

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2021-0206.0A**COMMISSION DATE:** November 1, 2022**SUBDIVISION NAME:** Srivathanakul Subdivision**ADDRESS:** 101 Lago Verde Drive**APPLICANT:** Sunti and Janice Chen Srivathanakul**AGENT:** KTCivil Solutions (Jonathan Fleming, P.E.)**ZONING:** LA (single family residence) / E.T.J.**NEIGHBORHOOD PLAN:** n/a / E.T.J.**AREA:** 1.408 acres (61,332.48 sf)**LOTS:** 1**COUNTY:** Travis**DISTRICT:** 10**WATERSHED:** Lake Austin**JURISDICTION:** Limited Purpose / 2-Mile E.T.J.**VARIANCE:**

1. A Land Use Commission variance is requested to allow density to exceed one unit for each two acres with a minimum lot size of $\frac{3}{4}$ of an acre [LDC 25-8-453(B)(1) & LDC 30-5-453(B)(1)]
2. A Land Use Commission variance is requested to allow a lot that lies within a Critical Water Quality Zone to include less than two acres in a Water Quality Transition Zone or uplands [LDC 25-8-452(C) & LDC 30-5- 452(C)];

Environmental Commission recommends the variance request with the following, refer to Exhibit D:

Staff Conditions:

1. Natural revegetation within Critical Water Quality Zone disturbed areas will be provided in accordance with COA specification 609S native seeding and planting.
2. Preserve 100% of the heritage trees within the proposed subdivision.
3. The applicant will provide a rainwater collection system with the residential building permit application. The collection system will capture roof runoff from the proposed structure.
4. The proposed new construction will minimize disturbance to the Critical Water Quality Zone associated with Lake Austin. Specifically, the proposed addition to the existing house will be located to the northwest of the existing house to minimize disturbance to the Critical Water Quality Zone.
5. An upgraded septic system will be provided and will be located further away from lake than the existing septic system.

DEPARTMENT COMMENTS:

The request is for the approval of Srivathanakul Subdivision final plat comprised of 1 lot on 1.408 acres (61,332.48 sf)).

Staff recommends approval of the variances as proposed by the Environmental Commission, and approval of the plat subject to the conditions listed in the attached comment report. After the conditions

are met, the plat will comply with LDC 25-4-84(B). The conditions listed in the comment report are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Staff recommends approval of the variances as proposed by the Environmental Commission, and approval of the plat subject to the conditions listed in the comment report dated October 26, 2022, the comment report is attached as Exhibit C.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

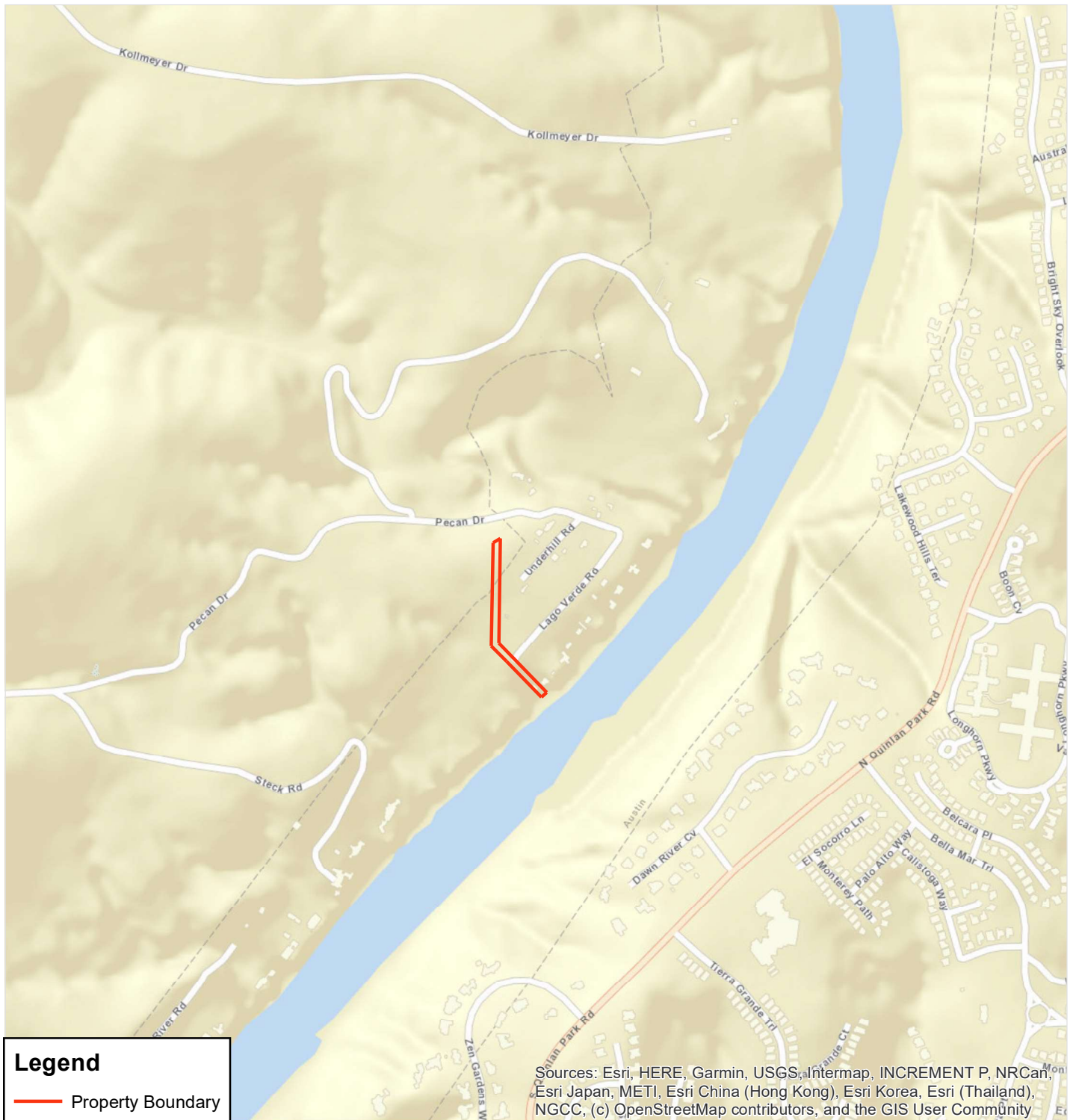
Exhibit B: Proposed plat

Exhibit C: Comment Report

Exhibit D: Environmental Commission motion

Exhibit E: Variance Packet

Exhibit F: Staff Presentation



Drawing: L:\PROJECTS\SR\20001\GIS\Exhibits\Ex11 Location.mxd

EXHIBIT B

CONSUMER PROTECTION NOTICE FOR HOME BUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

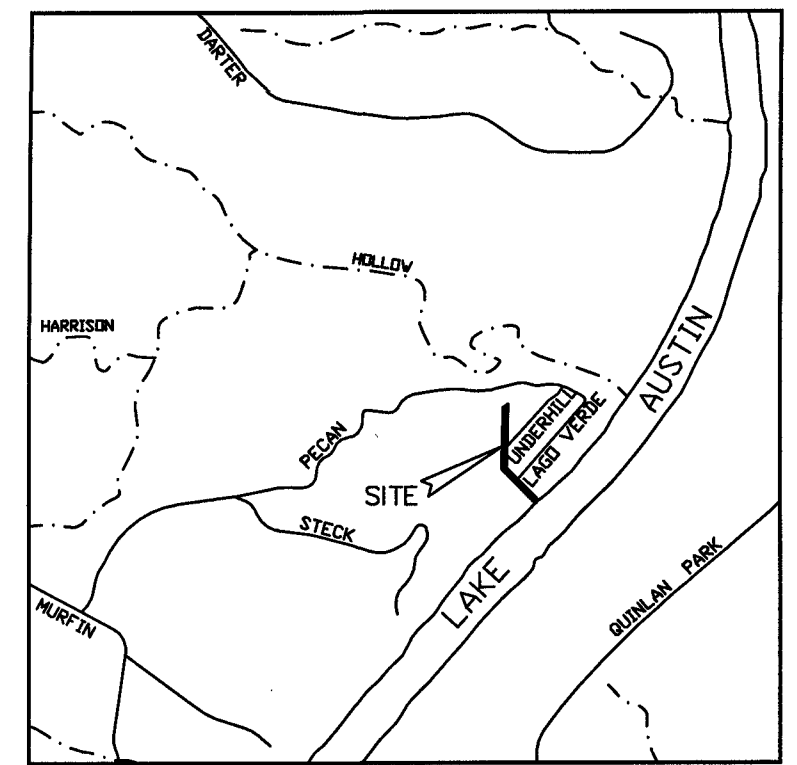
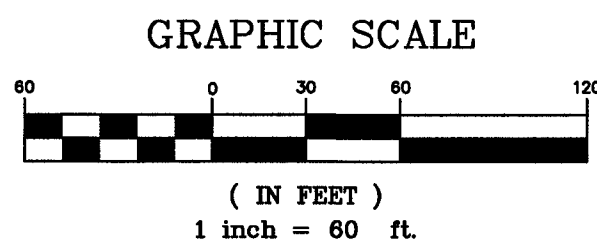
SHEET 1 OF 4

Cardinal
Surveying  Mapping
TBPLS FIRM No. 10194078
1405 Knoll Ridge Drive
Cedar Park, Texas 78613
(512) 284-5705
carrdp@gmail.com

