

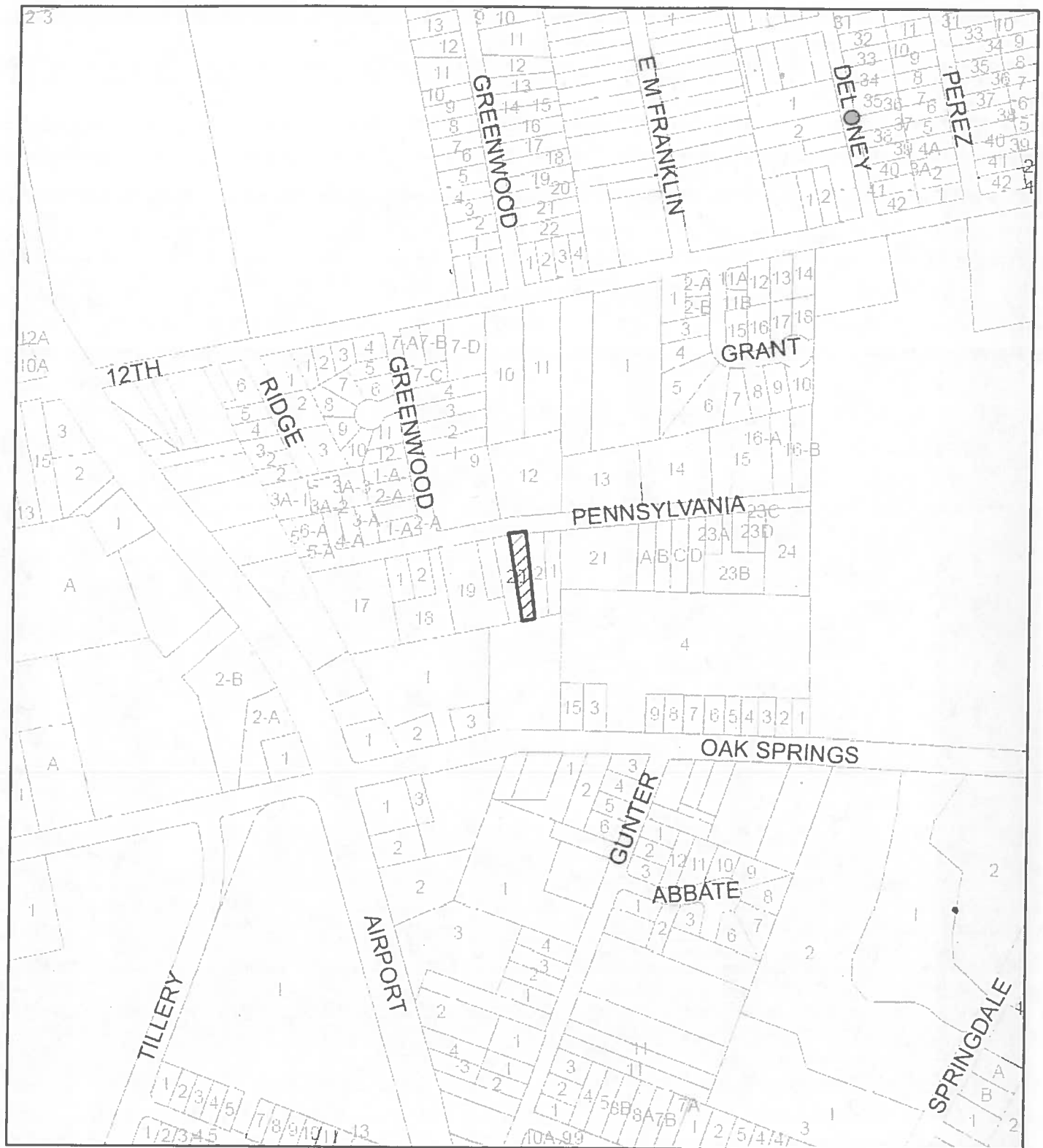
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0143.0A**P.C. DATE:** August 14, 2018**SUBDIVISION NAME:** Penn Height Two**AREA:** 0.270 acres**LOT(S):** 2**OWNER/APPLICANT:** Scott E. Way**AGENT:** Southwest Engineers, Inc.
(Travis Flake)**ADDRESS OF SUBDIVISION:** 3409 Pennsylvania Ave**GRIDS:** L-23**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 1**NEIGHBORHOOD PLAN:** MLK/East MLK Combined**PROPOSED LAND USE:** Residential**SIDEWALKS:** Sidewalks will be provided along Greenwood Ave.**VARIANCE:** From LDC 25-4-175 to allow a flag lot (See attached memo).



