

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0062.0A**P.C. DATE:** July 28, 2020**SUBDIVISION NAME:** Resubdivision of Lot 3, Less West 53 feet thereof, Block 2, Magnolia Addition**AREA:** 0.4683 acres**LOT(S):** 2**OWNER/APPLICANT:** Haskell 1411, LLC
(Mark Harries)**AGENT:** Permit Partners, LLC
(Jennifer Hanlen)**ADDRESS OF SUBDIVISION:** 1411 Haskell St.**WATERSHED:** Lady Bird Lake**COUNTY:** Travis**EXISTING ZONING:** SF-3-NP**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** East Cesar Chavez**PROPOSED LAND USE:** Residential

VARIANCES: A variance to section 25-4-175 to allow a residential flag lot has been requested. The applicant is proposing one residential flag lot with this application for Lot 2. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin Water Utility, Austin Energy, and the City Arborist to verify there is adequate room for the required utilities and enhanced tree protection on the site. It is the Staff's opinion that the proposed subdivision is compatible with the surrounding development, and is consistent with other flag lots or multi-units within the neighborhood. It should also be noted that there are no known deed restrictions on the site, and a note has been added that requires 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. Because the application meets the flag lot criteria as required by the Land Development Code, the Staff recommends approval of the variance. For additional information on the variance request see the accompanied memo and exhibits.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 3, Less West 53 feet thereof, Block 2, Magnolia Addition composed of two lots on 0.4683 acres. The applicant is proposing to resubdivide a portion of a lot into a two lot subdivision for residential uses.

STAFF RECOMMENDATION: If the variance is approved, the staff recommends approval of the plat. With variance approval, this plat would meet all applicable State and City of Austin LDC requirements.