FINAL PLAT OF
SRIVATHANAKUL SUBDIVISION
WILLIAM M. HARRISON SURVEY NO. 474 ABSTRACT NO. A-368
TRAVIS COUNTY, TEXAS

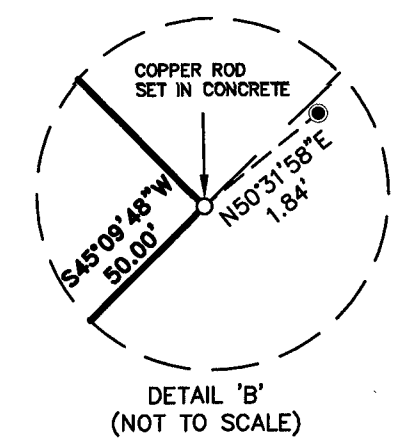
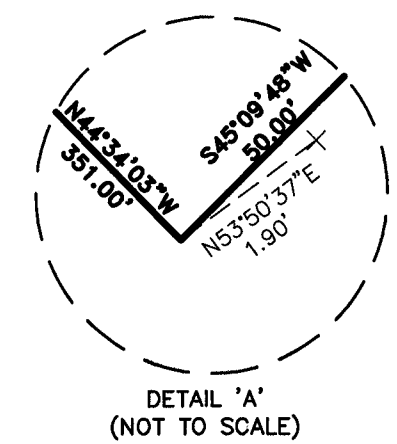
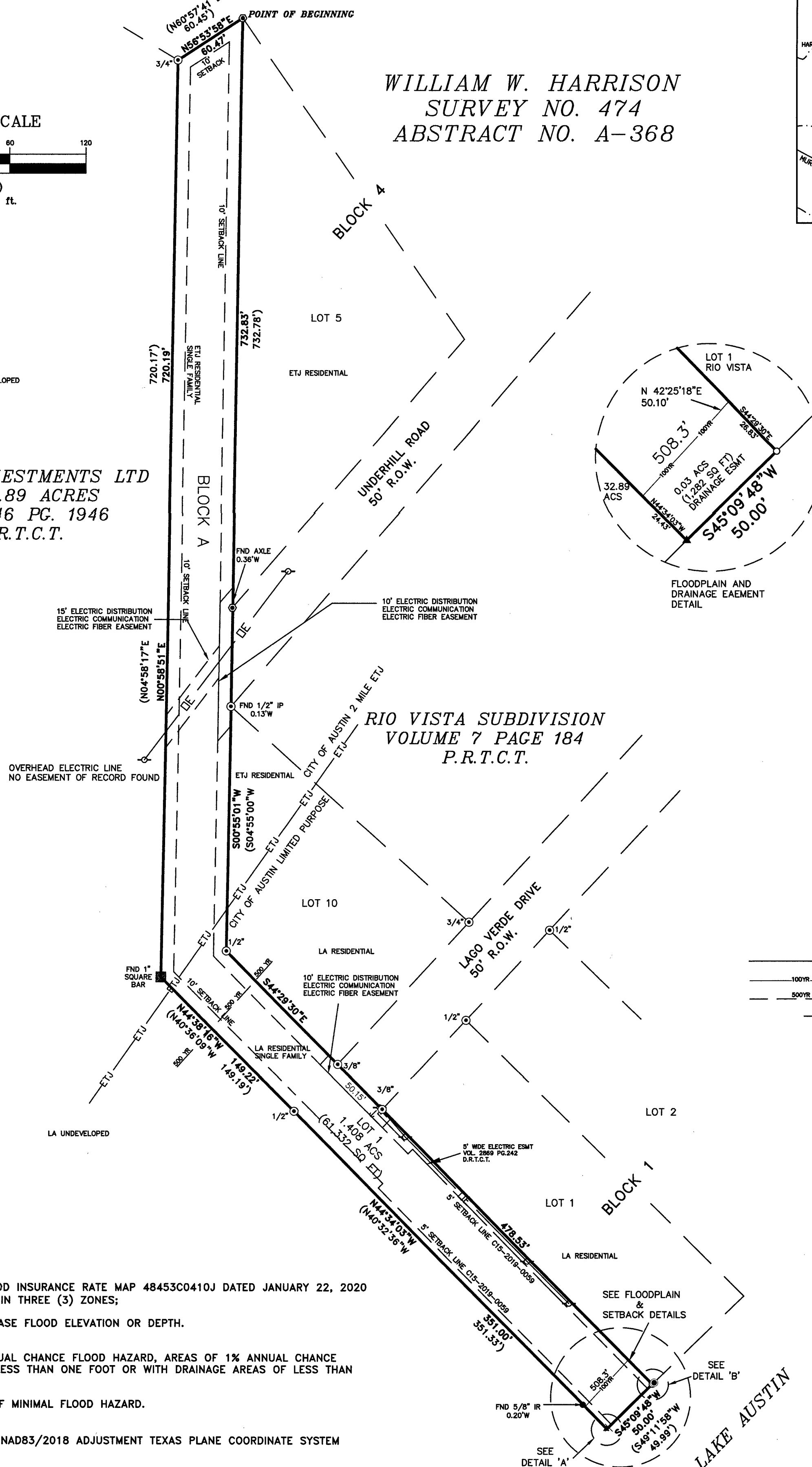
CHRISTOPHER LAYTON ET UX
VOL. 11290 PG. 691
R.P.R.T.C.T.

WILLIAM W. HARRISON
SURVEY NO. 474
ABSTRACT NO. A-368



SCHMIDT INVESTMENTS LTD
CALL 32.89 ACRES
VOL. 12946 PG. 1946
R.P.R.T.C.T.

ETJ UNDEVELOPED



LEGEND

⊙	AXLE FOUND
⊙	1/2" IRON PIPE FOUND
●	IRON ROD FOUND WITH CAP
×	"X" SCRIBE MARK FOUND ON TOP OF WALL
○	COPPER ROD SET IN CONCRETE
▲	CALCULATED CORNER UNABLE TO SET
⊙	POWER POLE
↑	DOWN GUY
—	OVERHEAD ELECTRIC LINE
—	FEMA 100 YEAR FLOODPLAIN
—	FEMA 500 YEAR FLOODPLAIN
—	CITY OF AUSTIN ETJ
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
()	RECORD INFORMATION

SHEET INDEX
SHEET 1 CONSUMER NOTIFICATION
SHEET 2 PROPOSED PLAT
SHEET 3 SIGNATURE SHEET
SHEET 4 GENERAL NOTES METES AND BOUNDS DESCRIPTION

LAND USE
BLOCK A LOT 1 SINGLE FAMILY RESIDENTIAL

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP 48453C0410J DATED JANUARY 22, 2020
THE SUBJECT TRACT LIES WITHIN THREE (3) ZONES;

1. ZONE AE, ZONES WITH A BASE FLOOD ELEVATION OR DEPTH.
2. ZONE X SHADED 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE.
3. ZONE X UNSHADED AREA OF MINIMAL FLOOD HAZARD.

BASIS OF BEARINGS ARE GRID NAD83/2018 ADJUSTMENT TEXAS PLANE COORDINATE SYSTEM
CENTRAL ZONE 4203.

DISTANCES SHOWN ARE SURFACE TO CONVERT TO GRID MULTIPLY BY THE COMBINED SCALE
FACTOR OF 0.999923679.

SHEET 2 OF 4

Cardinal
Surveying Mapping

TBPLS FIRM No. 10194078

1405 Knoll Ridge Drive
Cedar Park, Texas 78613
(512) 284-5705
carrdp@gmail.com

FINAL PLAT OF
SRIVATHANAKUL SUBDIVISION
WILLIAM M. HARRISON SURVEY NO. 474 ABSTRACT NO. A-368
TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS:

KNOWN ALL PERSONS BY THESE PRESENTS:

COUNTY OF TRAVIS:

THAT WE SUNTI SRIVATHANAKUL AND JANICE CHEN SRIVATHANANKUL, CO-TRUSTEES OF THE SRIVATHANAKUL FAMILY REVOCABLE LIVING TRUST BEING THE OWNERS OF THAT CERTAIN 1.40 ACRE TRACT OF LAND IN THE WILLIAM M . HARRISON SURVEY NO. 474, ABSTRACT NO. 368 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEEDS RECORDED UNDER DOCUMENT NUMBERS 2008149697 AND 2011149510 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 1.40 ACRE TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

SRIVATHANAKUL

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

WITNESS MY HAND THIS _____DAY OF _____, 20_____

BY: _____
SUNTI SRIVATHANAKUL CO-TRUSTEE
904 LAHINCH CIRCLE
RICHARDSON, TX 75081

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUNTI SRIVATHANAKUL, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____

MY COMMISSION EXPIRES: _____

THE STATE OF TEXAS:

KNOWN ALL PERSONS BY THESE PRESENTS:

COUNTY OF TRAVIS:

WITNESS MY HAND THIS _____DAY OF _____, 20_____

BY: _____
JANICE CHEN SRIVATHANAKUL CO-TRUSTEE
904 LA HINCH CIRCLE
RICHARDSON, TX 75081

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JANICE CHEN SRIVATHANAKUL, KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGE TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____

MY COMMISSION EXPIRES: _____

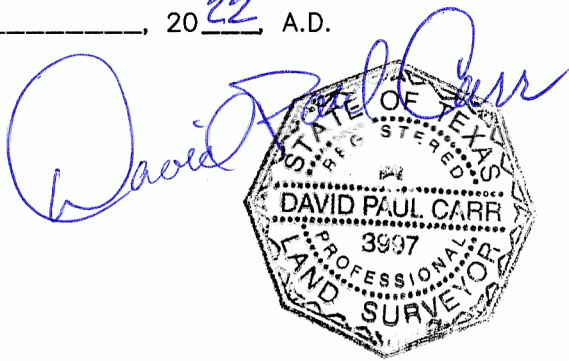
STATE OF TEXAS:

COUNTY OF TRAVIS:

I, DAVID PAUL CARR, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THE PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION

CERTIFIED TO THIS THE 15TH DAY OF AUGUST, 2022 A.D.

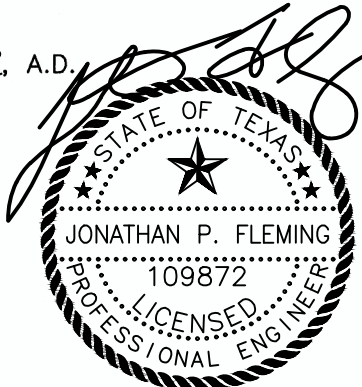
DAVID PAUL CARR
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 3997 – STATE OF TEXAS
CARDINAL SURVEYING AND MAPPING
TBPLS FIRM NO. 10194078
1405 KNOLL RIDGE DR.
CEDAR PARK, TEXAS 78613
(512) 259-9771



THAT I, JONATHAN P. FLEMING P.E. , 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 RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CERTIFIED TO THIS THE 16TH DAY OF AUGUST, 2022 A.D.

