SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0171.0A variances only

ZAP DATE: March 20, 2018

SUBDIVISION NAME: 7300 South Congress

AREA: 8.1 acres

LOTS: 4

APPLICANT: Carol Elwyn Williams

AGENTS: BGE, Inc (Pablo Martinez) & Thrower Design (Ron Thrower)

ADDRESS OF SUBDIVISION: 7300 South Congress

COUNTY: Travis

WATERSHED: South Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-6

DISTRICT: 2

LAND USE: residential

VARIANCES: three variances: LDC 25-4-33, 25-4-151 and 25-4-171

DEPARTMENT COMMENTS: The request is for three variances for the 7300 South Congress resubdivision plat (C8-2017-0171.0A). This is for the variances only. The plat will be brought to the ZAP if these variances are approved. The applicant is requesting variances from the following sections of the Land Development Code:

- LDC 25-4-33 Original Tract Requirement
- LDC 25-4-151 Street Alignment and Connectivity
- LDC 25-4-171 Access to Lots

The overall development plan for this site is shown on the attached site plan. The applicant intends to plat the property into 4 lots, and develop the site with 60 attached dwellings in condominium ownership. Meadow Lea Drive will connect to South Congress by a 49 foot wide public access easement. The drive aisle will be improved as shown in Exhibit A.

The first request is a variance from LDC 25-4-33 “Original Tract Requirement”. This section requires a preliminary plan or final plat to include all land from the original tract. The Director can approve a waiver to this requirement, if the balance of tract complies with LDC 25-4-33(D)(1) through (4). If the request does not comply with those criteria, the applicant must submit a variance, which is granted by the Commission. This balance of tract does not comply with D(2) because it does not have frontage to a public street. Instead, it has frontage to the public easement. Staff recommends approval of this variance because the balance of tract has access to a public road from the public access easement, and it will not impair development of this site or adjacent property.

The second request is a variance from LDC 25-4-151 “Street Alignment and Connectivity”. The applicant does not wish to extend Meadow Lea Drive to South Congress Avenue. As an

alternative, the applicant is proposing a public access easement. Refer to the attached memo from Jaron Hogenson for analysis of this request.

The third request is a variance from LDC 25-4-171 "Access to Lots". All lots must contain frontage to a dedicated public street. Because Lot 2 fronts the public access easement, it does not comply with this standard and a variance is required. Lot 2 contains 0.474 acre and will be dedicated as parkland. Staff recommends approval of this variance because Lot 2 is a parkland lot and the public access easement will provide adequate access.

The Commission has authority to approve, approve with conditions, or deny the variance requests. To approve the variances, the Commission must determine the requests comply with LDC 23-4-36(A). Specifically, the Commission must determine that enforcement of the requirements will make subdivision of this tract of land impractical and deny the owner all reasonable use of the land.

STAFF RECOMMENDATION: The staff recommends approval of the variances, subject to the conditions listed in the attached memo.

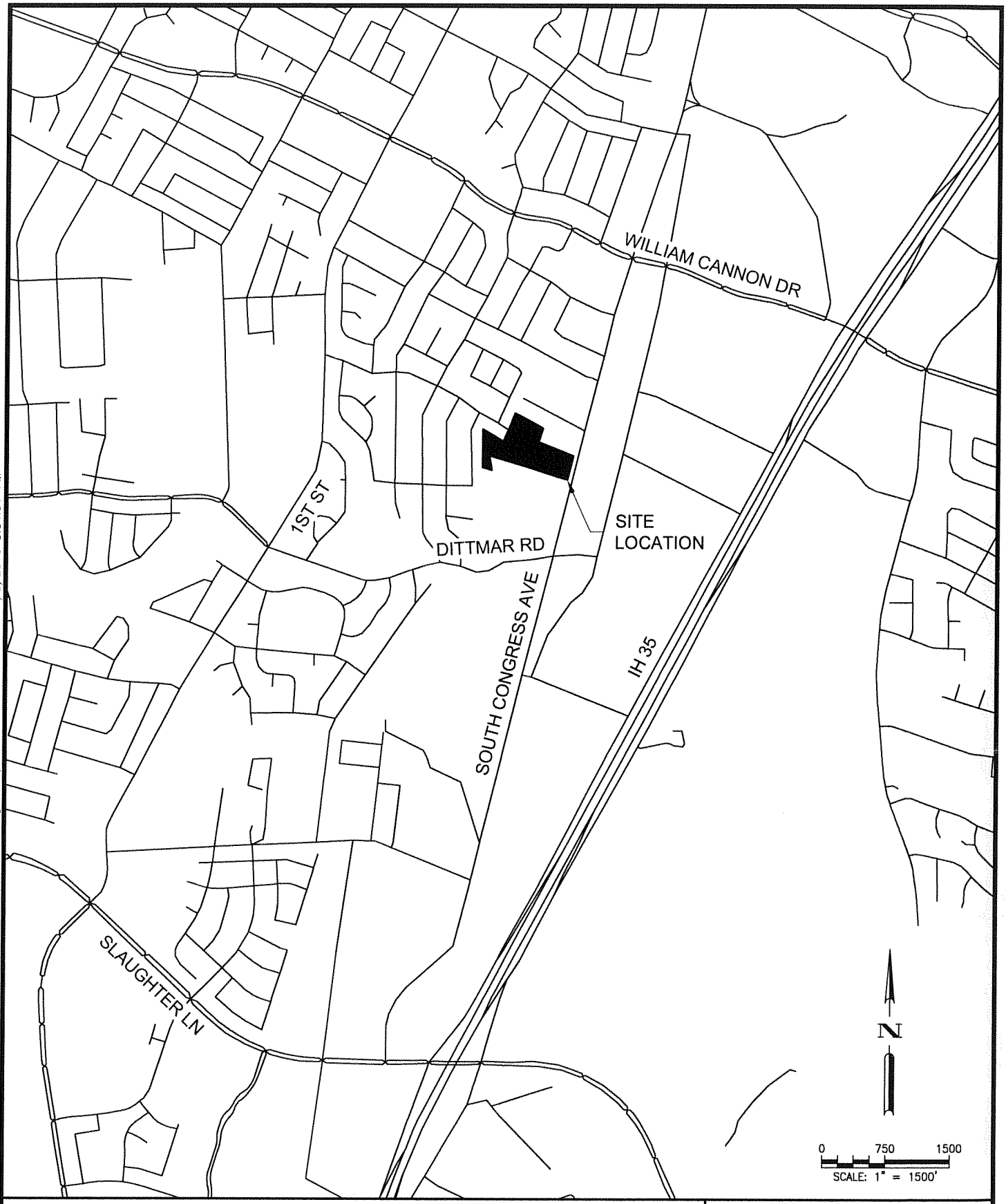
ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins **PHONE:** 512-974-3175

