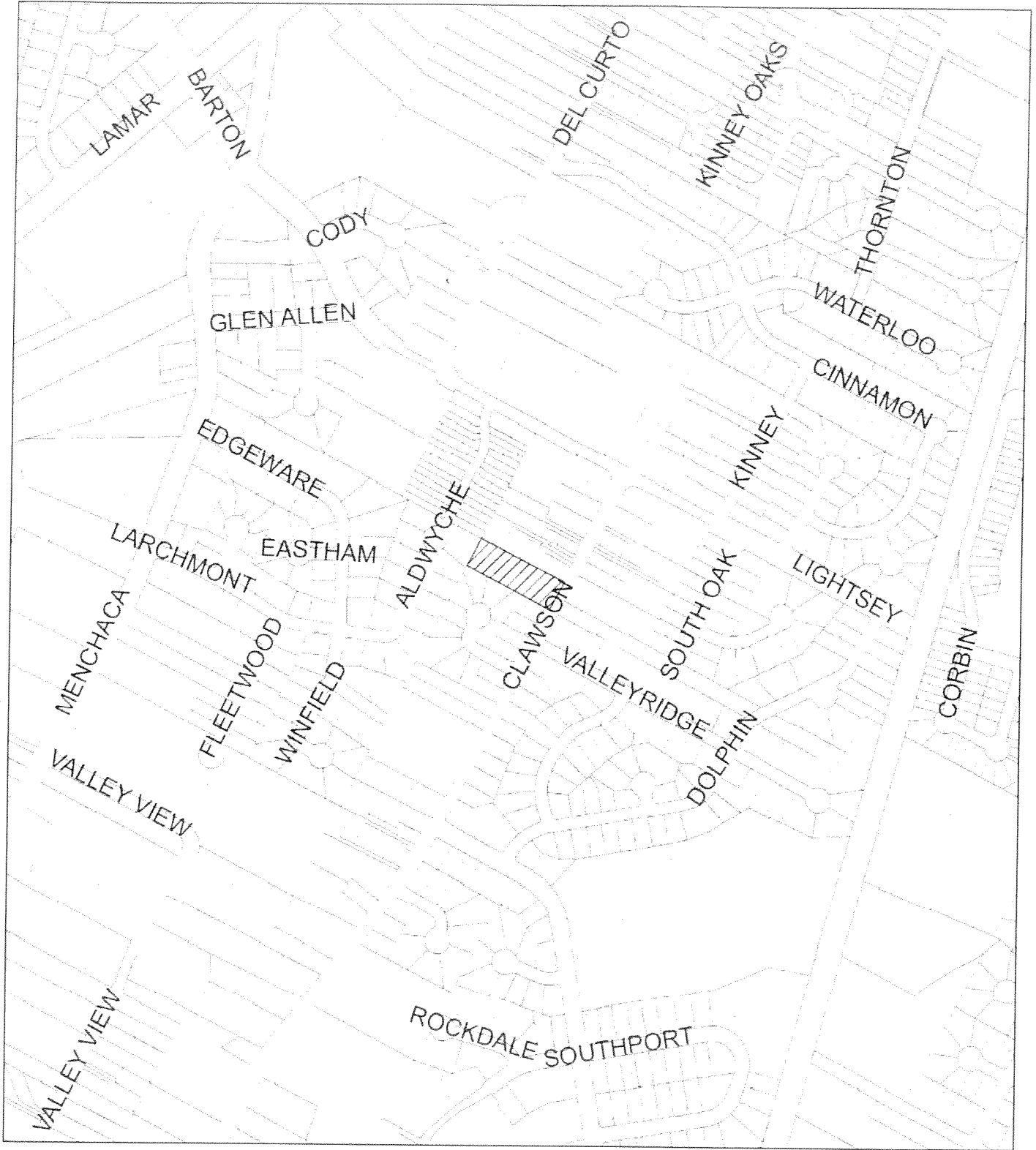




SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0175.0A**P.C. DATE:** December 10, 2019**SUBDIVISION NAME:** Cartwright Lots, Resubdivision of Part of Lot 32, Theodore Low Heights Subdivision**AREA:** 0.99 acres**LOTS:** 4**APPLICANT:** 3204 Clawson LLC
(Brett Hatton)**AGENT:** Servant Engineering &
Consulting (Mauricio Quintero-
Rangel)**ADDRESS OF SUBDIVISION:** 3204 Clawson Road**GRIDS:** G-19**COUNTY:** Travis**WATERSHED:** West Bouldin Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3**DISTRICT:** 5**PROPOSED LAND USE:** Single Family**NEIGHBORHOOD PLAN:** South Lamar Combined (suspended)**SIDEWALKS:** Sidewalks will be installed on Clawson Road.**VARIANCE:** From 25-4-175, Land Development Code (LDC) to allow for flag lot. (See attached)**DEPARTMENT COMMENTS:** The request is for approval of a flag lot variance and resubdivision namely, Cartwright Lots, Resubdivision of Part of Lot 32, Theodore Low Heights Subdivision. The proposed resubdivision consists 4 lots on 0.99 acres.**STAFF RECOMMENDATION:** Staff recommends approval of the variance and resubdivision. With approval of the variance - this plat will meet all current applicable City of Austin Land Development and State Local Government requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon
Email: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767



-  Subject Tract
-  Base Map

CASE#: C8-2018-0175.1A
LOCATION: 3204 CLAWSON ROAD

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



PLAT PREPARATION DATE: September 14, 2018
