

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0044.0A

PC DATE: June 11, 2019

Postponed from May 28

Postponed from May 14

SUBDIVISION NAME: Resubdivision of Lot 14, Block 4, Broadacres Subdivision

AREA: 0.34 acre (14,798 sf)

LOTS: 2

APPLICANT: Starling Development

AGENT: Prossner and Assoc. (Kurt Prossner)

ADDRESS OF SUBDIVISION: 5509 Clay Avenue

GRIDS: MJ27

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

DISTRICT: 7

LAND USE: residential

NEIGHBORHOOD PLAN: Brentwood

VARIANCES: flag lot variance

SIDEWALKS: Sidewalks will be constructed along Clay Avenue.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 14, Block 4, Broadacres Subdivision, including a variance for a flag lot. The plat is comprised of 2 lots on 0.34 acre (14,798 sf). The applicant proposes to resubdivide an existing lot into two lots for residential use. The proposed lots comply with zoning requirements for use, lot width and lot size.

At the May 28 hearing, this item was postponed to June 11 because Commissioner Shaw requested additional information about the criteria for a flag lot variance. That criteria is listed below in bold. All reviewers have approved the plat and the driveway/utility plan.

LDC 25-4-175(2) In single-family or duplex residential subdivisions on previously platted land, the Land Use Commission shall grant a variance to allow flag lots if:

(a) the commission finds that the subdivision:

(i) has provided accessibility for emergency responders; Approved by Austin Fire Dept. Verified by note in amanda.

(ii) has adequate room for required utilities; Approved by Austin Energy on Dec 8, 2018, and by Austin Water on May 21, 2019.

(iii) enhances environmental and tree protection; Approved by heritage tree review on March 26, 2019. Approved by environmental review. Verified by note in amanda.

(iv) is otherwise compatible with the surrounding neighborhood;
and Approval at the discretion of the PC. Staff finds the flag lot is compatible with the surrounding neighborhood due to the presence of other flag lots, and the lack of written opposition to the plat.

(b) the applicant provides a copy of any existing private deed restrictions for informational purposes. There are no deed restrictions for this lot.

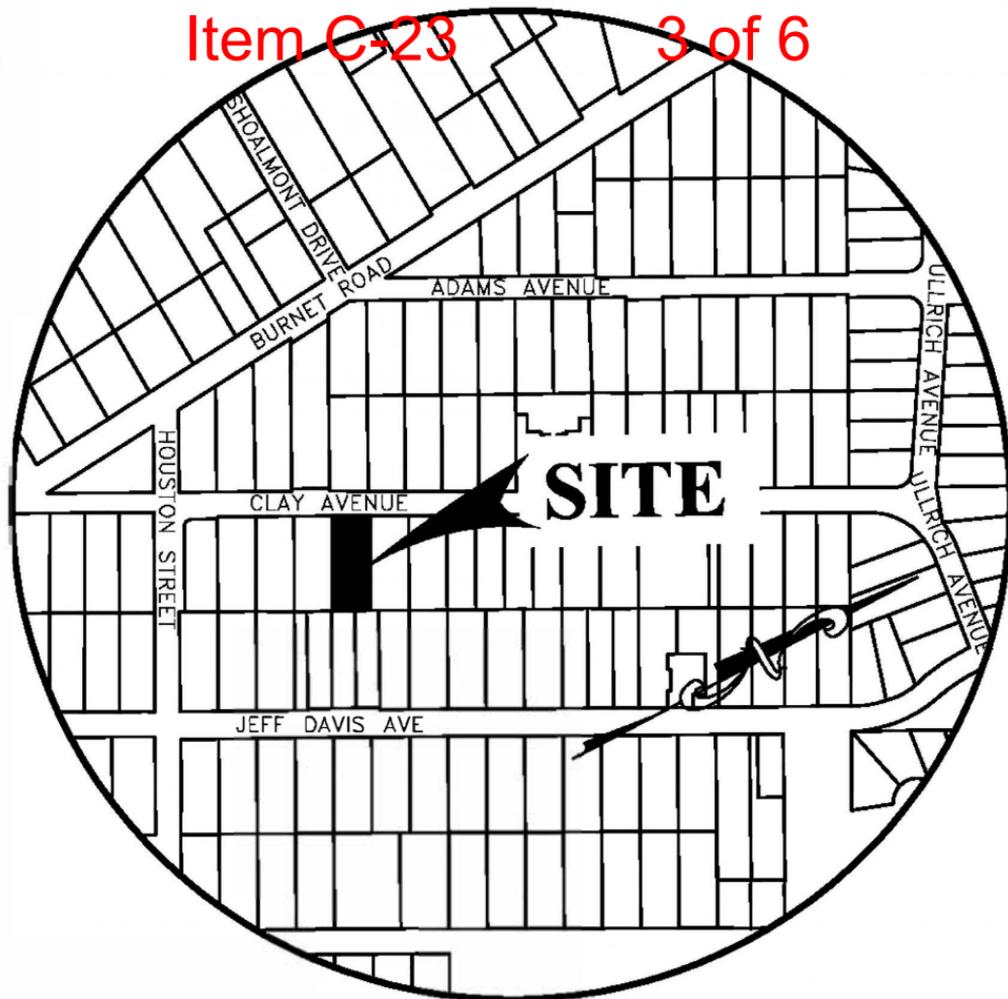
STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins

