

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0216.0A**ZAP DATE:** January 2, 2018**SUBDIVISION NAME:** Allen Terrace Subdivision**AREA:** 1.98**LOT(S):** 5**OWNER/APPLICANT:** (John Dan McMahan III and Artemis Land Partners)**AGENT:** (Rivera Engineering)**ADDRESS OF SUBDIVISION:** 1401 Allen Road**GRIDS:** MF22**COUNTY:** Travis**WATERSHED:** Eanes Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-2**MUD:** N/A**NEIGHBORHOOD PLAN:** N/A**DISTRICT:** 8**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:** n/a

VARIANCES: The applicant requests a variance from LDC Section 25-4-175(A(2)) in order to resubdivide lots utilizing a flag lot design. RECOMMENDED. (See attached staff report).

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Allen Terrace Subdivision. The proposed plat is composed of 5 lots on 1.98 acres. The applicant proposes to resubdivide an existing lot into 5 lots for residential use and two of the proposed lots have a flag lot design for access to the rear of the property. There are three existing structures on the existing Lot 1. Two of the three structures will be demolished and a third structure will remain. All lots have frontage and access to Allen Road. The City of Austin will provide all utilities. The developer will be responsible for all costs associated with any required improvements.

This application was before the Commission on October 17 and was postponed. At that time, there was neighborhood opposition. Since that time, the applicant has met with the neighborhood representatives and they have now issued letters of support, (see attached).

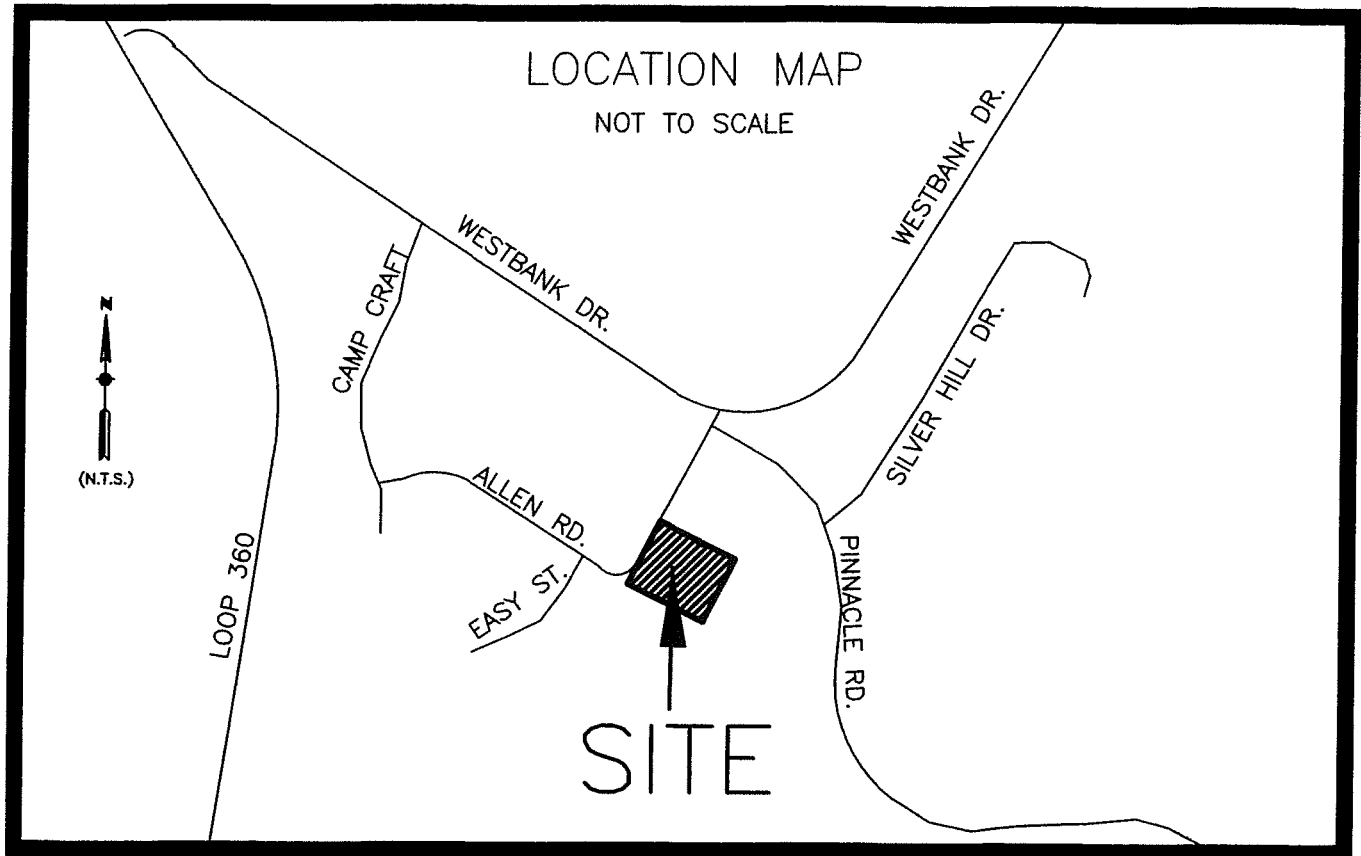
STAFF RECOMMENDATION: The staff recommends approval of the plat subject to the Commission's approval of the above referenced variance request. This plat otherwise meets all applicable State and City of Austin LDC requirements.