E-mail: steve.hopkins@austintexas.gov

ATTACHMENTS

- Vicinity map
- Letter from the applicant.
- Memo from Jaron Hogenson
- Exhibit A: Cross-section of private drive
- Proposed plat
- Proposed site plan
- Applicable sections from the Land Development Code:
    - 25-4-33 "Original Tract Requirement",
    - 25-4-151 "Street Alignment and Connectivity"
    - 25-4-171 "Access to Lots"
    - 25-4-36 "Variance Determination"



7300 SOUTH CONGRESS
AUSTIN, TEXAS

LOCATION MAP EXHIBIT

BGE, INC. 7000 NORTH MOPAC, SUITE 330 AUSTIN, TX 78731 TBPE Registration No. F-1046
TEL: 512-879-0400 www.bgeinc.com

V:\02Proposals\Milestone\7300 S Congress\Exhibits\EXH_161108-LOCATION MAP.dwg Layout: LAYOUT1 Plotted: 11/8/2016 3:34:01 PM

Thrower Design
510 S. Congress Avenue, Ste. 207
P. O. Box 41957
Austin, Texas 78704
(512) 476-4456

February 7, 2018

Mr. Rodney Gonzales, Director
Development Services Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: 7300 South Congress Plat – C8-2017-0171.0A

Dear Mr. Gonzales,

This firm is representing the landowners of the property covered under the above referenced plat titled as the address of the property – 7300 South Congress. On behalf of our client, we respectfully request three variances associated with the Plat relating to street connectivity, lots not fronting on public streets and a balance of tract matter. The following is an itemized list of the variances along with an explanation of the conditions and reasons to support the variances.

Variance #1 – Section 25-4-151 – Street Alignment and Connectivity

This Land Development Code section is specific to provide for streets to be continued through a site when that street either abuts the property or is planned to extend through the property. Meadow Lea Drive abuts the western property line of the Plat as a 60' right-of-way and a pavement section of 40' face-to-face of curb. Extending Meadow Lea Drive through the site will complicate the endeavor of bringing housing to Austin by dividing the property into two sites each requiring a separate site plan. Further, this public road extension would also require a Preliminary Plan and Construction Plans along with the Plat.

The proposal with the Plat is to extend the connection from Meadow Lea Drive on the west through the site and connect this to S. Congress Avenue as a private drive that is fully accessible by the public. The intention is to provide the connection but do so in a way that meets all the intents of the Code Section and also provides for the flexibility of the roadway design to meet the desires of the neighborhood to the west

as was expressed at a recent public hearing. Providing this connection as a private drive / publicly accessible allows for design speeds lower than traditional public roadway geometry which can lower the overall speed of vehicles on this drive.

Discussions with Ms. Anna Martin, P.E., Austin Transportation Department, and Jaron Hogenson, Transportation Planner with DSD, has found that they are supportive of the proposed connection as a private drive / publicly accessible with the following conditions:

1) The connecting drive will be constructed with a 28' face-to-face of curb dimension.
2) Sidewalks to be provided on both sides of the connecting drive.
3) The connecting drive will be constructed with the first site plan for the property.
4) No gates are allowed on the connecting drive.
5) No head-in or angled parking will be allowed on the connecting drive. Parallel parking may be allowed with approval of Austin Fire Department.
6) Record the public access easement for the connecting drive either prior to final plat recordation or concurrently with plat recordation.

We agree with all the above staff requested conditions associated with this variance. Therefore, we respectfully request approval of the variance.

Variance #2 – Section 25-4-33 – Original Tract Requirement

The purpose of this code section is to provide for the ability to have all remnant properties from a Parent Tract to be able to be platted in the future. Specifically, this request applies to the property identified on the Plat as Remainder of Lot1, Fritts Addition located at the northwest property corner of the Plat. For clarity to this situation, the current landowner, also being the requestor of these variances as landowner, is the owner of that specific property being the remnant portion of Lot 1, Fritts Addition. As landowner, they are abundantly aware that this remnant property will need to be platted in the future. They also will provide a letter supporting the variance.

