SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0117.0A  PC DATE: June 25, 2019

SUBDIVISION NAME: Resubdivision of Lot 2, Lary Addition

AREA: 15,961 square feet  LOTS: 2

APPLICANT: James Caswell

AGENT: Southwest Engineers (Matt Dringenberg)

ADDRESS OF SUBDIVISION: 3507 Oak Springs Drive

GRIDS: ML23  COUNTY: Travis

WATERSHED: Boggy Creek  JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

DISTRICT: 3

LAND USE: Residential

NEIGHBORHOOD PLAN: East MLK Combined

VARIANCES: flag lot

SIDEWALKS: Sidewalks will be constructed along Oak Springs Drive.

DEPARTMENT COMMENTS: Request approval of the Resubdivision of Lot 2, Lary Addition, comprised of 2 lots on 15,961 square feet, including a flag lot variance. The applicant proposes to resubdivide an existing lot into two lots for residential use. The proposed lots comply with zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the plat and the flag lot variance. The resubdivision and variance meet all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

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

E-mail: steve.hopkins@austintexas.gov
Subdivision review only - An engineered tap plan must be submitted to Austin Water for review and approval prior to obtaining a building permit.

AUSTIN WATER REVIEWED
DATE: 04/02/2019
EXPIRATION DATE: 04/02/2022
Austin Water Representative:

requirements that water and wastewater services are not allowed to be located within driveways.

CAUTION - ELECTRICITY PRESENT

NOTES:
1. THE DEVELOPER MUST CONSTRUCT A DRIVEWAY, DESIGNED BY A PROFESSIONAL ENGINEER, TO MEET THE REQUIREMENTS FOR THE 100-YEAR STORM EVENT.
2. THE DEVELOPER MUST CONSTRUCT A DRIVEWAY WITH A MINIMUM OF 9 INCHES OF WATER OVERTOPPING THE DRIVEWAY DURING THE 100-YEAR STORM EVENT.
3. THE DEVELOPER MUST CONSTRUCT A DRIVEWAY, DESIGNED BY A PROFESSIONAL ENGINEER, TO MEET THE REQUIREMENTS FOR THE 100-YEAR STORM EVENT.
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