

SUBDIVISION VARIANCE REVIEW SHEET

CASE NO.: C8-2018-0029.0A

PC DATE: February 12, 2019

SUBDIVISION NAME: AISD 51st Street

AREA: 11.96 acres

LOT(S): 1

OWNER/APPLICANT: Austin Community College

AGENT: LJA Engineering

ADDRESS OF SUBDIVISION: 4800 E 51st Street

COUNTY: Travis

WATERSHED: Fort Branch

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-6-NP

NEIGHBORHOOD PLAN: Pecan Springs/Springdale

PROPOSED LAND USE: Residential

VARIANCES: A variance to LDC section 25-4-151 is being requested by the applicant to not extend Connally Lane and Rayburn Lane through the development. (see attached Memo for variance recommendation(s))

SIDEWALKS: Sidewalks are required.

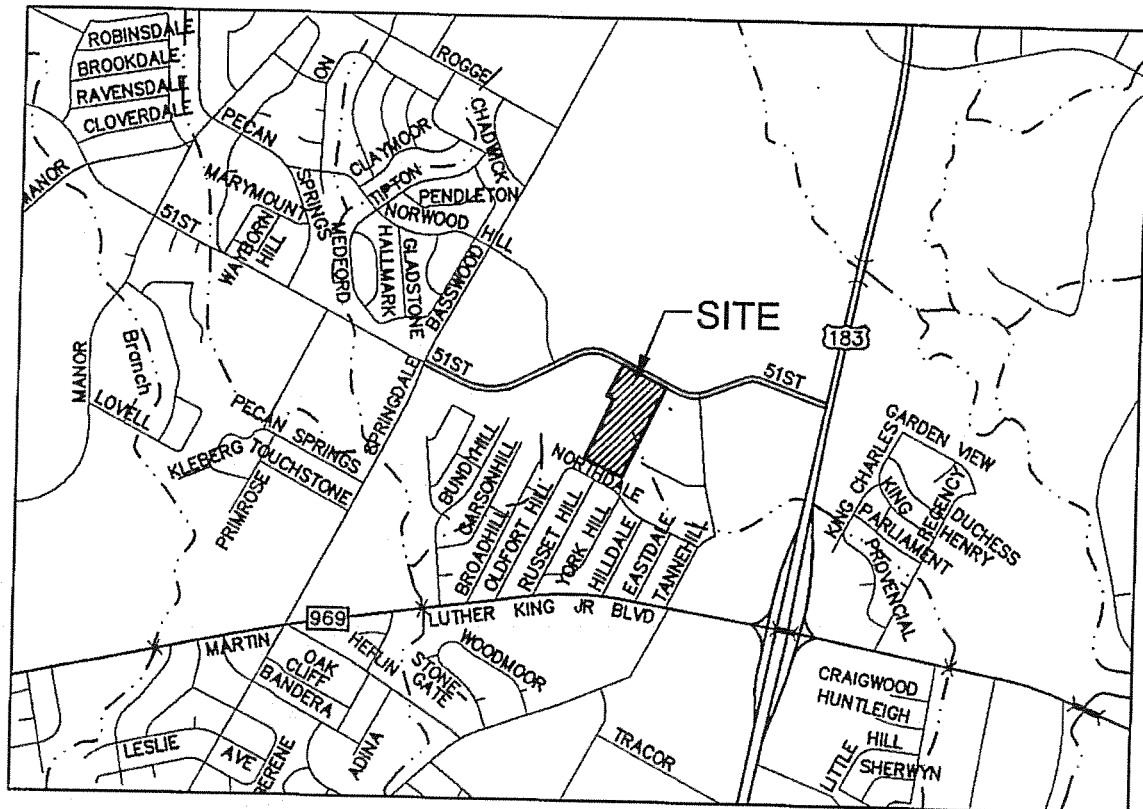
DEPARTMENT COMMENTS: This item is for variance only. The request is for approval of the variance to LDC section 25-4-151 to not extend Connally Lane and Rayburn Lane through the development.

STAFF RECOMMENDATION: The staff recommends approval of the variance (see attached memo).

PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@austintexas.gov

PHONE: 974-6455



LOCATION MAP

(N.T.S.)

