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
7. The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
8. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.
9. 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 the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City of deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
10. Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: Willow Springs Road. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
11. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
12. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
13. Lot 2A and Lot 2B of this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.
14. The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
15. All restrictions and notes from the previous subdivision, Woodwillow Addition, according to the map or plat of record in Volume 82 Page 374 of the Travis County Plat Records, shall apply to this resubdivision plat.
16. OMITTED
17. The water and/or wastewater easements indicated on this plat are for the purpose of construction, operation, maintenance, repair, replacement, upgrade, decommissioning and removal of water and/or wastewater facilities and appurtenances. No objects, including but not limited to buildings, retaining walls, trees or other structures are permitted in water and/or wastewater easements except as approved by the Austin Water Utility.
18. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc. at all times. Necessary clearance information (AE, OSHA, NESC, and NEC) may be found in Austin Energy's Design Manual -- Section 15.3.9. The manual is available on Austin Energy's website under contractors/electric service design and planning.
19. 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.
20. No fee-in-lieu of parkland dedication or park development was charged due to the 4 existing residences.
21. A variance to Section _____ of the Land Development Code was granted by the Planning Commission on _____.
22. Water quality controls are required for all development pursuant to the Land Development Code.
23. This subdivision is exempt from stormwater detention requirements per Section 12.2.6 of the City of Austin Drainage Criteria Manual.
24. Lots 2A and 2B will be served by underground electric.
25. For Joint Use Access Easement (or Permanent Access Easement) related to this plat -- see document recorded in Doc. 2017193926, Travis County Official Public Records.
26. No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin.
27. All drainage easements on private property shall be maintained by the property owner or assigns.
28. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
29. A minimum of two off-street parking spaces is required for each unit. The driveway may be counted as one of the two spaces required for each unit. For any lot with 6 or more bedrooms, the minimum parking requirement is one space per bedroom.



MEMORANDUM

TO: Members of the Planning Commission

FROM: Sylvia Limon, Planner Senior
Development Services Department

DATE: March 6, 2018

SUBJECT: C8-2017-0174.0A Resubdivision of Lot 2, Woodwillow Addition 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 that will include creating 2 single family residential 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;

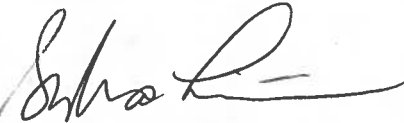
This resubdivision is compatible with the surrounding neighborhood in that the proposed lot sizes (0.17 acres) are within 15% of the majority of single family lots within 500 feet of this site.

The immediate area is zoned SF-3-NP which is the appropriate zoning for the proposed use. See attached, Surrounding Neighborhood Exhibit which generally shows the development pattern in the immediate vicinity.

(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 apply 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.



Sylvia Limon, Planner Senior
Development Services Department

A.J. Ghaddar, P.E. & Associates**Firm Reg. #F-3422***Civil Engineers: Site Development; Land Development; Drainage & Utility*

5524 Bee Caves Road, Ste B-2

Austin, Texas 78746-3620

(512) 535-7489 Ph

(512) 535-2449 Fax

VARIANCE REQUEST FOR FLAG LOTS

February 15, 2018

Development Services Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Resubdivision of Lot 2,
Woodwillow Addition
3409 Willow Springs Road
Austin, Texas 78704
Case No. C8-2017-0174.0A

To Sylvia Limon,

The purpose of this letter is to request a variance for a flag lot proposed as part of the Resubdivision of Lot 2, Woodwillow Addition located at 3409 Willow Springs Road.

Per LDC 25-4-175(A)(2), a variance to allow flag lots may be granted if the proposed development meets the given criteria. Please find below how this site will meet the given criteria.

- (i) Has provided accessibility for emergency responders;
A 25' joint access easement is proposed and shared with the adjacent property to the south to provide emergency access to all proposed residential units.
- (ii) Has adequate room for required utilities;
A proposed driveway/utility plan for this Resubdivision has been reviewed and approved by Austin Water Utility. The flag lot is configured to allow utility service without crossing lot lines.
- (iii) Enhances environmental and tree protection;
This utility plan shows an existing WW service to be cut and abandoned to avoid further impact and to better preserve an existing 61" Pecan tree.
- (iv) Is otherwise compatible with the surrounding neighborhood;
This Resubdivision is compatible with the surrounding neighborhood in that the proposed lot sizes (0.17 acre) are within 15% of the majority of single family lots within 500 feet of this site and therefore would not create lot sizes incompatible with the surrounding neighborhood.