CASE MANAGER: Cesar Zavala
Email address: cesar.zavala@austintexas.gov

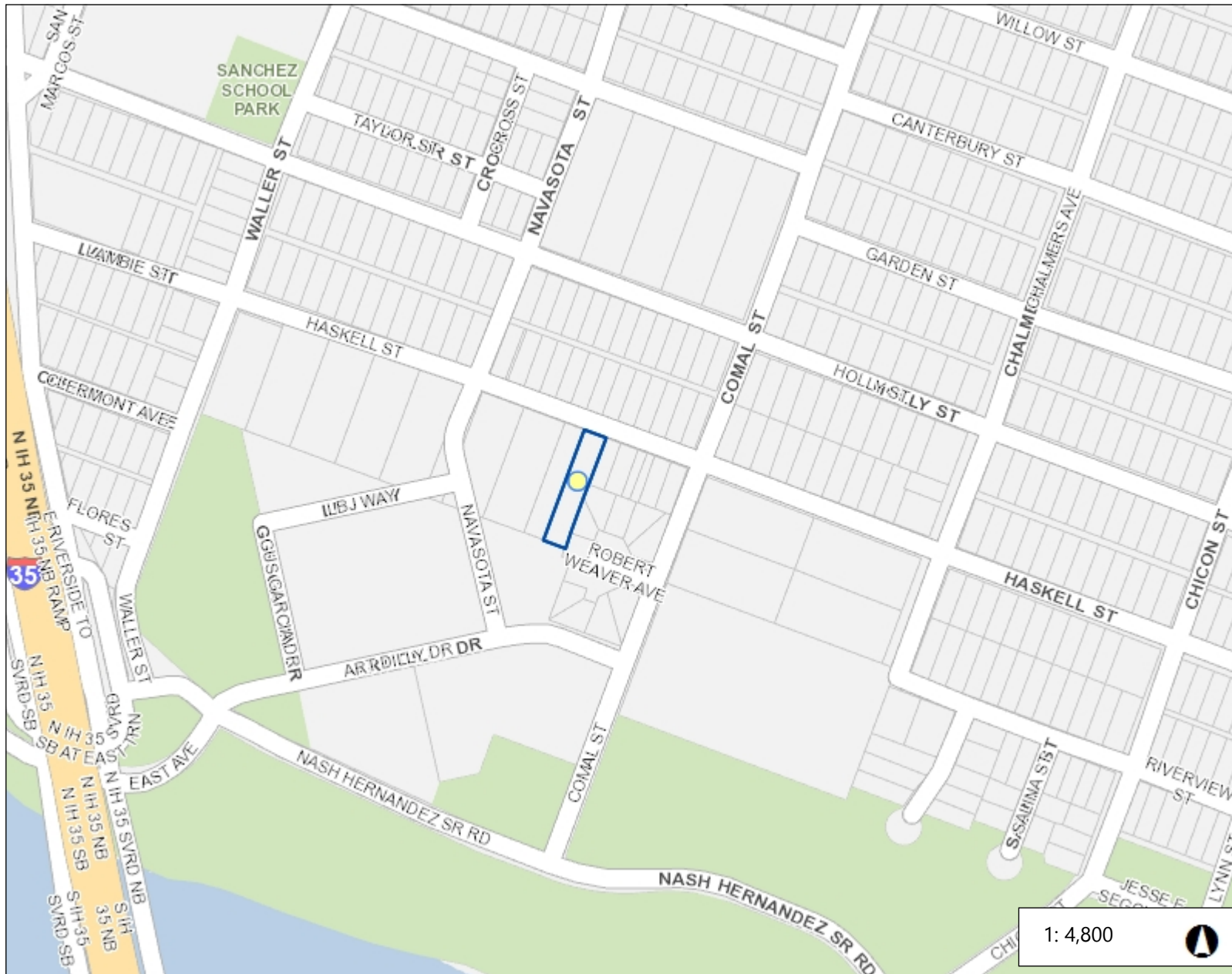
PHONE: 512-974-3404



B-18 Property Profile

Legend 2 of 8

Street Labels



1: 4,800



0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

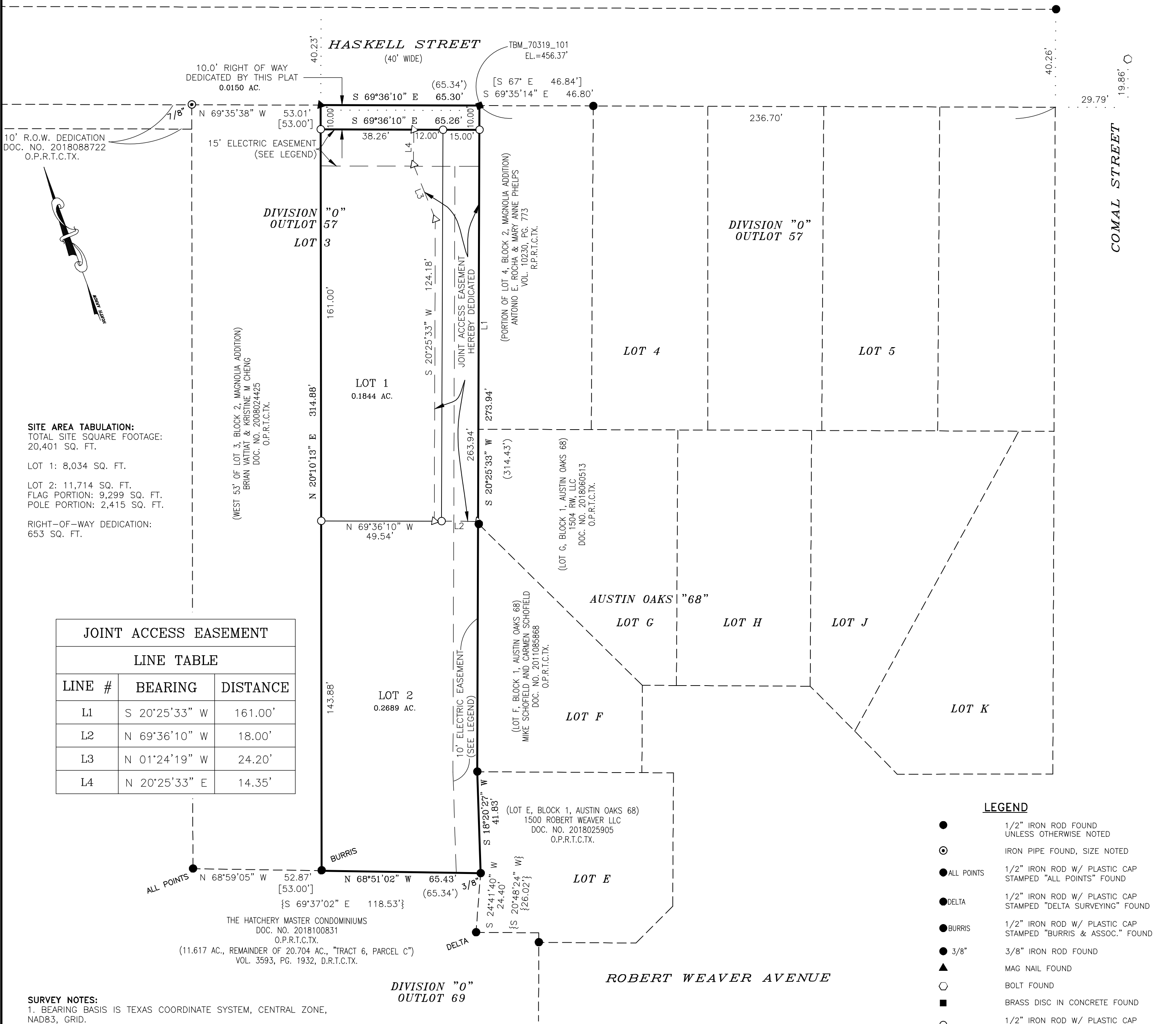
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes



MARCH, 2019
CITY OF AUSTIN

RESUBDIVISION OF LOT 3, LESS WEST 53' THEREOF BLOCK 2, MAGNOLIA ADDITION



JOINT ACCESS EASEMENT		
LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 20°25'33" W	161.00'
L2	N 69°36'10" W	18.00'
L3	N 01°24'19" W	24.20'
L4	N 20°25'33" E	14.35'

LEGEND	
●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
⊙	IRON PIPE FOUND, SIZE NOTED
●	ALL POINTS
●	1/2" IRON ROD W/ PLASTIC CAP STAMPED "ALL POINTS" FOUND
●	DELTA
●	1/2" IRON ROD W/ PLASTIC CAP STAMPED "DELTA SURVEYING" FOUND
●	BURRIS
●	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BURRIS & ASSOC." FOUND
●	3/8"
▲	MAG NAIL FOUND
○	BOLT FOUND
■	BRASS DISC IN CONCRETE FOUND
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "BCG" SET
⊕	TEMPORARY BENCHMARK
()	RECORD INFORMATION
D.R.T.C.TX.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.TX.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
O.C.R.T.C.TX.	OFFICIAL CONDOMINIUM RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.TX.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- - - - -	PROPOSED PUBLIC SIDEWALK
APPROX.	APPROXIMATE
LOC.	LOCATION
ELECTRIC EASEMENT	EASEMENT FOR ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER

SURVEY NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.

3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999982.

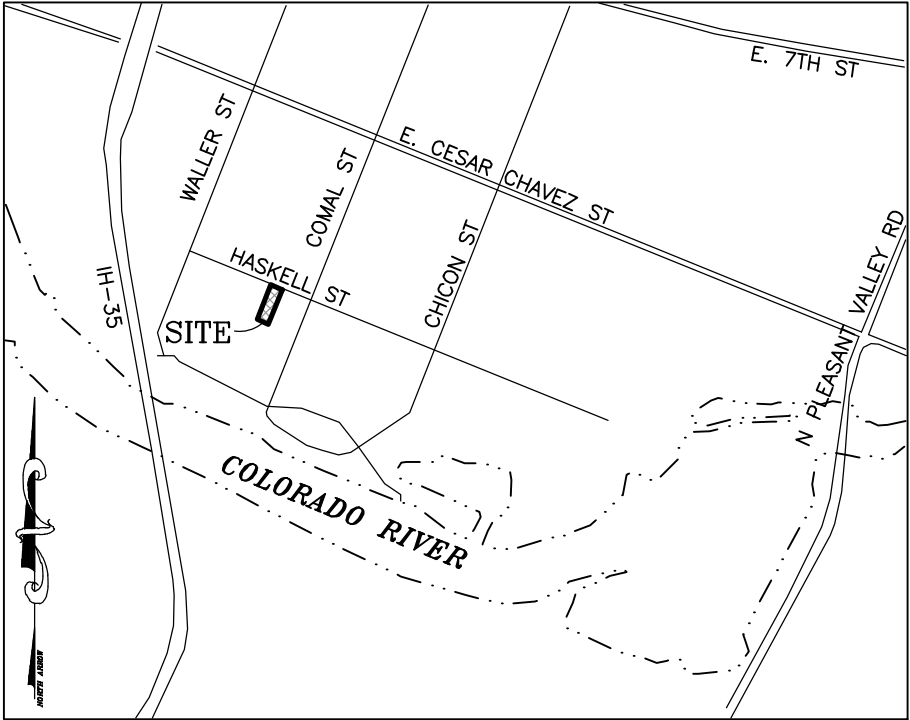
4. BOWMAN CONSULTING GROUP WAS PROVIDED A COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NO.: TO-08107481, DATE OF POLICY: DECEMBER 26, 2018.

5. THE PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD, IN VOLUME 3593, PAGE 1932, DEED RECORDS OF TRAVIS COUNTY, TEXAS AND IN DOCUMENT NO. 2015107445, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

6. THE PROPERTY IS SUBJECT TO AGREEMENT AFFIDAVIT OF RECORD, DOCUMENT NO. 2009119398, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, FOR THE INGRESS AND EGRESS USING A COMMON DRIVEWAY.

BENCHMARK LIST: - DATUM - NAVD 88 (GEOID12B) PER RESULT OF THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) AND VERIFIED THROUGH SMARTNET NORTH AMERICA.