JONATHAN P. FLEMING,
REGISTERED PROFESSIONAL ENGINEER
NO. 109872 STATE OF TEXAS
KITCHEN TABLE CIVIL SOLUTIONS
TBPE FIRM NO. F-18129
6805 N. CAPITAL OF TEXAS HWY
SUITE 315
AUSTIN, TX 78731



ACCEPTED, AND AUTHORIZED FOR RECORD, BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS THE _____DAY OF _____, 20____.

CHAIR

SECRETARY

COMMISSIONERS COURT

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS. THE COUNTY EXECUTIVE MAY REQUIRE POSTING OF ADDITIONAL FISCAL SECURITY PRIOR TO PERMITTING THE OWNER(S)' SUBDIVISION CONSTRUCTION PLANS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS:

COUNTY OF TRAVIS:

I, REBECCA GUERRERO, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE _____DAY OF _____, 20____A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____DAY OF _____, 20____A.D.

REBECCA GUERRERO, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS:

COUNTY OF TRAVIS:

I, REBECCA GUERRERO, 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____, AT _____ O'CLOCK _____M., AND DULY RECORDED ON THE _____DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____ . WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____, A.D.

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

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

CESAR ZAVALA FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE LIMITED PURPOSE JURISDICTION AND EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS

THE _____ DAY OF _____ 20____

PLAT NOTES CONTINUED

(24) PERMANENT ACCESS IS RESTRICTED TO ONLY LAGO VERDE DRIVE. NO ACCESS SHALL BE ALLOWED TO UNDERHILL ROAD.

(25) 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 THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. 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 CERTIFICATE OF OCCUPANCY.

(26) THE PRESENCE OF CEF'S ON OR NEAR THE PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

(27) SLOPES IN EXCESS OF 15 PERCENT EXIST ON THIS LOT. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.

(28) WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.

(29) A VARIANCE TO SECTION 25-8-453(B)(1) AND 30-5-453(B)(1) OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE LAND USE COMMISSION ON _____, 2022.

(30) A VARIANCE TO SECTION 25-8-452(C) AND 30-5-452(C), OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE LAND USE COMMISSION ON _____, 2022.

(31) THE VARIANCES TO SECTIONS 25-8-452(C), 25-8-453(B)(1), 30-5-452(C), AND 30-5-453(B)(1) WERE GRANTED WITH THE FOLLOWING CONDITIONS

- (a) NATURAL REVEGETATION WITHIN CRITICAL WATER QUALITY ZONE DISTURBED AREAS WILL BE PROVIDED IN ACCORDANCE WITH COA SPECIFICATION 609s NATIVE SEEDING AND PLANTING
- (b) PRESERVE 100% OF THE HERITAGE TREES WITHIN THE PROPOSED SUBDIVISION.
- (c) THE APPLICANT WILL PROVIDE A RAINWATER COLLECTION SYSTEM WITH THE RESIDENTIAL BUILDING PERMIT APPLICATION. THE COLLECTION SYSTEM WILL CAPTURE ROOF RUN OFF FROM THE PROPOSED STRUCTURE.
- (d) THE PROPOSED NEW CONSTRUCTION WILL MINIMIZE DISTURBANCE TO THE CRITICAL WATER QUALITY ZONE.
- (e) AN UPGRADED SEPTIC SYSTEM WILL BE PROVIDED AND WILL BE LOCATED FURTHER AWAY FROM THE LAKE THAN THE EXISTING SEPTIC SYSTEM.

(32) THIS SINGLE LOT SUBDIVISION SHALL HAVE INDEPENDENT SEWER TAP(S), INDEPENDENT WATER METER(S), AND ITS PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS COMMON LOT LINES WITH NEIGHBORING PROPERTIES.

CITY OF AUSTIN ON-SITE SEWAGE FACILITY (OSSF) NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE SEWAGE FACILITY THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE CITY OF AUSTIN.

2. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC (OR PRIVATE) WATER SUPPLY SYSTEM.

3. NO CONSTRUCTION MAY BEGIN ON ANY LOT IN THIS SUBDIVISION UNTIL PLANS FOR A PRIVATE ON-SITE SEWAGE FACILITY TO SERVE THE LOT ARE APPROVED BY THE CITY OF AUSTIN.

4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE CITY OF AUSTIN.

AUSTIN WATER UTILITY, UTILITY DEVELOPMENT SERVICES DIVISION DATE

DESCRIPTION

DESCRIPTION OF A 1.408 ACRE TRACT OF LAND IN THE WILLIAM W. HARRISON SURVEY NUMBER 474, ABSTRACT NUMBER 368 IN TRAVIS COUNTY, TEXAS, SAID 1.408 ACRE TRACT BEING COMPRISED OF A CALL 1.001 ACRE TRACT AS DESCRIBED IN A DEED TO THE SRIVATHANAKUL FAMILY REVOCABLE LIVING TRUST AND RECORDED UNDER DOCUMENT 2011149510 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND OF A CALL 0.40 ACRE TRACT AS DESCRIBED IN A DEED TO SUNTI SRIVATHANAKUL AND JANICE CHEN-SRIVATHANAKUL CO-TRUSTEES OF THE SRIVATHANAKUL FAMILY REVOCABLE LIVING TRUST AND RECORDED UNDER DOCUMENT NUMBER 2008149697 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.408 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BEING GRID BASED ON GPS OBSERVATIONS NAD83/2011 ADJUSTMENT TEXAS PLANE COORDINATE SYSTEM CENTRAL ZONE 4203:

BEGINNING AT AXEL FOUND IN THE SOUTHEASTERLY LINE OF A TRACT OF LAND DESCRIBED IN A WARRANTY DEED TO CHRISTOPHER LAYTON ET UX AND RECORDED IN VOLUME 11290, PAGE 691 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE NORTHERLY CORNER OF LOT 5 BLOCK 4 OF THE RIO VISTA SUBDIVISION AS RECORDED IN VOLUME 7, PAGE 184 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE NORTHEAST CORNER OF THE SAID 1.001 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE DEPARTING THE SAID SOUTHEASTERLY LINE AND WITH A LINE COMMON TO THE WEST AND NORTHWESTERLY LINES OF THE RIO VISTA SUBDIVISION THE FOLLOWING TWO (2) COURSES AND DISTANCES;

1. S 00°55'01" W PASSING AT A DISTANCE OF 462.71 FEET AND 0.36' OF A FOOT WEST AN AXEL FOUND, PASSING AT A DISTANCE OF 540.28 FEET AND 0.13' OF A FOOT WEST A ½" INCH IRON PIPE FOUND, IN ALL 732.83 FEET TO A ½" INCH IRON PIPE FOUND AT AN ANGLE POINT,

2. S 44°29'30" E PASSING AT A DISTANCE OF 124.98' FEET A ½" INCH IRON PIPE FOUND, PASSING AT A DISTANCE OF 175.14' FEET A ½" INCH IRON PIPE FOUND, IN ALL 478.53 FEET TO A CONCRETE MONUMENT WITH ½" INCH COPPER ROD SET IN NORTHWESTERLY MARGIN OF LAKE AUSTIN AT THIS POINT, FROM WHICH AN IRON ROD WITH CAP STAMPED ALL POINTS BEARS N 50°31'58" E FOR A DISTANCE OF 1.84 FEET, SAID CONCRETE MONUMENT BEING THE SOUTHERLY CORNER OF THE SAID RIO VISTA SUBDIVISION AND THE EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT,

THENCE WITH THE NORTHWESTERLY MARGIN OF LAKE AUSTIN S 45°0'48" W FOR A DISTANCE OF 50.00 FEET TO THE SOUTHERLY CORNER OF THE HEREIN DESCRIBED TRACT, AND BEING COMMON WITH A CALL 32.89 ACRE TRACT AS DESCRIBED IN A DEED TO SCHMIDT INVESTMENTS LIMITED AND RECORDED IN VOLUME 12946, PAGE 1946 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, FROM WHICH AN "X" FOUND IN TOP OF A WALL BEARS N 53°50'37" E FOR A DISTANCE OF 1.90 FEET;

THENCE WITH A LINE COMMON TO THE 0.40 ACRE TRACT, THE 1.001 ACRE TRACT, AND OF THE HEREIN DESCRIBED TRACT WITH THE SAID 32.89 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. N 44°34'03" W PASSING AT A DISTANCE OF 26.87 FEET AND 0.20' OF A FOOT WEST A 5/8" INCH IRON ROD FOUND (DISTURBED) IN ALL 351.00 FEET TO A 1/2" INCH IRON PIPE FOUND AT AN ANGLE POINT, N

2. N 44°38'16" W FOR A DISTANCE OF 149.22 FEET TO 1" INCH SQUARE BAR FOUND AT AN ANGLE POINT,

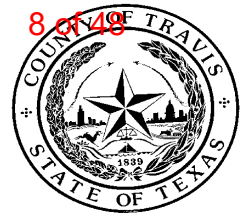
3. N 00°58'51" E FOR A DISTANCE OF 720.19 FEET TO 3/4" INCH IRON PIPE FOUND IN THE SAID SOUTHEASTERLY LINE OF THE CHRISTOPHER LAYTON ET UX, BEING THE NORTHEAST CORNER OF THE 32.89 ACRE TRACT AND THE NORTHWEST CORNER OF THE SAID 1.001 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT.

THENCE WITH A LINE COMMON TO THE SOUTHEASTERLY LINE OF THE CHRISTOPHER LAYTON ET UX TRACT, THE 1.001 ACRE TRACT, AND OF THE HEREIN DESCRIBED TRACT N 56°53'58" E FOR A DISTANCE OF 60.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.408 ACRES OF LAND MORE OR LESS.