PHONE: 512-974-3175

E-mail: steve.hopkins@austintexas.gov



LOCATION MAP
(NOT TO SCALE)

5509 CLAY AVENUE DRIVE AND UTILITY PLAN

NOTE: RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

THIS PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH CHAPTER 25-8 SUBCHAPTER A, OF THE LAND DEVELOPMENT CODE.

REVIEWED BY:

Kurt M. Prossner
Kurt M. Prossner, P.E.

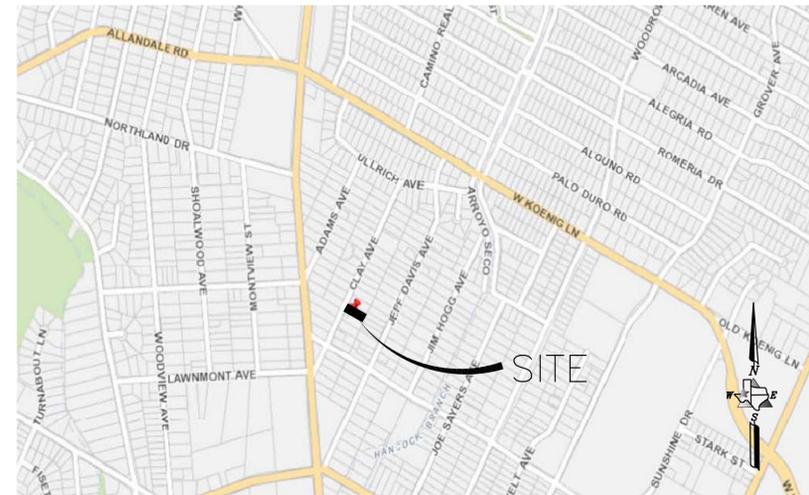


