SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0175.0A

SUBDIVISION NAME: Cartwright Lots, Resubdivision of Part of Lot 32, Theodore Low Heights Subdivision

AREA: 0.99 acres

APPLICANT: 3204 Clawson LLC
(Brett Hatton)

LOTS: 4

AGENT: Servant Engineering & Consulting (Mauricio Quintero-Rangel)

ADDRESS OF SUBDIVISION: 3204 Clawson Road

GRIDS: G-19

WATERSHED: West Bouldin Creek

EXISTING ZONING: SF-3

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: South Lamar Combined (suspended)

SIDEWALKS: Sidewalks will be installed on Clawson Road.

VARIANCE: From 25-4-175, Land Development Code (LDC) to allow for flag lot. (See attached)

DEPARTMENT COMMENTS: The request is for approval of a flag lot variance and resubdivision namely, Cartwright Lots, Resubdivision of Part of Lot 32, Theodore Low Heights Subdivision. The proposed resubdivision consists 4 lots on 0.99 acres.

STAFF RECOMMENDATION: Staff recommends approval of the variance and resubdivision. With approval of the variance - this plat will meet all current applicable City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767
B-17

CARTWRIGHT LOTS
RESUBDIVISION OF PART OF LOT 32 THEODORE LOW HEIGHTS

NOTES:
1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
2. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin Utility Design Criteria. The water and wastewater utility plans must be reviewed and approved by Austin Water. All water and wastewater construction must be inspected and certified by the City of Austin. The landowner shall pay the City inspection fees with the utility construction.
3. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
4. The owner of this subdivision is responsible and agrees to provide plans for construction of subdivision improvements which comply with applicable codes and regulations of the City of Austin. The owner understands that the City has the authority to issue stop orders, which may require the owner to submit additional plans or to provide that the plans are not sufficient to ensure compliance with applicable codes and regulations. The owner agrees to provide additional plans or to make any required changes to ensure compliance with applicable codes and regulations. The owner agrees to pay the City inspection fees with the utility construction.
5. 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.
6. All streets, driveways, sidewalks, sewer lines, and water and wastewater lines are required to be constructed and installed by City of Austin Standards.
7. Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the necessary extent, to keep the easement clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
8. The owner of this subdivision is responsible for installation of temporary erosion control, vegetation and erosion control, and tree protection in addition to the permanent plans, which are subject to the rules and regulations of Austin Energy and the City of Austin. The owner understands that the installation of temporary erosion control, vegetation, and tree protection must be completed in accordance with the City of Austin Land Development Code.
9. The owner shall be responsible for installation of temporary erosion control, vegetation, and tree protection, and the permanent plans required for any initial grading and clean-up removal that is within ten feet of the centerline of the proposed paved streets or sidewalks designed to provide erosion control to the property.
10. This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivision and the City of Austin, the subdivision is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of the agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Document No. ...
11. Participation in the Regional Stormwater Management Program through construction of stormwater improvements under C-8-2018-0715.B, as described in the conditional approval letter, and as described in Exhibit B of the formal RPMP agreement, which was approved by the City of Austin. The RPMP agreement number 207532-012302.
12. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
13. Erosion/Sediment controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
14. The owner of the 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 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 associated with failure to comply with the required clearances will be charged to the owner.
15. All restrictions and rules from the previous subdivision, Theodore Low Heights, according to the map or plot of record in Volume 45 Page 581 of the Travis County Deed Records, shall apply to this subdivision plat.
16. All electric easements must be shown on all plans sheets, to allow for electric use and maintenance on a (217) basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc. at all times. Necessary easement information from AEP, TXU, TECO, and NERC may be found in Austin Energy's Design Criteria Manual – Section 15.9.1. The manual is available on Austin Energy's website under contracts/electric service design and planning.
17. Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat Cartwright 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 or utility company.
18. A variance to Section 10.0.3 of the Land Development Code was granted by the Planning Commission on ...
19. Each lot shall have independent water meter and service connections and private plumbing shall not cross lots lines. Private lines may cross perpendicularly, but otherwise shall not be located within a public utility easement.
20. All addresses for residential lots utilizing its lot design must be displayed at their closest point of access to a public street for emergency responders.
21. Existing or obstructed fire access shall be mitigated with Austin Fire Department approved Sprinkler systems for buildings on Lots 1, 2, 3 and 4.
22. Building separations from other buildings shall be a minimum of 10 feet or the fire separation distance of 5 feet. Construction with less than 5 feet of fire separation distance shall conform to 2053 IRC Table R221.3.1 with interior rated construction and openings as allowed or shall be conform to Table R221.12 with minimum 125 FIRE sprinkler and rated construction as specified.
23. A fee-in-lieu of parkland dedication and park development has been paid for.
24. All streets, driveways, sidewalks, and parking lots shall be located on the construction plat.
25. Visitors shall be limited to use only through the joint-use Access Easement as shown herein and as recorded by plat.
26. The maintenance of the Joint-Use Access driveway and/or easement shall be the responsibility of all of the lot owners served by the Joint-Use Access driveway.
27. Vehicle parking is prohibited on the private drive and the department access road within the Joint-Use Access Easement.
28. The developer must erect signs indicating "Private Driveway," at the driveway entrance.
MEMORANDUM

TO: Members of the Planning Commission

FROM: Sylvia Limon, Planner Senior
       Development Services Department

DATE: December 4, 2019

SUBJECT: C8-2018-0175.0A – Cartwright Lots, Resubdivision of a Part of Lot 32, Theodore Low Heights 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 4 single family residential 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 adjacent property located at 3202 Clawson has been resubdivided into 4 flag lots. The lots across the street from this proposed resubdivision, located at approximately 3115 Clawson Road, have been resubdivided into 4 flag lots. There are several other flag lot resubdivisions in the nearby vicinity of this proposed flag lot resubdivision as shown on the attached Neighborhood exhibit. The immediate area is zoned SF-3 which is the appropriate zoning for the proposed use.

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

The applicant has determined that there are no existing private deed restrictions that apply to this property.

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

Sylvia Limon, Planner Senior
Case Manager
Development Services Department
April 8, 2019

RE: 3204 Clawson Road, C8-2018-0175.0A

Ms. Sylvia Limon,

Ms. Limon, on behalf of the owner I am requesting a variance from Section 25-4-175 of the Land Development Code in order to subdivide land with a flag lot configuration. This variance is not unique to the area because several flag lots exist within the vicinity of this application.

If you have any questions, please contact me.

Regards,

Hector Avila 512-791-0517
3204 Clawson Comparable Development

Subject Property
3 Flags, 4 Lots on .99

Comparable Flag Lots

1. 2701-2705 Del Cuarto
   2 Flags, 3 Lots on 1 Acres

2. 3113 Clawson
   3 Flags, 4 Lots on .97 Acres

3. 3510-3514 Clawson
   2 Flags, 3 Lots on .94 Acres

4. 3202 Clawson
   3 Flags, 4 lots on

New Development with Equal or Greater Density

5. 2807 Del Cuarto
   15 Condos on 2.8 Acre

6. 2811 Del Cuarto
   6 Condos on .65 Acres

7. 1814 Lightsey
   36 Homes on 4.7 Acres

8. 1805 Lightsey
   31 Homes on 4 Acres

9. 3504 Clawson
   4 Duplexes on .8