

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0283.0A**Z.AP. DATE:** January 29, 2019

January 15, 2019 (pp. by applicant)

December 18, 2018 (pp. by staff)

December 4, 2018 (pp. by neighborhood)

SUBDIVISION NAME: Hayah Subdivision, Resubdivision of Lot 3 Block E, Eubank Acres
Section 1**AREA:** 0.5447 acres**LOT(S):** 2**OWNER/APPLICANT:** Fayez S. Kazi**AGENT:** Thrower Design (Ron Thrower)
Civiltude (Ayed Kazemi)**ADDRESS OF SUBDIVISION:** 11603 Tedford St.**WATERSHED:** Walnut Creek**COUNTY:** Travis**EXISTING ZONING:** SF-1**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Single-Family

VARIANCES: A variance to section 25-4-175 to allow a residential flag lot has been requested. The applicant is proposing one residential flag lot with this application. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin Water Utility, Austin Energy, and the City Arborist to verify there is adequate room for the required utilities and enhanced tree protection on the site. It is Staff's opinion that the proposed subdivision is compatible with the surrounding development since adjacent properties have been resubdivided. It should also be noted that there are no known deed restrictions on the site, and a note has been added that requires 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. Because the application meets the flag lot criteria as required by the Land Development Code, the Staff recommends approval of the variance.

DEPARTMENT COMMENTS: The request is for the approval of the Hayah Subdivision, Resubdivision of Lot 3 Block E, Eubank Acres Section 1 composed of three lots on 0.5447 acres. The applicant is proposing to resubdivide an existing lot into a two lot subdivision for residential uses.

STAFF RECOMMENDATION: If the variance is approved, the staff recommends approval of the plat. With variance approval, this plat would meet all applicable State and City of Austin LDC requirements.

PROTEST: A protest against the case was received from the Walnut Creek Neighborhood Association which has the necessary signatures from the adjoining neighbors and requires $\frac{3}{4}$ of the present commission members to vote for approval of the case. Texas Local Government Code Section 212.015(c) states that a plat with a variance can be protested if 20% of the adjoining

property owners that are within 200 feet from the proposed plat and in the original subdivision provide signatures to make the protest valid. The protest has signatures from more than 20% of the neighboring property owners and requires $\frac{3}{4}$ of the present commissioners to vote for the approval of the case. Refer to Exhibit A for the map demonstrating the applicable properties within the 200 foot boundary from the proposed plat and the listing of the corresponding property owners which signed the protest letter. As well as the Texas Local Government Code Section and the petition from the neighborhood group.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

Email address: cesar.zavala@austintexas.gov



CASE#: C8-2017-0283.0A
ADDRESS: 11603 TEDFORD ST.
PROJECT: HAYAH SUBDIVISION, RESUBDIVISION OF
LOT 3 BLOCK E, EUBANK ACRES
CASE MANAGER: CESAR ZAVALA

HAYAH SUBDIVISION, A RESUBDIVISION OF LOT 3 BLOCK E EUBANK ACRES SEC1

A SUBDIVISION 0.544 ACRE OF LAND LOCATED IN
THE LOT 3 BLOCK E EUBANK ACRES SEC1

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT, FAYEZ S. KAZI, BEING OWNER OF A 0.539 ACRE OF LAND LOCATED IN LOT 3 BLOCK E EUBANK ACRES SEC1, AN ADDITION IN TRAVIS COUNTY, TEXAS, A SUBDIVISION OF RECORD IN VOLUME 1, PAGE 42 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY GENERAL WARRANTY DEED WITH VENDOR'S LIEN OF RECORD IN DOCUMENT NO. 2017133726 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND 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 0.539 ACRE OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "RESUBDIVISION OF LOT 3 BLOCK E EUBANK ACRES SEC1", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE ____ DAY OF _____, 2017, A.D.

FAYEZ S. KAZI,
11601 TEDFORD ST.
AUSTIN, TEXAS 78753

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED FAYEZ S. KAZI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES

I, FAYEZ S. KAZI, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 4845320270J, REVISED AUGUST 18, 2014.

FAYEZ S. KAZI
REGISTERED PROFESSIONAL ENGINEER NO. 98489
DATE

CIVILITUDE (TYPE FIRM# 12469)
5110 LANCASTER COURT
AUSTIN, TEXAS 78723

I, LARRY A. PROBECK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

LARRY A. PROBECK, R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5187
DATE

PROBECK LAND SURVEYORS,
PO BOX 550695
DALLAS, TEXAS 75355

BENCHMARK 1: "X" SET ON TOP OF IRON PIPE AT
SW PROPERTY CORNER. ELEV 734.68'

BENCHMARK 2: "X" SET ON TOP OF IRON PIPE AT
NW PROPERTY CORNER. ELEV 732.00'

LOT TABLE			
LOT	TYPE	AREA	
LOT 3A	SINGLE FAMILY	0.2638 ACRE	11,493 SQFT
LOT 3B	SINGLE FAMILY	0.2809 ACRE*	12,235 SQFT*
TOTAL		0.5447 ACRE	23,728 SQFT
*LOT AREA EXCLUDING 15' FLAG LOT 3B = 10,801 SQ. FT.			
LOT 3B = 0.2434 ACRE			

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 25°24'19" W	7.44'
L2	S 63°56'58" E	6.80'
L3	N 26°03'04" E	24.23'
L4	N 64°58'54" W	104.53'
L5	N 25°04'19" E	56.23'
L6	S 63°28'48" E	47.51'
L7	N 30°05'09" W	10.84'
L8	N 26°37'59" E	27.09"
L9	N 64°34'59" W	157.44'
L10	S 64°55'41" E	106.97'
L11	N 25°04'20" E	15.00'
L12	S 25°04'20" W	5.01'
L13	S 64°55'41" E	107.22'
L14	N 26°03'04" E	15.00'
L15	N 25°24'19" E	3.00'
L16	S 25°11'43" W	9.18'
L17	N 63°56'44" W	2.75'
L18	N 26°03'04" W	10.55'
L19	N 26°00'33" E	6.00'
L20	S 63°58'27" E	6.00'
L21	S 26°00'33" W	6.00'
L22	N 63°59'27" W	6.00'
L23	N 63°38'57" E	43.16'
L24	N 26°00'33" E	8.00'
L25	S 63°50'27" E	8.00'
L26	S 26°00'33" W	8.00'
L27	N 63°58'27" W	8.00'
L28	S 71°41'54" E	46.98'

GENERAL 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 AUSTIN WATER. 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 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.
4. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY NECESSARY AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
5. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION 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.
7. 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 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.
8. 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
10. 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.
11. EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
12. ALL DRAINAGE, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
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. TEDFORD STREET, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS SHALL BE CAUSE FOR THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
14. 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 (A.E., OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.3.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.
15. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
16. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
17. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
18. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, EUBANK ACRES SEC1, SHALL APPLY TO THIS RESUBDIVISION PLAT.
19. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 1 RESIDENTIAL UNIT. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.
20. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET.
21. SOLE ACCESS TO TEDFORD ST. FOR LOTS 3A & 3B SHALL BE PROVIDED THROUGH THE JOINT USE ACCESS EASEMENT.
22. MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
23. WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
24. EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS. PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.
25. THE PROPOSED UNIT 2 ON LOT 3 SHALL BE CONSTRUCTED WITH A RESIDENTIAL SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 130.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ON THIS THE ____ DAY OF _____, 20____, A.D.

