

Item C-17

SUBDIVISION VARIANCE REVIEW SHEET

CASE NO.: C8-2018-0029.0A

PC DATE: March 12, 2019

SUBDIVISION NAME: AISD 51st Street

AREA: 11.96 acres

LOT(S): 1

OWNER/APPLICANT: AISD

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.

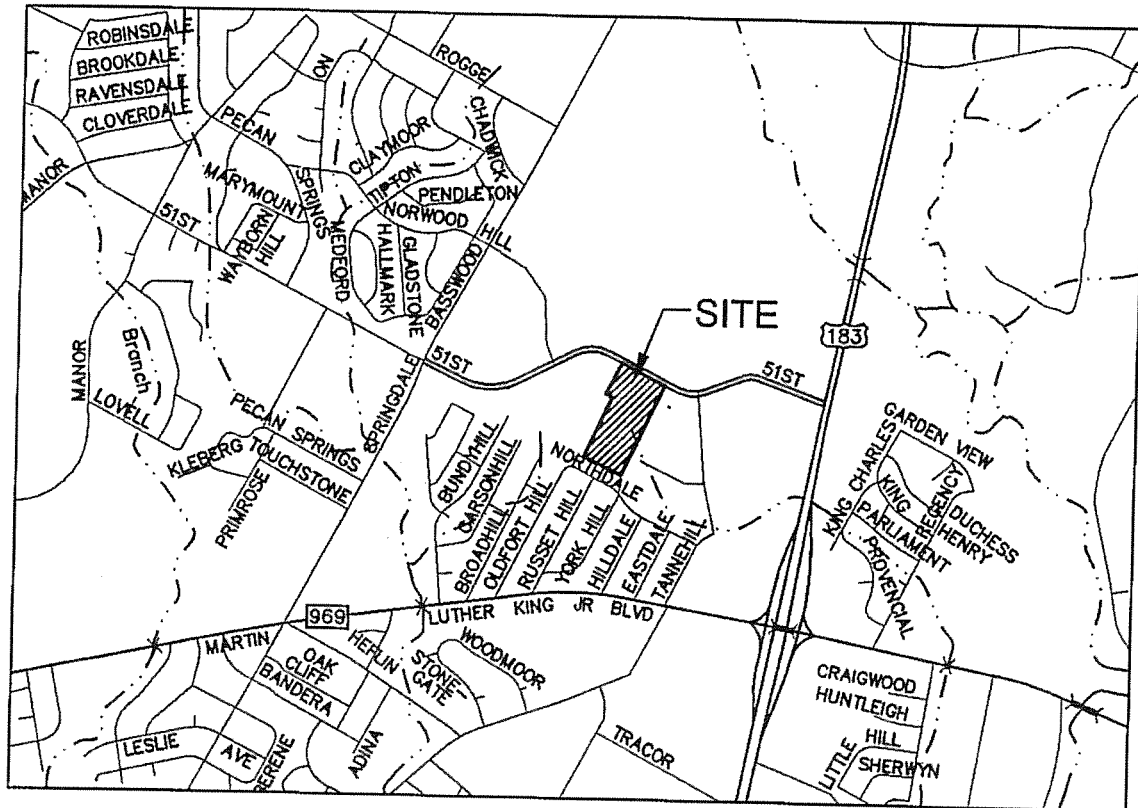
DEPARTMENT COMMENTS: This item is for variance only. The request is for approval of the variance to LDC section 25-4-151 to not extend Connally Lane and Rayburn Lane through the development.

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

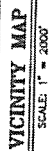
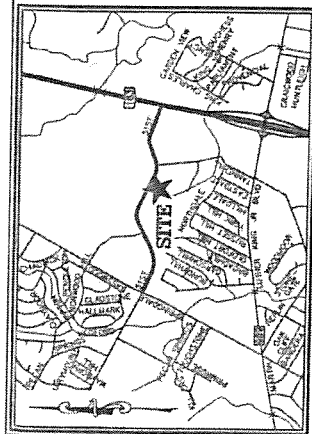
PHONE: 974-6455



LOCATION MAP

(N.T.S.)