The property cannot be platted at this time as the property is currently zoned as DR, Development reserve, which has a 10-acre minimum lot size. The remnant property in question is +/-0.70 acres in size. Rezoning the property now just to include with the plat is premature as the landowner does not have a plan for the property currently. The landowner is also aware that when the plat does occur for the remnant property, that they will also request a variance for a lot not fronting on a dedicated public street just as we have outlined in Variance #3 below.

As the remnant property is not able to be platted today with current zoning, and the landowner of the property in question is also the applicant for the variance, we respectfully request approval of the variance.

Variance #3 – 25-4-171 – Access to Lots

This variance is to permit lots to not have frontage on a dedicated public street. The proposal, as outlined above in Variance #1, is to allow for a private drive / publicly accessible connection between Meadow Lea Drive and S. Congress to serve as the same purpose as an extension of a public road. Specific to the Plat is Lot 2 which will only have frontage on the connecting drive. Lot 2 will be a lot to be dedicated for parkland purposes along with Lots 3 & 4, however, Lots 3 & 4 will have frontage on S. Congress to satisfy the code requirement.

Meetings and discussions with PARD staff has provided that they are supportive of parkland properties not fronting on dedicated roadways provided that the frontage is publicly accessible. In this case, Lot 2 will have access and rights to the connecting drive as a private drive / publicly accessibly connection.

As PARD staff agrees with the request that parkland can front on access easements and not a publicly dedicated roadway, we respectfully request approval of the variance

We believe the variances are the minimal departure from strict code requirements and that in all instances, support from City staff is provided and the landowner is very aware of the conditions as set forth herein.

Should you have any questions, please contact me at my office.

Respectfully submitted,

A. Ron Thrower

A. Ron Thrower

MEMORANDUM

TO:	Steve Hopkins, Case Manager Members of the Planning Commission
FROM:	Jaron Hogenson, AICP CFM, Land Use Review Division, DSD
DATE:	March 9, 2018
SUBJECT:	Variance Request 7300 S Congress Case Number – C8-2017-0171.0A
Recommendation:	To approve the variance with conditions

The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151, which requires streets of a new subdivision to be in line with existing streets on adjoining property. The variance is for the connection to Meadow Lea.

The proposed subdivision is located within the City of Austin's full purpose jurisdiction in south Austin, South of the intersection of Congress and William Cannon.

Staff recommends <u>approval of the variance</u> for the following reasons:

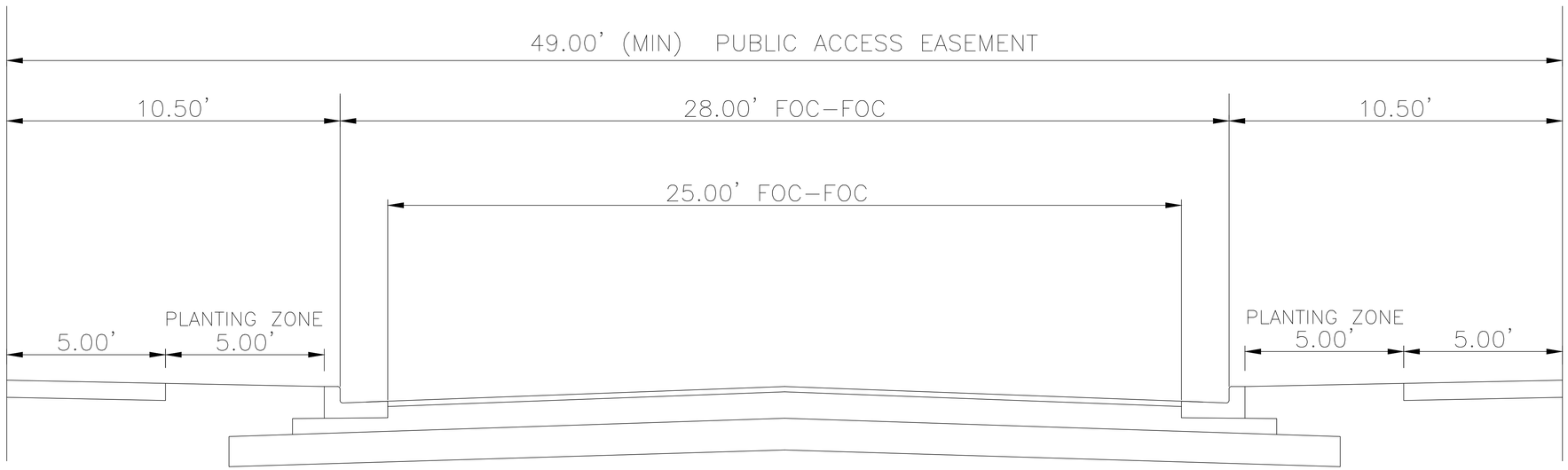
- A new public right-of-way extension would require both a preliminary plan and separate site plan submittal for the development.
- The applicant has agreed to conditions that would provide the same level of connectivity to the development and adjacent neighborhood.
- Setbacks required from a new public roadway would be particularly disruptive with this site layout.
- Austin Transportation Department has approved the proposed private drive connection.