APPLICATION SUBMITTAL DATE: November 19, 2018

CARTWRIGHT LOTS

RESUBDIVISION OF PART OF LOT 32 THEODORE LOW HEIGHTS

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____ 20__

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the _____ day of _____, 20__, A.D.

Sylvia Liman for
Denise Lucas, Acting Director, Development Services Department

ACCEPTED and AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, on this the _____ day of _____ 20__, A.D.

James Shieh Chair Patricia R. Seeger Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, 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, Plat Records 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 this the _____ day of _____ 20__, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By _____
Deputy

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-6990

Date _____

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Mauricio Quintero Rangel, am authorized under the laws of the State of Texas to practice the profession of Engineering and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of Title 25 of the Austin City Code of 1999, as amended, and is true and correct to the best of my knowledge.

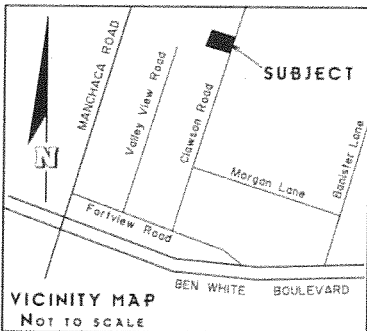
No portion of this subdivision is within the boundaries of the 100-year flood plain according to the Federal Flood Administration FIRM panel 48453C 0585 H, dated September 26, 2008.

Mauricio Quintero Rangel PE 94975
SERVANT ENGINEERING AND CONSULTING, PLLC
Firm No. F-16504
12000 Manchaca Road Suite C
Austin, Texas 78748

Date _____

NOTES:

- No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
- 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.
- Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
- 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 replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- 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.
- All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
- Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
- The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electrical facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
- The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial 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.
- This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated _____, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Document No. _____ in the Official Public Records at Travis County, Texas.
- Participation in the Regional Stormwater Management Program through construction of drainage improvements under C8-2018-0175.1B, as described in the conditional approval letter and as depicted in Exhibit A of the formal RSMP agreement, was granted for this subdivision on November 8, 2019 by the City of Austin Watershed Protection Department, office of the Director. The RSMP case number for this project is WBD-RS-2019-0038C.
- The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
- Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
- 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 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.
- All restrictions and notes from the previous subdivision, Theodore Low Heights, according to the map or plat of record in Volume 445 Page 581 of the Travis County Deed Records, shall apply to this resubdivision plat.
- 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 (AE, OSHA, NESC, and NEC) may be found in Austin Energy's Design Criteria Manual -- Section 15.3.9. The manual is available on Austin Energy's website under contractors/electric service design and planning.
- 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: Clawson Road. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.
- A variance to Section _____ of the Land Development Code was granted by the Planning Commission on _____.
- Each lot shall have independent water meters and cleanouts and private plumbing shall not cross lot lines. Private lines may cross perpendicularly, but otherwise shall not be located within a public utility easement.
- 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.
- Extended or obstructed fire access shall be mitigated with Austin Fire Department approved Sprinkler system for buildings on Lots 1, 2, 3 and 4.
- Building separation from other buildings shall be a minimum 10 feet or fire separation distance of 5 feet. Construction with less than 5 feet of fire separation distance shall conform to 2012 IRC Table R302.1(1) with 1-hour rated construction and openings as allowed or shall conform to Table R302.1(2) with minimum 13D fire sprinklers and rated construction as specified.
- A fee-in-lieu of parkland dedication and park development has been paid for 7 dwelling units due to SF-3 zoning. No fee was charged for the existing residence.
- Water meters and cleanouts shall not be located in driveways or sidewalks.
- Lots 1, 2, 3 and 4 must take access only through the Joint Use Access Easement as shown hereon and as recorded by plat.
- The maintenance of the Joint Use Access driveway shall be the responsibility of all of the lot owners served by the Joint Use Access driveway.
- Vehicle parking is prohibited on the private driveway and fire department access road within the Joint Use Access Easement.
- The developer must erect signs indicating "Private Driveway" at the driveway entrance.