GRID NO. M-24, MAPSCO PAGES
586D & 586H



VICINITY MAP

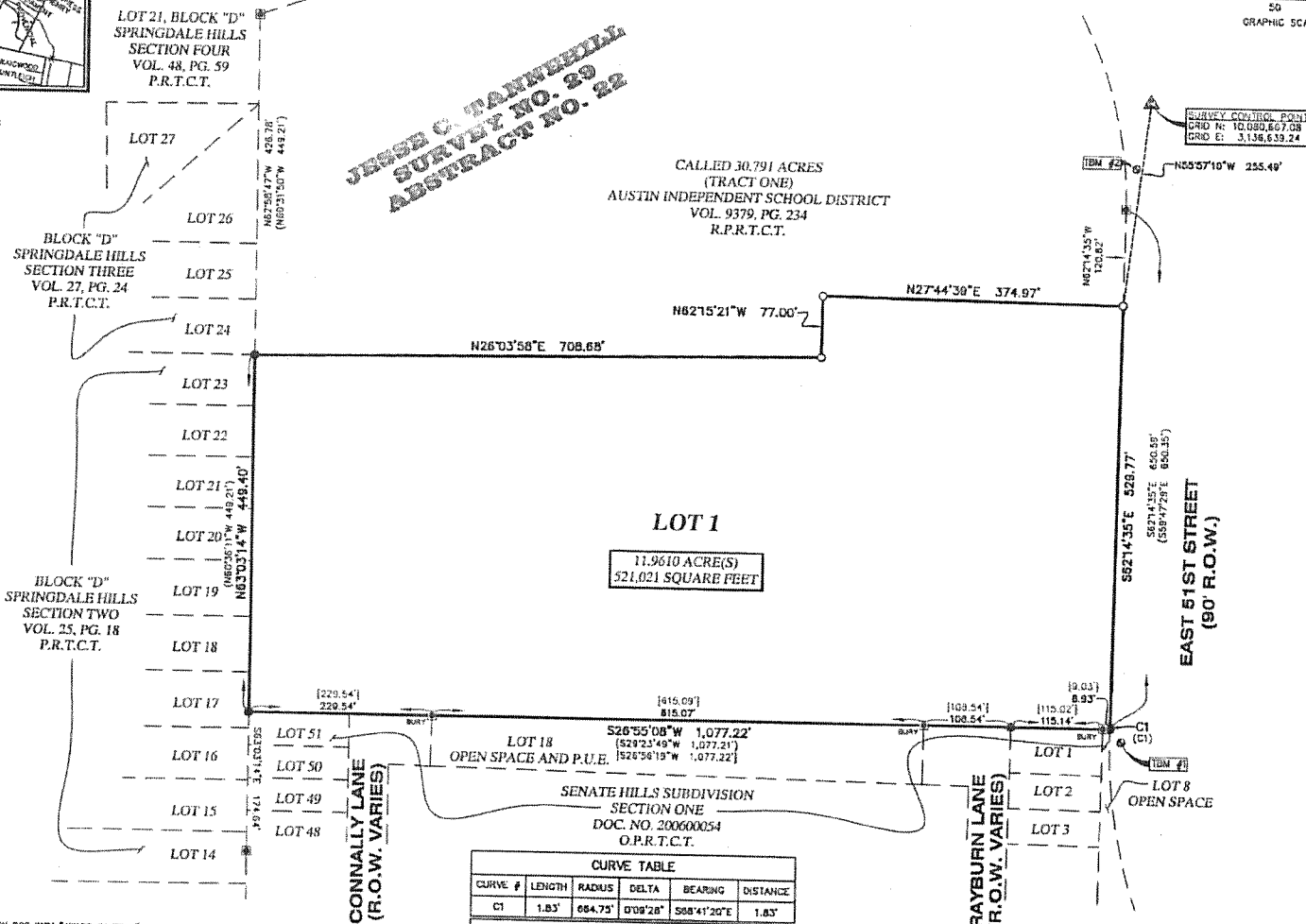
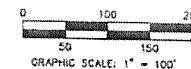
SCALE: 1" = 2000'

LEGEND

---	PROPERTY LINE
---	EXISTING PROPERTY LINES
○	1/2" IRON ROD WITH "WARD-5011" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊗	IRON ROD WITH "KC ENGINEERING" CAP FOUND (UNLESS NOTED)
△	SURVEY CONTROL POINT
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(...)	RECORD INFORMATION PER VOL. 9379, PG. 234
(...)	RECORD INFORMATION PER PLAT VOL. 28, PG. 18
(...)	RECORD INFORMATION PER PLAT DOC. NO. 200600054

JESSE C. TANNER
SURVEY NO. 29
ABSTRACT NO. 22

CALLED 30.791 ACRES
 (TRACT ONE)
 AUSTIN INDEPENDENT SCHOOL DISTRICT
 VOL. 9379, PG. 234
 R.P.R.T.C.T.



