SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0116.0A  PC DATE: August 13, 2019

SUBDIVISION NAME: Resubdivision of part of Lot 16, Block 2, Fredericksburg Road Acres

AREA: 20,998 sf (0.482 acre)  LOTS: 2

APPLICANT: Happy East Homes, LLC (Mark Hutchinson)

AGENT: Servant Engineering and Consulting PLLC (Mauricio Quintero-Rangel)

ADDRESS OF SUBDIVISION: 2300 Thornton Road

GRIDS: MG20  COUNTY: Travis

WATERSHED: West Bouldin Creek  JURISDICTION: Full Purpose

ZONING: SF-3  DISTRICT: 5

LAND USE: Residential

NEIGHBORHOOD PLAN: South Lamar (suspended)

VARIANCE: Flag lot variance

SIDEWALKS: Sidewalks will be constructed along Thornton Road.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of a portion of Lot 16, Block 2, Fredericksburg Road Acres, with a flag lot variance. The plat is comprised of 2 lots on 20,998 square feet. 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, and the flag lot complies with the requirements for a flag lot variance. The Commission has discretion to determine if the flag lot is compatible with the surrounding neighborhood.

STAFF RECOMMENDATION: Staff recommends approval of the plat and the 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
2300 Thornton Road Subdivision

Location Map

NOT TO SCALE
RESUBDIVISION OF PART OF
LOT 16 BLOCK 2
FREDERICKSBURG ROAD ACRES

NOTES:
1. No portion of this subdivision is within the boundaries of any special flood zone area
2. All restrictions and notes from the previous subdivision, Fredericksburg Road Acres,
   recorded in Volume 3 Page 166, Travis County Plat Records, shall apply to this resubdivision plat.
3. The owner of this subdivision and his or her successors and assigns, assumes
   responsibilities for plans for construction of subdivision improvements which
   comply with applicable codes and requirements of the City of Austin. The owner
   understands and acknowledges that plat vacation or replatting may be required, at the owner's
   sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
4. Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
5. 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 certificates of occupancy.
6. Public sidewalks, built to City of Austin standards, are required along the following streets and as shown
   by a drafted line on the face of the plat: Thornton Road. These sidewalks shall be in place prior to the
   lot being occupied. Failure to construct the required sidewalks may result in the withholding of
   Certificates of Occupancy, building permits or utility connections by the governing body of utility company.
7. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent
   necessary to keep the easements clear. Austin Energy will perform all tree work in compliance
   with Chapter 25-B, Subchapter B of the City of Austin Land Development Code.
8. The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or
   access required, in addition to those indicated, for the installation and ongoing maintenance of
   overhead and underground electric facilities. These easements and/or access are required to provide
   electric service to the building and will not be located so as to cause the site to be out of compliance with
   Chapter 25-B of the City of Austin Land Development Code.
9. The owner shall be responsible for installation of temporary erosion control, revegetation and tree
   protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is
   within ten feet of the face of the subdivision. These trees shall be in place prior to the
   lot being occupied. Failure to construct the required sidewalks may result in the withholding of
   Certificates of Occupancy, building permits or utility connections by the governing body of utility company.
10. The owner of this property is responsible for maintaining clearances required by the National Electric Safety
    Code, Occupational Safety and Health Administration (OSHA), regulations, City of Austin rules and
    regulations and Texas state laws pertaining to clearances when working in close proximity to overhead
    power lines and equipment. Austin Energy will not render electric service unless required clearances
    are maintained. All costs incurred because of failure to comply with the required clearances will be
    charged to the owner.
11. Any relocation of electric facilities shall be at the landowner/developer's expense.
12. No lot shall be occupied until the structure is connected to the City of Austin Water and Wastewater
    utility system.
13. All addresses for residential lots utilizing a flag lot design must be displayed at their closest point
    of access to a public street.
14. Vehicular Access to and from Thornton Road for Lot 16A and one unit on Lot 16B (maximum of three units)
    shall be provided through the Joint Use Access Easement only.
15. Vehicular Access to and from Thornton Road for only one or two units on Lot 16B shall be provided with
    a sole driveway outside of the Joint Use Access Easement.
16. This subdivision is exempt from stormwater detention requirements per Section 12.20
    of the City of Austin Drainage Criteria Manual.
17. Water meters and cleanouts shall not be located in driveways or sidewalks.
18. Each lot shall have independent water meters and cleanouts and private plumbing shall not cross lot lines.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Mauricio Quijano-Rangel, am authorized under the laws of the State of Texas to practice
the profession of engineering and hereby certify that this plat is feasible from an engineering
standpoint and complies with the engineering portions of Title 25 of the City of Austin
Land Development Code, and is true and correct to the best of my knowledge.

Mauricio Quijano-Rangel
P.E. 84795
Executive Engineering and Consulting, PLLC
F-1050L
12000 Mustang Road Suite C
Austin, Texas 78748

5-15-2019

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice
the profession of land surveying and hereby certify that this plat complies with Title 25 of the City
Code, and is true and correct and was prepared from an actual survey of the property made by
me or under my supervision on the ground.

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1960 Farina Road Austin, Texas 78704
(512) 442-0590

5-15-2019