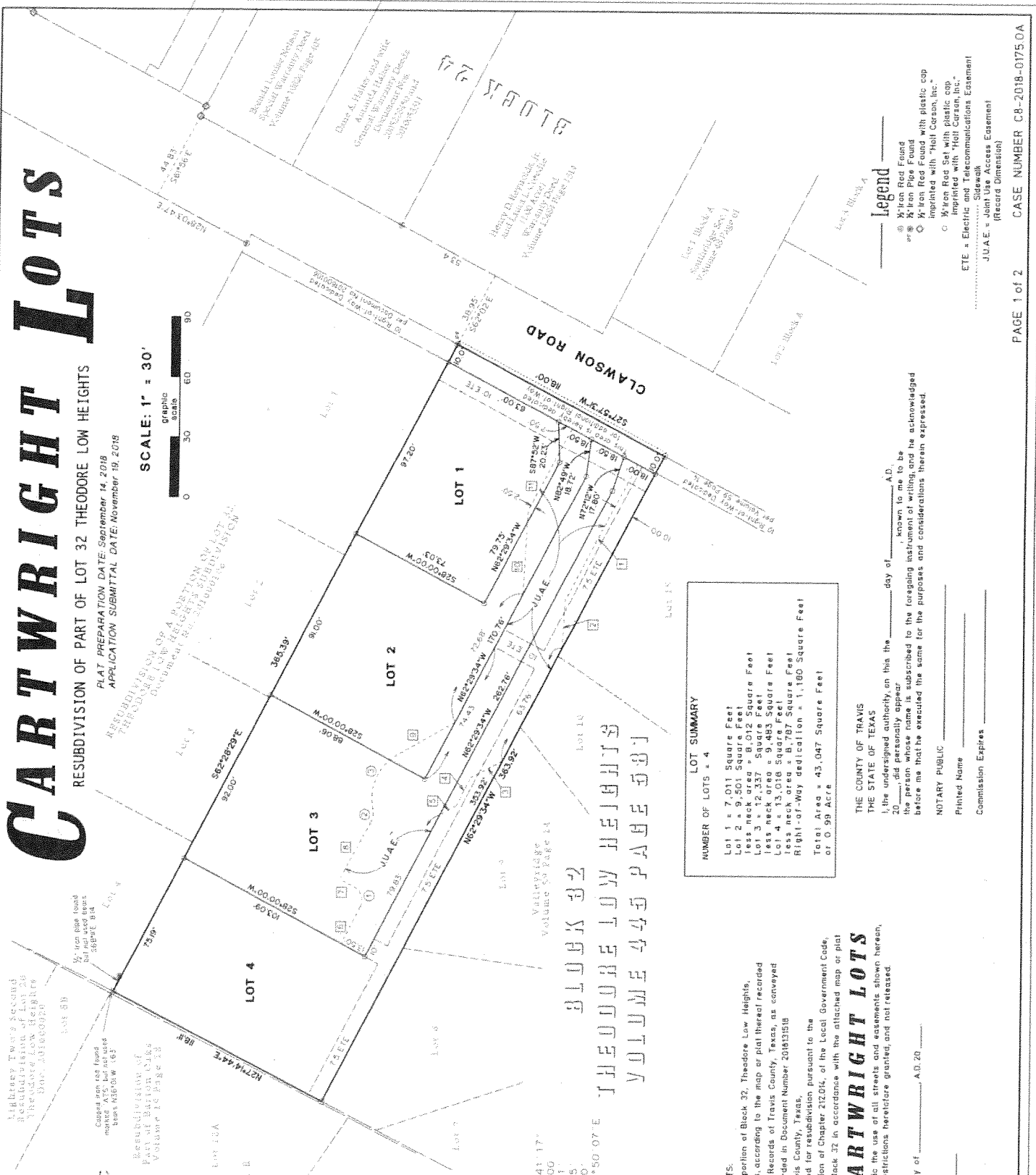


CARTWRIGHT LOTS

RESUBDIVISION OF PART OF LOT 32 THEODORE LOW HEIGHTS

PLAT PREPARATION DATE: September 14, 2018
APPLICATION SUBMITTAL DATE: November 19, 2018

SCALE: 1" = 30'



LOT SUMMARY
NUMBER OF LOTS = 4
Lot 1 = 7,011 Square Feet
Lot 2 = 9,012 Square Feet
Less neck area = 612 Square Feet
Lot 3 = 12,337 Square Feet
Less neck area = 9,483 Square Feet
Lot 4 = 13,016 Square Feet
Less neck area = 8,787 Square Feet
Right-of-Way dedication = 1,180 Square Feet
Total Area = 43,047 Square Feet
or 0.99 Acre



FOR JUA.E.

NUMBERED COURSES	
1	N 62°29'34" W 76.71
2	N 67°20'48" W 23.79
3	N 26°10'33" W 17.74
4	N 62°29'34" W 15.94
5	N 29°41'46" W 9.23
6	S 62°29'34" E 20.44
7	N 28°00'37" E 6.38
8	S 61°29'29" E 32.21
9	S 23°42'19" E 32.93
10	S 87°21'12" E 41.63
11	S 62°29'34" E 46.00

① CURVE DATA

Δ = 89°29'52"	Δ = 40°41'17"
R = 7.90	R = 10.00
T = 7.43	T = 3.71
C = 10.56	C = 6.95
A = 11.72	A = 7.10
CB = N72°45'31"E CB = S81°50'07"E	

②

Δ = 72°28'27"	
R = 25.00	
T = 18.32	
C = 29.56	
A = 31.62	
CB = S68°56'33"E	

THE COUNTY OF TEXAS
KNOW ALL MEN BY THESE PRESENTS,
That, 3204 Clawson, LLC, owner of a portion of Block 32, Theodore Low Heights, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 445 Page 581 of the Deed Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document Number 201818316 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide a portion of Block 32 in accordance with the attached map or plat shown hereon to be known as **CARTWRIGHT LOTS** and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the ____ day of _____, A.D. 20 ____