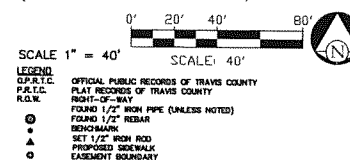
APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE ____ DAY OF _____, 20____, A.D.

J. ROONEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ____ DAY OF _____, 20____, A.D.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY



BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83.

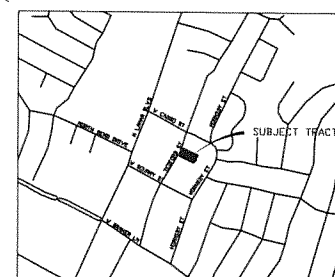
STATE OF TEXAS
COUNTY OF TRAVIS

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., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____ M., 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 THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



VICINITY MAP (NOT TO SCALE)

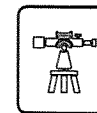
11603 TEDFORD ST. AUSTIN, TX 78753
Grid: M32 MAPSCO: 4960

APPLICATION SUBMITTAL DATE: NOVEMBER 22, 2017

LARRY A. PROBECK
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5187

PROBECK LAND SURVEYORS,
PO BOX 550695
DALLAS, TEXAS 75355
PHONE (214)549-5349

TEXAS BOARD OF PROFESSIONAL LAND SURVEYING
FIRM REGISTRATION NO. 10042600





5110 Lancaster Ct
Austin, Texas 78723
Firm Registration #12469

Phone 512 761 6161
Fax 512 761 6167
info@civiltitude.com
www.civiltitude.com

MEMORANDUM

TO: Cesar Zavala, Case Manager

FROM: Fayezi Kazi, PE

DATE: October 3, 2018

SUBJECT: C8-2017-0283.0A, Hayah Resubdivision, 11603 Tedford St.

This letter is a request for a variance to section 25-4-175 of the Land Development Code to utilize a flag lot design for a resubdivision of an existing single family residential lot into two single family residential lots. This resubdivision is compatible with the surrounding uses and an exhibit highlighting the different residential uses in the area is attached to this memo.



MEMORANDUM

TO: Members of the Zoning & Platting Commission

FROM: Cesar Zavala, Planner Senior
Development Services Department

DATE: November 27, 2018

SUBJECT: C8-2017-0283.0A Hayah Subdivision, Resubdivision of Lot 3 Block E,
Eubank Acres Section 1

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 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 application has been reviewed by the Austin Fire Department 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 for review by the City of Austin Water and Wastewater Department and Austin Energy Department. The reviewers for both departments have determined that the utility/driveway plan has 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;

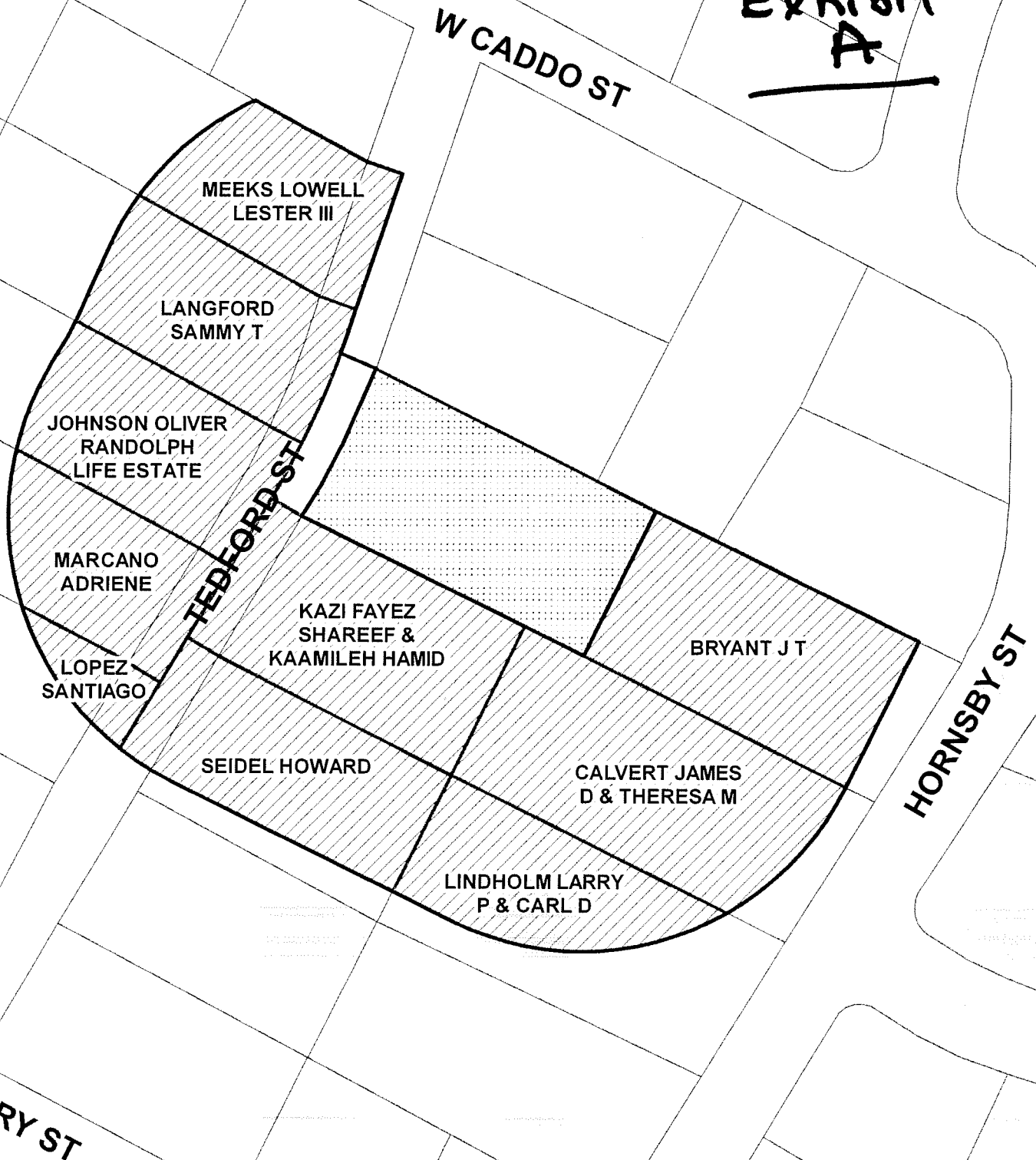
The property is zoned SF-1 with a minimum lot size of 10,000 square feet. The proposed subdivision will meet the minimum lot size requirement with Lot 3A having a lot size of 11,493 square feet and Lot 3B 12,235 square feet. Additionally, other property within the area has been resubdivided, such as the adjacent property to the north and property located on the intersection of Tedford St. and Caddo St. As well as neighboring blocks having resubdivided lots as demonstrated on property located to the south of this block at Scurry St and Tedford St.