Cardinal
Surveying  Mapping
TBPLS FIRM No. 10194078

FINAL PLAT OF
SRIVATHANAKUL SUBDIVISION
WILLIAM M. HARRISON SURVEY NO. 474 ABSTRACT NO. A-368
TRAVIS COUNTY, TEXAS

**CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8J-2021-0206.0A
 REVISION #: 00 UPDATE: U0
 CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Srivathanakul Subdivision, Lot 1 Block A
 LOCATION: 101 Lago Verde Dr.

SUBMITTAL DATE: October 4, 2022
 REPORT DUE DATE: October 27, 2022
 FINAL REPORT DATE: October 26, 2022

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of . Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):

1. Applicants must contact Intake Staff (512-974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. The revised plat/plan in pdf format
 - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1: Chima
 911 Addressing: Dolores Huerta
 Austin Water: Bradley Barron
 Drainage: David Gomez
 Electric: Andrea Katz
 Environmental: Michael McDougal
 Flood Plain: Zach Kretsch
 Subdivision: Cesar Zavala
 Water Quality: David Gomez

Electric Review - Andrea Katz - Andrea.Katz@austinenergy.com

EL 1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Ten (10') electric distribution, electric telecommunications, and electric fiber easement is required to cover existing single phase OH line. Show the easement on the face of the plat.

911 Addressing Review - Dolores Huerta - Dolores.Huerta@austintexas.gov

AD1: This plat review is rejected for the following reasons:

AD2: In the vicinity map please remove the label for STECK, it is not a dedicated named road.

AD3: In the vicinity map please update the label for DARTER and replace it with KOLLMEYER DR as it reads here.

§30-2-155

Drainage Engineering Review - David Gomez - 512-974-7706

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.

DE 1. The engineer's report indicates that detention is required; however, it appears that under DCM 1.2.2 (F) detention is not required. Please clarify on the Engineer's report whether detention is or is not required, and if not, cite the criteria clearly in the report. Also, if no detention is being provided, please add the following note to the plat. "DCM 1.2.2 (F) For those developments which are immediately adjacent and discharge directly into Lake Austin on-site detention is not required."

DE 2. Please add the following note, [LDC 25-5-1] "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."

Environmental Review - Mike McDougal - 512-974-6380

Tuesday, October 25, 2022

EV 01 Add the following to plat note number 31-d: "Any additions to the existing house will be located to the northwest of the existing house to minimize disturbance to the Critical Water Quality Zone."

EV 02 This comment is pending approval of the Land Use Commission variances.

Flood Plain Review - Zach Kretsch - 512-974-3363

Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions zach.kretsch@austintexas.gov.

FP1: Because encroachment of development in a waterway (including the floodplain) is prohibited per LDC 25-7-3 and/or LDC 30-4-3, and access to the easement must be maintained as outlined in DCM 1.2.4.G, include plat note indicating that no objects, including but not limited to buildings, fences, landscaping, or other obstructions are permitted in any drainage easement except as approved by the City of Austin.

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

Update 0:

PR1. Subdivision will combine two tracts into one residential lot. There is no increase in residential entitlements, and therefore no additional parkland requirements.

Subdivision Review - Cesar Zavala - cesar.zavala@austintexas.gov

- SR 1. This application was submitted on Jan 2, 2022, and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):
- Update deadline: January 3, 2023
 - Fiscal due (if needed): April 2, 2023
 - Recording due: April 26, 2023
- SR 2. Remove the building setbacks from inside the lots, unless a reviewer requested that the building setback be shown on the plat.
The Travis County group may have requested that certain setback be placed related to flood plain, contact the Travis County Engineer to verify which setbacks should be shown on the plat.
- SR 3. In the owner's preamble on the plat correct the last name for Janice Che Srivathanakul.
- SR 4. Verify the application fees, this case is a final plat with variances, commission approval, and notice of the public hearing. Contact the Intake Department to verify the application fees.
- SR 5. The case is scheduled to be heard by the Commissioners Court and Zoning and Platting Commission on Tuesday November 1, 2022. Information on the Zoning and Platting Commission process will be provided after the agenda is posted on Friday afternoons. Refer to the link below for information on the Commissioners Court meeting, the agenda is normally posted online on Friday afternoons. <https://www.traviscountytx.gov/commissioners-court>

AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. 30 TAC §285, §15-5, §15-9:

Replace note 18 with the following note:

NO LOT SHALL BE OCCUPIED UNTIL CONNECTED TO AN INDIVIDUAL PRIVATE WATER SYSTEM AND AN ON-SITE SEWAGE FACILITY APPROVED BY THE CITY OF AUSTIN.

Water Quality Review - David Gomez - 512-974-7706

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.

WQ 1. LDC 25-8-64 and ECM 1.8.1 are code and criteria sections regarding impervious cover (IC) assumptions "for single-family or duplex lots." Based on the IC assumptions, water quality will not be required for this subdivision.

WQ 2. Please provide Certification of Compliance LDC 25-1-84 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

WQ. 3. Per LDC 25-8-211, add the following note to the plat, "Water quality controls are required for all development pursuant to the Land Development Code."

Wetlands Biologist Review - Hank Marley - hank.marley@austintexas.gov

No comments at this time.

Travis Co. Subdivision Review - Sue Welch - 512-854-7637

Comment cleared.

FYI – the clerk's name will change after the election 11/8/2022.

Travis Co. Transportation Review - Manny Duarte - 512-854-7581

All Travis County Transportation comments are cleared.

Site Plan Plumbing - Juan Beltran - 512-972-2095

APPROVED

The proposed final plat (C8J-2021-0206.0A) is approved from a plumbing code perspective.

End of Master Comment Report



ENVIRONMENTAL COMMISSION MOTION 20220406 003c

Date: April 6, 2022

Subject: Lot 1 Block A Srivathanakul Subdivision Project Assessment, C8J-2021-0206.0APA

Motion by: Jennifer Bristol

Seconded by: Perry Bedford

RATIONALE:

WHEREAS, the Environmental Commission recognizes the applicant is requesting:

1. A Land Use Commission variance is requested to allow density to exceed one unit for each two acres with a minimum lot size of 3/4 of an acre [LDC 25-8-453(B)(1) & LDC 30-5-453(B)(1)]
2. A Land Use Commission variance is requested to allow a lot that lies within a Critical Water Quality Zone to include less than two acres in a Water Quality Transition Zone or uplands [LDC 25-8-452(C) & LDC 30-5-452(C)]; and

WHEREAS, the Environmental Commission recognizes the site is located in the Harrison Hollow Watershed and the Lake Austin Watershed, Water Supply Rural, Drinking Water Protection Zone; and

WHEREAS, the Environmental Commission recognizes that Staff recommends this variance, (with staff conditions) having determined the required Findings of Fact have been met.

THEREFORE, the Environmental Commission recommends the variance request with the following:

Staff Conditions:

1. Natural revegetation within Critical Water Quality Zone disturbed areas will be provided in accordance with COA specification 609S native seeding and planting.
2. Preserve 100% of the heritage trees within the proposed subdivision.
3. The applicant will provide a rainwater collection system with the residential building permit application. The collection system will capture roof runoff from the proposed structure.
4. The proposed new construction will minimize disturbance to the Critical Water Quality Zone associated with Lake Austin. Specifically, the proposed addition to the existing house will be located to the northwest of the existing house to minimize disturbance to the Critical Water Quality Zone.
5. An upgraded septic system will be provided and will be located further away from lake than the existing septic system.

VOTE 9-1

For: Qureshi, Scott, Thompson, Barrett Bixler, Nickells, Bristol, Ramberg, Aguirre, Bedford

Against: Brimer

Abstain: None

Recuse: None

Absent: None

Approved By:

A handwritten signature in black ink that reads "KEVIN RAMBERG". The signature is written in a cursive, slightly slanted style.

Kevin Ramberg, Environmental Commission Chair



ITEM FOR ENVIRONMENTAL COMMISSION AGENDA

COMMISSION MEETING

DATE: April 6, 2022

**NAME & NUMBER OF
PROJECT:**

Lot 1 Block A Srivathanakul Subdivision Project Assessment

**NAME OF APPLICANT OR
ORGANIZATION:**

Janice Srivathanakul

LOCATION:

101 Lago Verde Dr

COUNCIL DISTRICT:

District 10 and ETJ

**ENVIRONMENTAL REVIEW
STAFF:**

Mike McDougal, Environmental Policy Program Manager
Development Services Department
512-974-6380
mike.mcdougal@austintexas.gov

WATERSHED:

Harrison Hollow Watershed and Lake Austin Watershed, Water Supply
Rural, Drinking Water Protection Zone

REQUEST NO. 1:

A Land Use Commission variance is requested to allow density to exceed one unit for each two acres with a minimum lot size of $\frac{3}{4}$ of an acre [LDC 25-8-453(B)(1) & LDC 30-5-453(B)(1)]

REQUEST NO. 2:

A Land Use Commission variance is requested to allow a lot that lies within a Critical Water Quality Zone to include less than two acres in a Water Quality Transition Zone or uplands [LDC 25-8-452(C)]

STAFF RECOMMENDATION**NO. 1:**

Staff recommends approval of the variance with the conditions

STAFF RECOMMENDATION**NO. 2:**

Staff recommends approval of the variance with the conditions



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	Lot 1 Block A Srivathanakul Subdivision Project Assessment
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	Request to vary LDC 25-8-453(B)(1) / LDC 30-5-453(B)(1) to allow density to exceed one unit for each two acres with a minimum lot size of $\frac{3}{4}$ of an acre

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes – The property must be platted in order to improve the existing structure. Other nearby owners have been permitted to subdivide tracts and construct homes along Lake Austin.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes – The applicant proposes to provide a septic system in accordance with current standards that will be located further from Lake Austin than the current septic system. This would provide greater overall environmental protection than is achievable without the variance. In addition, the applicant will preserve heritage trees (this is not required in the COA ETJ); revegetate disturbed areas with within the Critical Water Quality Zone with native plants and seeding; capture rainfall with a cistern to reduce pollutant runoff from impervious cover; and minimize construction disturbance within the Lake Austin Critical Water Quality Zone by constructing the addition to the existing house outside of the Critical Water Quality Zone.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes – The Water Supply Rural watershed classification establishes a minimum lot size and a minimum density. Specifically, lots must be at least 0.75 acres in size and, on average, there must be 2 acres for each unit. This requirement is infeasible for the proposed one lot subdivision. The applicant proposes a one lot subdivision with one unit; the quantity of units cannot be decreased. There is no land available for purchase to increase the lot size to fulfill this requirement. The request to create a one lot subdivision is the minimum deviation from Code necessary to allow a reasonable use of the property.

