

**SUBDIVISION VARIANCE REVIEW SHEET****CASE NO.:** C8-2018-0029.0A**PC DATE:** March 12, 2019**SUBDIVISION NAME:** AISD 51<sup>st</sup> Street**AREA:** 11.96 acres**LOT(S):** 1**OWNER/APPLICANT:** AISD**AGENT:** LJA Engineering**ADDRESS OF SUBDIVISION:** 4800 E 51<sup>st</sup> 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.

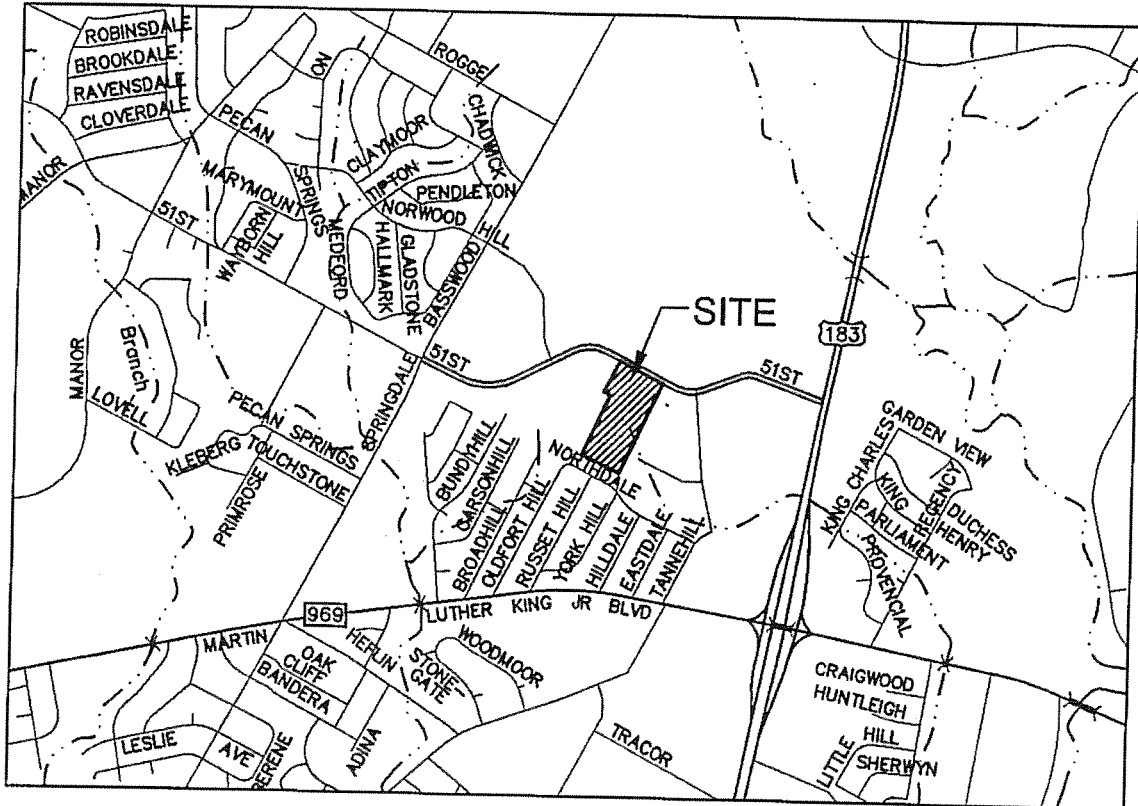
**DEPARTMENT COMMENTS:** This item is for variance only. The request is for approval of the variance to LDC section 25-4-151 to not extend Connally Lane and Rayburn Lane through the development.

**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](mailto:david.wahlgren@austintexas.gov)

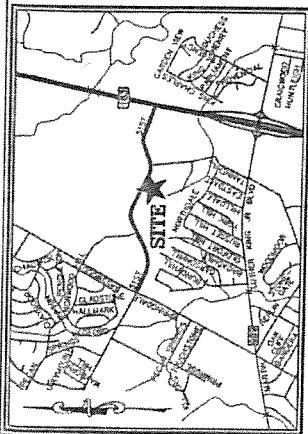
**PHONE:** 974-6455



LOCATION MAP

(N.T.S.)

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



VICINITY MAP  
SCALE: 1" = 200'

LEGEND	
—	PROPERTY LINE
—	EXISTING PROPERTY LINES
○	1/2" IRON ROD WITH "AWARD" CONTROL CAP SET
○	"WARD-SHIRT" CAP SET
○	WATER METER (WALLER NOTED)
○	IRON ROD WITH "SIC" INDICATING CAP FOUND (WALLER NOTED)
△	SMALLEY CONTROL POINT
△	DOCUMENT NUMBER
△	RIGHT-OF-WAY
△	VOLUME PAGE
△	PLAT RECORD, TRAVIS COUNTY, TEXAS
△	RECORD INFORMATION PER PLAT RECORD, TRAVIS COUNTY, TEXAS
△	OFFICIAL PUBLIC RECORD, TRAVIS COUNTY, TEXAS
△	RECORD INFORMATION PER PLAT RECORD, TRAVIS COUNTY, TEXAS
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LOT 21, BLOCK "D" SPRINGDALE HILLS SECTION FOUR VOL. 48, PG. 59 P.P.T.C.T.