DEPARTMENT COMMENTS: The request is for approval of a variance to allow a flag lot (LDC 25-4-175) and a resubdivision namely, Penn Heights Two. The proposed plat is composed of 2 lots on 0.270 acres.

One of the lots will be developed as a Cottage Special Use which is allowed by the MLK Neighborhood Plan Area ordinance.

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**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov

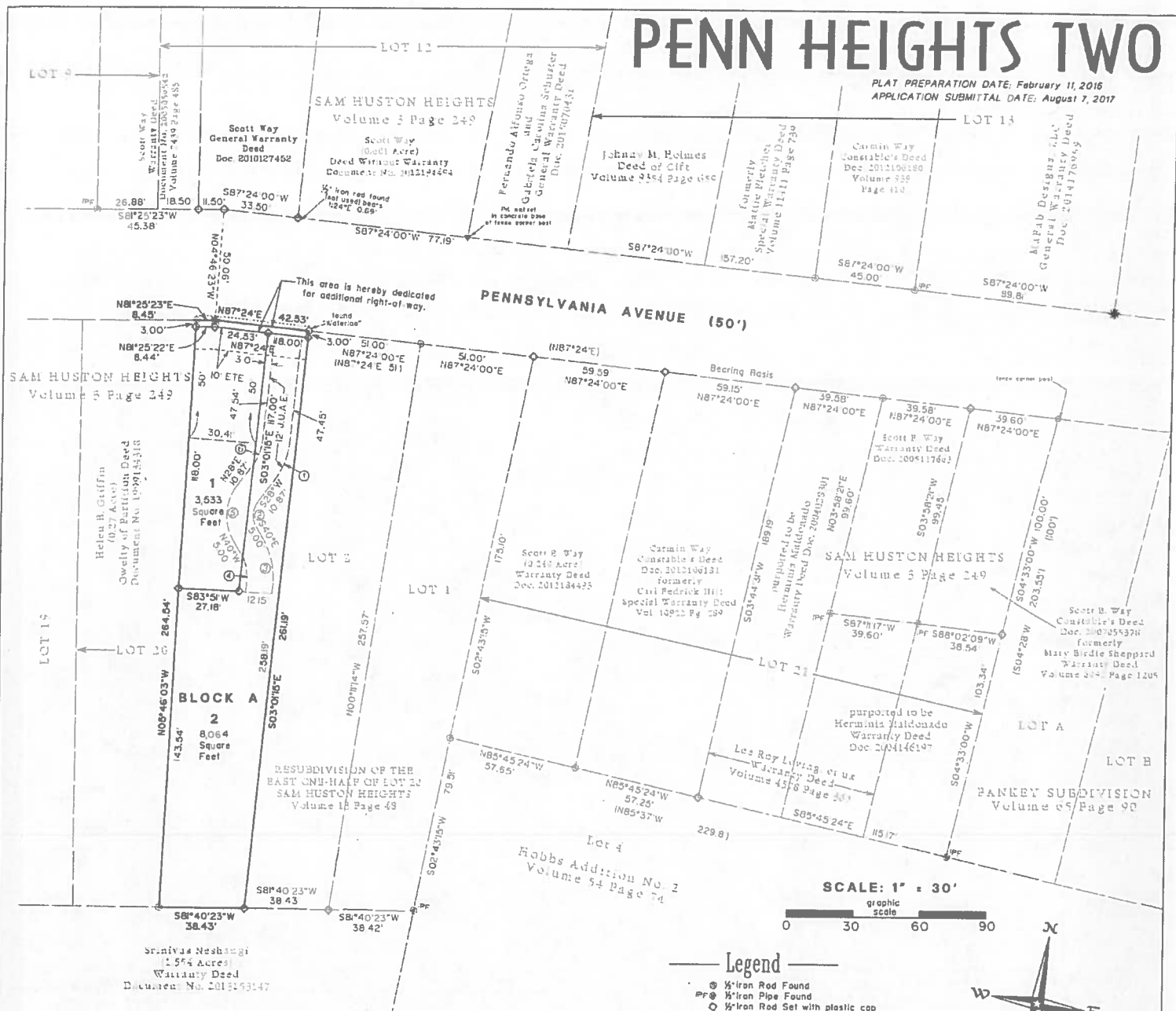


-  Subject Tract
-  Base Map

CASE# C8-2017-0143.0A
ADDRESS 3409 PENNSYLVANIA AVE

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.



THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

That, Scott E. Way, owner of 0.270 acre of land being a portion of Lot 20, Sam Huston Heights, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 249 of the Plat Records of Travis County, Texas, as conveyed to me by Correction Warranty Deed recorded in Document No. 2008045090 of the Official Public Records of Travis County, Texas, and said subdivision having been approved for resubdivision pursuant to the public notification provisions of Chapter 212.014 of the Local Government Code, do hereby resubdivide said tract of land in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

PENN HEIGHTS TWO

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the ____ day of _____, A.D. 20 ____

Scott E. Way
4509 Avenue C
Austin, Texas 78759

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

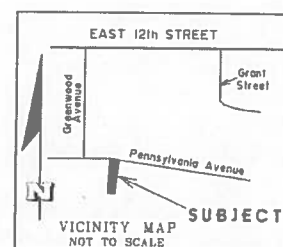
I, the undersigned authority, on this the ____ day of _____, A.D. 20 ____ did personally appear Scott E. Way, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein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

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

LOT SUMMARY	
Number of Lots = 2	
Lot 1 = 3,533 Square Feet	
Lot 2 = 8,064 Square Feet	
minus "neck" = 5,968 Square Feet	
Right-of-way dedication = 153 Square Feet	
TOTAL AREA = 11,750 Square Feet or 0.27 Acre	



PENN HEIGHTS TWO

PLAT PREPARATION DATE: February 11, 2016
APPLICATION SUBMITTAL DATE: August 7, 2017

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. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
4. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
5. No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
6. 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 replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
7. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount at undeveloped status by ponding or other approved methods. All proposed construction on Lots 1 and 2, Block A, requires approval of a separate Development Permit.
8. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
9. 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 Chapter 25-8, Subchapter B of the City of Austin Land Development Code.
10. 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.
11. 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.
12. 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.
13. 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: Pennsylvania Avenue. 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.
14. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the Land Development Code and the Environmental Criteria Manual.
15. 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.
16. Extended or obstructed fire access shall be mitigated with an AFD approved sprinkler system for buildings on Lot 2.
17. All drainage easements on private property shall be maintained by the property owner or assigns.
18. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
19. 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.
20. A fee-in-lieu of parkland dedication has been paid for residential lot due to cottage lot standards. No fee was charged for the existing residential unit.
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, and NEC) may be found in Austin Energy's Design Criteria Manual -- Section 15.13.9. The manual is available on Austin Energy's website under contractors/electric service design and planning.
22. All restrictions and notes from the previous subdivision, Sam Huston Heights, as recorded in Volume 3 Page 249, Travis County Plat Records, shall apply to this amended plat.
23. 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.
24. A variance to Section 25-L-175 of the Land Development Code was granted by the Planning Commission on _____.
25. Development of these lots shall comply with the requirements of the Airport Hazard and compatible land use regulations, (Chapter 25-13) as amended.
26. Lot 1 and Lot 2 will be developed as cottage use lots.
27. Access to Lots 1 and 2 from Pennsylvania Avenue shall only be through the Joint Use Access Easement as shown on the face of the plat.

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin 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____.

J. Rodney Gonzales, Director, Development Services Department

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

Stephen Oliver, Chair

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 _____, A.D., at _____ o'clock _____ M. in the Official Public Records of said County and State in Document No. _____.

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

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). I hereby 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 complies with Chapter 25 of the Land Development Code.

No portion of this subdivision is within the boundaries of the 100-year flood plain (Zone X) according to the Federal Flood Administration FIRM panel 48453C 0465 J, dated January 6, 2016.