05/23/2019

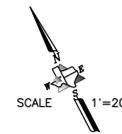
DATE

AUSTIN WATER

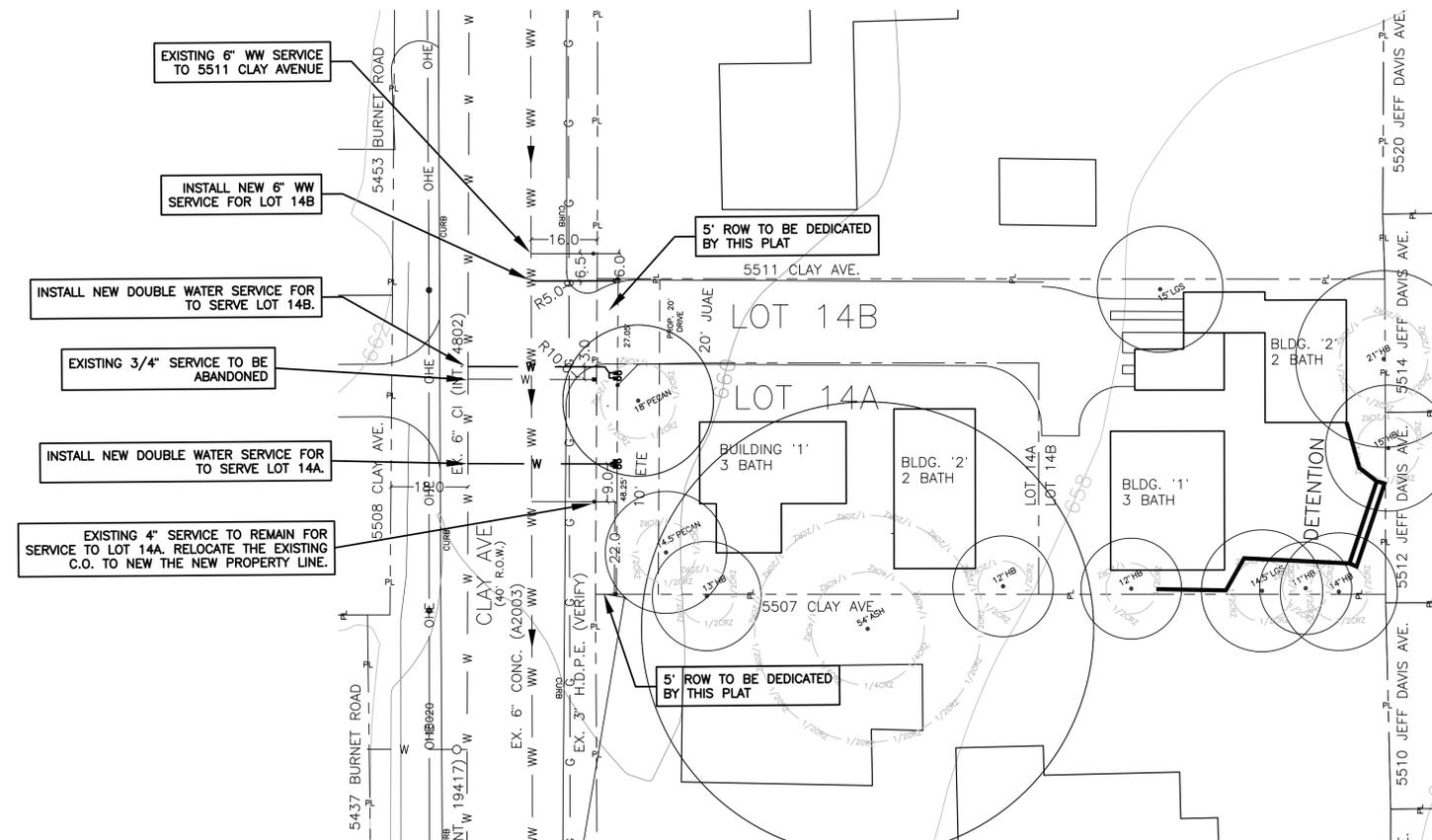
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VICINITY MAP



NOTE: WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.



* SITES WITH 65 psi OR GREATER REQUIRE A PRV SET AT 65 psi TO BE INSTALLED ON THE PROPERTY OWNERS SIDE OF THE WATER METER.