The immediate area is zoned SF-1 which is the appropriate zoning for the proposed use. See the attached neighborhood exhibit which generally shows the development pattern in the immediate vicinity.

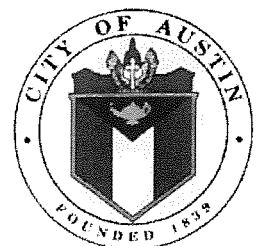
(v) the applicant provides a copy of any existing private deed restrictions;

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.

Exhibit A**PETITION**

CASE#: C8-2017-0283.0A



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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Case Number:

PETITION**C8-2017-0283.0A**

Date: 1/9/2019

Total Square Footage of Buffer: 168763.2361

Percentage of Square Footage Owned by Petitioners Within Buffer: 46.79%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0250200911	11604 HORNSBY ST 78753	BRYANT J T	yes	21996.07	13.03%
0250200912	11602 HORNSBY ST 78753	CALVERT JAMES D & THERESA M	yes	26165.98	15.50%
0250200804	11508 TEDFORD ST 78753	JOHNSON OLIVER RANDOLPH LIFE ESTATE	yes	16588.11	9.83%
0250200904	11601 TEDFORD ST 78753	KAZI FAYEZ SHAREEF & KAAMILEH HAMID	no	21966.98	0.00%
0250200803	11604 TEDFORD ST 78753	LANGFORD SAMMY T	no	16408.90	0.00%
0250200913	11600 HORNSBY ST 78753	LINDHOLM LARRY P & CARL D	yes	14217.97	8.42%
0250200806	11504 TEDFORD ST 78753	LOPEZ SANTIAGO	no	3574.12	0.00%
0250200805	11506 TEDFORD ST 78753	MARCANO ADRIENE	no	12957.19	0.00%
0250200802	11606 TEDFORD ST 78753	MEEKS LOWELL LESTER III	no	13749.38	0.00%
0250200903	11505 TEDFORD ST 78753	SEIDEL HOWARD	no	18389.16	0.00%
Total				166013.86	46.79%

LOCAL GOVERNMENT CODE

TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND
RELATED ACTIVITIES

SUBTITLE A. MUNICIPAL REGULATORY AUTHORITY

CHAPTER 212. MUNICIPAL REGULATION OF SUBDIVISIONS AND PROPERTY
DEVELOPMENT

SUBCHAPTER A. REGULATION OF SUBDIVISIONS

Sec. 212.015. ADDITIONAL REQUIREMENTS FOR CERTAIN REPLATS.

- (c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

PETITION

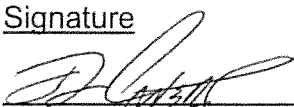
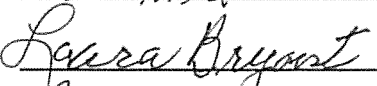
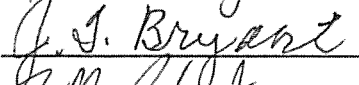

Date: 18 December 2018
 Case Number: C8-2017-0283.0A
 Address of Variance Request: 11603 Tedford St.

To: Austin City Council
 Zoning and Platting Commission

We, the undersigned owners of property affected by the requested variance described in the referenced case number, do hereby protest the grant of the variance.

The reasons for the protest are lack of compatibility with the surrounding properties, a lack of enhanced environmental protection in view of increased flood risks, and a lack of enhanced tree protection.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

	<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
A		JAMES D. CALVERT	11602 HORNSBY ST. ✓
B		Laura Bryant	11604 Hornsby St. ✓
B		J. J. BRYANT	11604 Hornsby St. #
A		THERESA M. CALVERT	11602 HORNSBY ST. ✓

Date: 18 December 2018
 Contact Name: Robert Meadows
 Phone Number: 512 633 1459

	TCAD Property ID	Geo ID	Owner ID
A	501785	0250200912	1493668
B	501784	0250200911	230299

PETITION

Date: 18 December 2018
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To: Austin City Council
 Zoning and Platting Commission

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Barbara Shelton Barbara Shelton 600 Little Oak - x

BRAD WILCOX 11500 PALLADIA Dr. x

250' → A Haley Morgan Haley Morgan 11608 Hornsby St 78753. x

Arthur R Watson Arthur R Watson 307 W. Covington Dr. x

Angela Bellup-Watson Angela Bellup-Watson 307 W. Covington Dr. x

Nathan Gaudoni Nathan Gaudoni 11505 Hunters Lane x

Morgan Seoksh 11502 Hilltop St. x

250' → B Mike Hollimal 11500 Hilltop St. x

250' → C Harry Lindholm 11600 Hornsby St. ✓

250' → Omar Salinas OMAR SALINAS 11606 HORNSBY ST. x

Date: 1/6/19

Contact Name: J. C. Over

Phone Number: 512-244-0621

TCAD

	Property ID	Geo ID	Owner ID
A	501782	0250200909	1270879 Morgan
B	501784	0250200913	1748479 Lindholm
C	501783	0250200910	471177 Salinas

PETITION

Date: 18 December 2018
 Case Number: C8-2017-0283.0A
 Address of Variance Request: 11603 Tedford St.







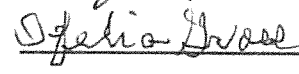
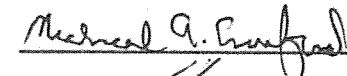

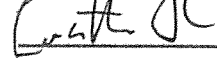
To: Austin City Council
 Zoning and Platting Commission

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

	Ashly Rae	11821 Tedford St. ✓
	Reed Bengue	11819 Tedford St. ✓
	Milbie Bengue	11819 Tedford St. ✓
	Josh Slatery	11803 Tedford St. ✓
	Jeff Blackburn	11501 Tedford St. ✓
	Scott J. Kump	11508 Tedford St. ✓
	Ofelia Gross	600 W Caddo St. ✓
	Michael Crawford	301 W. Covington Dr. ✓
	Theresa Jones	301 W. Covington Dr. ✓
	LORETTA FARRIS	206 W Covington Dr. ✓