- c) Does not create a significant probability of harmful environmental consequences.

Yes – The proposed development does not create a significant probability of harmful environmental consequences. The proposed development will include revegetation in the Critical Water Quality Zone; capturing runoff from impervious cover; and an improved septic system.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes – The proposed development does not create a significant probability of harmful environmental consequences. The proposed development will include revegetation in the Critical Water Quality Zone; capturing runoff from impervious cover; and an improved septic system.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;

N/A

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

N/A

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

N/A

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends approval of the variance with the following conditions:

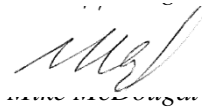
1. Natural revegetation within Critical Water Quality Zone disturbed areas will be provided in accordance with COA specification 609S native seeding and planting.
2. Preserve 100% of the heritage trees within the proposed subdivision.
3. The applicant will provide a cistern included with the residential building permit application. The cistern will capture runoff from existing and proposed impervious cover.
4. The proposed construction will be in accordance with the buildability exhibit to minimize disturbance to the Critical Water Quality Zone associated with Lake Austin.
5. The upgraded septic system will be located further away from lake than the existing septic system.

Environmental Reviewer
(DSD)



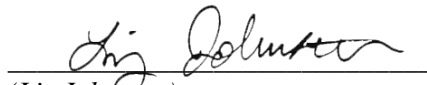
_____ Date 2-17-2022

Environmental Review
Manager (DSD)



_____ Date 2-17-2022

Deputy Environmental
Officer (WPD)


(Liz Johnston)

_____ Date 03/09/2022



Development Services Department
Staff Recommendations Concerning Required Findings

Project Name:	Lot 1 Block A Srivathanakul Subdivision Project Assessment
Ordinance Standard:	Watershed Protection Ordinance
Variance Request:	Request to vary LDC 25-8-452(C) to allow a lot that lies within a Critical Water Quality Zone to include less than two acres in a Water Quality Transition Zone or uplands

Include an explanation with each applicable finding of fact.

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes – The property must be platted in order to improve the existing structure. Other nearby owners have been permitted to subdivide tracts and construct home along Lake Austin.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes – The applicant proposes to provide a septic system in accordance with current standards that will be located further from Lake Austin than the current septic system. This would provide greater overall environmental protection than is achievable without the variance. In addition, the applicant will preserve heritage trees (this is not required in the COA ETJ); revegetate disturbed areas with within the Critical Water Quality Zone with native plants and seeding; capture rainfall with a cistern to reduce pollutant runoff from impervious cover; and minimize construction disturbance within the Lake Austin Critical Water Quality Zone by constructing the addition to the existing house outside of the Critical Water Quality Zone.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes – The Water Supply Rural watershed classification establishes a minimum lot size for lots that are partially located within the Critical Water Quality Zone. Specifically, single family lots partially located within the Critical Water Quality Zone must also have 2 acres located within the Water Quality Transition Zone and/or uplands. This requirement is infeasible for the proposed one lot subdivision. The applicant proposes a one lot subdivision with one unit. There is no land available for purchase to increase the lot size to fulfill this requirement. The request to create a one lot subdivision is the minimum deviation from Code necessary to allow a reasonable use of the property.

- c) Does not create a significant probability of harmful environmental consequences.

Yes – The proposed development does not create a significant probability of harmful environmental consequences. The proposed development will include revegetation in the Critical Water Quality Zone; capturing runoff from impervious cover; and an improved septic system.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes – The proposed development does not create a significant probability of harmful environmental consequences. The proposed development will include revegetation in the Critical Water Quality Zone; capturing runoff from impervious cover; and an improved septic system.

- B. The Land Use Commission may grant a variance from a requirement of Section 25-8-422 (*Water Supply Suburban Water Quality Transition Zone*), Section 25-8-452 (*Water Supply Rural Water Quality Transition Zone*), Section 25-8-482 (*Barton Springs Zone Water Quality Transition Zone*), Section 25-8-368 (*Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long*), or Article 7, Division 1 (*Critical Water Quality Zone Restrictions*), after determining that::

1. The criteria for granting a variance in Subsection (A) are met;

Yes – The criteria for Subsection A (above) are met.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes – The existing single family house is not habitable for long term use. Platting the property is required in order to permit improvements to the existing house.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes – Development of this property for use other than single family is highly unlikely. The existing single family house is not habitable for long term use. Platting the property in accordance with single family plat requirements is necessary in order to permit improvements to the existing house.

Staff Determination: Staff determines that the findings of fact have been met. Staff recommends approval of the variance with the following conditions:

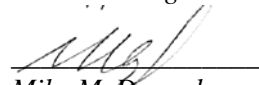
1. Natural revegetation within Critical Water Quality Zone disturbed areas will be provided in accordance with COA specification 609S native seeding and planting.
2. Preserve 100% of the heritage trees within the proposed subdivision.
3. The applicant will provide a cistern included with the residential building permit application. The cistern will capture runoff from existing and proposed impervious cover.
4. The proposed construction will be in accordance with the buildability exhibit to minimize disturbance to the Critical Water Quality Zone associated with Lake Austin.
5. The upgraded septic system will be located further away from lake than the existing septic system.

Environmental Reviewer
(DSD)


Mike McDougal

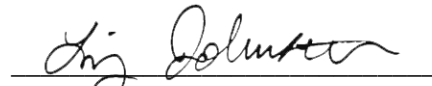
Date 2-17-2022

Environmental Review
Manager (DSD)


Mike McDougal

Date 2-17-2022

Deputy Environmental
Officer (WPD)


(Liz Johnston)

Date: 03/09/2022



January 20, 2022

Mike McDougal, Environmental Policy Program Manager
Land Use Review Division
City of Austin Development Services Department
6310 Wilhelmina Delco Drive
Austin, TX 78752

Subject: Environmental Variance Request for Srivathanakul Subdivision

Dear Mike,

Included for your use and consideration by the Environmental Board and Zoning and Platting Commission is a request for a variance from the requirements of Sections 25-8-453(B)(1) / 25-5-453(B)(1) and 25-8-452(C) / 30-5-452(C) of the Land Development Code. Specifically, a variance from the requirement that within the Uplands Zone the net site area for a single-family lot may not exceed one unit for each two acres, and a lot that lies within the Critical Water Quality Zone must also include at least two acres in a Water Quality Transition Zone or Uplands Zone. The subject property total 1.408 acres.

Currently, the subject property is unplatted and comprised of two contiguous parcels. One parcel contains a small, somewhat dilapidated dwelling unit overlooking Lake Austin. The owners want to renovate and expand the existing 780 square foot residence to create a more modern, usable, and enjoyable home. Prior to the issuance of development permits, platting is required. A subdivision application to create a one lot subdivision for single-family residential use was submitted July 26, 2021. During the subdivision review process, it was determined that although the number of dwelling units is not changing, variances to the above referenced Code sections are required.

Additional details regarding the subject property, site constraints justifying the variance, and findings of fact for which the decision to grant variances must be based are provided with the Environmental Commission Variance Application Form. Related maps, exhibits, and an Environmental Resource Inventory are also included. Thank you for your assistance with this variance request. If you have questions or require additional information, please contact me.

Sincerely,

Karen Wunsch
512-202-5542



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Karen Wunsch (Masterplan)
Street Address	6500 River Place Blvd., Bldg. 7, Suite 250
City State ZIP Code	Austin, TX 78730
Work Phone	512-202-5542
E-Mail Address	karen@masterplantexas.com

Variance Case Information

Case Name	Srivathanakul Plat
Case Number	C8J-2020-0192.0A (subdivision application) 2021 2021-199553 C (project assessment application)
Address or Location	101 Lago Verde Drive
Environmental Reviewer Name	Mike McDougal
Environmental Resource Management Reviewer Name	
Applicable Ordinance	LDC 25-8-453(B)(1) / 30-5-453(B)(1)
Watershed Name	Lake Austin and Harrison Hollow
Watershed Classification	Water Supply Rural
Edwards Aquifer Recharge Zone	Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	No

January 27, 2022

Distance to Nearest Classified Waterway	0.0 feet
Water and Waste Water service to be provided by	LCRA - Lake Austin (water); OSSF (waste water)
Variance Request	To allow net site area density of one dwelling unit on less than 2 acres. (LDC 25-8-453 / 30-5-453)

Impervious Cover	<u>Existing Tract 1</u>	<u>Existing Tract 2</u>	<u>Proposed Lot 1</u>
square footage:	<u>1,667 SF</u>	<u>237.44 SF</u>	<u>9,817 SF</u>
acreage:	<u>.038 acres</u>	<u>.005 acres</u>	<u>.225 acres</u>
percentage:	<u>9.333%</u>	<u>.005%</u>	<u>15.98%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The topography of the site is flat to slightly sloping. Surface elevations range from approximately 502 – 572 feet above mean sea level (COA, 2015 and USGS, 1986) with surface water flow occurring in a northwestern-to-southeastern direction toward Lake Austin. There is woodland and grassland species on the site. Woodland species include sugarberry, Texas live oak, Ashe juniper, and persimmon trees. Grassland species include Texas croton, Texas prickly pear, and little bluestem. A summary of protected trees is provided on the attached as-built survey. Some heritage trees exist on the site that will be protected per City of Austin requirements and recommendations issued by the City Arborist following an onsite meeting that occurred on 09-09-2021. No Heritage trees are proposed for removal. The site geology is described as Fluvial terrace deposits that are siliceous and coarse along the Colorado River, and beyond the Fluvial terrace deposits the site falls with the Glen Rose formation, described as limestone, dolomite, and marl subdivided into alternating resistant and recessive beds forming stairstep topography. A portion of the site is adjacent to Lake Austin, and therefore falls within the CWQZ (Critical Water Quality Zone) and City of Austin Fully Developed 100-year Floodplain of that waterway. No CEF (Critical Environmental Features) have been observed or identified on the property, but two wetland CEFs were identified within 150 feet off the property. For additional details pertaining to the general environmental characteristics of the site, please refer to the Environmental Resource Inventory prepared by Horizon Environmental Resources, Inc.</p>		