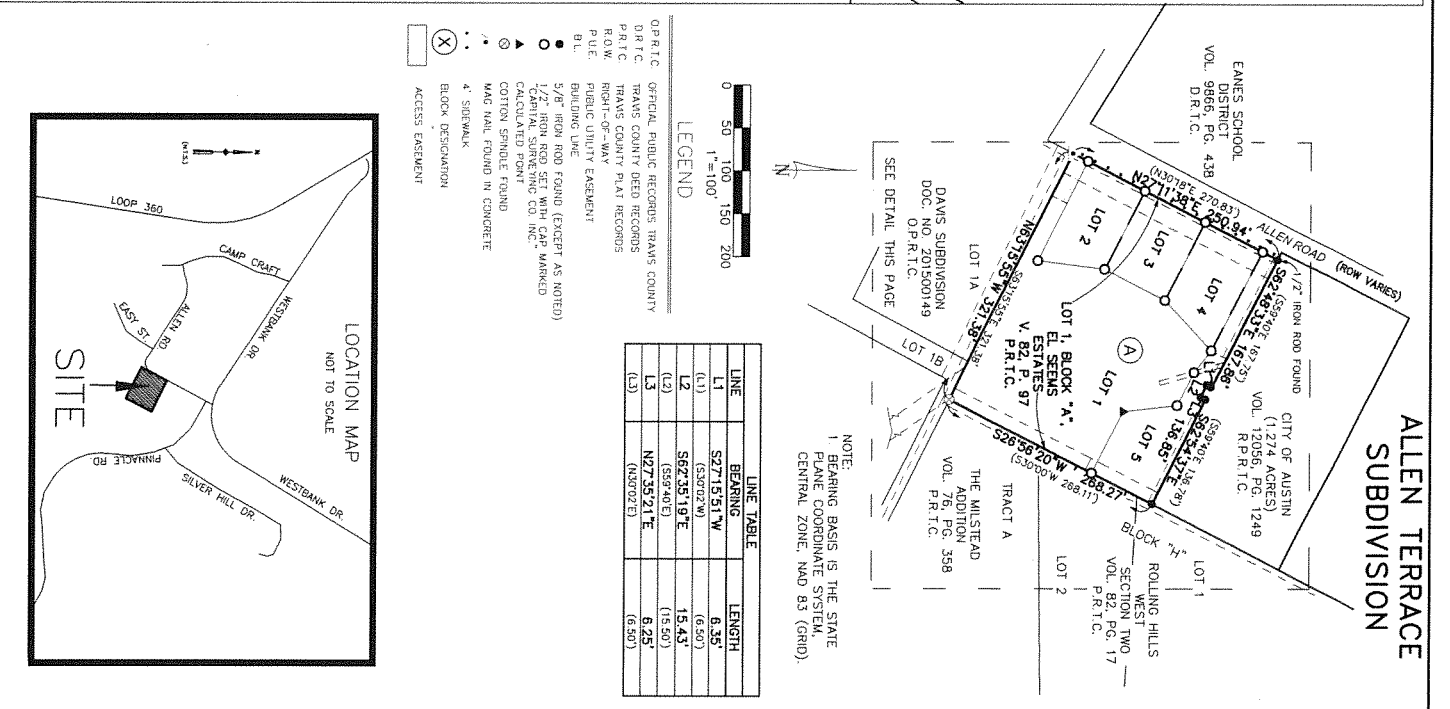
ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