WASTEWATER BASIN	SHOAL UPPER (SHU)
WATER PRESSURE ZONE	NORTH (NO1)
MAX. STATIC PRESSURE	86.58 psi
FIRE DEMAND	1,000 gpm @ 20 psi PER IFC
DOMESTIC DEMAND	8 gpm/UNIT
BASE ON	15 WATER FIXTURES PER UNIT

NOTE: NO METERS ALLOWED IN PAVED SURFACES

NOTE: CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY EXCAVATION ACTIVITIES.

ALL BRANCH CONNECTIONS SHALL HAVE THE VALVE BOLTED TO THE MAIN BY METHODS OF FLANGE OR SWIVEL TEES. FOSTER ADAPTORS MAY BE USED IN LIEU OF FLANGE OR SWIVEL TEES WHEN CALLED OUT ON PLANS BY DESIGN ENGINEER.

ENGINEER
Prossner and Associates, Inc.
Consulting Engineers
FIRM #F-1506
13377 Pond Springs Rd, Suite 104 Austin, Texas 78729 Phone:(512) 918-3343 Fax:(512) 918-2431

ADDRESS
5509 CLAY AVENUE
AUSTIN, TEXAS 78756

WATERSHED
SHOAL CREEK (URBAN)

LEGAL DESCRIPTION
LOT 14, BLOCK 4
BROADACRES
0229030425

MAPSCO GRID
555 B J-27

OWNER
BRADLEY FAMILY REVOCABLE TRUST
c/o LEE EDWARD and CAROL ANN BRADLEY
P.O. BOX 841
MASON, TEXAS 76856

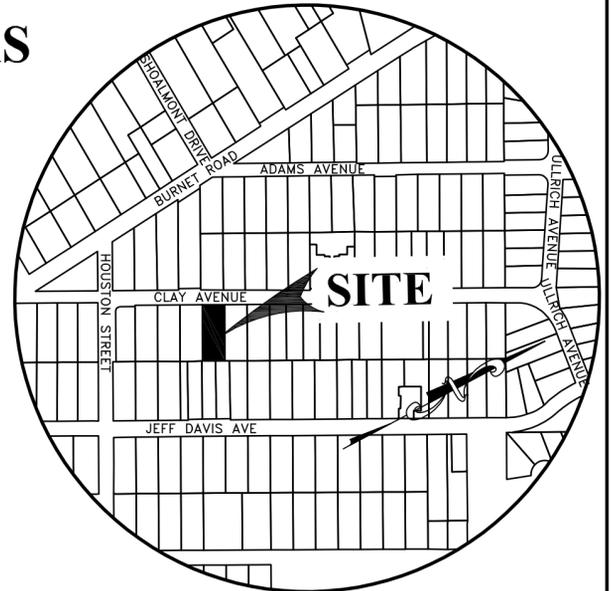
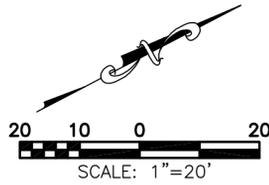
5509 CLAY AVENUE
DRIVE AND UTILITY PLAN

NO.	DESCRIPTION	REVISION (R)	ADD (A)	SHT. NO.	TOTAL SHEETS	NET CHANGE	IMP. COVER	% SITE	IMP. COVER	APPROVED/DATE

RESUBDIVISION OF LOT 14 BLOCK 4, BROADACRES SUBDIVISION AUSTIN, TRAVIS COUNTY, TEXAS SHEET 1 OF 2

LEGEND

- ▲ MAG NAIL FOUND
- ⊙ ONSITE BENCHMARK
- 1/2⊙ 1/2" IRON ROD FOUND WITH NO CAP (UNLESS OTHERWISE NOTED)
- 1/2⊙ 1/2" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- ⊙ COTTON SPINDLE FOUND
- LS ⊙ 1/2" IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "LANDMARK SURVEYING"
- () BOOK 3, PAGE 135 (P.R.T.C.T.)
- [] BOOK 102, PAGE 136 (P.R.T.C.T.)
- R.O.W. RIGHT-OF-WAY
- DOC. NO. DOCUMENT NUMBER
- P.R.T.C.T. PLAT RECORDS TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY, TEXAS
- PROPOSED SIDEWALK
- SQ. FT. SQUARE FEET
- VOL./PG. VOLUME/PAGE
- E.E. ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS AND ELECTRIC FIBER EASEMENT