Date: 12/22/2018

Contact Name: J. D. Cawley

Phone Number: 502-200-0000

TCAD

Property ID

501755

Geo ID Owner ID

0250200804 1782286 kump

**Written Instruments for Protest
Filed in Accordance with
Texas Local Government Code Section 212.015(c)(d)(e)**

**Walnut Creek Neighborhood Association
18 December 2018**

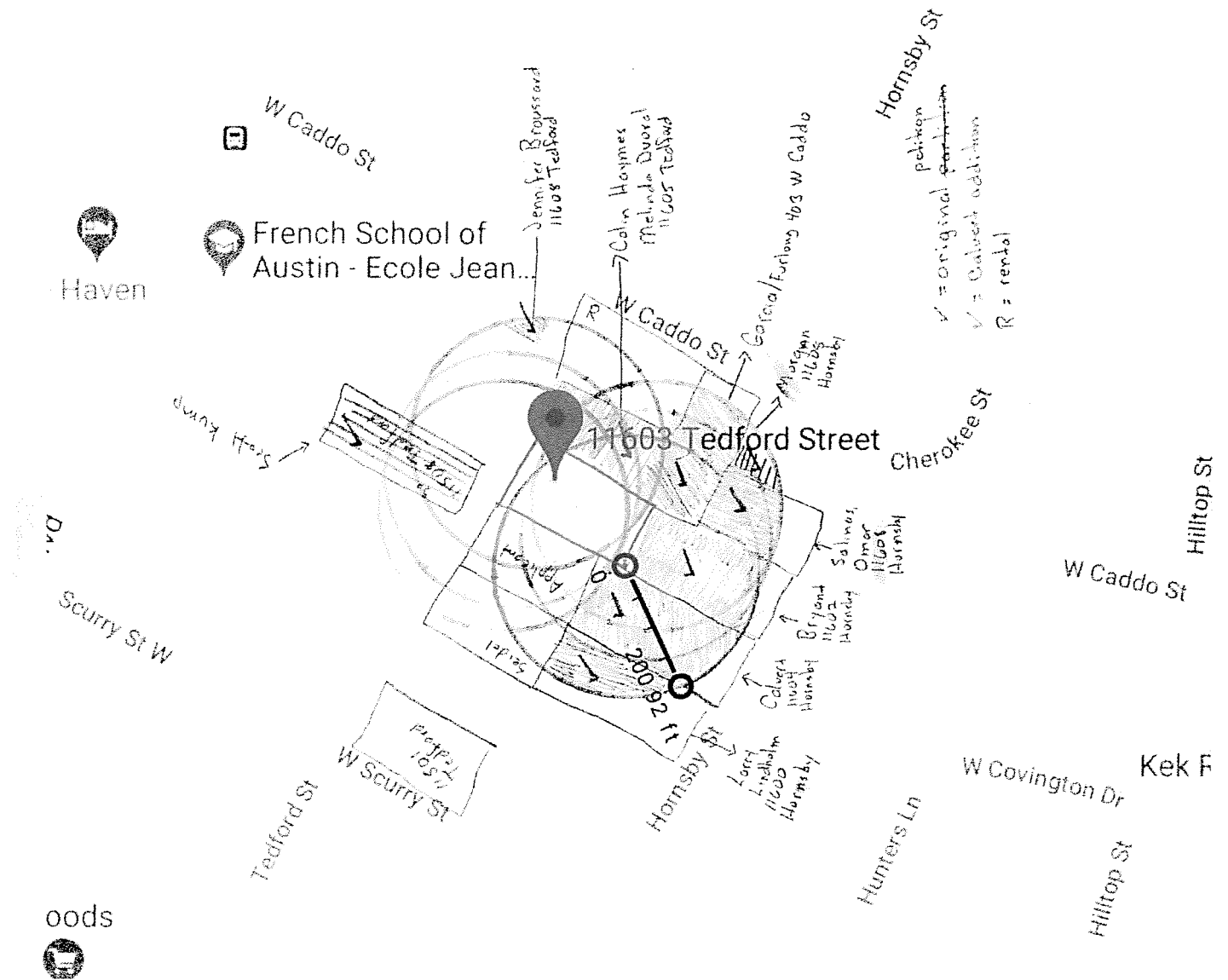
**Case Number: C8-2017-0283.0A
11603 Tedford St.**

Texas Local Government Code Section 212.015(c)(d)(e)

(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

(d) In computing the percentage of land area under Subsection (c), the area of streets and alleys shall be included.

(e) Compliance with Subsections (c) and (d) is not required for approval of a replat of part of a preceding plat if the area to be replatted was designated or reserved for other than single or duplex family residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the plat.



1/9

PETITION

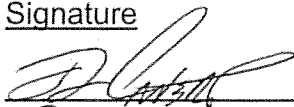
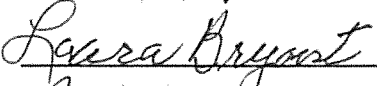
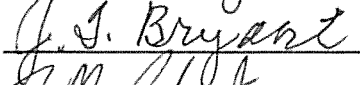
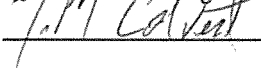
Date: 18 December 2018
 Case Number: C8-2017-0283.0A
 Address of Variance Request: 11603 Tedford St.

To: Austin City Council
 Zoning and Platting Commission

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The reasons for the protest are lack of compatibility with the surrounding properties, a lack of enhanced environmental protection in view of increased flood risks, and a lack of enhanced tree protection.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

	<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
A		JAMES D. CALVERT	11602 HORNSBY ST.
B		Laura Bryant	11604 Hornsby St.
B		J. T. Bryant	11604 Hornsby St.
A		THERESA M. CALVERT	11602 HORNSBY ST.

Date: 18 December 2018
 Contact Name: Robert Meadows
 Phone Number: 512 633 1459

	TCAD Property ID	Geo ID	Owner ID
A	501785	0250200912	1493668 Calvert
B	501784	0250200911	230299 Bryant

2/9

PETITION

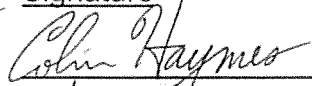

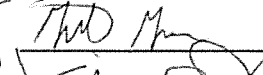

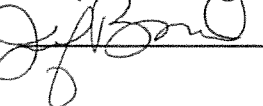
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

	<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
A		Colin Haymes	11605 Tedford St.
		Melinda Dvorak	11605 Tedford St. Austin, TX 78753
B		Gilbert Garcia	403 W. Caddo St.
		Jessica Furlong	403 W. Caddo St.
C		Jennifer Broussard	11608 Tedford St.

Date: 18 December 2018
 Contact Name: Robert Meadows
 Phone Number: 512 633 1459

	TCAD	Property ID	Geo ID	Owner ID	
A	501779	0250200906	1603726	Haymes	
B	501781	0250200908	1561899	Dvorak	
C	501752	0250200801	1540126	Garcia	
				Furlong	
				Broussard	

PETITION

Date: 18 December 2018
 Case Number: C8-2017-0283.0A
 Address of Variance Request: 11603 Tedford St.

To: Austin City Council
 Zoning and Platting Commission

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

These individuals
 are the same as
 on p. 19 and
 are
 annotated
 there.

