

**SUBDIVISION REVIEW SHEET
(VARIANCE ONLY)**

CASE NO.: C8-2018-0108

P.C. DATE: November 13, 2018

SUBDIVISION NAME: Mount Moriah

AREA: 6.378 acres

LOTS: 5

APPLICANT: Greater Mount Moriah Primitive
Baptist Church

AGENT: LJA Engineering, Inc.
(Danny Miller, P.E.)

ADDRESS OF SUBDIVISION: 4907 Springdale Rd.

WATERSHED: Fort Branch

JURISDICTION: Full Purpose

EXISTING ZONING: GR-CO-NP

NEIGHBORHOOD PLAN: Pecan Springs - Springdale

PROPOSED LAND USE: Civic / Commercial

DEPARTMENT COMMENTS: The request is for a variance from the Land Development Code Section 25-4-151 Street Alignment and Connectivity. The applicant is proposing to not extend Walden Circle through the proposed subdivision.

STAFF RECOMMENDATION: Staff recommends the variance with conditions. Refer to the accompanied memorandum for details on the variance request.



MEMORANDUM

TO: Planning Commissioners
Cesar Zavala, Case Manager

FROM: Ivan J. Naranjo, Senior Transportation Planner
Development Services Department

DATE: November 7, 2018

SUBJECT: Mount Moriah Subdivision (C8-2018-0108)
Variance of Title 25, Section 25-4-151 (Street connection)

RECOMMENDATION: **Staff recommends the variance with conditions**

The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) to not extend Walden Circle, a local residential street, to Springdale Road through the subject property. Per LDC 25-4-151, streets of new subdivisions are required to align with and connect to existing streets on adjoining property unless the Zoning & Platting Commission determines that the Comprehensive Plan, topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment or connection.

The subject 6.378-acre tract is located within the City of Austin's full purpose jurisdiction at SE corner of the Springdale Road and E. 51st Street intersection. Currently, the tract is developed and contains a church building, the parking lot, detention and water quality ponds, and associated utilities. The tract is planned to be subdivided to retain the existing church building in one 1.99-acre lot and to subdivide the remaining 4.389-acres into four lots. Please see the enclosed preliminary plan.

City staff from the Austin Transportation Dept., the Fire Dept., the Dept. of Public Works, and the Development Services Dept. has reviewed this case and recommend the granting of the variance because the area behind this tract is fully developed and therefore no impacts to the surrounding street network are expected. However, staff recommends the approval of the variance with the condition that a Public Access Easement for an ADA-compliant 8 ft. wide bike/pedestrian trail be provided thru this tract from Walden Circle to Springdale Road. The proposed public access easement will improve connectivity in the area by allowing the construction of a trail recommended in the Safe Routes to School (SRTS) Infrastructure Plan that will connect the existing neighborhood located behind this tract to Springdale Road and Pecan Springs Elementary School.

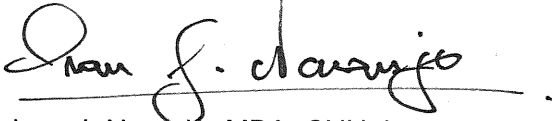
Staff Recommends the Variance with Conditions for the following reasons:

- The subject tract has several site constraints that would make the extension of Walden Circle not feasible. The existing topography at the end of Walden Circle is very steep with grades exceeding 35% which would require an environmental variance.
- Walden Circle is aligned and currently terminates into an existing 50 ft. wide gas pipeline easement which does not allow any grade changes over such pipeline. Based on the existing

topography, a roadway cannot be designed thru this property without significantly altering the existing grade over the pipeline.

- The subject tract and other existing residential properties located behind this development will be adequately served by the current street network.
- The applicant has demonstrated good faith in studying the extension of Walden Circle but is not able to due to circumstances out of their control. Consequently, the neighborhood group has not expressed any concerns to the applicant's request to not extend Walden Circle thru this property.
- Per LDC, 25-6-101, additional improvements may be required during the site plan stage for compliance with the City's Mitigation Ordinance No. 20170302-077.

If you should have any questions or require additional information, please contact me at 974-7649.

A handwritten signature in black ink, reading "Ivan J. Naranjo". The signature is written in a cursive style with a horizontal line underneath.

Ivan J. Naranjo, MBA, CNU-A
City of Austin Development Services Department
Land Use Review Division / Transportation Review Section