Support for variance contingent upon the following recommended conditions:

- The connecting private drive will be constructed to match Exhibit A of this packet, which includes a 49' cross section, 28' pavement width, a 5' planting zone, and 5' sidewalks on each side.
- The connecting private drive will be constructed with the first site plan for the property.
- No gates are allowed on the connecting private drive.
- No signage prohibiting through traffic is allowed on the private drive.
- No head-in or angled parking will be allowed on the private drive. Parallel parking may be allowed with approval of the Austin Fire Department and Austin Transportation Department.
- The public access easement for the private drive will be recorded either prior to final plat recordation or concurrently with final plat recordation. The public access easement shall connect Meadow Lea Drive to South Congress Avenue.
- The private drive is to be constructed to City of Austin standards for a roadway.

If you have any further questions or required additional information, please contact me at 974-2253.

Jaron Hogenson, AICP CFM
Land Use Review Division/ Transportation Review
Development Services Department



ROADWAY CROSS-SECTION
MEADOW LEA DRIVE
N.T.S.

REV	DESCRIPTION	DATE	APR

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

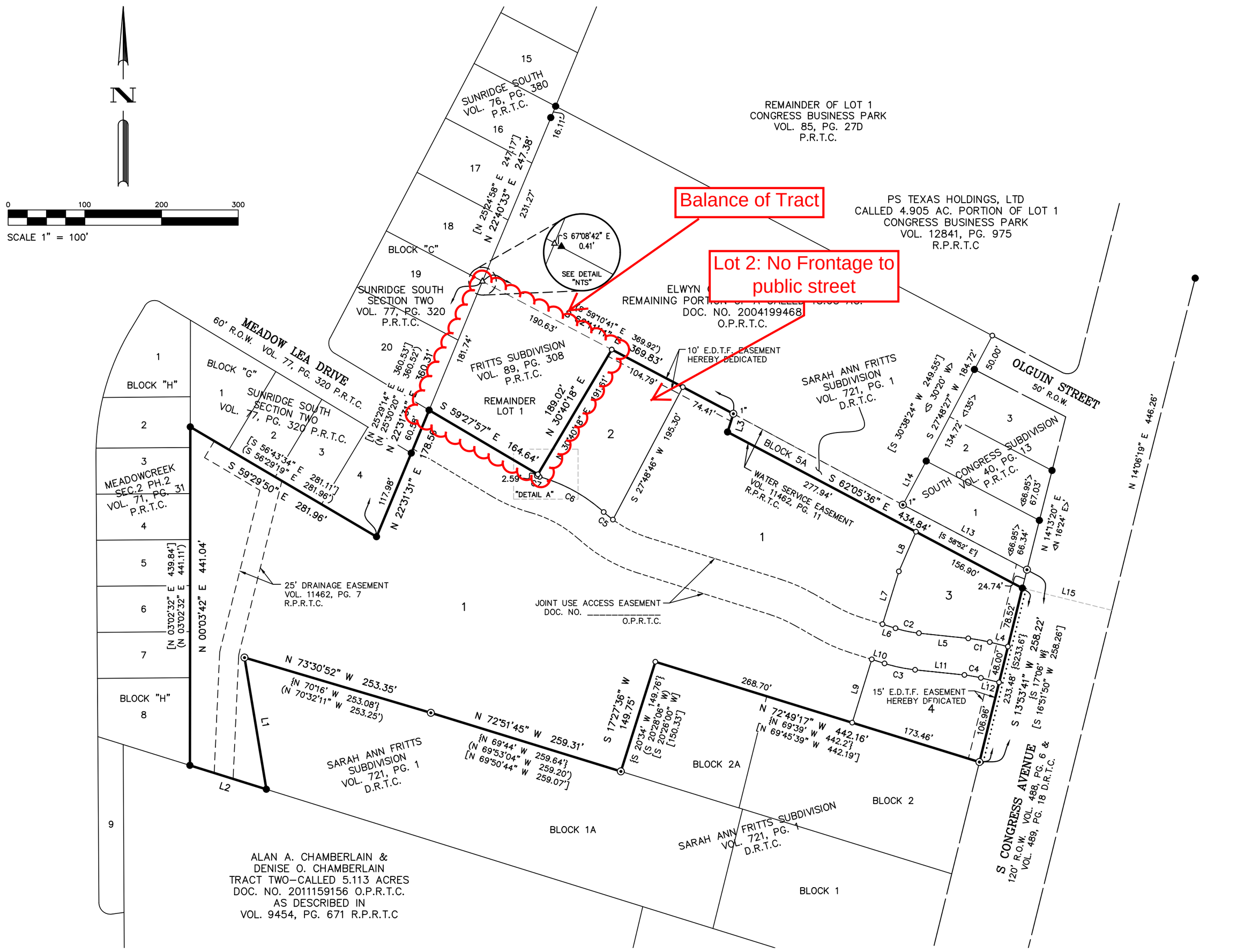
BGE, Inc.
7000 NORTH MOPAC, SUITE 330
AUSTIN, TX 78731
TEL 512.879.0400 www.bgeinc.com
TBPE Registration No. F-1046