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed lot totals 1.408 acres. The lakefront tract is 0.407 acres, and the adjacent tract to the north is 1.001 acres. The owner wants to combine the two tracts into a one lot subdivision for single-family residential use (1 dwelling unit). Platting is required in order to obtain a building permit to renovate the existing dwelling unit located on the lakefront tract. No viable alternatives exist for acquiring the additional 0.592 acres or more of land required to satisfy the 2-acre minimum net site area (NSA) for a residential unit specified in Section 25-8-453(B)(1) / Section 30-5-453(B)(1). The proposed lot area of 1.408 acres does satisfy the minimum lot size requirement of ¾-acres of Section 25-8-453(B)(1) / Section 30-5-453(B)(1).			
	EXISTING		PROPOSED	
	Tract 1 NSA	0.407 acres	Lot 1	1.408 acres
	Tract 2 NSA	1.001 acres		
Density	1 dwelling unit	Lot 1	1 dwelling unit	

FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance, the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Srivathanakul Sub Lot 1 Blk A

Ordinance: Land Development Code Section 25-8-453(B)(1) / Section 30-5-453(B)(1)

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes The existing dwelling unit was constructed in early 1970s. Not surprisingly, the structure needs repairs and updating to accommodate the needs of a modern family. Similarly situated properties along Lake Austin are located within the Rio Vista Addition subdivision recorded in 1956. Many of these lots are developed with single-family residential

homes and associated improvements. On some of the nearby lots, new homes are under construction. At the time that the adjacent subdivision was platted, the subject property was configured as a single tract. Without the variance, the condition of the site will continue to deteriorate.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes The requested variance is not necessary because of the scale, layout, construction method, or design decisions of the property owner. The variance is required because the tract totals less than 2 acres. Acquisition of additional acreage to satisfy the minimum net set area of the proposed single-family residential lot and avoid the variance process was explored. A total of five (5) tracts are contiguous with the subject property. However, incorporation of additional acreage into the proposed subdivision application is not feasible.

Please refer to the attached Tax Map Exhibit for additional details about the surrounding properties summarized below.

Parcel ID 130699 (Schmidt Investments Ltd.) – This tract is approximately 33 acres of raw land owned by a family trust that reflects the multi-generational ownership of this parcel by the Schmidt family that spans at more than five decades. Conveying any portion of this property will absolve the tract of any legal tract status as such determinations are conditioned on the tract being in the same configuration as when annexed into the jurisdiction and/or enactment of regulations. Deeds for this tract in the current configuration date back to at least October 13, 1972.

Parcel ID 132371 (Jerome & Lydia Johnson) – This property has lakeshore frontage on Lake Austin similar the subject property. However, this property is a platted lot (Lot 1, Block 1) of the Rio Vista Addition subdivision. Conveying a portion of this platted lot so that it can be incorporated into the proposed Srivathanakul Subdivision is not feasible and is impractical. The existing, platted lot is 0.686 acres. It is developed with a single-family residential

dwelling unit and associated improvements, and it does not satisfy all of the requirements of the current City of Austin and Travis County subdivision and development regulations.

Parcel ID 132369 (Jerome & Lydia Johnson) – This property is also platted (Lot 10, Block 3) as part of the Rio Vista Addition subdivision. Vacating an existing platted lot to convey to a new owner for inclusion in the Srivathanakul Subdivision is not practical or desirable for the current owners.

Parcel ID 134497 (Andrea Rorick & Gloria Coker) – This 0.9664-acre lot is platted as Lot 5, Block 4, Rio Vista Addition. The owners of this lot also own the adjoining 0.7-acre lot. Vacating this platted lot and re-subdividing it with the Srivathanakul Subdivision is not practical nor desirable for the current owners who are interested in acquiring additional acreage in order to facilitate future development goals.

Parcel ID 781893 (Christopher Layton) – Numerous attempts to contact the owner of this 0.743-acre, unplatted parcel were unsuccessful. Mrs. Srivathanakul and her real estate agent telephoned, emailed, and sent certified letters to the owner of this parcel. All communication attempts were unanswered. It is assumed that the current owner is not interested in selling this tract.

In summary, all potential avenues for acquiring additional acreage to satisfy the 2-acre minimum requirement were explored but ultimately unsuccessful. The size of tract is preventing the property from being platted not the proposed improvements.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes The existing dwelling unit was constructed decades ago. Although the owners use the structure on a limited basis for short stays, the residence is not habitable in its current condition for long-term use or as a permanent residence. To enjoy reasonable use of the property, improvements to the existing structure are required.

The current dwelling unit occupies a 0.407-acre tract. Approving this variance request will enable the owner to proceed with

platting of the subject property into a single lot, which ultimately will reduce the amount of deviation from the Code.

Currently, the net site area of the existing dwelling unit is deficient by 1.59 acres. With the requested variance, the deviation from the Code will be reduced to 0.592 acres.

The proposed lot satisfies all other site and lot requirements of the Code including:

MINIMUM REQUIRED	PROVIDED AS PROPOSED	EXISTING CONDITIONS
0.75-acre lot in Uplands Zone	1.408 acres	0.31 acres
1 dwelling unit per site in Uplands Zone	1 dwelling unit per site	1 dwelling unit per site
1-acre lot in LA District	1.408 acres	0.407 acres
1 dwelling unit per lot in LA District	1 dwelling unit per lot	1 dwelling unit per legal tract

- c) Does not create a significant probability of harmful environmental consequences.

Yes Approving the variance does not create a significant probability of environmental consequences. Granted, the applicant ultimately plans to renovate the existing structure by adding additional square footage and a second level. However, the proposed expansion will not increase the footprint of the existing home within the CWQZ. The proposed addition is completely within the Upland Zone. In addition, the proposed improvements will also include a new, modern replacement of the homes original OSSF, with a drain field that is located further from the lake. A rainwater collection system and rain barrels will collect water for irrigation of the property including the native species landscaping that was installed with the shoreline stabilization improvements permitted in 2016. Enclosed garage parking will reduce the potential for stormwater run-off of auto-related contaminants compared to existing conditions. A cistern rainwater collection system is

proposed in conjunction with the residential permit application. The modernization of the site and improvements using present day technology provides environmental protections that offset the potential impact of the increased impervious cover. Admittedly, these factors are not easily quantified nor are the impacts directly comparable.

3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes Water quality will be at least equal to if not better than the water quality achievable without the variance. If the variance is granted, the subdivision application may proceed. Upon recordation of the newly platted lot, the owner may submit development applications for permits to construct proposed improvements including a new OSSF system and enclosed garage parking.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes The property is adjacent to Lake Austin. However, none of the restrictions described in Section 25-8-368 are applicable to this variance request or project.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes Without the variance, the property cannot be platted as a separate lot. If not platted, no construction permits may be issued, and the property will continue to deteriorate. None of the restrictions described in Section 25-8-368 are applicable to this variance request or project.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes The variance requested is the minimum deviation required to allow for the subdivision application to proceed. Other sections of the code require a minimum lot size of $\frac{3}{4}$ -acre and density of 1 unit per acre, which are satisfied as proposed. Establishing the subject property as a legal lot

enables the property owner to pursue building and site improvements that allow for reasonable, personal use of this lakefront property.

****Variance approval requires all above affirmative findings.**

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
- Topographic Map - A topographic map is recommended if a significant grade change on the subject site exists or if there is a significant difference in grade in relation to adjacent properties.
- For cut/fill variances, a plan sheet showing areas and depth of cut/fill with topographic elevations.
- Site plan showing existing conditions if development exists currently on the property
- Proposed Site Plan- full size electronic or at least legible 11x17 showing proposed development, include tree survey if required as part of site or subdivision plan
- Environmental Map – A map that shows pertinent features including Floodplain, CWQZ, WQTZ, CEFs, Setbacks, Recharge Zone, etc.
- An Environmental Resource Inventory pursuant to ECM 1.3.0 (*if required by 25-8-121*)
- Applicant's variance request letter



ENVIRONMENTAL COMMISSION VARIANCE APPLICATION FORM

PROJECT DESCRIPTION

Applicant Contact Information

Name of Applicant	Karen Wunsch (Masterplan)
Street Address	6500 River Place Blvd., Bldg. 7, Suite 250
City State ZIP Code	Austin, TX 78730
Work Phone	512-202-5542
E-Mail Address	karen@masterplantexas.com

Variance Case Information

Case Name	Srivathanakul Plat
Case Number	C8J-2020-0192.0A (subdivision application) 2021 2021-199553 C (project assessment application)
Address or Location	101 Lago Verde Drive
Environmental Reviewer Name	Mike McDougal
Environmental Resource Management Reviewer Name	
Applicable Ordinance	LDC 25-8-452(C) / 30-5-452(C)
Watershed Name	Lake Austin and Harrison Hollow
Watershed Classification	Water Supply Rural
Edwards Aquifer Recharge Zone	Not in Edwards Aquifer Zones
Edwards Aquifer Contributing Zone	No

Distance to Nearest Classified Waterway	0.0 feet
Water and Waste Water service to be provided by	LCRA - Lake Austin (water); OSSF (waste water)
Variance Request	Allow for the expansion of a single-family residential dwelling unit on a lot that lies partially within a critical water quality zone but does not constitute at least two acres in a water quality transition zone or upland zone.