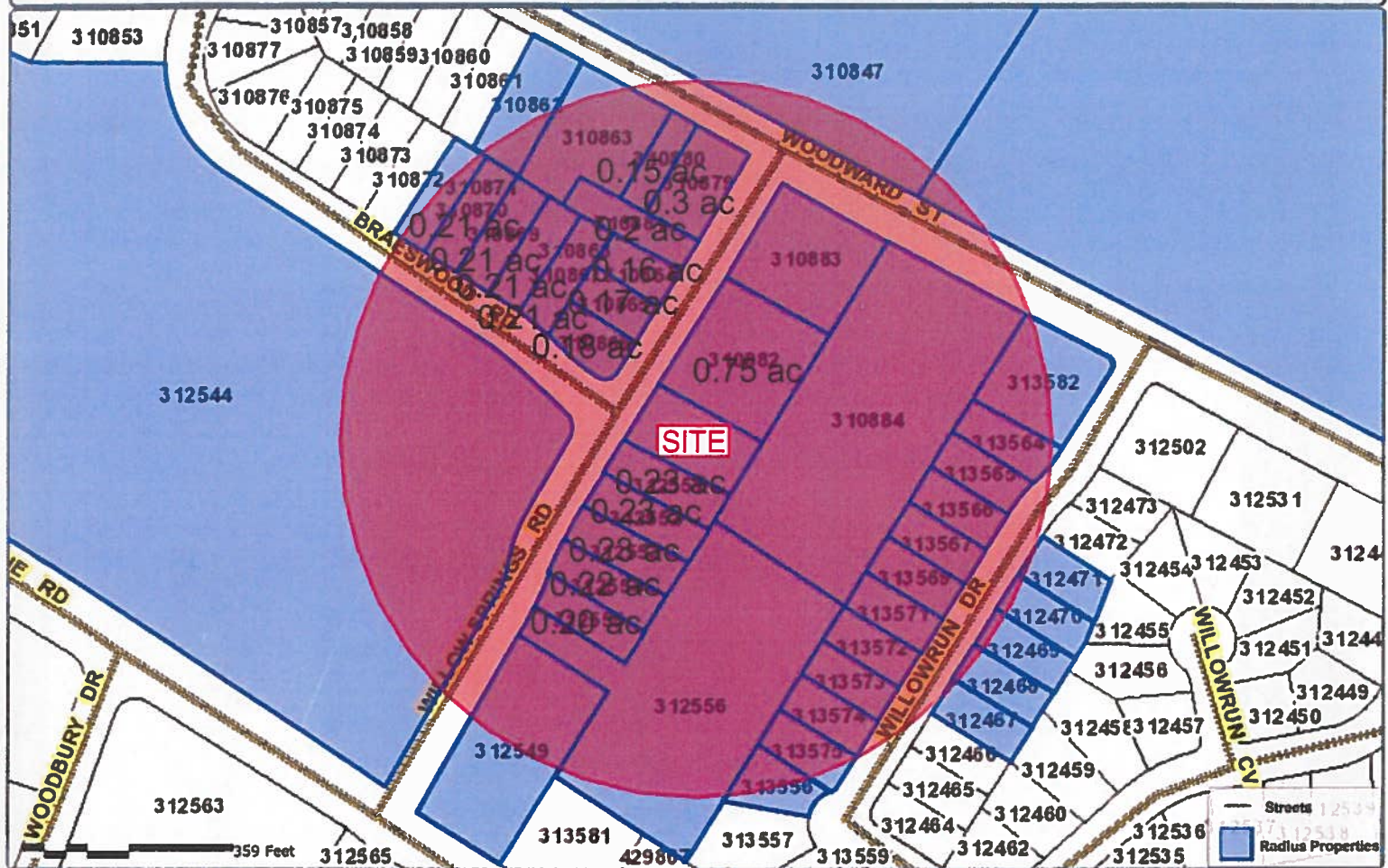
Should you have any questions or comments, feel free to contact the undersigned at (512) 535-7489 or Marco Castaneda at (512) 785-8446.

Sincerely,

Marco Castaneda, PE



Travis CAD - Map of Property ID 312550 for Year 2014



Property Details

Account

Property ID: 312550
Geo ID: 0409020203
Type: Real

Legal Description: LOT 2 WOODWILLOW ADDN

Location

Situs Address: 3409 WILLOW SPRINGS RD TX 78704
Neighborhood: K SOUTH TRI & 4-PLEX NBHD
Mapsc: 614Z
Jurisdictions: 01, 03, 68, 0A, 2J, 02

Owner

Owner Name: KHARBE LEHFED PROPERTIES INC
Mailing Address: , 3839 BEE CAVE RD STE 200, WEST LAKE HILLS, TX 78746-6400

Property

Appraised Value: \$367,289.00

<http://propaccess.traviscad.org/Map/View/Map/1/312550/2014>

powered by:
PropertyACCESS
www.trueaccess.com

Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

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: C8-2017-0174.0AC8-2017-0174.0A

Contact: Sylvia Limon, 512-974-2767 or Elsa Garza, 512-974-2308
Public Hearing: Planning Commission, March 13, 2018

SHEILA R. KIMPLE

Your Name (please print)

☐ I am in favor
☒ I object

3405 + 3407 Willow Springs Rd. Austin 78704
Your address(es) affected by this application

Sheila R. Kimple 3-1-18
Signature Date

Daytime Telephone: (512) 213-7730

Comments: Willow Springs Rd. in Austin
is already very contested without
further subdividing the lots

If you use this form to comment, it may be returned to:

City of Austin - Development Services Department / 4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810