7300 SOUTH CONGRESS
AUSTIN, TX

EXHIBIT A

SHEET
1 OF 1

C:\Users\pmartinez\OneDrive\BGE\Milestone\4553-00_7300_South_Congress\03_CADD\05_Exhibits\2018-03-02 ExhibitA.dwg Layout: Layout1 Plotted: 3/6/2018 3:11:54 PM



LEGEND

D.R.T.C.	DEED RECORDS, TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
P.R.T.C.	PLAT RECORDS, TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS, TRAVIS COUNTY
{ }	RECORD INFORMATION VOL. 721, PG. 1
< >	RECORD INFORMATION VOL. 40, PG. 13
( )	RECORD INFORMATION VOL. 89, PG. 308
[ ]	RECORD INFORMATION DOC. NO. 2004199468
⦿	FOUND 1/2" IRON PIPE (UNLESS NOTED)
●	FOUND 1/2" IRON ROD
▲	FOUND MAG NAIL ON TOP OF FENCE POST (UNLESS NOTED)
○	SET 1/2" IRON ROD W/"BROWN & GAY" CAP
△	CALCULATED POINT
· · · · · · · ·	SIDEWALK
E.D.T.F.	ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT HEREBY DEDICATED

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000579452.

LINE TABLE

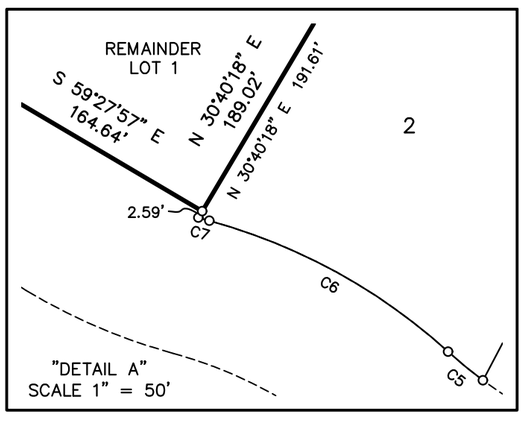
NUMBER	BEARING	DISTANCE
L1	S 09°24'38" E	173.85'
	(S 06°24'51" E)	(173.81')
L2	N 72°37'52" W	104.38'
	(N 69°39'50" W)	(104.31')'
	[N 69°41'19" W]	[104.75']
L3	S 17°27'36" W	24.86'
	(S 20°28'06" W)	
L4	N 76°04'55" W	24.35'
L5	N 84°00'39" W	64.67'
L6	N 72°32'31" W	17.79'
L7	N 17°07'53" E	71.99'
L8	N 23°26'12" E	56.32'

LINE TABLE

NUMBER	BEARING	DISTANCE
L9	N 17°07'07" E	86.32'
L10	S 72°32'31" E	17.49'
L11	N 84°00'39" W	64.67'
L12	S 76°04'55" E	24.37'
L13	N 62°24'46" W	182.53'
	{N 58°52' W}	
	<N 59°40' W>	<183.8'>
	[N 59°20'15" W]	[183.66']
L14	S 28°04'50" W	64.76'
	<N 30°20' E>	<65'>
L15	S 76°06'19" E	120.10'

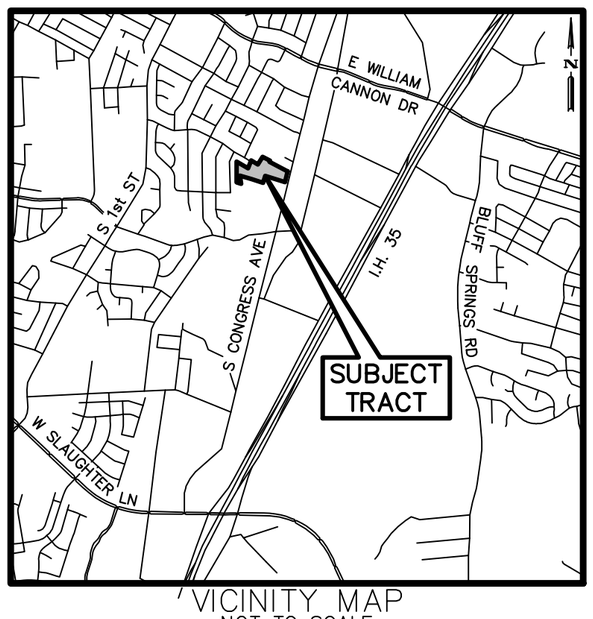
CURVE TABLE

NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	28.41'	205.30'	7°55'43"	N 80°02'47" W	28.39'
C2	31.23'	156.00'	11°28'08"	S 78°16'35" E	31.17'
C3	40.83'	204.00'	11°28'08"	S 78°16'35" E	40.77'
C4	21.77'	157.30'	7°55'43"	N 80°02'47" W	21.75'
C5	15.70'	156.00'	5°46'05"	S 50°37'54" E	15.70'
C6	95.98'	204.00'	26°57'22"	N 61°13'32" W	95.09'
C7	3.97'	156.00'	1°27'31"	S 73°58'28" E	3.97'