TBM_70319_101:
BRASS DISC IN CONCRETE FOUND
ELEVATION = 456.37 FEET.



VICINITY MAP
NOT TO SCALE

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

FILE: P:\070319-1411 Haskell Street\070319-01-001\Survey\Working\Plot\070319_1411 Haskell St_Final Plot.dwg			
DATE: 03-25-19	DRAWN BY: DZ	CREW: MK, BE	
SCALE: 1"=30'	CHECKED BY: JB	FB #: 435	
JOB #: 70319-01-001	DRAWING #: FINAL PLAT	PLAN #: 1220	
NO.	REVISION	BY	DATE



Bowman Consulting Group, Ltd.
1120 South Capital of Texas Hwy, Bldg 3, Suite 220, Austin, Texas 78746
Phone: (512) 327-1180 Fax: (512) 327-4862
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TBPE Firm No. F-14309 | TBPLS Firm No. 101206-00

RESUBDIVISION OF
LOT 3, LESS WEST 53' THEREOF
BLOCK 2, MAGNOLIA ADDITION
CITY OF AUSTIN, TEXAS

RESUBDIVISION OF LOT 3, LESS WEST 53’ THEREOF
BLOCK 2, MAGNOLIA ADDITION

THE STATE OF TEXAS)(**KNOW ALL MEN BY THESE PRESENTS:**
THE COUNTY OF TRAVIS)(

THAT, HASKELL1411 LLC, BY AND THROUGH MARK HARRIES, BEING THE OWNER OF LOT 3, LESS WEST 53’ THEREOF, BLOCK 2, MAGNOLIA ADDITION, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 92, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 2018197850, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 0.4683 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

RESUBDIVISION OF LOT 3, LESS WEST 53’ THEREOF, BLOCK 2, MAGNOLIA ADDITION

AND DO HEREBY DEDICATE TO THE PUBLIC USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, HASKELL1411 LLC, BY AND THROUGH MARK HARRIES, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS

_____ DAY OF _____, 20____, A.D.

HASKELL1411 LLC
BY: MARK HARRIES
3806--A ISLAND WAY
AUSTIN, TEXAS 78746

THE STATE OF TEXAS)(**KNOW ALL MEN BY THESE PRESENTS:**
THE COUNTY OF TRAVIS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STAN MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

PRINTED NAME OF NOTARY MY COMMISSION EXPIRES ON: _____

PRINTED ADDRESS OF NOTARY _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF CITY OF AUSTIN ON THIS THE _____ DAY OF _____ 20____.

CITY CERTIFICATIONS:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS _____ DAY OF _____ 20____.

FAYEZ KAZI, CHAIR YVETTE FLORES, SECRETARY

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS _____ DAY OF _____ 20____, AD.

CESAR ZAVALA, FOR:
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS)(**KNOW ALL MEN BY THESE PRESENTS**)(**COUNTY OF TRAVIS**)(

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF 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., 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, THIS _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS.

DEPUTY _____

SURVEYOR’S STATEMENT:

I, TERRY L. ROWE, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF LAND SURVEYING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAT SUBMITTED HERewith; THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREOF; AND THAT SAID PLAT COMPLIES WITH TITLE 25 OF THE LAND DEVELOPMENT CODE, WAS PREPARED FROM A SURVEY MADE ON THE GROUND, UNDER MY DIRECTION AND SUPERVISION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TERRY L. ROWE
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5493--STATE OF TEXAS
BOWMAN CONSULTING GROUP, LTD.
1120 SOUTH CAPITAL OF TEXAS HWY, BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746

DATE _____

ENGINEER’S STATEMENT:

I, NICHOLAS G. KEHL, 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 CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

NICHOLAS G. KEHL _____ DATE _____
REGISTERED PROFESSIONAL ENGINEER
NO. 104450--STATE OF TEXAS,
BOWMAN CONSULTING GROUP, LTD.
1120 SOUTH CAPITAL OF TEXAS HWY, BUILDING 3, SUITE 220
AUSTIN, TEXAS 78746

NOTES:

1. FLOOD NOTE: THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE "X" (SHADED), OTHER FLOOD AREAS, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP PANEL 48453C0465J, MAP REVISED JANUARY 6, 2016.

2. BUILDING SETBACK LINES SHALL CONFORM TO THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

3. ALL RESTRICTIONS AND NOTES FROM PREVIOUS EXISTING SUBDIVISION, MAGNOLIA ADDITION, RECORDED IN VOLUME 4, PAGE 92, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.

4. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET.

5. ALL VEHICULAR ACCESS TO AND FROM HASKELL STREET FOR LOTS 1 AND 2 SHALL BE THROUGH THE JOINT ACCESS EASEMENT.

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

7. 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.

8. 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 REPLATING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLAN TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

9. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

10. 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 THE AUSTIN WATER UTILITY. 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.

11. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

12. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25--8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE,

13. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25--8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

14. 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 TREE 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.

15. 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 REGULATIONS 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.

16. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE LANDOWNER’S/DEVELOPER’S EXPENSE.

17. A FEE--IN--LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 3 RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.

18. A VARIANCE TO SECTION 25--4--175, OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE PLANNING COMMISSION ON _____.

19. EXTENDED OR OBSTRUCTED FIRE ACCESS SHALL BE MITIGATED WITH AN AFD APPROVED SPRINKLER SYSTEM FOR BUILDINGS ON LOT 2.

20. STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.

21. MAINTENANCE OF THE JOINT USE ACCESS DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY, AND ACCESS IS LIMITED TO EIGHT DWELLINGS.

22. 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: HASKELL STREET. 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.

23. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.

24. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

25. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

26. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.

27. 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.

28. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

29. FOR MAINTENANCE OF THE DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.

30. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.

31. DEVELOPMENT ACTIVITY FOR SINGLE FAMILY OR DUPLEX USE FOR LOTS 1 AND 2 IS NOT SUBJECT TO DRAINAGE CRITERIA MANUAL, 1.2.2.D. OR E IN ACCORDANCE WITH DRAINAGE CRITERIA MANUAL SECTION 1.2.2.G. AND ENGINEER’S CERTIFICATION DATED SEPTEMBER 6, 2019.

SHEET 1 OF 2

FILE: P:\070319--1411 Haskell Street\070319--01--001\Survey\Working\ Plat\070319_1411 Haskell_St_Final Plat.dwg			
DATE: 03--25--19	DRAWN BY: DZ	CREW: MK, BE	
SCALE: 1"=30'	CHECKED BY: JB	FB #: 435	
JOB #: 70319--01--001	DRAWING #: FINAL PLAT	PLAN #: 1220	
NO.	REVISION	BY	DATE

Bowman
CONSULTING

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TBPE Firm No. F--14309 | TBPLS Firm No. 101206--00

RESUBDIVISION OF
LOT 3, LESS WEST 53’ THEREOF
BLOCK 2, MAGNOLIA ADDITION
CITY OF AUSTIN, TEXAS

PLAN 1220



MEMORANDUM

TO: Members of the Planning Commission

FROM: Cesar Zavala, Planner Senior
Development Services Department

DATE: July 28, 2020

SUBJECT: C8-2019-0062.0A Resubdivision of Lot 3, Less 53 Feet thereof,
Block 2, Magnolia Addition

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 in the resubdivision. 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 application has been reviewed by the Austin Fire Department 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 for review by the City of Austin Water and Wastewater Department and Austin Energy Department. The reviewers for both departments have determined that the utility/driveway plan has 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.

