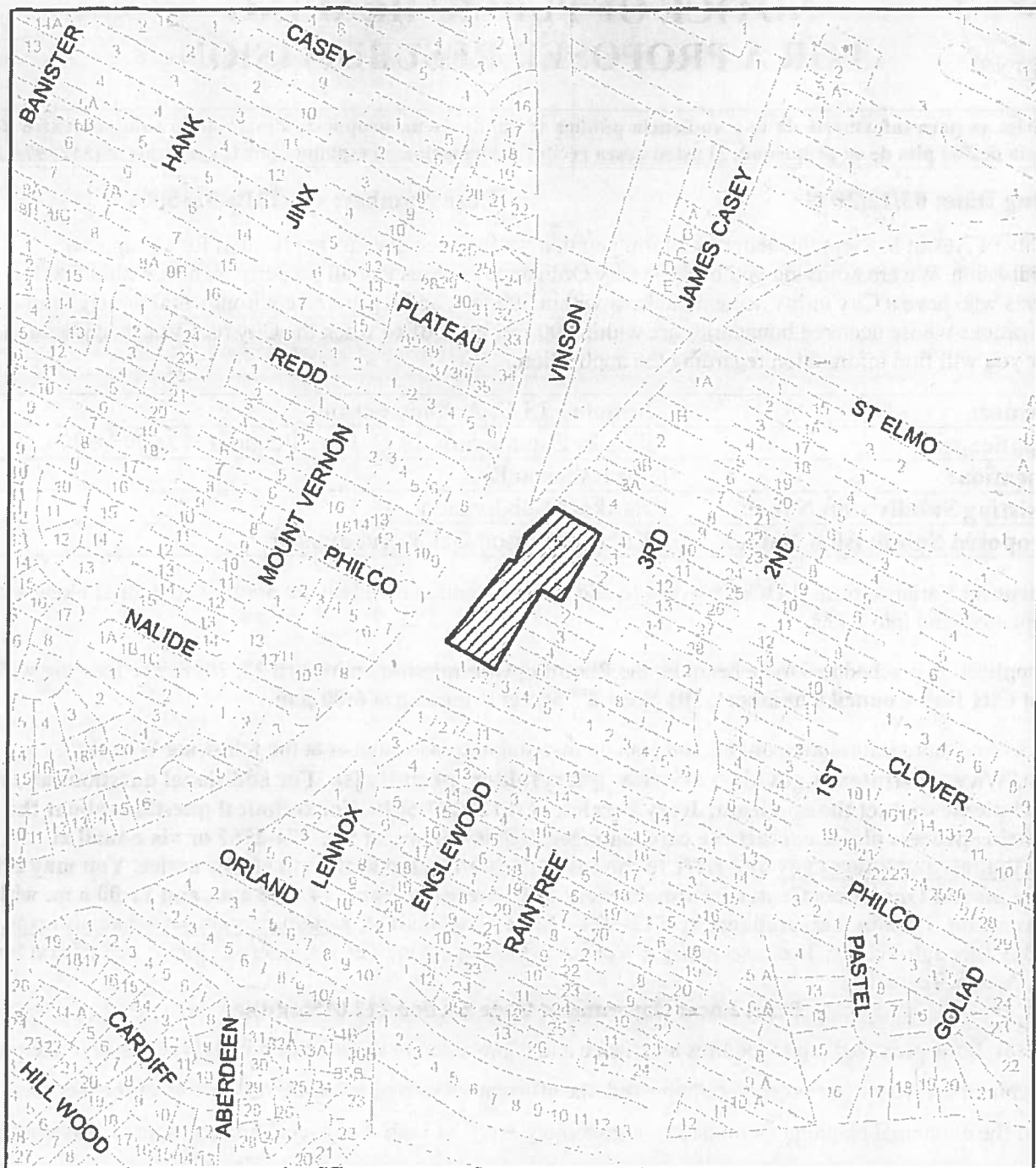


SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0215.0A**P.C. DATE:** March 27, 2018**SUBDIVISION NAME:** Villas At Vinson Oak Resubdivision**AREA:** 1.8803 acres**LOT(S):** 8**OWNER/APPLICANT:** Notigius, LLC
(Antonio Gustino)**AGENT:** Perales Engineering, LLC
(Jerry Perales)**ADDRESS OF SUBDIVISION:** 4511 Vinson Drive**GRIDS:** G-18**COUNTY:** Travis**WATERSHED:** Williamson Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 3**NEIGHBORHOOD PLAN:** South Manchaca**PROPOSED LAND USE:** Family Residential**SIDEWALKS:** Sidewalks will be provided along Vinson Drive.**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, Villas At Vinson Oak Resubdivision. The proposed plat is composed of 8 lots on 1.8803 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the variance and the resubdivision. With approval of the variance - this plat will meet all applicable City of Austin and State Local Government code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767