LAND USE TABLE

LOT	DESCRIPTION	ACREAGE
1	RESIDENTIAL	6.919
2	PARKLAND	0.474
3	PARKLAND	0.385
4	PARKLAND	0.375
TOTAL		8.153



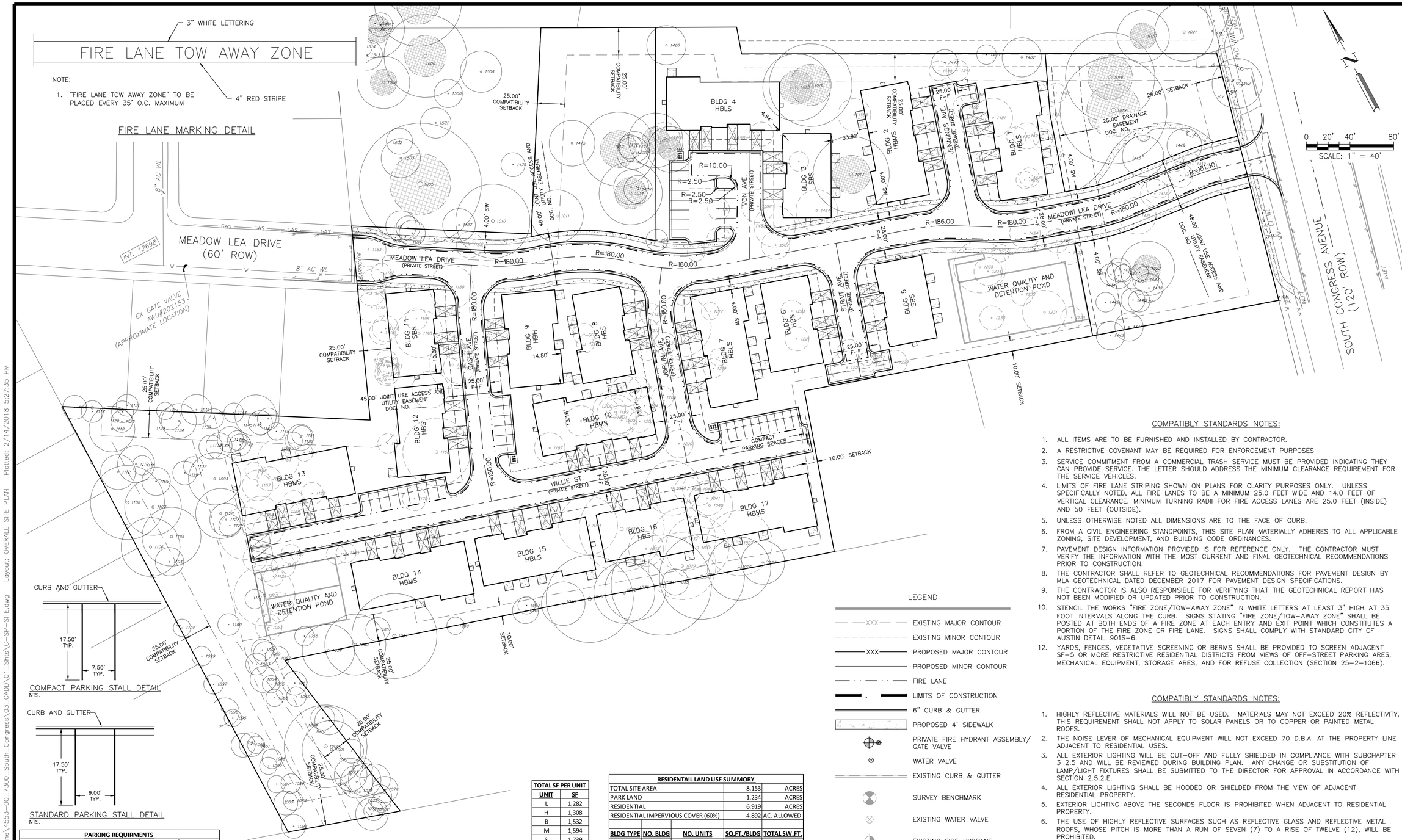
VICINITY MAP
NOT TO SCALE

7300 SOUTH CONGRESS

A RESUBDIVISION OF 8.153 ACRES OF LAND BEING ALL OF BLOCKS 3, 3A, 4, AND 4A, SARAH ANN FRITTS SUBDIVISION, AS RECORDED IN VOL 721, PG. 1, DEED RECORDS, TRAVIS COUNTY, TEXAS AND A PORTION OF LOT 1, FRITZ SUBDIVISION, AS RECORDED IN VOL. 89, PG. 308, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

BGE, Inc.
7000 North Mopac, Suite 330
Austin, TX 78731
Tel: 512-879-0400 ● www.bgeinc.com
TBPE Registration No. F-1046
TBPLS Licensed Surveying Firm No. 10106502

SHEET 1 OF 2



COMPACT PARKING STALL DETAIL
NTS.

STANDARD PARKING STALL DETAIL
NTS.

PARKING REQUIRMENTS			
UNIT TYPE	NUMBER OF UNITS	SPACES PER UNIT TYPE	TOTAL NO. OF SPACES
3 BEDROOM	60	1:2.5	150
RESIDENT PARKING	60	-	-
10% Additional	-	-	15
TOTAL			165
TOTAL PARKING PROVIDED			
GARAGE PARKING, ATTACHED			60
OPEN PARKING, DRIVEWAY			60
COMPACT PARKING			10
PARKING LOTS			35
TOTAL			165
BIKE PARKING			
REQUIRED BIKE PARKING (5%)			8.25
PROVIDED BIKE PARKING			9

TOTAL SF PER UNIT	
UNIT	SF
L	1,282
H	1,308
B	1,532
M	1,594
S	1,739

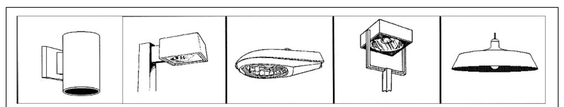


Figure 34:
Examples of fully-shielded light fixtures.