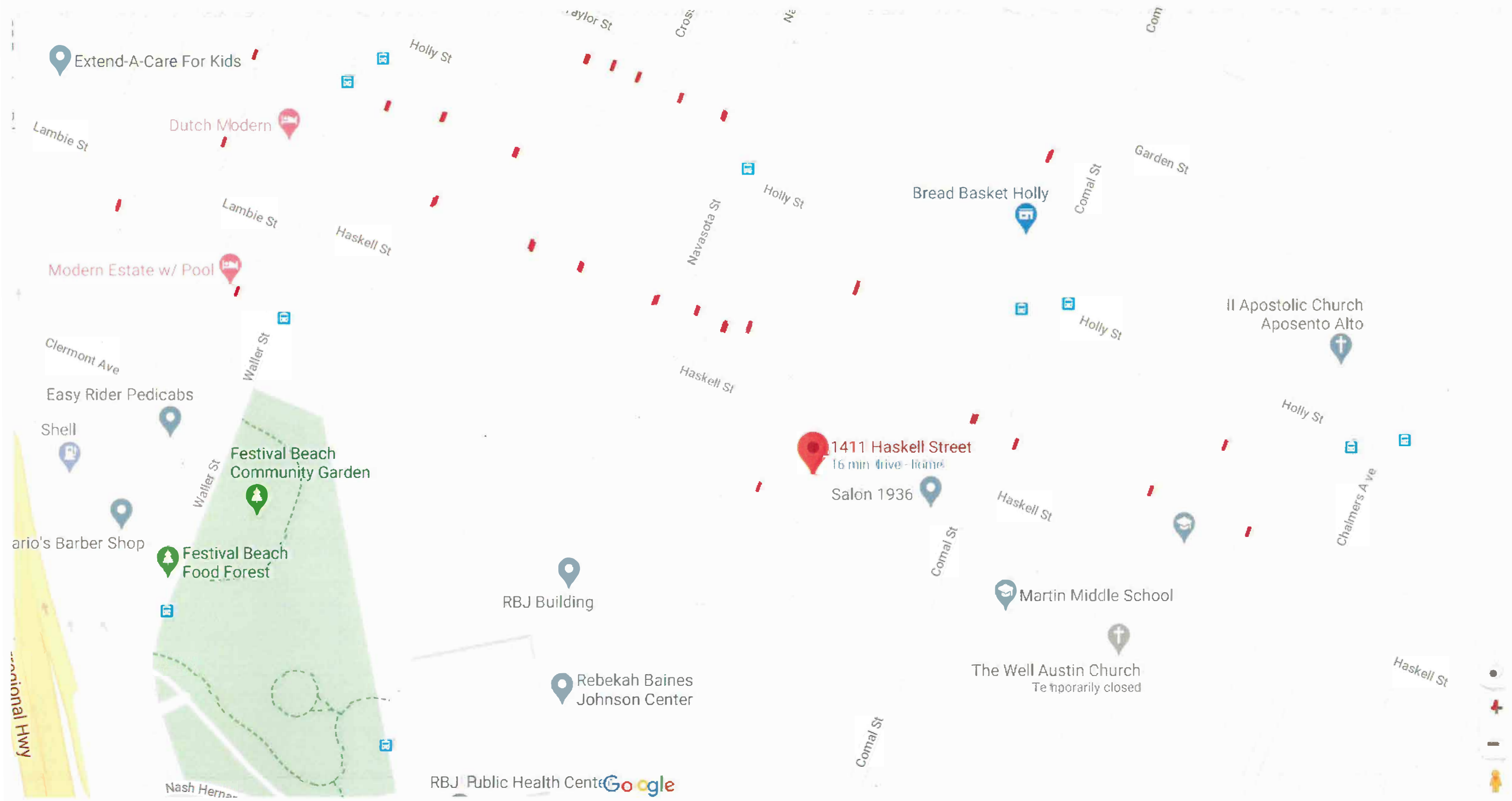
(iv) is otherwise compatible with the surrounding neighborhood;

The property is zoned SF-3-NP which allows a minimum lot size of 5,750 square feet. The proposed subdivision will meet the minimum lot size requirement with the lots having a size greater than 8,000 square feet. Additionally, other properties within the area have two-family residential units making the flag lot use compatible. Properties along Haskell Street and Holly Street provide an example of the various uses that can be found in the neighborhood, refer to the accompanied exhibit on the next sheet for example of residential uses within the area.