E-MAIL: don.perryman@autintexas.gov





RIVERA ENGINEERING TX PE FIRM REGISTRATION NO. F-11492

P.O. Box 90485 – Austin, Texas 78709-0485 – Telephone (512) 899-3310 – Email: michaelriveraengineering@gmail.com

February 27, 2017

Zoning and Platting Commission
Development Services Dept.
City of Austin
505 Barton Springs Road
Austin, Texas 78704

via Hand Delivery

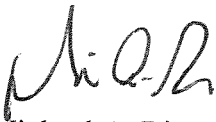
Re: **Allen Terrace Subdivision – 1401 Allen Road**
Final Subdivision Plat Case No. C8-2016-0216.0A
Formal Request for Variance from LDC Section 25-4-175(A)(2)

Dear Chair and Commissioners:

Please accept this letter as our formal request for a variance from Section 25-4-175(A)(2) of the city's Land Development Code for the proposed Allen Terrace Subdivision Final Plat (City of Austin case number C8-2016-0216.0A). The subdivision plat which has been submitted includes two proposed flag lots. Our variance request is to allow for the creation of the two flag lots. The shape of the subject property is generally square, which requires use of flag lots for access to the back portions of the site. This request is consistent with other properties in the area as evidenced by the Flag Lot Exhibit included in the submittal documents.

We thank you for your consideration of our request. Should you have any questions about the proposed subdivision, please feel free to contact me.

Sincerely,



Michael A. Rivera, P.E.
President
Rivera Engineering
TX PE Firm Registration No. F-11492



MEMORANDUM

TO: Chair and Members of the Zoning and Platting Commission

FROM: Don E. Perryman, Planner Senior
Development Services Department

DATE: September 27, 2017

SUBJECT: C8-2016-0216.0A Allen Terrace Subdivision, Flag Lot variance request

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175(A)(2) of the Land Development Code to utilize a flag lot design for a resubdivision creating 5 single family residential lots, (including 2 flag lots). In reviewing the variance request, staff evaluated the request based upon the criteria below, (see criteria and staff response):

(i)has provided accessibility for emergency responders;

The applicant has met with Austin Fire Department review staff and AFD staff has determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders.

(ii) has adequate room for required utilities

The applicant has provided a driveway and utility plan to reviewers for the City of Austin Water and Wastewater review and Austin Energy Departments. The reviewers have determined after review of the utility/driveway plan that there is adequate room to provide utility service to both lots and utilities will not cross the proposed new lot lines.

(iii) enhances environmental and tree protection;

The applicant has provided a tree survey to arborist staff with the City of Austin and the arborist have no objections or further recommendations.

(iv) is otherwise compatible with the surrounding neighborhood;

The entire area is zoned SF-2 which is the appropriate zoning for the proposed use. The proposed use, detached single-family residential is compatible with existing neighborhood conditions. There are other examples of flag lots in the immediate vicinity.

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

The applicant has provided copies of the existing private deed restrictions that are applicable to this property. The restrictions do not prohibit resubdivision of land.

Based upon review of these criteria, staff **recommends** the variance request to develop a flag lot as a part of this resubdivision request.