3204 Clawson, LLC
2908 S 4th Street
Austin, Texas 78704

- Legend**
- ⊗ With Rod Found
 - ⊗ With Pin Found
 - ⊗ With Rod Set with plastic cap Imprinted with "Hoff Carlson, Inc."
 - ⊗ With Rod Set with plastic cap Imprinted with "Hoff Carlson, Inc."
 - ⋯ Sidewalk
 - ⋯ ETE = Electric and Telecommunications Easement
 - ⋯ JUA.E = Joint Use Access Easement (Record Dimension)



MEMORANDUM

TO: Members of the Planning Commission

FROM: Sylvia Limon, Planner Senior
Development Services Department

DATE: December 4, 2019

SUBJECT: C8-2018-0175.0A – Cartwright Lots, Resubdivision of a Part of Lot 32, Theodore Low Heights Subdivision Flag Lot variance request

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 4 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 applicant has met with Austin Fire Department review staff 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 to reviewers for the City of Austin Water and Wastewater review and Austin Energy Departments. The reviewers have determined after review of the utility/driveway plan that there is 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.

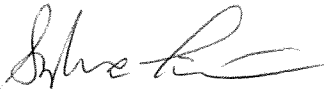
(iv) is otherwise compatible with the surrounding neighborhood;

The adjacent property located at 3202 Clawson has been resubdivided into 4 flag lots. The lots across the street from this proposed resubdivision, located at approximately 3115 Clawson Road, have been resubdivided into 4 flag lots. There are several other flag lot resubdivisions in the nearby vicinity of this proposed flag lot resubdivision as shown on the attached Neighborhood exhibit. The immediate area is zoned SF-3 which is the appropriate zoning for the proposed use.

(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.



Sylvia Limon, Planner Senior
Case Manager
Development Services Department

April 8, 2019

RE: 3204 Clawson Road, C8-2018-0175.0A

Ms. Sylvia Limon,

Ms. Limon, on behalf of the owner I am requesting a variance from Section 25-4-175 of the Land Development Code in order to subdivide land with a flag lot configuration. This variance is not unique to the area because several flag lots exist within the vicinity of this application.

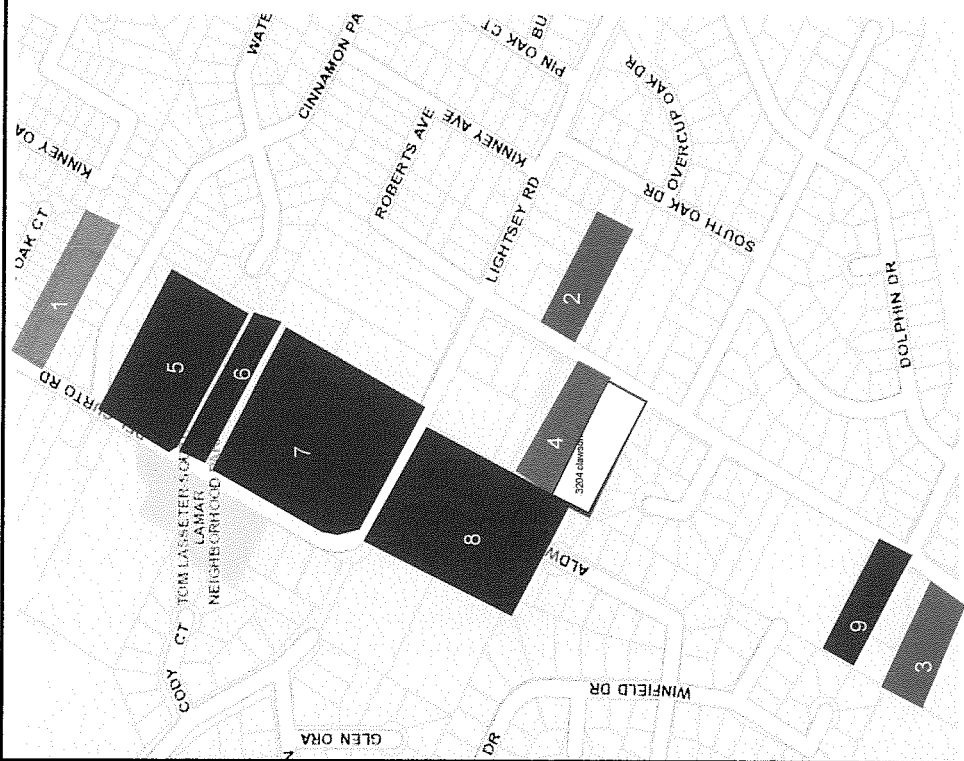
If you have any questions, please contact me.