LOCATION MAP
(NOT TO SCALE)

HORIZONTAL DATUM

TEXAS COORDINATE SYSTEM OF 1983 (CENTRAL ZONE-4203)
NAD 83, (GORS) U.S. SURVEY FEET
GEOID MODEL 12A
COMBINED SCALE FACTOR 0.999922416
SURFACE ADJUSTMENT FACTOR 1.00007759
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE LEICA SMARTNET NETWORK. THE DISTANCES SHOWN HEREON ARE SURFACE.

BASIS OF VERTICAL CONTROL

GPS MONUMENT NO. J-28-2001 (CB 54)
3" BRASS DISC FOUND ON CONCRETE SIDEWALK OF BRIDGE CULVERT ON NORTH SIDE OF BRENTWOOD DRIVE BETWEEN ARROYO SECA SOUTHBOUND LANE AND ARROYO SECA NORTHBOUND LANE.
ELEVATION = 691.62' NAD 83
C.O.A. GRID COORDINATES:
NORTH=10,096,556.25 EAST=3,117,332.28 (OFF SITE)

ONSITE BENCHMARK

BM "A": SQUARE CUT ON TOP OF CURB LOCATED ON THE EAST SIDE OF CLAY AVENUE IN FRONT OF HOUSE WITH ADDRESS: 5509 CLAY, APPROXIMATELY 9' NORTH OF THE NORTHWEST CORNER OF LOT 14, BLOCK 4, BROADACRES SUBDIVISION
ELEVATION=660.01'

FLOOD PLAIN NOTE

THIS SUBDIVISION OCCUPIES AN AREA WITHIN ZONE X, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FIRM MAP NUMBER 48453C0455J, DATED JANUARY 6, 2016, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PURPOSE OF WHICH IS FOR FLOOD INSURANCE ONLY. NO PORTION OF THESE LOTS ARE WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON SAID FIRM MAP NUMBER, FOR TRAVIS COUNTY, TEXAS.

TOTAL ACREAGE:

LOT SQUARE FOOTAGE =
14,798 SQ. FT. (0.34 ACRES)

LOT 14A

5,813 SQ. FT. (0.134 ACRES)

LOT 14B

8,609 SQ. FT. (0.198 ACRES)
FLAG PORTION: 2,115 SQ. FT. (0.049 ACRES)
LOT PORTION: 6,494 SQ. FT. (0.149 ACRES)