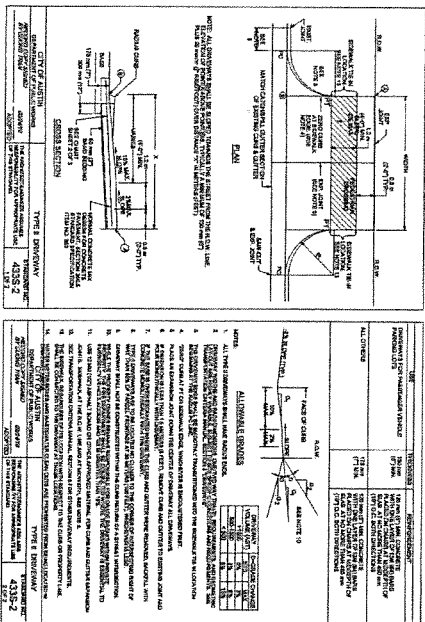
ALLEN TERRACE SUBDIVISION
CASE NO. C8-2016-02160A
1401 ALLEN ROAD
AUSTIN, TX 78746

THE FIRE DEPARTMENT:

1. THE CITY OF AUSTIN, TEXAS, HAS REVIEWED THE SUBDIVISION PLAN AND HAS DETERMINED THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE CITY OF AUSTIN, TEXAS, FIRE DEPARTMENT ORDINANCES.
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EXIST. DRIVEWAY ACCESS TO EXIST. HOUSE TO REMAIN (PINNACLE ROAD)

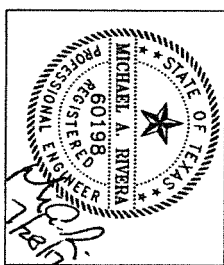
TYPE II DETAIL TO BE USED FOR PROP. JOINT ACCESS DRIVE



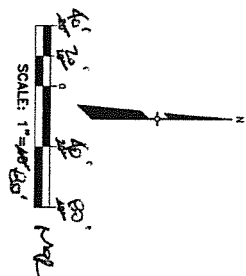
PROTECTION PLAN



RIVERA ENGINEERING
TX PE REGISTRATION NUMBER P-11402
P.O. Box 90485 Austin, Texas 78709-0485
Telephone (512) 899-3310