Regards,

A handwritten signature in black ink, appearing to read 'Hector', with a long, wavy horizontal line extending to the right.

Hector Avila 512-791-0517

3204 Clawson Comparable Development



Subject Property	Comparable Flag Lots
3 Flags, 4 Lots on .99	1 2701- 2705 Del Cuarto 2 Flags, 3 Lots on 1 Acres
	2 3113 Clawson 3 Flags, 4 Lots on .97 Acres
	3 3510-3514 Clawson 2 Flags, 3 Lots on .94 Acres
	4 3202 Clawson 3 Flags, 4 lots on
	New Development with Equal or Greater Density
5 2807 Del Cuarto 15 Condos on 2.8 Acre	6 2811 Del Cuarto 6 Condos on .65 Acres
7 1814 Lightsey 36 Homes on 4.7 Acres	8 1805 Lightsey 31 Homes on 4 Acres
9 3504 Clawson 4 Duplexes on .8	



SERVANT ENGINEERING PLLC
 12000 MARSHACK ROAD SUITE C
 AUSTIN, TEXAS 78748 (512) 366-5511 TEL
 F-16504

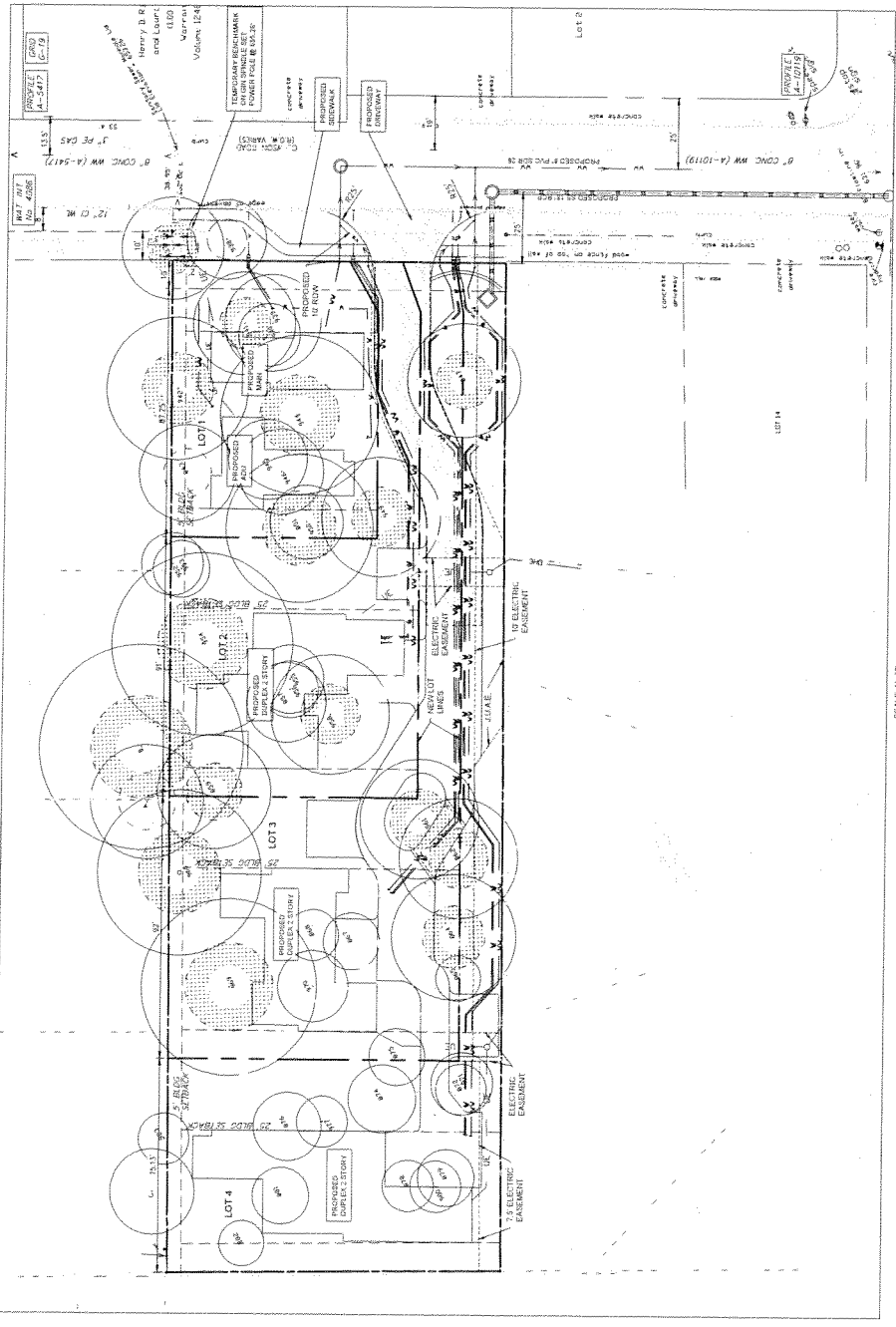
RESUBVISION OF PORTION OF LOT 32
 THEODORE LOW HEIGHTS
 3204 CLAWSON ROAD
 AUSTIN, TEXAS 78704