Impervious Cover	<u>Existing Tract 1</u>	<u>Existing Tract 2</u>	<u>Proposed Lot 1</u>
square footage:	<u>1,667 SF</u>	<u>237.44 SF</u>	<u>9,817 SF</u>
acreage:	<u>0.038 acres</u>	<u>0.005 acres</u>	<u>0.225 acres</u>
percentage:	<u>9.333%</u>	<u>0.005%</u>	<u>15.98%</u>
Provide general description of the property (slope range, elevation range, summary of vegetation / trees, summary of the geology, CWQZ, WQTZ, CEFs, floodplain, heritage trees, any other notable or outstanding characteristics of the property)	<p>The topography of the site is flat to slightly sloping. Surface elevations range from approximately 502 – 572 feet above mean sea level (COA, 2015 and USGS, 1986) with surface water flow occurring in a northwestern-to-southeastern direction toward Lake Austin. There is woodland and grassland species on the site. Woodland species include sugarberry, Texas live oak, Ashe juniper, and persimmon trees. Grassland species include Texas croton, Texas prickly pear, and little bluestem. A summary of protected trees is provided on the attached as-built survey. Some heritage trees exist on the site that will be protected per City of Austin requirements and recommendations issued by the City Arborist following an onsite meeting that occurred on 09-09-2021. No Heritage trees are proposed for removal. The site geology is described as Fluvial terrace deposits that are siliceous and coarse along the Colorado River, and beyond the Fluvial terrace deposits the site falls with the Glen Rose formation, described as limestone, dolomite, and marl subdivided into alternating resistant and recessive beds forming stairstep topography. A portion of the site is adjacent to Lake Austin, and therefore falls within the CWQZ (Critical Water Quality Zone) and City of Austin Fully Developed 100-year Floodplain of that waterway. No CEF (Critical Environmental Features) have been observed or identified on the property, but two wetland CEFs were identified within 150 feet of the property in 2009. Wetland vegetation identified in 2009 was removed by carp released into Lake Austin by the City of Austin. Additional details pertaining to the general environmental characteristics of the site, are described in the Environmental Resource Inventory prepared by Horizon Environmental Resources, Inc.</p>		

Clearly indicate in what way the proposed project does not comply with current Code (include maps and exhibits)	The proposed lot totals 1.408 acres. The lakefront tract is 0.407 acres, and the adjacent tract to the north is 1.001 acres. The owner wants to combine the two tracts into a one lot subdivision for single-family residential use (1 dwelling unit). Platting is required in order to obtain a building permit to renovate the existing dwelling unit located on the lakefront tract. The property lies primarily within the Upland Zone. A small portion at the southern edge of the property is within the CWQZ of Lake Austin, and a small portion at the northern edge of the property is within the WQTZ of Harrison Hollow. No viable alternatives exist for acquiring the additional acreage to satisfy the requirement that at least two acres be located within the WQTZ or Upland Zone.			
	EXISTING		PROPOSED	
	Tract 1	0.407 acres	Lot 1	1.408 acres
	Tract 2	1.001 acres		
	Density	1 dwelling unit	Lot 1	1 dwelling unit

FINDINGS OF FACT

As required in LDC Section 25-8-41, in order to grant a variance, the Land Use Commission must make the following findings of fact:

Include an explanation with each applicable finding of fact.

Project: Srivathanakul Sub Lot 1 Blk A

Ordinance: Land Development Code Section 25-8-452(C)

A. Land Use Commission variance determinations from Chapter 25-8-41 of the City Code:

1. The requirement will deprive the applicant of a privilege available to owners of similarly situated property with approximately contemporaneous development subject to similar code requirements.

Yes The existing dwelling unit was constructed in early 1970s. Not surprisingly, the structure needs repairs and updating to accommodate the needs of a modern family. Similarly situated properties along Lake Austin are located within the Rio Vista Addition subdivision recorded in 1956. Many of these lots are developed with single-family residential

homes and associated improvements. At the time that the adjacent subdivision was platted, the subject property was configured as a single tract. Without the variance, the condition of the site will continue to deteriorate.

2. The variance:

- a) Is not necessitated by the scale, layout, construction method, or other design decision made by the applicant, unless the design decision provides greater overall environmental protection than is achievable without the variance;

Yes The requested variance is not necessary because of the scale, layout, construction method, or design decisions of the property owner. The variance is required because of the tract size. Although the current owner acquired the tract in two separate transactions, the two properties were conjoined from approximately 1964 to 2008. Acquisition of additional acreage to satisfy the minimum lot area requirements and avoid the variance process was explored. A total of five (5) tracts are contiguous with the subject property. However, incorporation of additional acreage into the proposed subdivision application is not feasible.

Please refer to the attached Tax Map Exhibit for additional details about the surrounding properties summarized below.

Parcel ID 130699 (Schmidt Investments Ltd.) – This tract is approximately 33 acres of raw land owned by a family trust that reflects the multi-generational ownership of this parcel by the Schmidt family that spans at more than five decades. Conveying any portion of this property will absolve the tract of any legal tract status, as such determinations are conditioned on the tract being in the same configuration as when annexed into the jurisdiction and/or enactment of regulations. Deeds for this tract in the current configuration date back to at least October 13, 1972.

Parcel ID 132371 (Jerome & Lydia Johnson) – This property has lakeshore frontage on Lake Austin similar the subject property. However, this property is a platted lot (Lot 1, Block 1) of the Rio Vista Addition subdivision. Conveying a portion of this platted lot so that it can be incorporated into the proposed Srivathanakul Subdivision is not feasible and is impractical. The existing, platted lot is 0.686 acres. It is developed with a single-family residential

dwelling unit and associated improvements, and it does not satisfy all of the requirements of the current City of Austin and Travis County subdivision and development regulations.

Parcel ID 132369 (Jerome & Lydia Johnson) – This property is also platted (Lot 10, Block 3) as part of the Rio Vista Addition subdivision. Vacating an existing platted lot to convey to a new owner for inclusion in the Srivathanakul Subdivision is not practical or desirable for the current owners.

Parcel ID 134497 (Andrea Rorick & Gloria Coker) – This 0.9664-acre lot is platted as Lot 5, Block 4, Rio Vista Addition. The owners of this lot also own the adjoining 0.7-acre lot. Vacating this platted lot and re-subdividing it with the Srivathanakul Subdivision is not practical nor desirable for the current owners who are interested in acquiring additional acreage in order to facilitate future development goals.

Parcel ID 781893 (Christopher Layton) – This property is unplatted and totals 0.743 acres. Acquisition of this tract would satisfy the density requirements of 25-8-453(B)(1), thus eliminating the need for a variance from that section of the Code. However, it would not satisfy the requirements of 25-8-452(C) that requires at least two acres within the WQTZ or Uplands Zone because that section of Code is based on net site area not gross site area.

In summary, all potential avenues for acquiring additional acreage to satisfy the Code requirements and avoid the variance request process were explored but ultimately unsuccessful. The size of tract is preventing the property from being platted not the design of the proposed improvements.

- b) Is the minimum deviation from the code requirement necessary to allow a reasonable use of the property;

Yes The existing dwelling unit was constructed decades ago. Although the owners use the structure on a limited basis for short stays, the residence is not habitable in its current condition for long-term use or as a permanent residence. To enjoy reasonable use of the property, improvements to the existing structure are required.

The current dwelling unit occupies a 0.407-acre tract. Approving this variance request will enable the owner to proceed with platting of the subject property into a single lot, which ultimately will reduce the amount of deviation from the Code.

Currently, the net site area of the existing dwelling unit is deficient by 1.59 acres. With the requested variance, the deviation from the Code will be reduced to 0.592 acres.

The proposed lot satisfies all other site and lot requirements of the Code including:

MINIMUM REQUIRED	PROVIDED AS PROPOSED	EXISTING CONDITIONS
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- c) Does not create a significant probability of harmful environmental consequences.

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3. Development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

Yes Water quality will be at least equal to if not better than the water quality achievable without the variance. If the variance is granted, the subdivision application may proceed. Upon recordation of the newly platted lot, the owner may submit applications for permits to construct proposed improvements including a new OSSF system and enclosed garage parking.

B. Additional Land Use Commission variance determinations for a requirement of Section 25-8-422 (Water Quality Transition Zone), Section 25-8-452 (Water Quality Transition Zone), Article 7, Division 1 (Critical Water Quality Zone Restrictions), or Section 25-8-368 (Restrictions on Development Impacting Lake Austin, Lady Bird Lake, and Lake Walter E. Long):

1. The criteria for granting a variance in Subsection (A) are met;

Yes The property is adjacent to Lake Austin. However, none of the restrictions described in Section 25-8-368 are applicable to this variance request or project.

2. The requirement for which a variance is requested prevents a reasonable, economic use of the entire property;

Yes Without the variance, the property cannot be platted. If not platted, no construction permits may be issued, and the property will continue to deteriorate. None of the restrictions described in Section 25-8-368 are applicable to this variance request or project.

3. The variance is the minimum deviation from the code requirement necessary to allow a reasonable, economic use of the entire property.

Yes The variance requested is the minimum deviation required to allow for the subdivision application to proceed. Other sections of the code require a minimum lot size of $\frac{3}{4}$ -acre and density of 1 unit per acre, which are

satisfied as proposed. Establishing the subject property as a legal lot enables the property owner to pursue building and site improvements that allow for reasonable, personal use of this property.

****Variance approval requires all above affirmative findings.**

Exhibits for Commission Variance

- Aerial photos of the site
- Site photos
- Aerial photos of the vicinity
- Context Map—A map illustrating the subject property in relation to developments in the vicinity to include nearby major streets and waterways
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- An Environmental Resource Inventory pursuant to ECM 1.3.0 (*if required by 25-8-121*)
- Applicant's variance request letter



4 Property Profile



41 of 48 Legend

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ



TCAD Parcels

TCAD Parcel IDs

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Notes

Tax Map Exhibit

0.1 0 0.04 0.1 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.