SignaturePrinted NameAddress

250' → [Signature] JAMES CALVERT 11602 HORNSBY ST.
 250' → J.M. Calvert Theresa Calvert 11602 Hornsby St.
 250' → J. J. Bryant J.T. BRYANT 11604 HORNSBY ST.
 250' → Laura Bryant Laura Bryant 11604 Hornsby St.
Raymond Berger RAYMOND BERGER 304 W. CADDO ST. *
Shannen Noark SHANNEN NOARK 11707 HORNSBY ST. *
John Null John Null 11707 Hornsby St. *
Mary Hausmann MARY HAUSMANN 11803 HORNSBY ST. *
[Signature] Julie Fletcher 11802 Hornsby St. *
[Signature] Aaron Arancio 11903 Hornsby St. *

Date: 12/22/18
 Contact Name: J.D. CALVERT
 Phone Number: 520-2080621

520-208-0621

PETITION

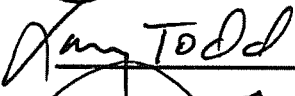

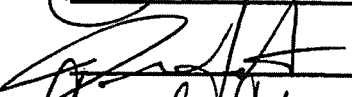
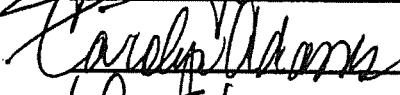
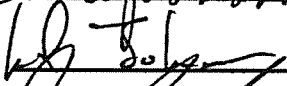
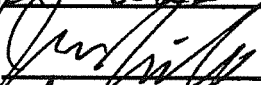
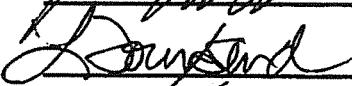
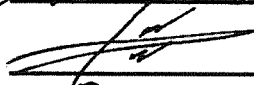

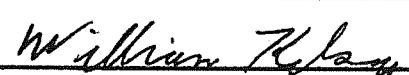
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	LARRY TODD	11904 HORNSBY X
	Megan McDonald	11907 Hornsby X
	Jennifer Ahn	11908 Hornsby X
	CAROLYN ADAMS	11911 Hornsby X
	LEMUEL JOHNSON	11913 Hornsby X
	Jason Nichols	11918 Hornsby X
	Laura Townsend	11926 Oakbrook X
	D.J. Sneed	11906 Tedford St X
	WILLIAM KELSEY	11905 Tedford St X
	WILLIAM KELSEY	11823 TEDFORD X

Date: 12/22/2018
 Contact Name: J.D. Campbell
 Phone Number: 512-208-0800

PETITION


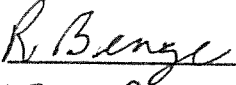



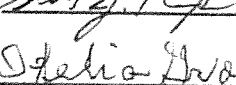
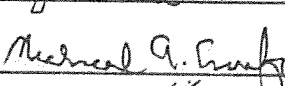

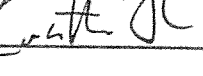
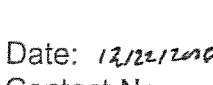
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<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Austin Rue	11821 Tedford St. ✓
	Reed Benge	11819 Tedford St. ✓
	Milbie Benge	11819 Tedford St. ✓
	Josh Slatery	11803 Tedford St. ✓
	Jeff Blackburn	11501 Tedford St. ✓
	Scott J. Kump	11508 Tedford St. ✓
	OFelia Gross	600 W Caddo St. ✓
	Michael Crawford	301 W. Covington Dr. ✓
	Theresa Jones	301 W. Covington Dr. ✓
	LORETTA FARR	206 W Covington Dr. ✓

Date: 12/22/2018

Contact Name: J.D. CAVERT

Phone Number: 512-200-8004

TCAD

Property ID

Geo ID Owner ID

501755

0250200804

1782286

kump

PETITION

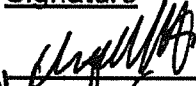
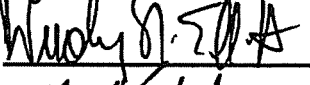
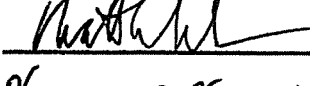
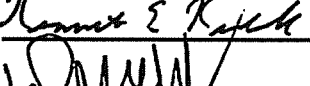
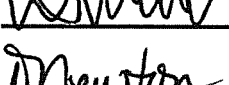
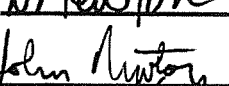
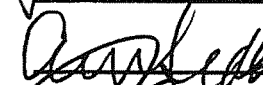


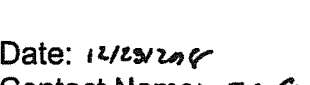
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Andrea Elliott	104 U. Covington dr.
	Wendy Sato-Elliott	104 W. Covington
	Matt Enckeli	102 W. Covington
	KENNETH E. KULCHAR	100 W. COVINGTON
	D. Webb	100 E. Covington
	Deborah Newton	102 E. Covington Dr.
	John Newton	102 E. Covington Dr.
	A.V. SATT	11514 Oakwood Park
	Joseph	101 E. Covington Dr.
	P. Shane Wolfe	105 W. Covington Dr.

Date: 12/23/2018
 Contact Name: J.O. Calvert
 Phone Number: 512 209 0621

PETITION

Date: 18 December 2018
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<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<u>Amy Landwirth</u>	<u>Amy Landwirth</u>	<u>105 W. Covington</u>
<u>Aaron Burns</u>	<u>Aaron Burns</u>	<u>201 W. Covington</u>
<u>DANIEL GUJARDO</u>	<u>DANIEL GUJARDO</u>	<u>11306 Hornsby St. Austin TX</u>
<u>Stacy Moore-Guajardo</u>	<u>Stacy Moore-Guajardo</u>	<u>11306 Hornsby St. Austin TX</u>
<u>Katie Ehlers</u>	<u>Katie Ehlers</u>	<u>11411 Hornsby St. Austin TX</u>
<u>Matt Ehlers</u>	<u>Matt Ehlers</u>	<u>11411 Hornsby St. Austin TX</u>
<u>Melinda Marshall</u>	<u>Mandy Marshall</u>	<u>11501 Hornsby St Austin TX</u>
<u>Thomas Ramsey</u>	<u>Thomas Ramsey</u>	<u>700 Jetta Ct Austin TX</u>
<u>Mary Kay Clark</u>	<u>Mary Kay Clark</u>	<u>702 Jetta Ct. Austin, TX</u>
<u>Lisa Hill</u>	<u>Lisa Hill</u>	<u>704 Jetta Ct. Austin, TX</u>

Date: 12/23/2018
 Contact Name: J.D. GIBBART
 Phone Number: 512 204 0821

PETITION

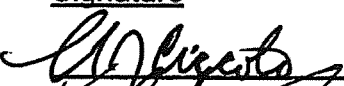
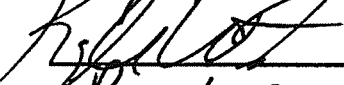
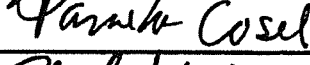