RESIDENTAIL LAND USE SUMMORY			
TOTAL SITE AREA		8.153	ACRES
PARK LAND		1.234	ACRES
RESIDENTIAL		6.919	ACRES
RESIDENTIAL IMPERVIOUS COVER (60%)		4.892	AC. ALLOWED
BLDG TYPE	NO. BLDG	NO. UNITS	SQ.FT./BLDG	TOTAL SW.FT.
HBMS	5	20	6,173	30,865
HBLS	4	16	5,861	23,444
HBS	4	12	4,579	18,316
SBS	3	9	5,010	15,030
HBH	1	3	4,148	4,148
TOTAL	17	60		91,803
IMPERVIOUS COVER				
BUILDINGS			1.606	ACRES
ROADWAYS AND PARKING			1.836	ACRES
TOTAL PROPOSED IMP. COV. (acres)			3.442	ACRES
TOTAL PROPOSED IMP. COV. (%)			42	%

SITE PLAN TABLE											
BUILDING	ACERAGE (AC.)	ZONING	BUILDING		TOTAL	BUILDING COVERAGE		F.A.R.		IMPERVIOUS COVER	
			MAX. (FT)	PROP. (FT)	BLDG. (SF)	MAX. (%)	PROP. (%)	MAX.	PROP.	*MAX. (%)	PROP. (%)
BUILDINGS #1 THRU #17	8.153	SF-6	35'-0"	35'-0"	91,803	40%	20%	N/A	26%	60%	42%

LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FIRE LANE
- LIMITS OF CONSTRUCTION
- 6" CURB & GUTTER
- PROPOSED 4' SIDEWALK
- PRIVATE FIRE HYDRANT ASSEMBLY/ GATE VALVE
- WATER VALVE
- EXISTING CURB & GUTTER
- SURVEY BENCHMARK
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- ZONING: ZONING USAGE CODE
- EXISTING LAND USE: EXISTING LAND USE DESCRIPTION
- BIKE RACK SEE DETAIL 710S-2 AND 710S-3

COMPATIBLY STANDARDS NOTES:

1. ALL ITEMS ARE TO BE FURNISHED AND INSTALLED BY CONTRACTOR.
2. A RESTRICTIVE COVENANT MAY BE REQUIRED FOR ENFORCEMENT PURPOSES
3. SERVICE COMMITMENT FROM A COMMERCIAL TRASH SERVICE MUST BE PROVIDED INDICATING THEY CAN PROVIDE SERVICE. THE LETTER SHOULD ADDRESS THE MINIMUM CLEARANCE REQUIREMENT FOR THE SERVICE VEHICLES.
4. LIMITS OF FIRE LANE STRIPING SHOWN ON PLANS FOR CLARITY PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL FIRE LANES TO BE A MINIMUM 25.0 FEET WIDE AND 14.0 FEET OF VERTICAL CLEARANCE. MINIMUM TURNING RADII FOR FIRE ACCESS LANES ARE 25.0 FEET (INSIDE) AND 50 FEET (OUTSIDE).
5. UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE TO THE FACE OF CURB.
6. FROM A CIVIL ENGINEERING STANDPOINTS, THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODE ORDINANCES.
7. PAVEMENT DESIGN INFORMATION PROVIDED IS FOR REFERENCE ONLY. THE CONTRACTOR MUST VERIFY THE INFORMATION WITH THE MOST CURRENT AND FINAL GEOTECHNICAL RECOMMENDATIONS PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL REFER TO GEOTECHNICAL RECOMMENDATIONS FOR PAVEMENT DESIGN BY MLA GEOTECHNICAL DATED DECEMBER 2017 FOR PAVEMENT DESIGN SPECIFICATIONS.
9. THE CONTRACTOR IS ALSO RESPONSIBLE FOR VERIFYING THAT THE GEOTECHNICAL REPORT HAS NOT BEEN MODIFIED OR UPDATED PRIOR TO CONSTRUCTION.
10. STENCIL THE WORKS "FIRE ZONE/TOW-AWAY ZONE" IN WHITE LETTERS AT LEAST 3" HIGH AT 35 FOOT INTERVALS ALONG THE CURB. SIGNS STATING "FIRE ZONE/TOW-AWAY ZONE" SHALL BE POSTED AT BOTH ENDS OF A FIRE ZONE AT EACH ENTRY AND EXIT POINT WHICH CONSTITUTES A PORTION OF THE FIRE ZONE OR FIRE LANE. SIGNS SHALL COMPLY WITH STANDARD CITY OF AUSTIN DETAIL 901S-6.
12. YARDS, FENCES, VEGETATIVE SCREENING OR BERMS SHALL BE PROVIDED TO SCREEN ADJACENT SF-5 OR MORE RESTRICTIVE RESIDENTIAL DISTRICTS FROM VIEWS OF OFF-STREET PARKING ARES, MECHANICAL EQUIPMENT, STORAGE ARES, AND FOR REFUSE COLLECTION (SECTION 25-2-1066).