LOT 27

BLOCK "D" SPRINGDALE HILLS SECTION THREE VOL. 27, PG. 24 P.P.T.C.T.

LOT 26

LOT 25

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20

BLOCK "D" SPRINGDALE HILLS SECTION TWO VOL. 55, PG. 18 P.P.T.C.T.

LOT 19

LOT 18

LOT 17

LOT 16

LOT 15

LOT 14

**SENATE HILLS SUBDIVISION**  
SECTION ONE  
VOL. 55, PG. 18 P.P.T.C.T.

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

**LOT 1**  
11.5610 ACRES(S)  
\$21,021 SQUARE FEET

CONNALLY LANE (R.O.W. VARIES)

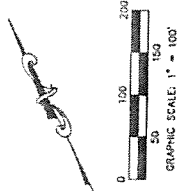
RAYBURN LANE (R.O.W. VARIES)

EAST 51ST STREET (90' R.O.W.)

CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
C1	1.83	66.73	0°09'28"
RECORD CURVE TABLE			
CURVE #	LENGTH	RADIUS	DELTA
(C1)	2.16	66.73	0°11'08"

**BENCHMARK NOTE:**  
BENCH MARK SET ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF EAST 51ST STREET, 245' SOUTHEAST OF A STORM SEWER MANHOLE ON THE SOUTH SIDE OF EAST 51ST STREET, 422' NORTHWEST OF THE SOUTHEAST CORNER OF SAID TRACT.  
ELEVATION = 5807.4'  
  
BENCH MARK SET ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF EAST 51ST STREET, 157.2' NORTHWEST OF THE NORTHWEST CORNER OF SAID TRACT.  
ELEVATION = 5811.00'

**SURVEY CONTROL:**  
THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "AWARD CONTROL" CAP SET, GRID COORDINATE SYSTEM, GRID NORTH, CONTROLLING POINT (4203), HANCO (GRID). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A CORRECTED SCALE FACTOR OF 1.00007621865.  
  
**FLOODPLAIN NOTE:**  
THIS PROPERTY IS LOCATED WITHIN ZONE "X" AREAS (DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FIRM PANEL NO. 48463C OFFICIAL, 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.



GRAPHIC SCALE: 1" = 100'

SMALLEY CONTROL POINT  
GRID N: 10,008,677.08  
GRID E: 3,156,619.24

**AWARD Land Surveying**  
AUSTIN, TEXAS  
PO Box 9828, Austin Texas 78709  
WWW.AWARDLS.COM (612) 517-2334  
TOLL FREE FROM 48174300

DATE: 12/15/2017  
PROJECT: 00001  
SCALE: 1" = 100'  
DRAWN: JLD  
CHECKED: JLD  
DATE: 12/15/2017

**AISD - 51st Street**  
**City of Austin, Texas**  
**Travis County, Texas**



## MEMORANDUM

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

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

DATE: March 5, 2019

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

Recommendation: To approve the variance

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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 51<sup>st</sup> 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.

**Support for variance contingent upon the following recommended conditions:**

- The site shall provide internal drive and sidewalk connections to Rayburn Lane and Connally Lane and extend the internal drives and sidewalks through the property to provide a minimum of two connections/internal drive and sidewalk stub outs to the western property line for future connectivity.
- The internal drive and sidewalk cross-section should meet the following: minimum 28-foot pavement width (FOC-FOC) and minimum 5-foot sidewalks on both sides of all drive aisles.
- The site shall dedicate a minimum 40-foot privately maintained public access easement (PAE) over all proposed internal drives and sidewalks 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.

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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



**PUBLIC HEARING INFORMATION**

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

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.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- 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
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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.

For additional information on the City of Austin's land development process, visit our web site:

<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2018-0029.0A

Contact: David Wahlgren, 512-974-6455 or

Cindy Edmond, 512-974-3437

Public Hearing: February 12, 2019, Planning Commission

Tamara Klindt

Your Name (please print)

4908 York Hill Dr, 78723

Your address(es) affected by this application

Tamara Klindt

Signature

2/6/19

Date

Daytime Telephone: 512-762-3279

Comments: Development on this large tract of land should incorporate in to the existing housing and not be a separate enclave. By not connecting to Senate Hills this subdivision just becomes another area of gentrification instead of an addition to our community.

If you use this form to comment, it may be returned to: *which is*  
 City of Austin – Development Services Department, 4<sup>th</sup> Floor *Why*  
 David Wahlgren *the policy*  
 P. O. Box 1088 *was created.*  
 Austin, TX 78767-8810

I am in favor  
 I object