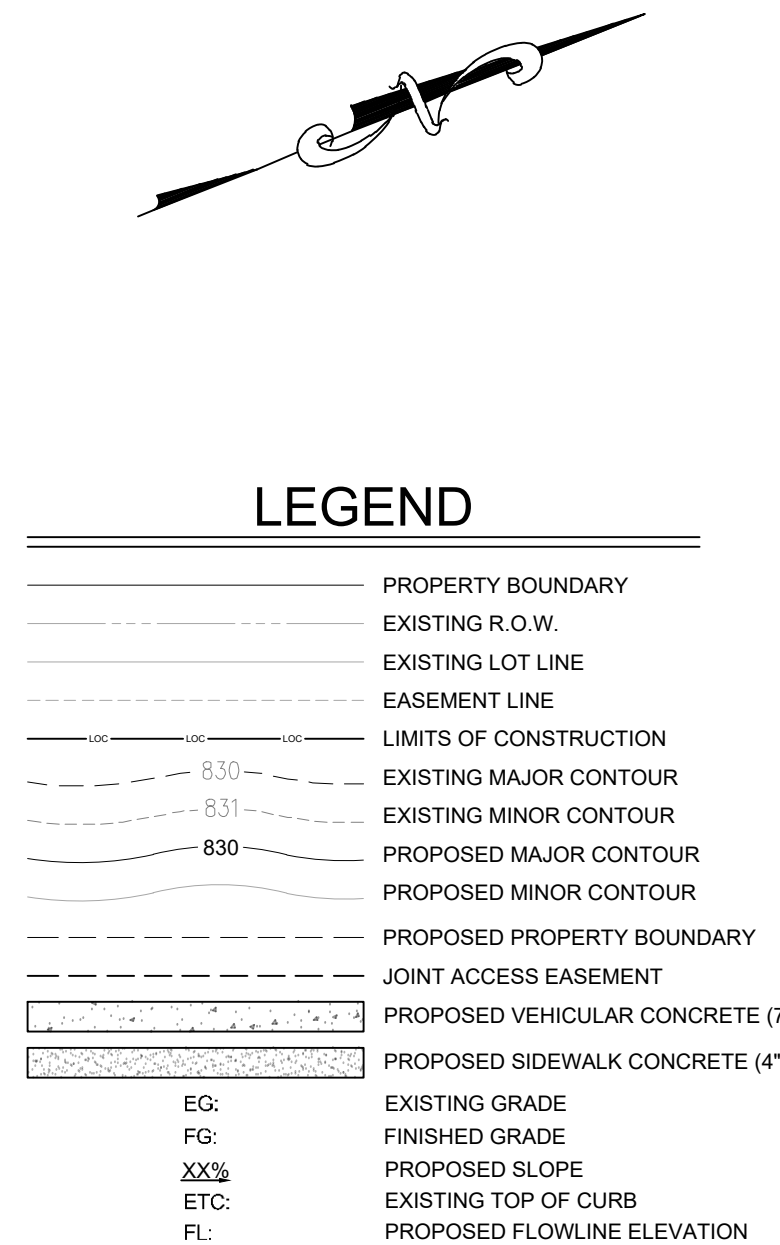
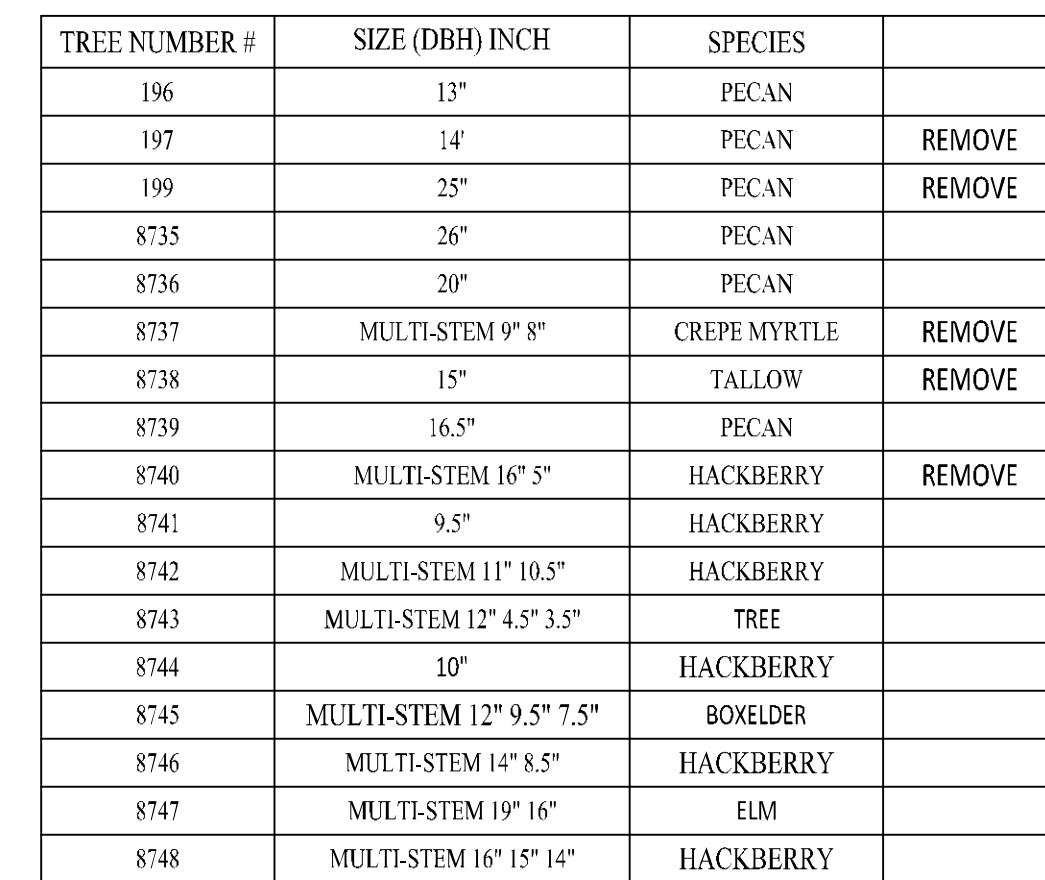
(v) the applicant provides a copy of any existing private deed restrictions;

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.

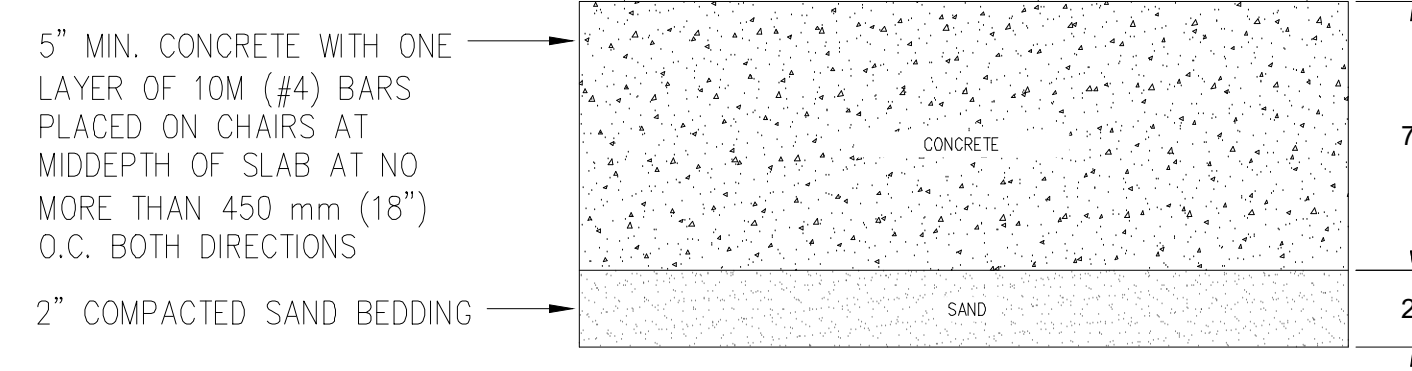


* Legend: ■ ARE PROPERTIES WITH MORE THAN ONE RES UNIT ON LOT

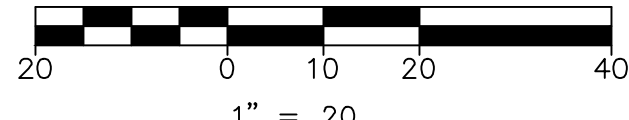


NOTES:

1. PROPOSED WATER / WASTEWATER SERVICES SHOWN FOR LOCATION ONLY. WATER / WASTEWATER TAP PLAN & PERMITTING BY OTHERS.
2. CONTACT AUSTIN ENERGY FOR ELECTRIC SERVICE DESIGN.