COMPATIBLY STANDARDS NOTES:

1. HIGHLY REFLECTIVE MATERIALS WILL NOT BE USED. MATERIALS MAY NOT EXCEED 20% REFLECTIVITY. THIS REQUIREMENT SHALL NOT APPLY TO SOLAR PANELS OR TO COPPER OR PAINTED METAL ROOFS.
2. THE NOISE LEVER OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
3. ALL EXTERIOR LIGHTING WILL BE CUT-OFF AND FULLY SHIELDED IN COMPLIANCE WITH SUBCHAPTER 3 2.5 AND WILL BE REVIEWED DURING BUILDING PLAN. ANY CHANGE OR SUBSTITUTION OF LAMP/LIGHT FIXTURES SHALL BE SUBMITTED TO THE DIRECTOR FOR APPROVAL IN ACCORDANCE WITH SECTION 2.5.2.E.
4. ALL EXTERIOR LIGHTING SHALL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
5. EXTERIOR LIGHTING ABOVE THE SECONDS FLOOR IS PROHIBITED WHEN ADJACENT TO RESIDENTIAL PROPERTY.
6. THE USE OF HIGHLY REFLECTIVE SURFACES SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WHOSE PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED.
7. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED 70 D.B.A. AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
8. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY USED OR ZONED AS SF-5 OR MORE RESTRICTIVE.

811 Know what's below. Call before you dig.

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

SITE PLAN APPROVAL SHEET ___ OF 47
FILE NUMBER: SP-2017-0296C APPLICATION DATE: AUGUST 8, 2017
APPROVED BY COMMISSION ON _____ Correction 1 _____
UNDER SECTION 112 OF CHAPTER 25-5 OF THE CITY OF AUSTIN CODE. Correction 2 _____
EXPIRATION DATE(25-5-81, LDC)_____ CASE MANAGER: ROSEMARY AVILA Correction 3 _____
PROJECT EXPIRATION DATE (ORD. #970905-A)_____DWPZ_____DDZ_____

Director, Watershed Protection and Development Review
RELEASED FOR GENERAL COMPLIANCE: _____ ZONING SF-6
Rev. 1 _____ Rev. 2 _____ Rev. 3 _____

Final Plat must be recorded by the Project Expiration Date, if applicable. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all required Building Permits and/or a notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

2/13/2018
STATE OF TEXAS
PABLO H. MARTINEZ
117156
LICENSED
PROFESSIONAL ENGINEER

SHEET
12 OF 47

REV	DESCRIPTION	DATE	APR

DESIGNED BY: JT
REVIEWED BY: JK
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7300 SOUTH CONGRESS
AUSTIN, TEXAS

OVERALL SITE PLAN

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Applicable sections from the Land Development Code

§ 25-4-33 - ORIGINAL TRACT REQUIREMENT.

(A) An original tract is a tract that:

(1) is a legal lot or tract; or

(2) was a legal lot or tract before being subdivided in violation of ordinance requirements.

(B) An applicant shall include all land in the original tract in an application for preliminary plan or plat approval.

(C) The Land Use Commission may waive the requirement of Subsection (B) if the Land Use Commission determines that the requirement is impractical or imposes an unreasonable hardship on the applicant.

(D) The director may waive the requirement of Subsection (B) if the director determines that:

(1) subdividing only a portion of the original tract will not substantially impair the orderly planning of roads, utilities, drainage, and other public facilities;

(2) the portion of the original tract contiguous to the area to be subdivided has direct access to a public street, or the applicant has provided access to a public street by dedicating right-of-way at least 50 feet wide;

(3) a reasonable use of the balance of the original tract is possible; and

(4) the applicant has mailed, by certified mail, to all owners of land that is a portion of the original tract and contiguous to the land included in the application a request that each owner provide written confirmation to the director that:

(a) the owner's land is not a legal lot or tract; and

(b) the owner must plat the land before the City may approve a development permit or a utility company may provide initial or additional service.

(E) If the director does not receive the written confirmations requested under Subsection (D)(4) by the 10th day after the requests were mailed, the director shall mail, by certified mail, to each owner a notice containing the statements described in Subsections (D)(4)(a) and (b).

(F) In making a determination under Subsection (D)(3) that a reasonable use of the balance of the original tract is possible, the director may require that the applicant provide a schematic land plan of the balance of the original tract. The director may not require that the applicant provide detailed engineering information.

(G) An interested party may appeal the director's determination under this section to the Land Use Commission.

(H) An applicant who satisfies the requirement of Subsection (D)(2) by dedicating right-of-way to provide access to a public street is not required to construct improvements within the right-of-way.

§ 25-4-151 - STREET ALIGNMENT AND CONNECTIVITY.
Streets of a new subdivision shall be aligned with and connect to existing streets on adjoining property unless the Land Use Commission determines that the Comprehensive Plan, topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment or connection.

§ 25-4-171 - ACCESS TO LOTS
(A) Each lot in a subdivision shall abut a dedicated public street.

§ 25-4-36- VARIANCE DETERMINATION
(A) The Land Use Commission shall grant a variance from a requirement of Article 3 if the Land Use Commission determines that enforcement of the requirement will make subdivision of a tract of land impractical and deny the owner all reasonable use of the land.