NO.	REVISION/CORRECTION	BY	DATE

STATE OF TEXAS
 LICENSE NO. 136857
 SERVANT ENGINEERING PLLC
 SHEET

- INDEX
- DRIVEWAY & UTILITY / CONCEPTUAL PLAN
 - CONCEPTUAL WASTEWATER PLAN & PROFILE

SCALE SHEET
 SCALE 1/32"



SCALE 1/32"

LEGEND

- ① 12" CLIP
- ② 18" CLIP
- ③ 24" CLIP
- ④ 30" CLIP
- ⑤ 36" CLIP
- ⑥ 42" CLIP
- ⑦ 48" CLIP
- ⑧ 54" CLIP
- ⑨ 60" CLIP
- ⑩ 66" CLIP
- ⑪ 72" CLIP
- ⑫ 78" CLIP
- ⑬ 84" CLIP
- ⑭ 90" CLIP
- ⑮ 96" CLIP
- ⑯ 102" CLIP
- ⑰ 108" CLIP
- ⑱ 114" CLIP
- ⑲ 120" CLIP
- ⑳ 126" CLIP
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- ㉙ 180" CLIP
- ㉚ 186" CLIP
- ㉛ 192" CLIP
- ㉜ 198" CLIP
- ㉝ 204" CLIP
- ㉞ 210" CLIP
- ㉟ 216" CLIP
- Ⓜ MANDREL TRUNK

AUSTIN WATER REVIEWED
 BY: [Signature]
 DATE: [Date]
 Austin Water Representative: [Signature]
 Subdivision reviews only - An independent lay plan must be submitted to Austin Water for review and approval prior to construction.

- TREE LIST
- ① 8" 14" and 15" Live Oak (20" total)
 - ② 8" 16" Live Oak (15" total)
 - ③ 8" 24" Live Oak (15" total)
 - ④ 8" 24" Live Oak (15" total)
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PRELIMINARY & FOR ILLUSTRATION
 SCALE 1"=10'
 CB-2018-0175.DA