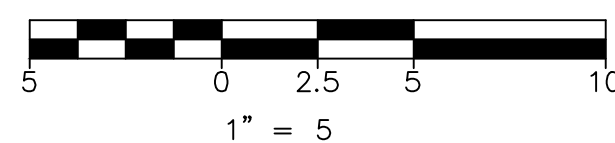
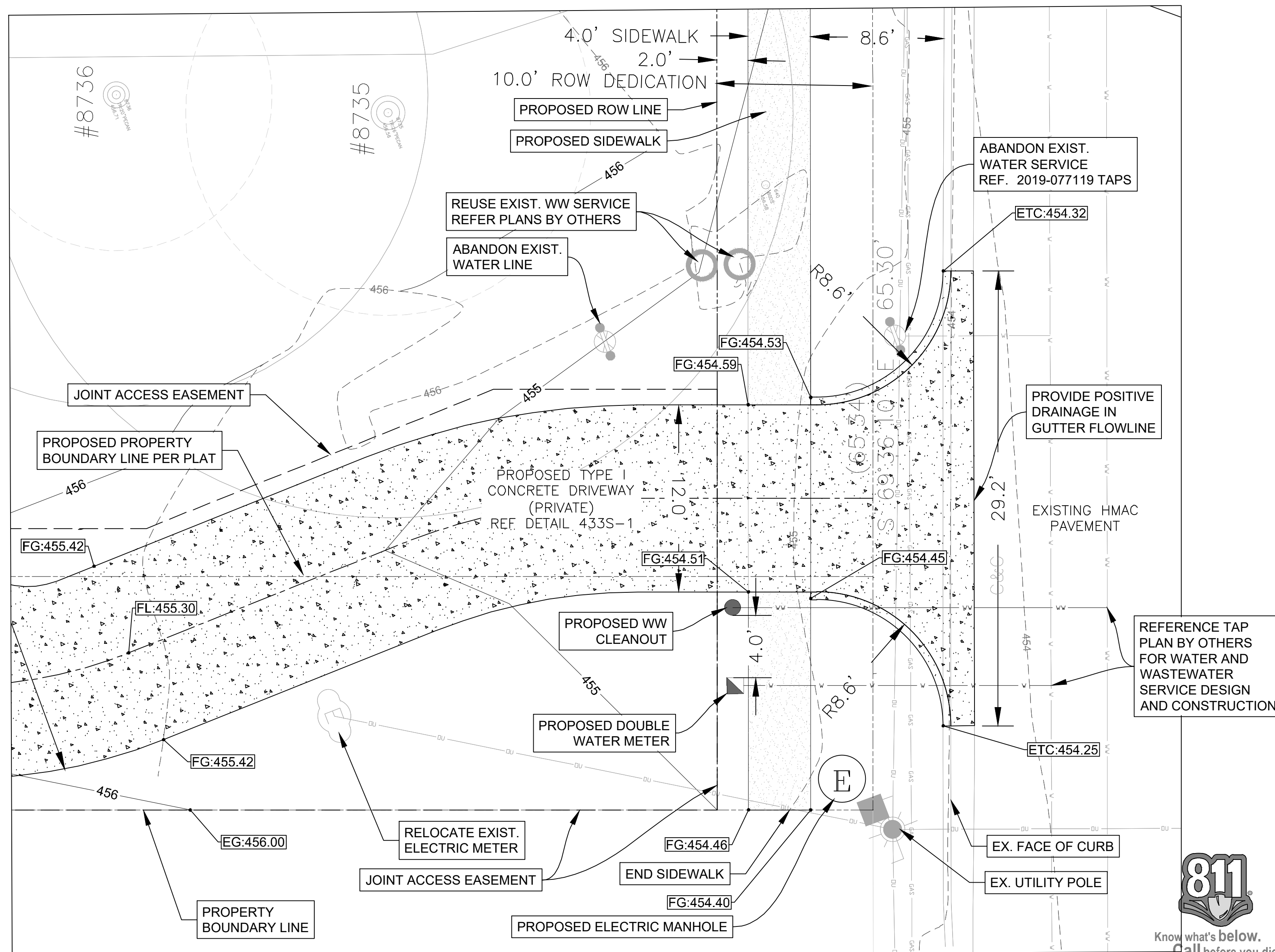
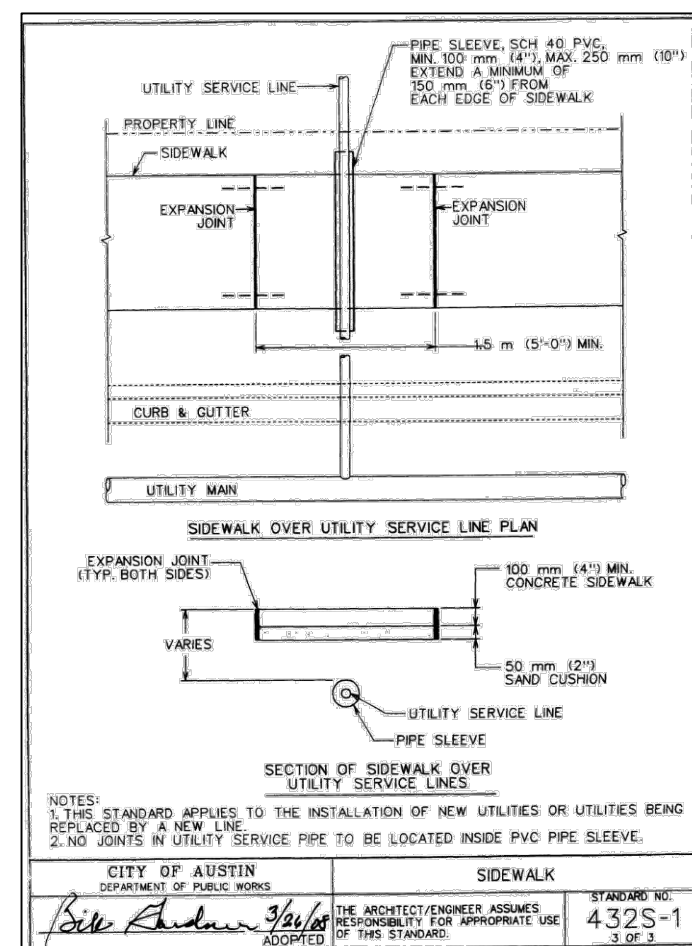
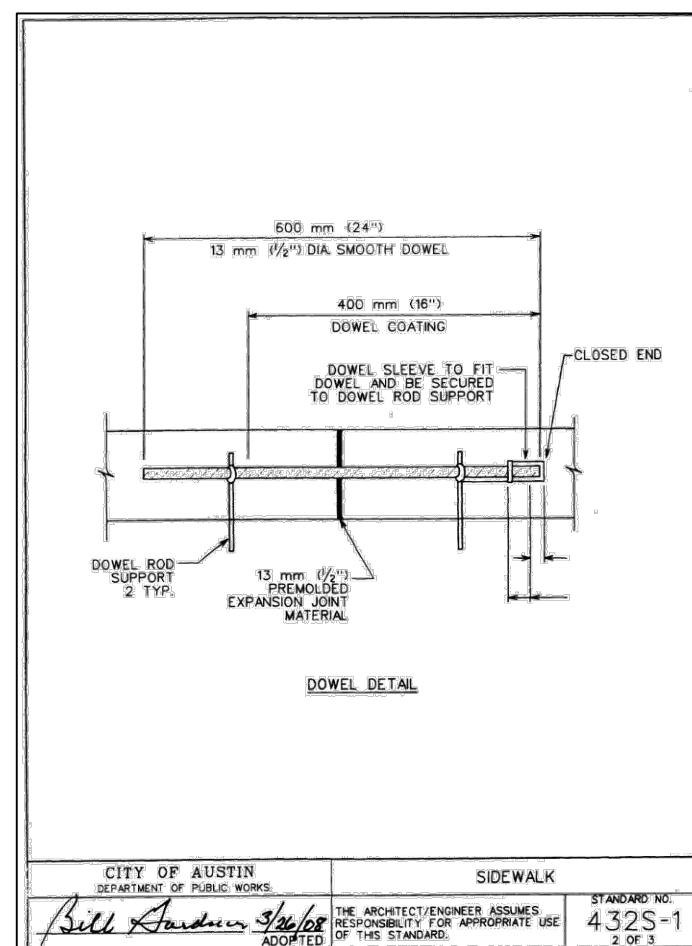
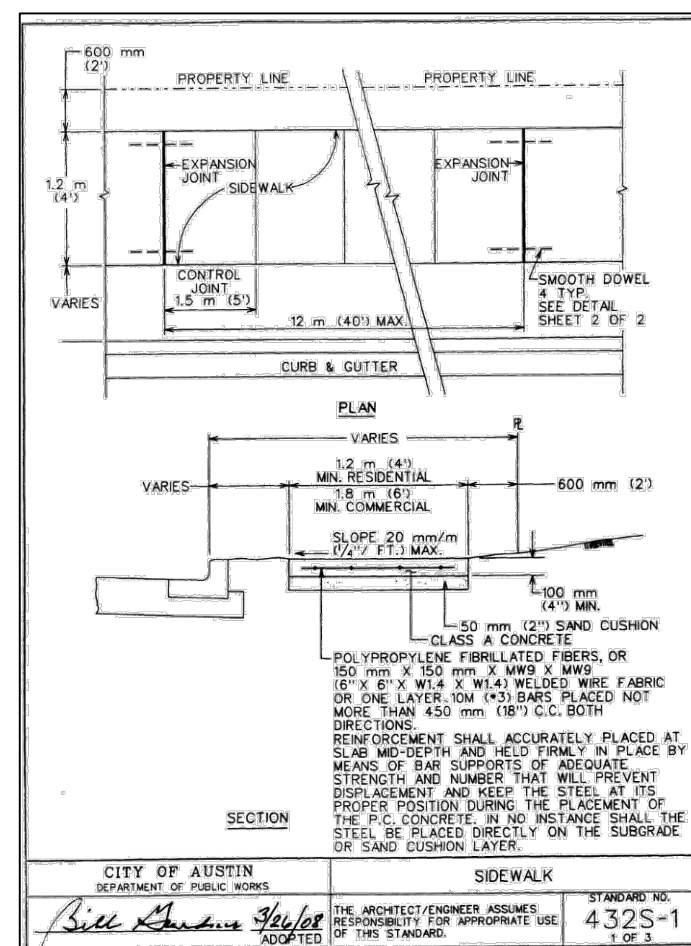
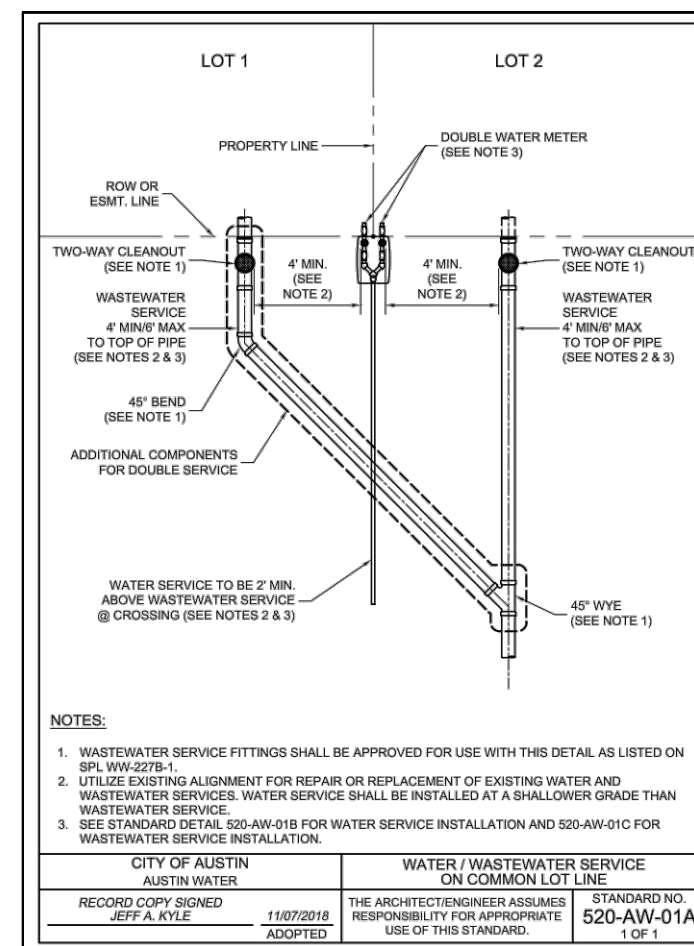