Subject Tract



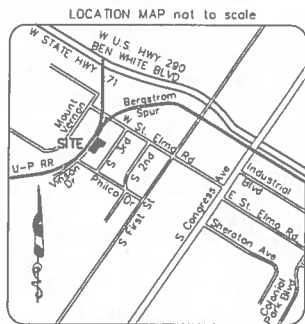
Base Map

CASE# C8-2016-0215.0A
ADDRESS 4511 VINSON DR

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. No warranty is made by the City of Austin regarding specific accuracy or completeness.

VILLAS AT VINSON OAK RESUBDIVISION



LEGEND

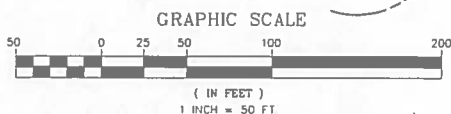
FOUND 1/2" IRON ROD FIR
 FOUND IRON ROD W/CAP FIRC
 FOUND 1/2" IRON PIPE FIP
 SET 1/2" IRON ROD W/CAP SIRC
 LABELED "WATERLOO RPLS 4324" (RECORD CALL)
 SIDEWALKS
 PUBLIC UTILITY EASEMENT PUE

BENCHMARK BM:
BM#1
 TOP OF IRON PIPE FOUND;
 ELEVATION 670.97' NAVD88
BM#2
 TRIANGLE CUT IN CONCRETE DRNG,
 ELEVATION 660.92' NAVD 88
BM#3
 SPINDLE SET IN UPOLE;
 ELEVATION 673.47' NAVD88
 BEARING BASE: CENTRAL TEXAS ZONE
 STATE PLANE COORDINATES

**EIGHT LOTS/ONE BLOCK
 SINGLE-FAMILY DWELLINGS**

LOT 1/BLOCK A- 11,554 SQ FT/0.2652 AC
 LOT 2/BLOCK A- 9,341 SQ FT/0.2144 AC
 LOT 3/BLOCK A- 10,089 SQ FT/0.2316 AC
 LOT 4/BLOCK A- 11,595 SQ FT/0.2662 AC
 LOT 5/BLOCK A- 8,322 SQ FT/0.1910 AC
 LOT 6/BLOCK A WITHOUT FLAG- 7,207 SQ FT/0.1654 AC
 LOT 7/BLOCK A- 9,357 SQ FT/0.2148 AC
 LOT 8/BLOCK A WITHOUT FLAG- 7,514 SQ FT/0.1725 AC
 LOT 9/BLOCK A- 11,393 SQ FT/0.2616 AC
 LOT 10/BLOCK A WITHOUT FLAG- 7,679 SQ FT/0.1763 AC
 LOT 11/BLOCK A- 10,255 SQ FT/0.2354 AC
 LOT 12/BLOCK A WITHOUT FLAG- 8,894 SQ FT/0.2271 AC
 BLOCK A TOTAL- 81,906 SQ FT/1.8803 AC

PHILCO DRIVE



SURVEYOR'S CERTIFICATION:

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON JANUARY 4, 2016

THOMAS P. DIXON R.P.L.S. #4324
 WATERLOO SURVEYORS, INC.
 P.O. BOX 160176
 AUSTIN, TEXAS 78716-0176
 PH-512-481-9602
 FAX-512-330-1621
 thomas@waterlosurveyors.com

DATE 2/7/2018



PROJECT DATA

OWNERS: NOTIGIUS LLC
 2106 RABB GLENN
 AUSTIN, TEXAS 78704

PROPERTY ADDRESS: 4507 AND 4511 VINSON DRIVE

LEGAL DESCRIPTION: 1.8803 ACRES, MORE OR LESS OF LAND OUT OF THE ISAAC DECKER LEAGUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION, AND LOT 11, BLOCK D, JAMES E. BOULDER ESTATE.