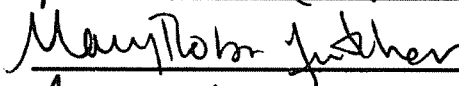
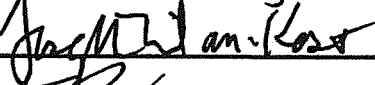
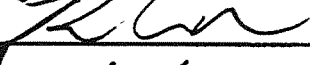
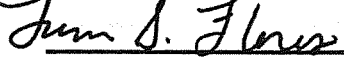

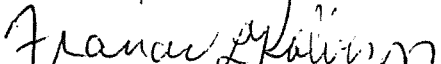
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To: Austin City Council
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Leonardo J. Cucolo	708 Jetta Ct 78753
	Kyle Wilson	705 Jetta Ct 78753
	PAMELA COSEL	703 Jetta Ct. 78753
	Patrice Merrell	701 Jetta Ct. 78753
	Mary Fletcher	11812 Tedford 78753
	Joseph M. Jan Kast	605 Little Oak 78753
	Robert Becht	703 Little Oak Drive
	Laura S. Flores	704 Little Oak Dr.
	MIKE KOLBERSON	700 LITTLE OAK DR.
	Frances Kolberson	700 Little Oak Dr.

Date: 1/8/19
 Contact Name: J. Calvert
 Phone Number: 512-280-0021

9/9

PETITION

Date: 18 December 2018
 Case Number: C8-2017-0283.0A
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

SignaturePrinted NameAddress

Barbara Shelton Barbara Shelton 600 Little Oak

BRAD WILCOX BRAD WILCOX 11500 PALLYANNA DR.

Haley Morgan Haley Morgan 11608 Hornsby St 78753.

Arthur R. Watson Arthur R. Watson 307 W. Covington Dr.

Angela Bellamy-Watson Angela Bellamy-Watson 307 W. Covington Dr.

Nathan Gandoni Nathan Gandoni 11505 Hunters Lane

Morgan Scookish Morgan Scookish 11502 Hilltop St.

Paulie Hollman Paulie Hollman 11500 Hilltop St.

Larry Lindholm Larry Lindholm 11600 Hornsby St.

OMAR SALINAS OMAR SALINAS 11606 HORNSBY ST.

Date: 1/6/19

Contact Name: J. C. WERT

Phone Number: 512-200-0601

TCAD

Property ID

Geo ID

Owner ID

A	501782	0250200909	1270879 Morgan
B	501784	0250200913	1748479 Lindholm
C	501783	0250200910	471177 Salinas

AMERICAN

UNITED STATES OF AMERICA
vs.
[illegible]
[illegible]

IN SENATE
[illegible]

[illegible]
[illegible]
[illegible]

OFFICE OF THE ATTORNEY GENERAL

[illegible]

[illegible]

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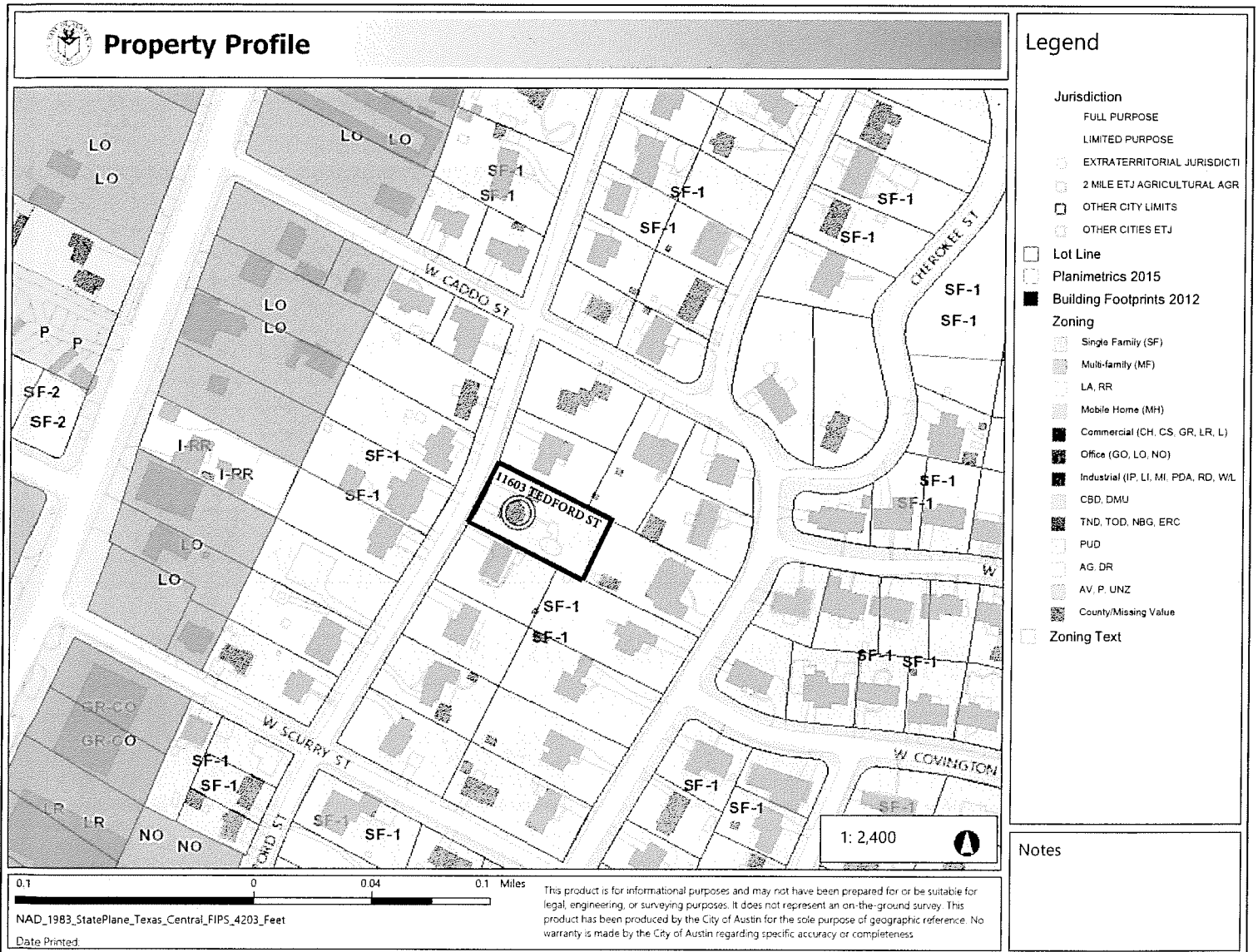
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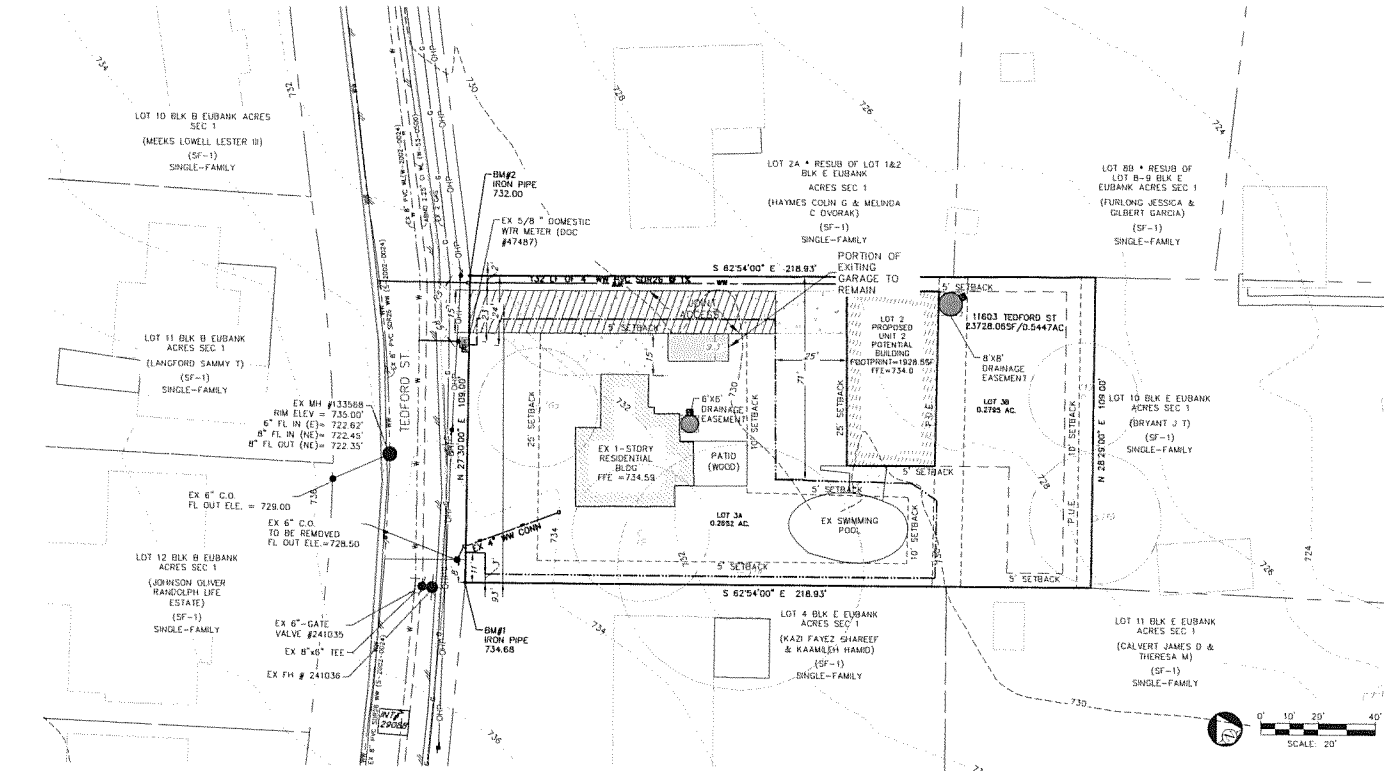
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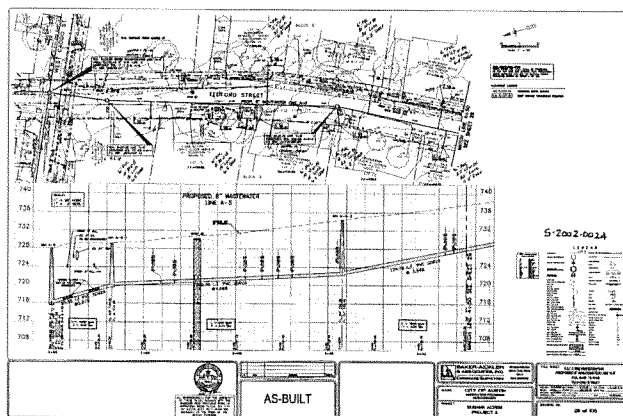
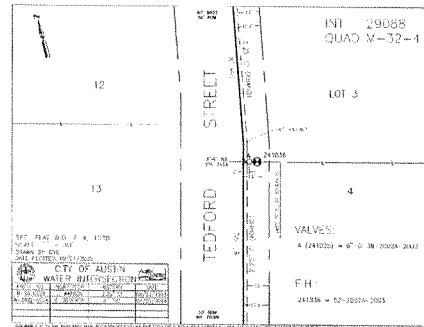