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



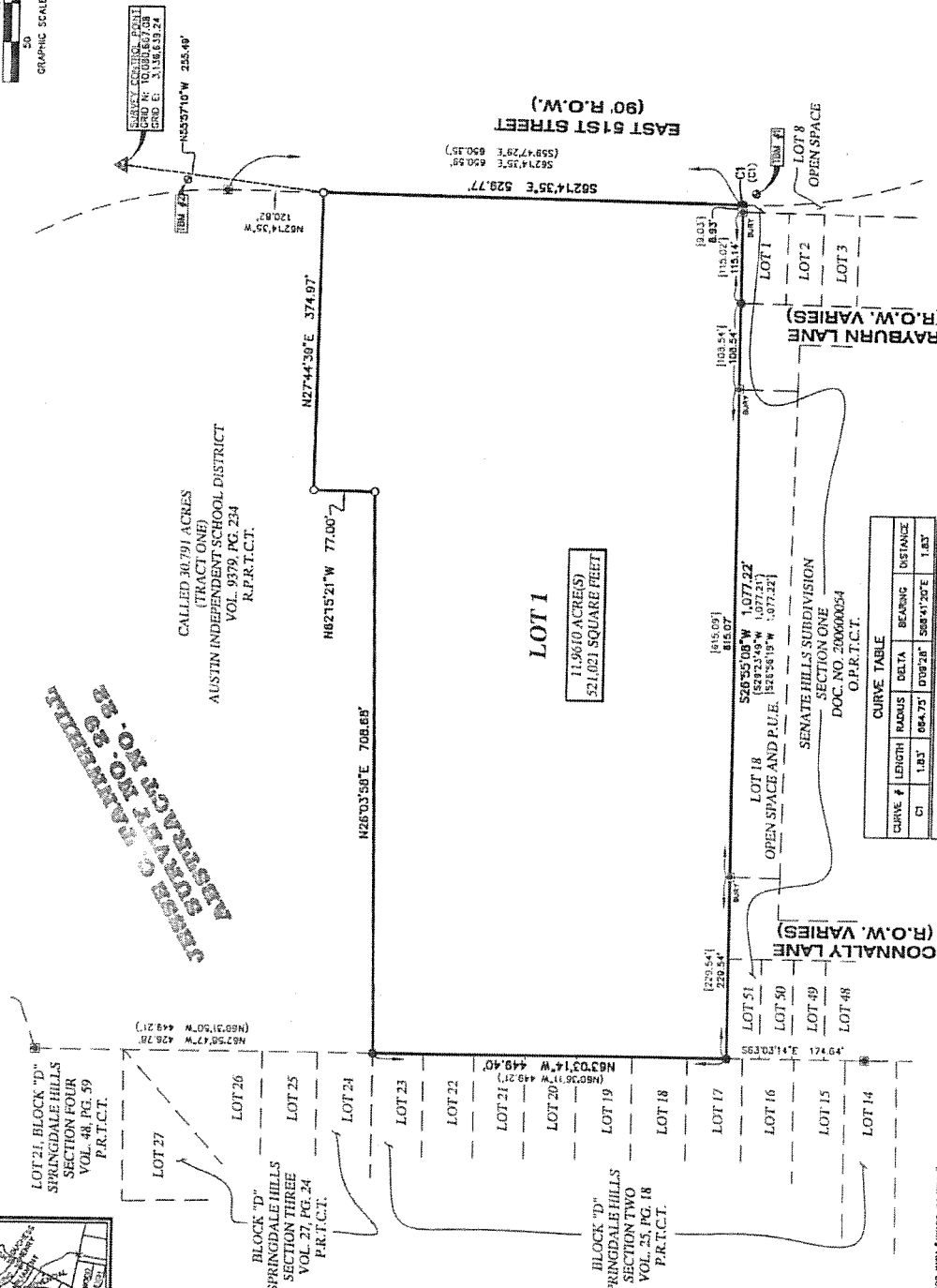
LEGEND					
	PROPERTY LINE				
	EXISTING PROPERTY LINE				
	1/2" IRON ROD WITH PLATE				
	1/2" IRON ROD FOUND (UNLESS NOTED)				
	IRON ROD WITH "E" ENCASEMENT CAP FOUND (UNLESS NOTED)				
	SURVEY CONTROL POINT				
	DOCUMENT NUMBER				
	VOLUME PAGE				
	PLAT COUNTY, TEXAS				
	REAL PROPERTY RECORDS, TRANS COUNTY, TEXAS				
	OPINION, TRANS COUNTY, TEXAS				
	DEED RECORDS, TRANS COUNTY, TEXAS				
	PER SURV. PG. 219, PG. 219				
	RECORDS INFORMATION PER RECORDS, PG. 20, PG. 20				
	PLAT DISC. NO. 183000254				

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" HIGH ROD WITH "WARD CONTROL" CAP SET. GRID COORDINATES AND ELEVATIONS (NAVD 83) STATION HEREON WERE DERIVED FROM OPUS SOLUTIONS TAKEN ON JULY 31, 2017. AWARD CONTROL POINT WAS CUCKOED TO CITY OF AUSTIN MONUMENT 14-24-4002, HAVING A PUBLISHED GRID COORDINATE & ELEVATION OF N 10,079,047.05, E 4,133,807.49, ELEV. 553.77.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203). HAZUS (C015). ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000070821985

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.64532 0473K, TARRANT COUNTY, TEXAS DATED JANUARY 6, 2018.

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
C1	1.93'	664.75'	070°28'	S68°11'20"E
				1.83'

RECORD CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	BEARING
(C1)	2.18'	664.75'	071°18'	S68°35'30"E
				2.38'

BENCHMARK NOTE:
TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF EAST 51ST STREET,
+24.6' SOUTH OF A STORM SEWER WASHLINE ON THE SOUTH SIDE OF EAST 51ST STREET, +22'
NORTHEAST OF THE SOUTHEAST CORNER OF SAND TRACT.

TRM #2- MAG NAIL WITH "WARD" WASHER ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF EAST 51ST STREET, #474' NORTHWEST OF A STORM SEWER MANHOLE ON THE SOUTH SIDE OF EAST 51ST STREET, #172' NORTHWEST OF THE NORTHWEST CORNER OF SAID TRACT.
ELEVATION = 581.00'

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



PO Box 90876, Austin Texas 78709
 WWW.4WARDL5.COM (512) 537-2384
 TRPL5 FIRM #10174309
 Field Crew: FG/OC
 Survey Date: Sept. 2017
 Sheet: 1 OF 2



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

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.

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.

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- 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

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

Your Name (please print)

Tamara Klindt

☐ I am in favor
☒ I object

Your address(es) affected by this application

4908 Yore Hill Dr, 78723

Signature

Tamara Klindt

Date

2/6/19

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:

City of Austin – Development Services Department, 4th Floor

David Wahlgren

P. O. Box 1088

Austin, TX 78767-8810

which is the policy was created.