EIGHT LOTS/ONE BLOCK

PREPARATION DATE: JANUARY 9, 2017

DATE OF LAST REVISION: NOVEMBER 30, 2017

SUBMITTAL DATE: APRIL 14, 2017

LINE TABLE

L#	BEARING	DISTANCE
L1	S61°59'55"E	20.25'
L2	N18°39'03"E	14.42'
L3	N18°39'03"E	15.18'
L4	N18°39'03"E	15.47'
L5	N18°39'03"E	15.46'
L6	N18°39'03"E	24.51'
L7	S18°39'03"W	23.62'
L8	N62°26'10"W	66.59'
L9	N62°32'59"W	75.51'
L10	S27°46'33"W	15.34'
L11	S27°44'31"W	8.34'
L12	N62°16'33"W	15.19'



WATERLOO SURVEYORS INC.
 PO BOX 160176
 AUSTIN, TEXAS 78716-0176
 Phone: 512-481-9602
 www.waterlosurveyors.com
 J14667P_P

CASE# C8-2016-0215 OA

PAGE 2 OF 2

VILLAS AT VINSON OAK RESUBDIVISION

STATE OF TEXAS: KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF TRAVIS:

THAT I, N. MICHAEL WARZECHA, TRUSTEE OF NOTIGUS, L.L.C., OWNERS OF 0.9385 (0.937) ACRE OF LAND OUT OF LOT 11, BLOCK D, JAMES E. BOULDIH ESTATE, AS RECORDED IN DISTRICT COURT MINUTES BOOK 11, PAGES 75-78, DISTRICT COURT RECORDS, TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2015185454, OFFICIAL PUBLIC RECORDS, TOGETHER WITH 0.9418 ACRES, BEING LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 9, PLAT RECORDS, SAVE AND EXCEPT THE EAST 140 FEET CONVEYED TO JUDSON F. CARY BY DEED RECORDED IN VOLUME 2300, PAGE 190, DEED RECORDS, CONVEYED TO NOTIGUS, L.L.C., BY DEED RECORDED IN DOCUMENT NO. 2015073553, OFFICIAL PUBLIC RECORDS, FOR A TOTAL OF 1.8803 ACRES, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 1.8803 ACRES TO BE KNOWN AS:

VILLAS AT VINSON OAK RESUBDIVISION

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR OR RESTRICTIONS HERETOFORE GRANTED AND NOT AND NOT RELEASED.

N. MICHAEL WARZECHA, TRUSTEE
NOTIGUS, L.L.C.
2106 RABB GLENN
AUSTIN, TEXAS 78704

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED N. MICHAEL WARZECHA, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY: _____
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

JURISDICTION:
THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN, THIS THE ____ DAY OF _____, 20____, A.D.

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

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____, AD.

STEPHEN OLIVER, CHAIR JAMES SHEIL, SECRETARY

ENGINEERS CERTIFICATION

I, JERRY PERALES, AM AUTHORIZED UNDER 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 CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C055H, DATED SEPTEMBER 26, 2008.

JEROME PERALES, PE NO. 94676
PERALES ENGINEERING, LLC
801 W. 5TH STREET STE 2211
AUSTIN, TX 78703
jerry.perales@gmail.com

DATE

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, 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., DULY RECORDED ON THE ____ DAY OF _____