NOTE:
THE PROPOSED UNIT 2 ON LOT 2
SHALL BE CONSTRUCTED WITH A
RESIDENTIAL SPRINKLER SYSTEM IN
ACCORDANCE WITH NFPA 13B.

TREE LIST		
TREE TAG	DESCRIPTION	SIZE
105	OAK	21"
115	OAK	19"
116	PECAN	21"
118	PECAN	41"
119	SUGAR MAPLE	24"

Survey date : 11-07-2017



NO DATE	REVISIONS	SHEET
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<p>HAYAH SUBDIVISION 11603 TEDFORD ST. AUSTIN TEXAS 78753</p>		
<p>EXHIBIT A UTILITY & DRIVEWAY PLAN</p>		
<p>CIVILITUDE ENGINEERS & PLANNERS</p>		
<p>5110 LANCASTER COURT AUSTIN, TX 78702 PHONE 512.761.6161 FAX 512.761.6167 WWW.CIVILITUDE.COM</p>		
SCALE: AS SHOWN	DATE: 11-07-2017	BY: FSK
JOB NO: 11603	DATE: 11-07-2017	BY: FSK
<p>AS-BUILT</p>		
<p>FAVEZ KAZI</p>		
<p>SHEET NO. 5</p>		

PUBLIC HEARING INFORMATION

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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.

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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
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For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

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Case Number: C8-2017-0283.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: Dec 4, 2018, Zoning and Platting Commission

Melinda C. Dvorak

Your Name (please print)

11605 Tedford Street, Austin, TX 78753

Your address(es) affected by this application



Signature

12/4/2018

Date

Daytime Telephone: _____

Comments: We do not believe this subdivision is compatible
with the surrounding properties: there are no other flag
lots in the neighborhood, subdivision of adjacent properties
such as my own took place 50 years ago. This proposed
subdivision is adding increased densification.
Furthermore there is very little room for the proposed
driveway in this physical location.

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

City of Austin – Development Services Department / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: Dec 4, 2018, Zoning and Platting Commission

Gilbert Garza, Jessica Furlong
Your Name (please print)

☐ I am in favor
☒ I object

403 W. Caddo

Your address(es) affected by this application

12/4/18

Signature

Date

Daytime Telephone: (512) 739-3774 / (512) 422-3759

Comments: Resubdivision is out of character with existing development. There are no flag lots in this neighborhood. Previous subdivisions took place in 50s & 60s, homes all date to this era. Neighborhood is characteristically large homes on large lots, and this would be a first flag lot here. Uncurbed and narrow streets would not be compatible with increased density in area.