Travis Flake, P.E. 109871
SOUTHWEST ENGINEERS, INC.
142 Cimarron Loop
Buda, Texas 78610
(512) 312-4336

Date

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

Date

JOINT USE ACCESS EASEMENT CURVE DATA

①	②	③	④	⑤	⑥
Δ = 31°01'15"	Δ = 67°59'59"	Δ = 41°19'47"	Δ = 44°57'36"	Δ = 67°59'59"	Δ = 31°01'16"
R = 37.00'	R = 10.00'	R = 37.00'	R = 25.00'	R = 22.00'	R = 25.00'
T = 10.27'	T = 6.75'	T = 13.96'	T = 10.35'	T = 14.84'	T = 6.94'
C = 19.79'	C = 11.18'	C = 26.11'	C = 19.12'	C = 24.60'	C = 13.37'
A = 20.03'	A = 11.87'	A = 26.69'	A = 19.62'	A = 26.11'	A = 13.54'
CB = S12°29'22"W	CB = S6°00'00"E	CB = S19°20'05"E	CB = N17°31'11"W	CB = N6°00'00"W	CB = N12°29'23"E

966002



MEMORANDUM

TO: Members of the Planning Commission

FROM: Sylvia Limon, Planner Senior
Development Services Department

DATE: August 7, 2018

SUBJECT: C8-2017-0143.0A Penn Heights Two 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 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;

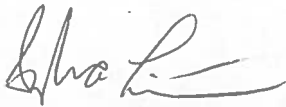
This resubdivision is compatible with the surrounding neighborhood in that there are several other flag lots in the area.

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.

A handwritten signature in black ink, appearing to read 'Sylvia Limon', is positioned above the typed name.

Sylvia Limon, Planner Senior
Development Services Department

**SOUTHWEST ENGINEERS**

Civil | Environmental | Land Development

TBPE NO. F-1909

www.swengineers.com

HEADQUARTERS

307 St. Lawrence Street, Gonzales, TX 78629

P: 830.672.7546 F: 830.672.2034

CENTRAL TEXAS

142 Cimarron Park Loop Ste. A, Buda, TX 78610

P: 512.312.4336

October 18, 2017

Mr. Rodney Gonzales, Director
City of Austin
Development Services Department
505 Barton Springs Rd
Austin, Texas 78704

RE: Penn Heights Two
SWE Project No. 0648-002-17
COA Case No. C8-2017-0143.0A
Variance to LDC Section 25-4-175(A)(2)

Dear Mr. Gonzales:

Please accept this letter as a request for a variance to Section 25-4-175(A)(2) of the City of Austin Drainage Land Development Code for Flag Lots. The tract is described as 3409 Pennsylvania Avenue. This property is zoned for SF-3-NP and is in the Boggy Creek Watershed, which is classified as Urban. It will be developed, constructed, and maintained in accordance with the terms and conditions of the Land Development Code, Chapter 25. No portion of this property is located within the limits of the 100-year flood plain, according to the Federal Flood Insurance Administration Firm Panel 48453C0465J, dated January 6, 2016.

The proposed development activity meets the criteria for Section 25-4-175(A)(2) of the Land Development Code; therefore, a flag lot may be approved for the proposed development. The conditions are satisfied as follows:

(a)

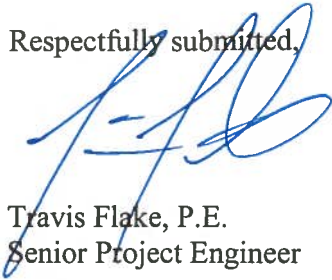
- (i) The site provides accessibility for emergency responders via Pennsylvania Ave and an increase in emergency vehicle access distance approved for Lot 2 per exception 3 to section 503.1 of the City of Austin fire code in effect on September 16, 2013.
- (ii) The site has adequate room for required utilities as demonstrated on the attached Driveway and Utility Exhibit.
- (iii) The site enhances environmental and tree protection by minimizing the impacts to existing trees, including not removing any protected trees.
- (iv) The site is compatible with the surrounding neighborhood as demonstrated on the attached Surrounding Area Map.

Page 2 of 2
July 5, 2016

(b) There are no known existing private deed restrictions for this site.

Your consideration of this request will be greatly appreciated. If you have any questions regarding this project, or if you require any additional information to assist you in your review of this project, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'T. Flake', is written over the text 'Respectfully submitted,'.

Travis Flake, P.E.
Senior Project Engineer

Attachments:

- (1) Driveway and Utility Exhibit
- (2) Surrounding Area Map

* SMALL LOTS (UNDER SF-3 MIN SIZE)



Southwest Engineers Inc.



Civil
Environmental
Planning

TBPE No.: 1909
www.swengineers.com

142 Cimarron Park Lp
Buda, Texas 78610
(512) 312-4336

SURROUNDING AREA

**3409 Pennsylvania Ave
Penn Heights Two
MX3 Homes**

Date: 6/28/16
File: EXHIBIT
Scale: N.T.S.
Tech: MNI
Project No.: 0556-026-16