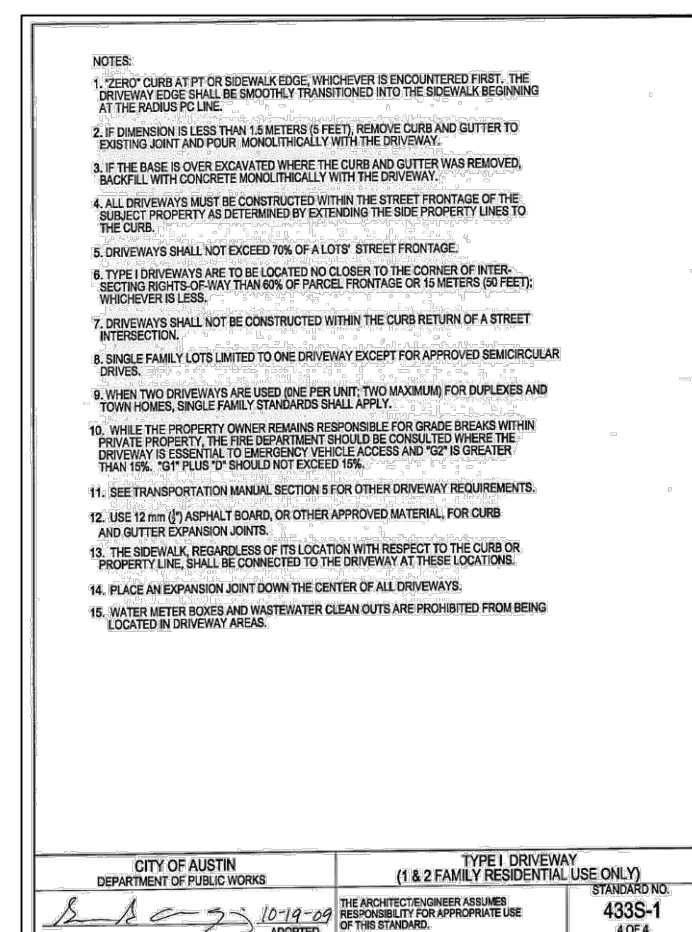
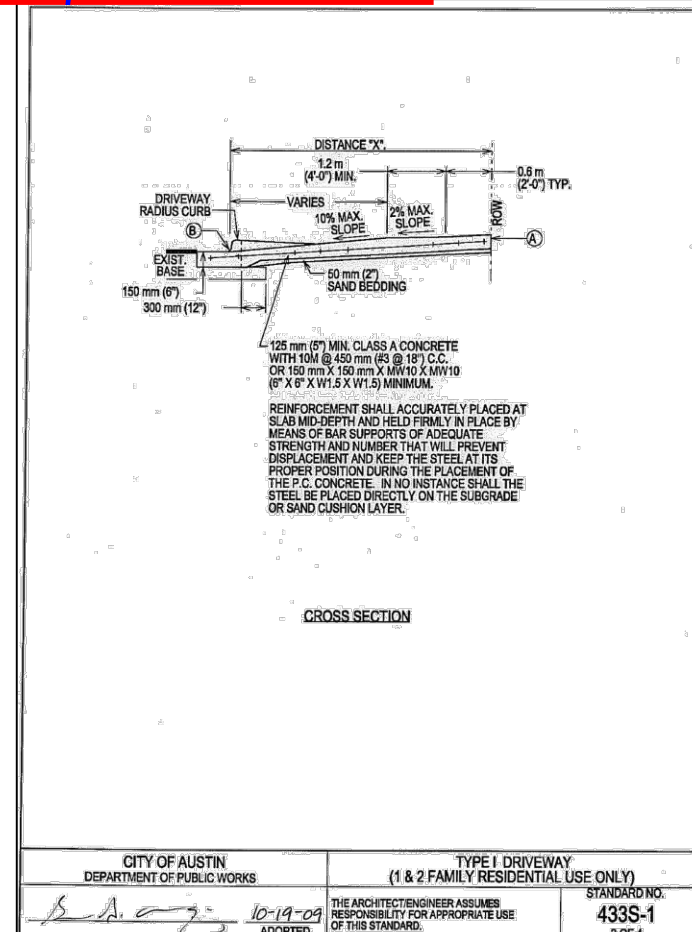
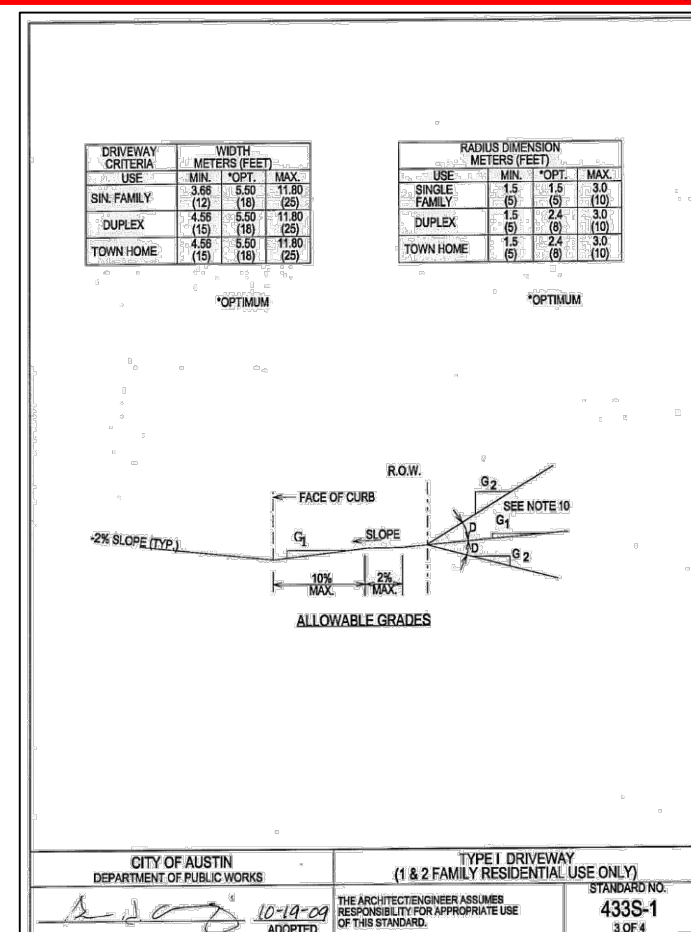
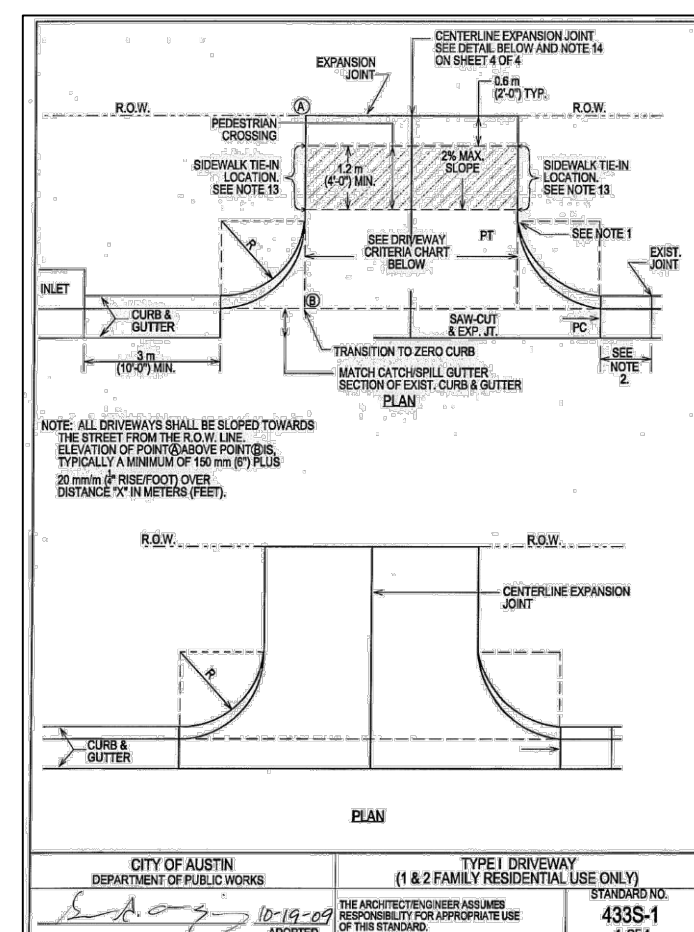
CONCRETE PAVING DETAIL (PARKING & DRIVEWAYS)



DATE: 07/02/2020 EXPIRATION DATE: 07/02/2023

Austin Water Representative: *Yamirah Luna*

Subdivision review only - An engineered tap plan must be submitted to Austin Water for review and approval prior to obtaining a building permit



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.