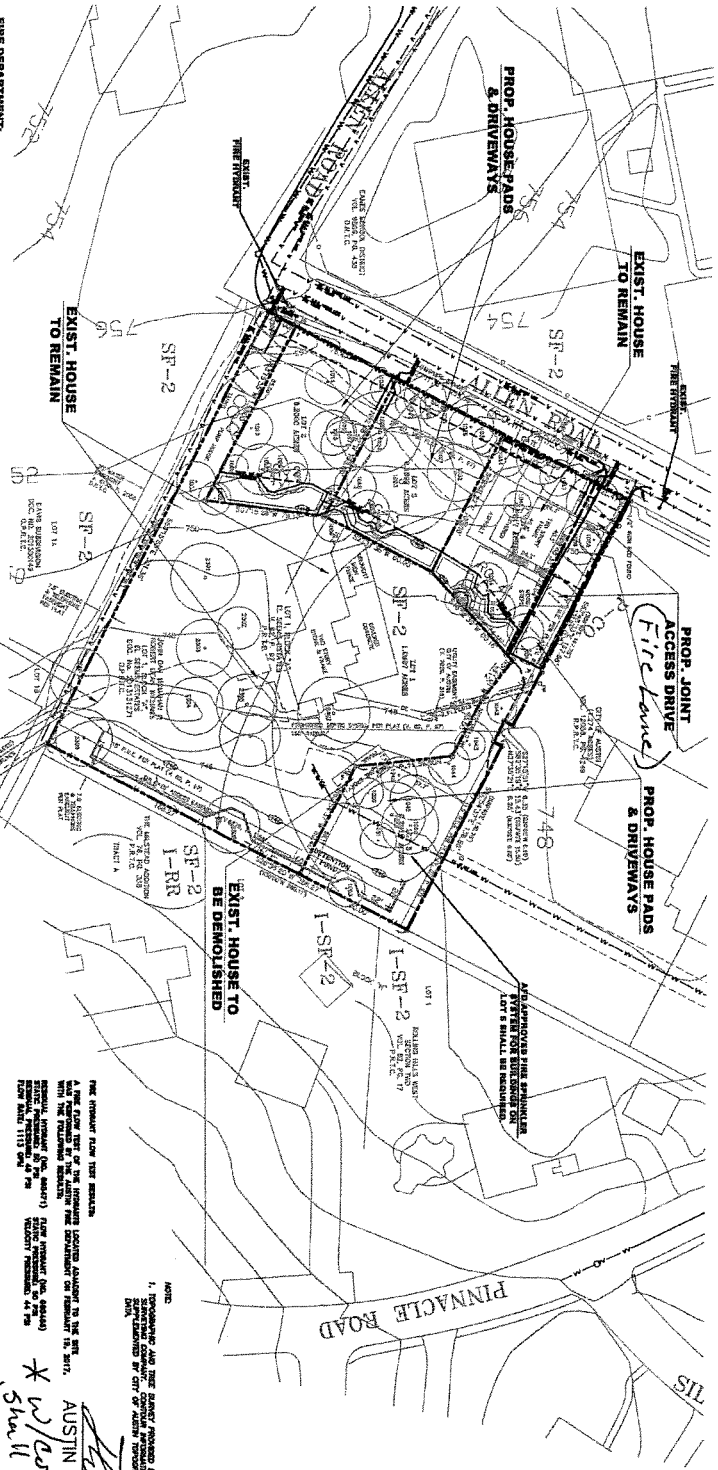


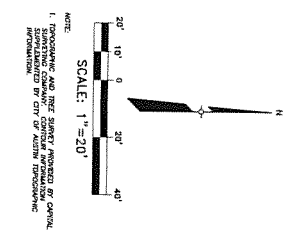
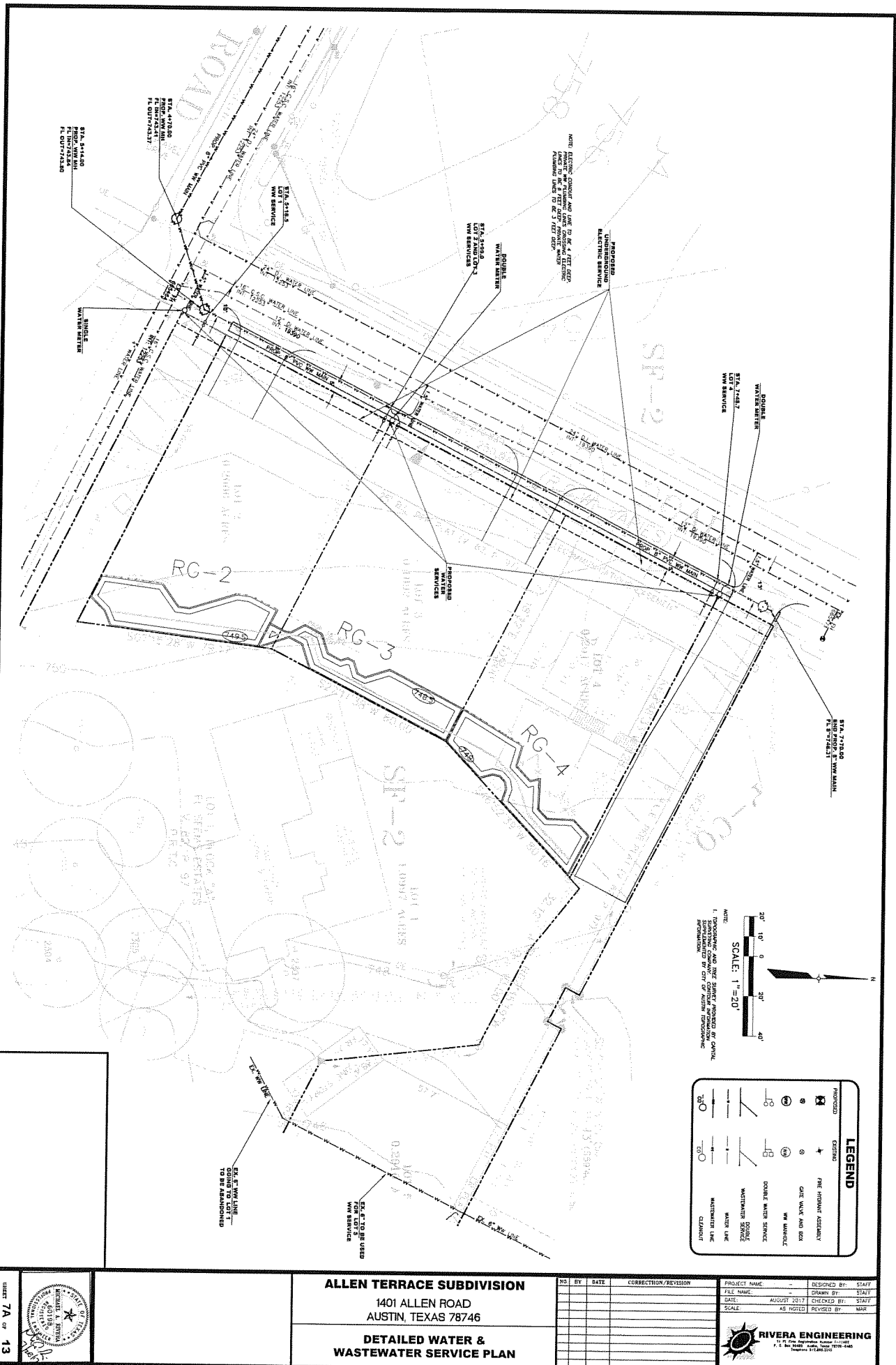
Handwritten notes:
* w/ comment - pavement etc. in
should be provided with subdivision
driv's; don't put
blow permits.
DATE 8/2/2017