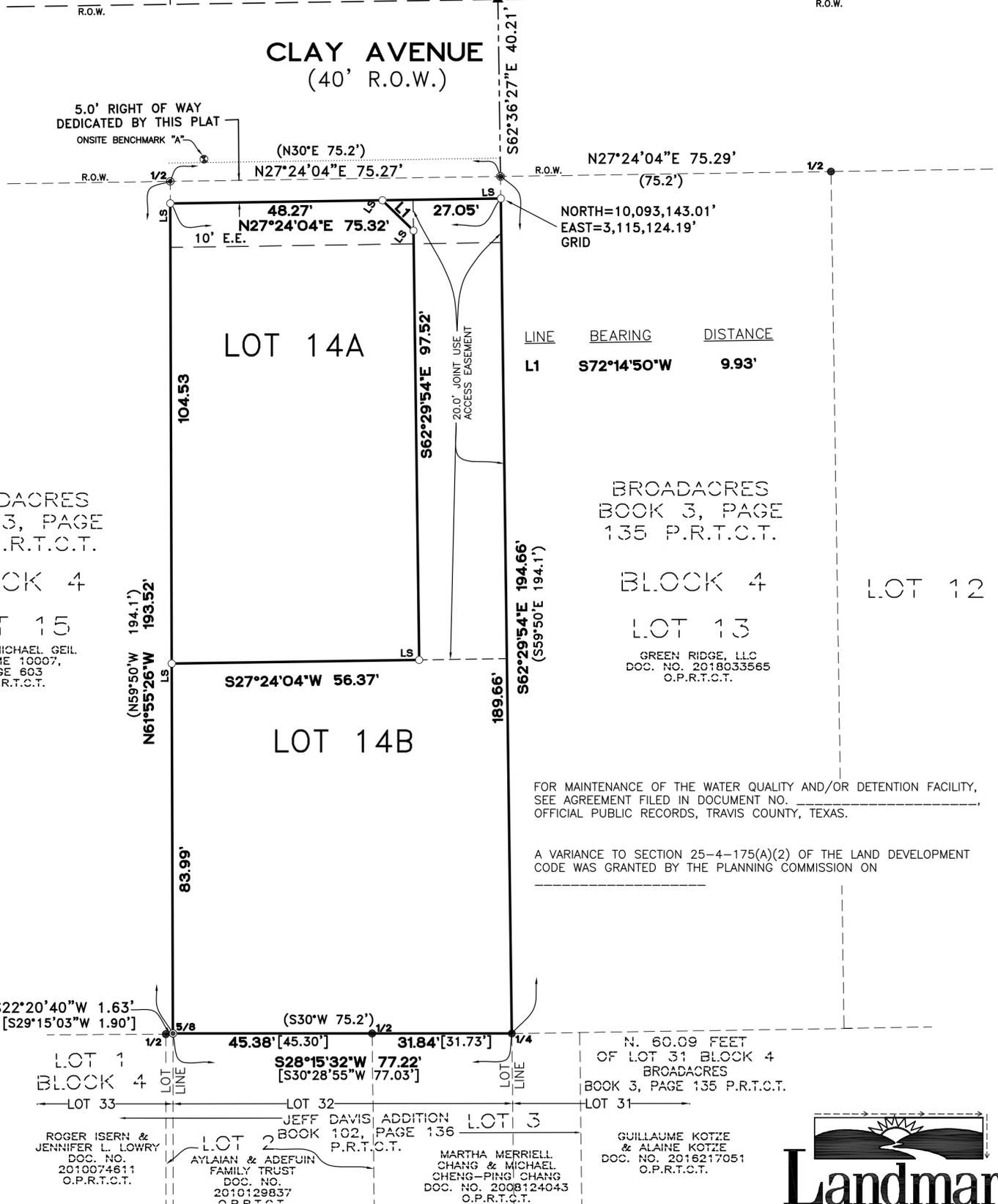
ADDITIONAL RIGHT-OF-WAY

376 SQ. FT. (0.008 ACRES)

43,355 SQ. FT.
A PORTION OF LOT A REED-WALLING SUBD. VOL. 76 PG. 284 & A PORTION OF LOTS 15 AND 31 BLOCK 2 OF BROADACRES
PROTESTANT EPISCOPAL CHURCH
DOC. NO. 2006188061 O.P.R.T.C.T.
10' DEDICATED FOR STREET PURPOSES VOL. 76 PG. 284 P.R.T.C.T.
R.O.W.

BROADACRES
BOOK 3, PAGE 135 P.R.T.C.T.
BLOCK 2
LOT 29
CASA LAMINA LLC
DOC. NO. 2018033569
O.P.R.T.C.T.

LOTS 11-14, 26-28
LESS 0.0147 ACRES
US REIF BURNET FLATS
APTS TEXAS LLC
DOC. NO. 2015133566
O.P.R.T.C.T.



LINE	BEARING	DISTANCE
L1	S72°14'50"W	9.93'

FOR MAINTENANCE OF THE WATER QUALITY AND/OR DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

A VARIANCE TO SECTION 25-4-175(A)(2) OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE PLANNING COMMISSION ON _____