20____, A.D. AT ____ O'CLOCK ____ M., PLAT RECORDS IN SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY.
2. ELECTRIC SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY.
3. WATER/WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN WATER & WASTEWATER UTILITY.
4. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
5. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE 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 REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HIS ASSIGNS.
10. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE AND WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-A, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. 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 UNDERGROUND ELECTRICAL FACILITIES, THESE EASEMENTS AND/OR ACCESS ARE REQUIRED, TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN L.D.C.
13. 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 TREE 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.
14. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE.
 - (a) EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
 - (b) MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
 - (c) FOR A MINIMAL TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE TRANSPORTATION AND PUBLIC WORKS, AND PLANNING AND DEVELOPMENT DEPARTMENTS OF THE CITY OF AUSTIN.
15. IN A SUBURBAN WATERSHED, WATER QUALITY CONTROLS ARE REQUIRED IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND NEW DEVELOPMENT OR REDEVELOPMENT MUST PROVIDE FOR REMOVAL OF FLOATING DEBRIS FROM STORMWATER RUN-OFF AS PER LDC OR OWNER MUST OBTAIN APPROVAL OF OPTIONAL PAYMENT INSTEAD OF STRUCTURAL CONTROLS IN ACCORDANCE WITH LDC FOR REDEVELOPMENT OR NEW DEVELOPMENT ON ANY LOT IN THIS SUBDIVISION.
16. 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 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.
17. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION. SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
18. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG VINSON DRIVE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED 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.
19. A 15 FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG THE ROW OF VINSON DRIVE.
20. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, HARTKOPF SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, AS RECORDED IN BOOK 5, PAGE 9, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
21. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL, SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN AND PLANNING.
22. A FEE-IN-LEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 16 DWELLING UNITS DUE TO THE SF-3 ZONING.
23. ACCESS TO LOTS 1 THROUGH 8 FROM VINSON DRIVE SHALL BE THROUGH THE JOINT USE ACCESS EASEMENT ONLY.
24. THE 25 FOOT JOINT USE ACCESS EASEMENT FOR THIS PLAT WILL BE DEFINED BY SEPARATE DOCUMENT RECORDED IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
25. MAINTENANCE OF ANY JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
26. 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.
27. THE PRIVATE DRIVE IN THE 25 FOOT JOINT USE ACCESS EASEMENT MAY BE USED BY PUBLIC SERVICE PERSONNEL, AND EQUIPMENT FOR SERVICING PUBLIC UTILITIES.

OSHA SAFETY NOTE:

THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS 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.

CASE# C5-2016-0215.OA

PAGE 1 OF 2



WATERLOO SURVEYORS INC.
PO BOX 180176
AUSTIN, TEXAS 78716-0176
Phone: 512-421-9602
www.waterlosurveyors.com

J14667P_P

PERALES ENGINEERING, L.L.C.
LAND DEVELOPMENT AND
ENVIRONMENTAL CONSULTING SERVICES
T.S.P.E. # F-12013



MEMORANDUM

TO: Members of the Planning Commission

FROM: Sylvia Limon, Planner Senior
Development Services Department

DATE: March 20, 2018

SUBJECT: Flag Lot variance request for C8-2016-0215.0A, Villas At Vinson Oak Resubdivision

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 8 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 are comparable to lots in the nearby area 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



PERALES ENGINEERING, LLC
Land Development and Environmental Consulting

October 18, 2017

Mr. J. Rodney Gonzales, Director
Development Services Department
505 Barton Springs Rd.
Austin TX, 78704

RE: Revised Engineer's Summary Letter for C8-2016-0090.0A, 4511 & 4507 Vinson Drive Final Plat Planning Commission Variance for Residential Subdivision Application Submitted after June 4, 2012 for Land Previously Subdivided and Proposing Flag Lot.

Dear Mr. Gonzales:

Please accept this revised letter and application materials as our formal submittal for a Planning Commission Variance. The project site is to be located at 4511 & 4507 Vinson Drive. We have included a vicinity map for your convenience. This site is zoned Single Family Residential (SF-3-NP) and is located in the South Manchaca and South Austin Combined Planning Areas. The property is being platted for new construction of single-family homes. The purpose of the variance request is to allow the configuration of a flag lot to have ROW access and utilities. This flag lot meets the standards required by code Section 25-4-175 of Site Development Regulations.

A joint-use driveway will serve the proposed homes on the flag lots. Fiscal surety for the joint-use driveway will be posted for its construction. A drainage easement will overlie the flag portion of the joint-use driveway. There are multiple adjacent properties that are flag lots in the neighborhood. Furthermore, we have contacted the neighborhood contact team and have acquired a letter of support for our variance. Utility service will be provided within the flag, but outside of the joint-use driveway.

The circumstances supporting the granting of the variance are not the result of a hardship created or imposed by the applicant. In addition, the granting of the variance will not be injurious to the public health, safety or welfare. The balance of the parent tract was sold to the applicant by metes and bounds, providing no opportunity for the subject site to gain frontage on Vinson Drive.

If you would like to discuss this request further or need additional information, please don't hesitate to contact our office. We look forward to working with you and your team on this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerry Perales".

Jerry Perales, PE
President