LEGEND

SYMBOL	DESCRIPTION
(Star symbol)	FIRE DEPARTMENT ASSEMBLY
(Circle with cross symbol)	OPEN VALVE AND BOX
(Circle with dot symbol)	WATER MAIN
(Double line symbol)	DOUBLE WATER SERVICE
(Single line symbol)	SINGLE WATER SERVICE
(Wavy line symbol)	WATER LAKE
(Dashed line symbol)	WATER MAIN
(Dashed line symbol)	CLIMATE





LEGEND	
	PROPOSED
	EXISTING
	FIRE HYDRANT ASSEMBLY
	GATE VALVE AND BOX
	SEWER MANHOLE
	DOUBLE WATER SERVICE
	WATERMAIN SERVICE
	WATER LINE
	WASTEWATER LINE
	CLEANOUT

PROJECT NAME	ALLEN TERRACE SUBDIVISION	DESIGNED BY	STAFF
FILE NAME	ALLEN TERRACE SUBDIVISION	DRAWN BY	STAFF
DATE	AUGUST 2017	CHECKED BY	STAFF
SCALE	AS NOTED	REVIEWED BY	MAN

NO	BY	DATE	CORRECTION/REVISION

ALLEN TERRACE SUBDIVISION

1401 ALLEN ROAD
AUSTIN, TEXAS 78746

DETAILED WATER & WASTEWATER SERVICE PLAN

SHEET 7A OF 13

CP-2016-0216-0A

TOPOGRAPHIC AND TREE SURVEY OF
19" AND LARGER TREES, A PORTION
OF LOT 1, BLOCK "A"
EL SEEMS ESTATES
VOL. 82, PG. 97
T.C.P.R.
OUT OF THE PATTERSON MOORE
SURVEY NO. 70, ABSTRACT NO. 560
TRAVIS COUNTY, TEXAS

TREE LIST

TAG	SIZE & DESCRIPTION
2201	19" LIVE OAK
2202	19" LIVE OAK
2203	19" LIVE OAK
2204	19" LIVE OAK
2205	20" LIVE OAK
2206	20" LIVE OAK
2207	19" LIVE OAK
2208	19" CEDAR
2209	19" CEDAR
2210	20" LIVE OAK

DAVIS SUEDEVISION
DOC. NO. 201500149
O.P.R.T.C.