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Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C8-2017-0283.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: Dec 4, 2018, Zoning and Platting Commission

Thomas Nilles
Your Name (please print)

☐ I am in favor
☒ I object

11705 Hornsby Street 78753
Your address(es) affected by this application

Thomas Nilles 11-27-18
Signature Date

Daytime Telephone: 512-814-1010

Comments: Splitting the lot and increasing
density does not fit the character
and history of the neighborhood.
I object to cutting any large trees.

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

City of Austin – Development Services Department / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2017-0283.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: Dec 4, 2018, Zoning and Platting Commission

JAMES D. CALVERT

Your Name (please print)

☐ I am in favor
☒ I object

11602 HORNSBY ST. AUSTIN, TX 78753

Your address(es) affected by this application

[Signature]

Signature

12/04/2018

Date

Daytime Telephone: 512-208-0621

Comments: FURTHER SUB-DIVISION IN THIS NEIGHBORHOOD
WILL NEGATIVELY AFFECT THE QUALITY OF LIFE AND SAFETY
OF THE SURROUNDING NEIGHBORS.

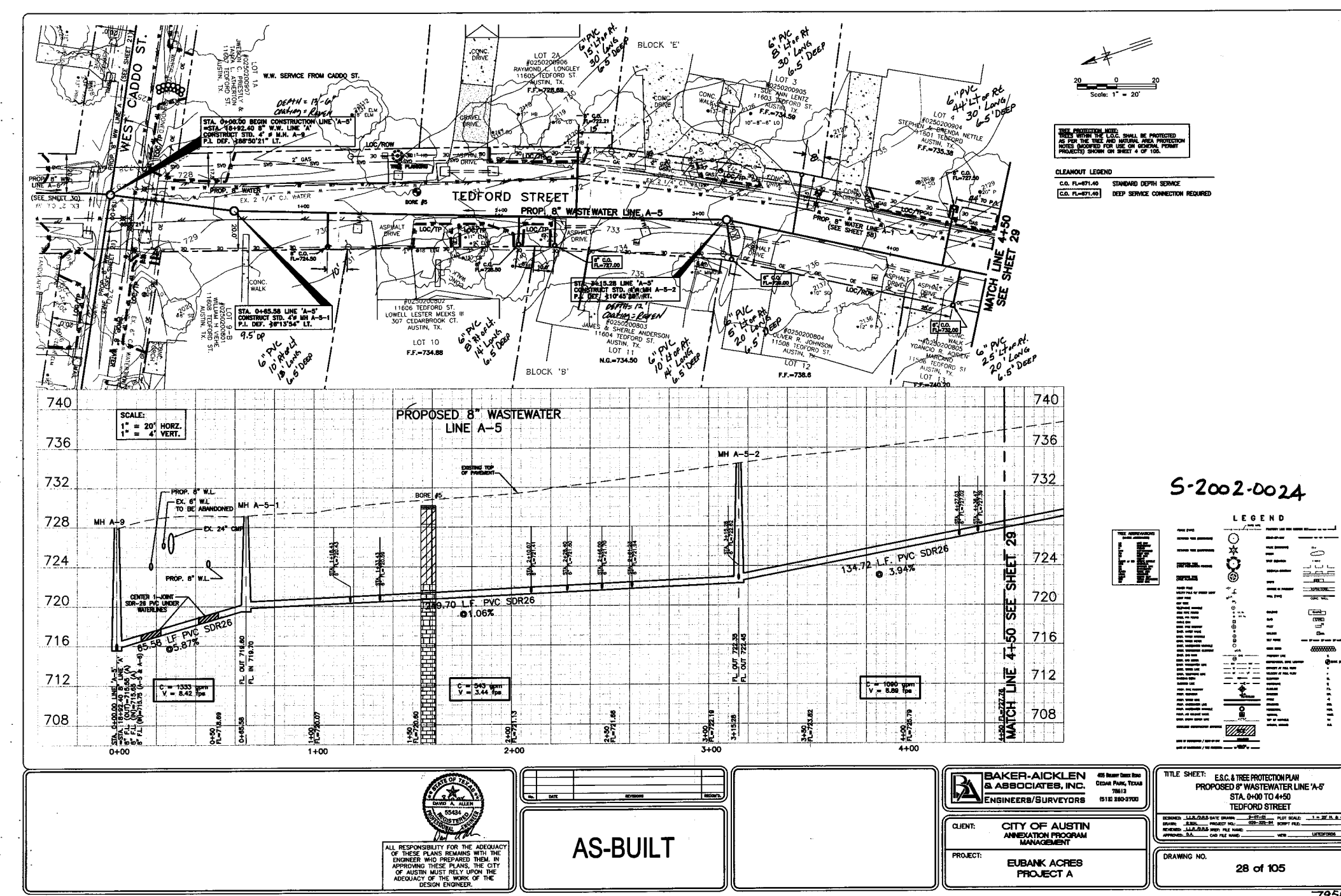
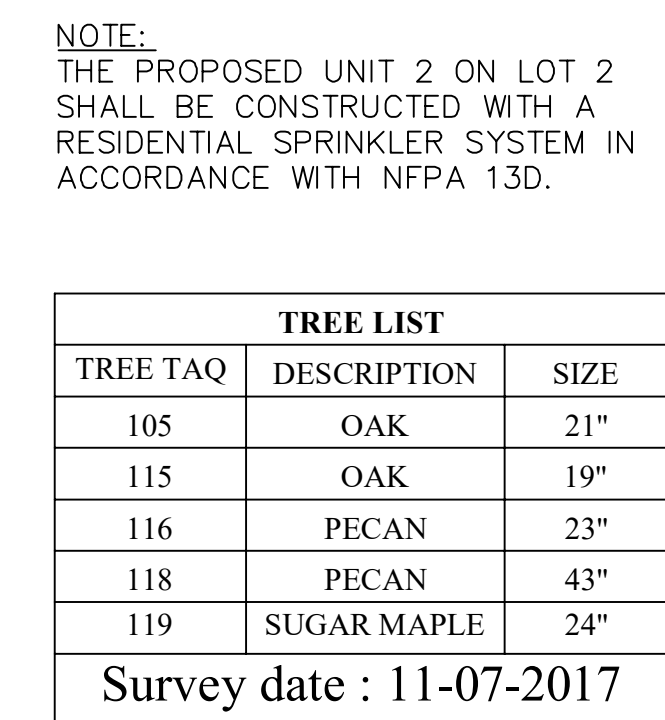
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Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810



NO.	DATE	REVISIONS
		SHEET

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HAYAH SUBDIVISION

11603 TEDFORD ST, AUSTIN TEXAS 78753

EXHIBIT A UTILITY & DRIVEWAY PLAN



CIVILITUDE

ENGINEERS & PLANNERS

5110 LANCASTER COURT
 PHONE 512 761 6161
 FIRM REG NO. F12469

AUSTIN, TX 78702
 FAX 512 761 6167
 INFO@CIVILITUDE.COM

SCALE:	AS SHOWN	DGN. BY: FSK
JOB NO.	A162	DWN. BY: HNM



SHEET NO.
5