4

Property Profile

42 of 48

Legend

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
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TCAD Parcels

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ



1: 2,400



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes

Aerial Image

Site Photos from Homeowner
Srivathanakul Plat



Site Photos from Homeowner
Srivathanakul Plat

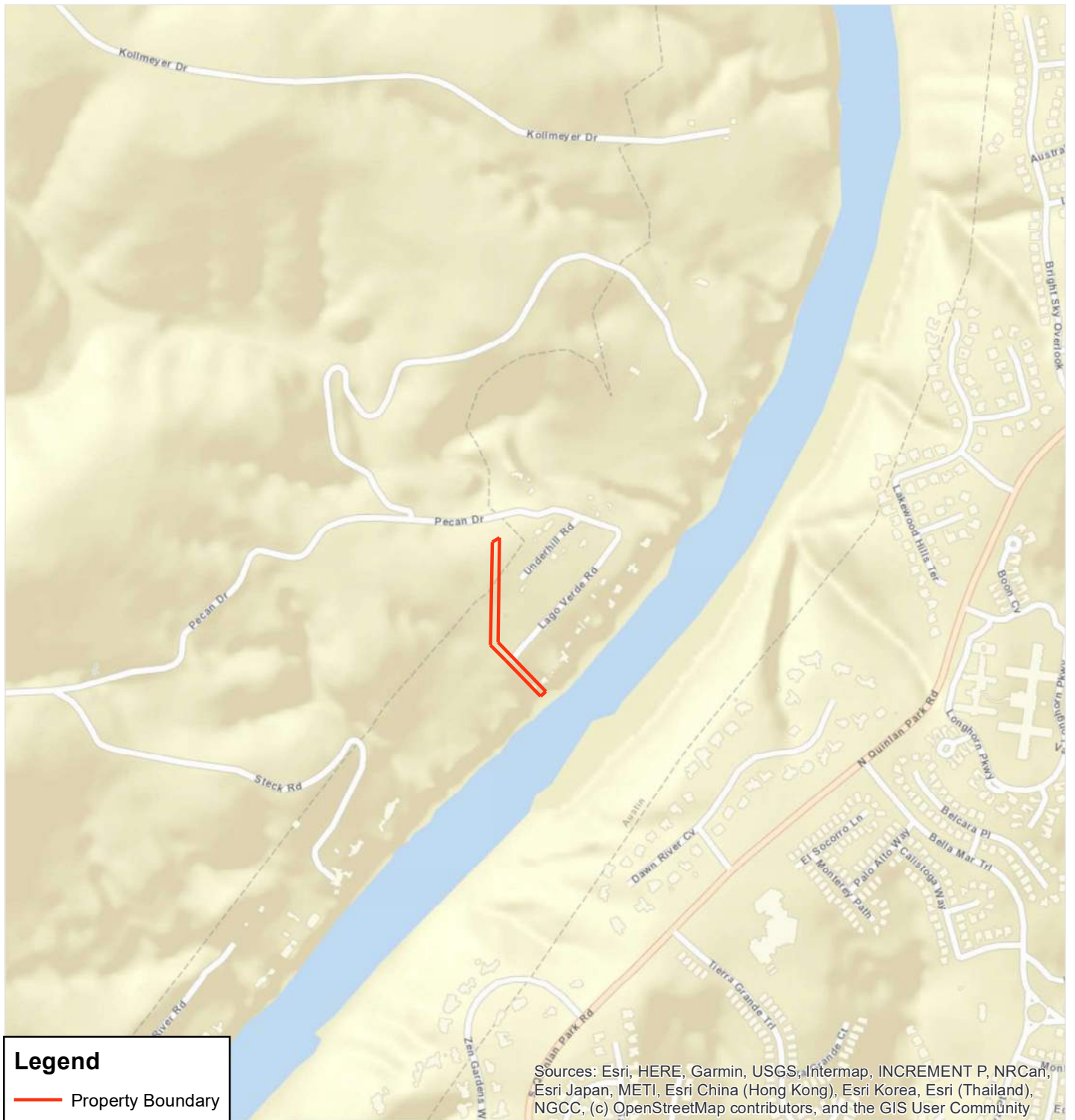


Site Photos from Homeowner
Srivathanakul Plat



Site Photos from Homeowner
Srivathanakul Plat





Drawing: L:\PROJECTS\SR\20001\SR\20001\GIS\Exhibits\Ex11 Location.mxd



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474
TBPE FIRM NO. F-18129

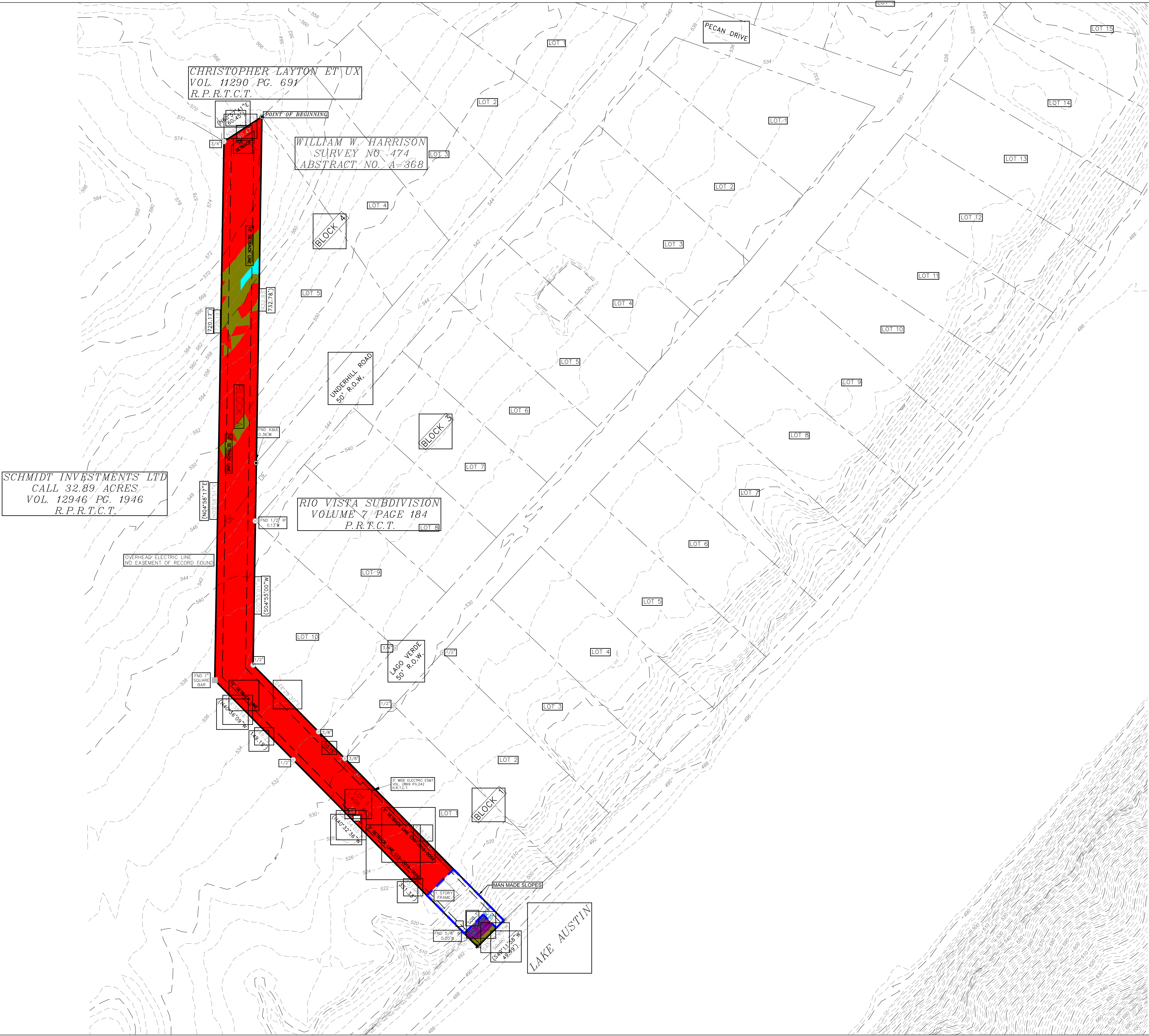
LOT 1 BLOCK A
SRIVATHANAKUL
SUBDIVISION

LOCATION MAP

LAGO VERDE
TRAVIS COUNTY, TX

App A

Left: Survey by: Blanton
Left: Survey: 11/10/2020 4:58 PM
Drawing: L:\PROJECTS\SRV\SRV001\SRV001\CAUSEWAYS\SRV001\CAUSE - CS - 100



CHRISTOPHER LAYTON ET UX
VOL. 11290 PG. 691
R.P.R.T.C.T.

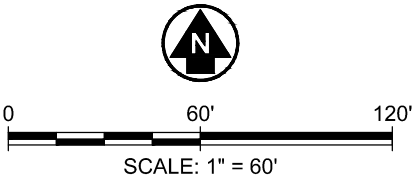
WILLIAM W. HARRISON
SURVEY NO. 474
ABSTRACT NO. 4-368

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R.P.R.T.C.T.

RIO VISTA SUBDIVISION
VOLUME 7 PAGE 184
P.R.T.C.T.

LAGO VERDE
50' R.O.W.

LAKE AUSTIN



LEGEND

- AXLE FOUND
- 1/2" IRON PIPE FOUND
- IRON ROD FOUND WITH CAP
- "X" SCRIBE MARK FOUND
- ON TOP OF WALL
- COPPER ROD SET IN CONCRETE
- CALCULATED CORNER UNABLE TO SET
- POWER POLE
- DOWN GUT
- OVERHEAD ELECTRIC LINE
- CONCRETE SLAB
- PUMP HOUSE
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- () RECORD INFORMATION

Slopes Table				
Number	Minimum Slope	Maximum Slope	Color	Area (Acres)
1	0.00%	15.00%	Red	1.2
2	15.00%	25.00%	Green	0.1
3	25.00%	35.00%	Cyan	0.0
4	35.00%	VERTICAL	Purple	0.0



SRIVATHANAKUL
SUBDIVISION

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
JONATHAN P. FLEMING, P.E.
#108872
ON November 6, 2020
IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING OR
PERMIT PURPOSES.

101 LAGO VERDE ROAD
AUSTIN, TEXAS
TRAVIS COUNTY

EXISTING SLOPE MAP
WITH 2 FOOT CONTOURS

SHEET
EXH