LOT 1A

LOT 1B

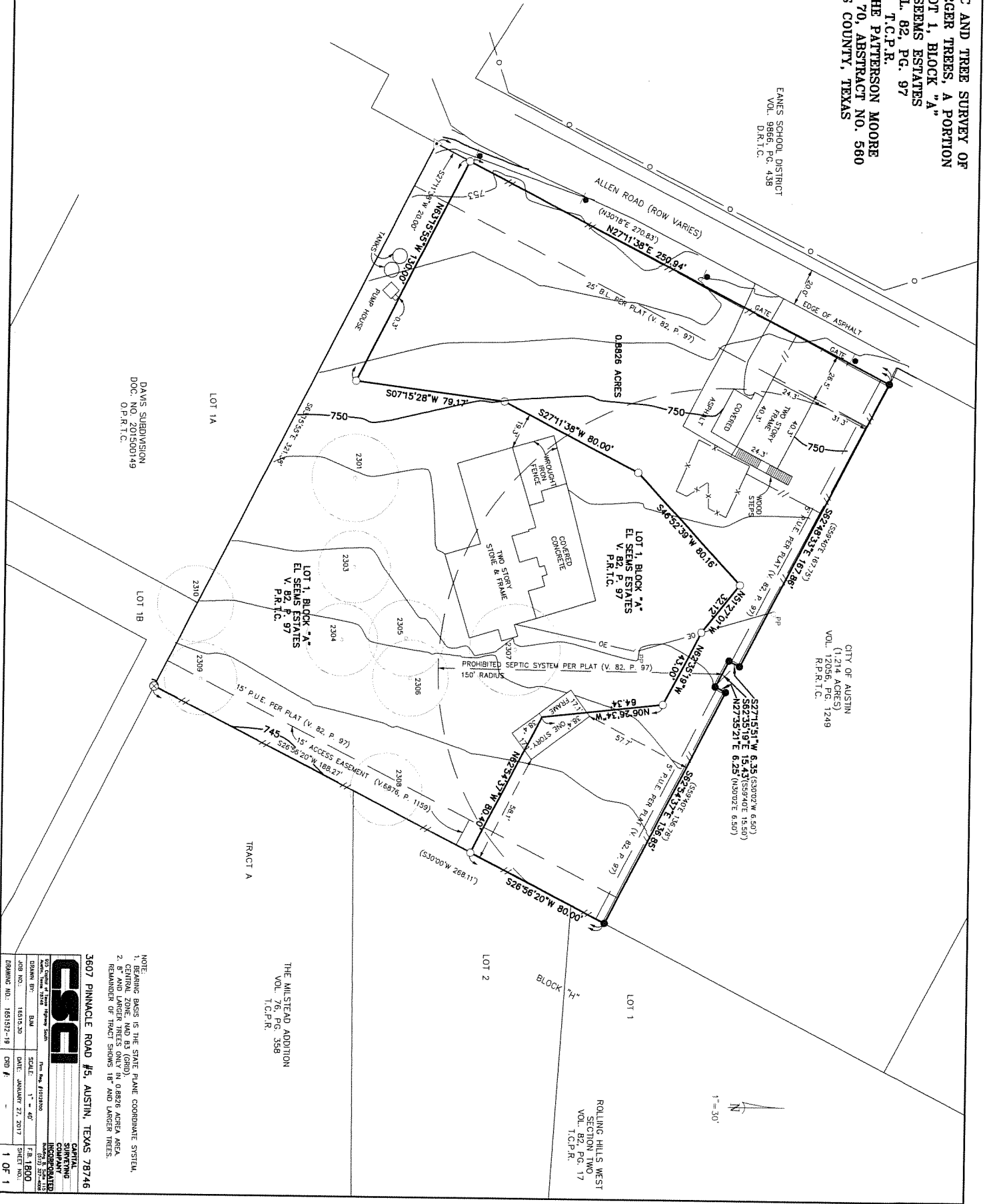
TRACT A

THE MILSTEAD ADDITION
VOL. 76, PG. 358
T.C.P.R.