SURVEY CONTROL:

STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "WARD CONTROL" CAP SET. GRID COORDINATES AND ELEVATIONS (NAVD 83) SHOWN HEREON WERE DERIVED FROM GPS SOLUTIONS TAKEN ON JULY 31, 2017. WARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MONUMENT U-24-4002, HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 10,078,047.05, E 3,133,807.49, ELEV. 553.77'.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (DORS). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000070821005

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. PANEL NO.49453C 0470K, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	1.83'	884.75'	0°09'28"	S88°41'20"E	1.83'

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	2.18'	884.75'	0°11'18"	S88°33'03"E	2.18'

BENCHMARK NOTE:

BM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF EAST 51ST STREET, 4245' SOUTHEAST OF A STORM SEWER MANHOLE ON THE SOUTH SIDE OF EAST 51ST STREET, 222' NORTHEAST OF THE SOUTHEAST CORNER OF SAID TRACT.
 ELEVATION = 590.79'.

BM #2- MAG NAIL WITH "WARD" WASHER ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF EAST 51ST STREET, 2474' NORTHWEST OF A STORM SEWER MANHOLE ON THE SOUTH SIDE OF EAST 51ST STREET, 2172' NORTHWEST OF THE NORTHWEST CORNER OF SAID TRACT.
 ELEVATION = 591.00'.

AIISD - 51st Street
City of Austin,
Travis County, Texas

4WARD
 Land Surveying
 4 Limited Liability Company

PO Box 90876, Austin Texas 78763
 WWW.4WARDLS.COM (512) 537-2384
 TBP1.5 FRM #10174300

Date: 12/15/2017
 Project: 00501
 Scale: 1" = 100'
 Reviewer: PHB
 Tach: JLP
 Field Crew: FG/GC
 Survey Date: SEPT. 2017
 Sheet: 1 OF 2

P:\2018\12\15\2017_Plat (2018).dwg

**MEMORANDUM**

TO: David Wahlgren, Case Manager
Members of the Zoning and Platting Commission

FROM: Natalia Rodriguez, CNU-A, Land Use Review Division, DSD

DATE: February 4, 2019

SUBJECT: Variance Request AISD 51st Street
Case Number – C8-2018-0029.0A

Recommendation: To approve the variance

The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151, which requires streets of a new subdivision to be in line with existing streets on adjoining property. The variance is to not extend connections to Connally Lane and Rayburn Lane through the lot.

The proposed subdivision is located within the City of Austin's full purpose jurisdiction in east Austin, between Springdale Road and US 183, north of 51st Street. The site consists of one lot on 11.961 acres.

Staff recommends approval of the variance for the following reasons:

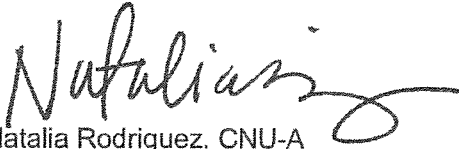
- Connally Lane and Rayburn Lane are existing local streets which provide access to the single-family residential units to the east.
- Traffic circulation would not be compromised if Connally Lane and Rayburn Lane were not extended because there is another ingress and egress point throughout this subdivision and adjacent subdivisions to right-of-way.
- The applicant is proposing other connections to serve the public via public access easements which stub out at the property to the west and will allow for further connections when that property is brought in for development.
- The applicant is proposing to construct those connections according to City of Austin standards.

Support for variance contingent upon the following recommended conditions:

- The site shall provide internal drive connections to Rayburn Lane and Connally Lane and extend the internal drives through the property to provide a minimum of two connections/internal drive stub outs to the western property line for future connectivity.
- All proposed internal drives within the site shall be designed and constructed according to City of Austin right-of-way standards and requirements. The internal drive cross-section should meet the cross-section of TCM, Table 1-7, SF-1 to SF-2 50-foot cross-section. Therefore, the cross-section for all internal drives shall be 27 feet of pavement width (LOG-LOG), minimum 4 foot sidewalks on both sides located 2 feet from the dedicated public access easement.
- The site shall dedicate a minimum 46-foot public access easement (PAE) over all proposed internal drives within the site at the time of the site plan application. The width of the PAE may increase to accommodate the transportation facilities identified in the required cross-section.

- Any proposed connection to E 51st Street from the site shall comply with the Transportation Criteria Manual (TCM). A median break and turn lane shall comply with the TCM and be approved by the Austin Transportation Department.

If you have any further questions or required additional information, please contact me at 974-3099.



Natalia Rodriguez, CNU-A
Land Use Review Division/ Transportation Review
Development Services Department