NOTE:
1. BEARING BASIS IS THE STATE PLANE COORDINATE SYSTEM.
2. BEYOND LINDER, AND B3 (GROD) 0.8826 ACRES AREA
REMAINDER OF TRACT SHOWS 18" AND LARGER TREES.

3607 PINNACLE ROAD #5, AUSTIN, TEXAS 78746

CSGI		SURVEYING COMPANY	
755 Central Expressway, Suite 100 Austin, Texas 78746		INCORPORATED 01/01/2013	
DESIGN BY: BAA	SCALE: 1" = 40'	DATE: JANUARY 27, 2017	SHEET NO.: 1 OF 1
JOB NO.: 161015-20	DATE: JANUARY 27, 2017	FILE NO.: 161015-20	
DRAWING NO.: 161015-20-19	CD #		



Perryman, Don

From: Jo Ann Howard <~~joann@h2opartnersusa.com~~>
Sent: Tuesday, December 05, 2017 2:39 PM
To: Perryman, Don
Cc: 'Rick Whitley' (~~rwhitley@null.com~~); Chip Bray
Subject: Re: C8-2016-0216-OA; Allen Terrace Subdivision

Re: C8-2016-0216-OA; Allen Terrace Subdivision

Dear Mr. Perryman,

Over the last few weeks, members of the Easy Street Neighborhood Association met with the developers of the proposed Allen Terrace subdivision on several occasions. The developers have agreed to restrictive covenants that require the installation and maintenance of landscaping along Allen Road and a plat note to prevent parking along Allen Road which our neighborhood believes will enhance the project.

It is the consensus of our group to support the requested flag lot variance, as the flag configuration would allow less driveways onto Allen Road and is preferable to the alternative of 4 smaller lots adjacent to Allen Road which would be allowed under the current zoning. We urge that the Zoning and Platting Commission approve the variance.

Thank you for meeting with me and for your assistance. Can you direct me to the City office to discuss speed bumps on Allen Road as it has become a real alternative racetrack to Westbank Drive. Let us know how the hearing proceeds please. Jo Ann

Jo Ann Howard, President
H2O Partners Inc.
P.O. Box 160130
Austin, Texas 78716

"For reasons of necessity and opportunity, every industry now finds itself in the technology business."

~~joann@h2opartnersusa.com~~
~~www.h2opartnersusa.com (H2O website)~~
512-731-0911 (direct line)
512-329-6612 (fax)

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If you are not the intended recipient of this information, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited. You are also kindly requested to advise us of the unintended delivery by return e-mail or at 512-328-8444.

Nothing contained in this message or in any attachment shall satisfy the requirements for a writing, nor constitute a

Perryman, Don

From: Kinnan Golemon <kg@kgstrategies.com>
Sent: Monday, December 04, 2017 3:07 PM
To: Perryman, Don
Cc: 'C.Morris Davis'; 'James Lindsey'; 'Jay Howard'; steveb1486@gmail.com
Subject: C8-2016-0216-OA-- Allen Terrace Zoning

Don:
I am writing on behalf of C. Morris Davis, James Lindsey, M.D. and myself (three landowners in the Pinnacle Oaks subdivision, a neighboring set of lots to the proposed subdivision) all of whom have been very involved in the plat and variance request as it has been processed by your office. We support the copy of the flag lot variance filed with your office on November 27, 2017, because it creates a more desirable lot configuration than the alternative configurations that are allowed under existing zoning. The Platting Commission's favorable consideration of our perspective will be greatly appreciated.
Respectfully, Kinnan Golemon

R. Kinnan Golemon
KG Strategies, LLC
408 West 14th Street
Austin, TX 78701
512-615-1108 office
512-633-9428 cell
866-519-6069 fax