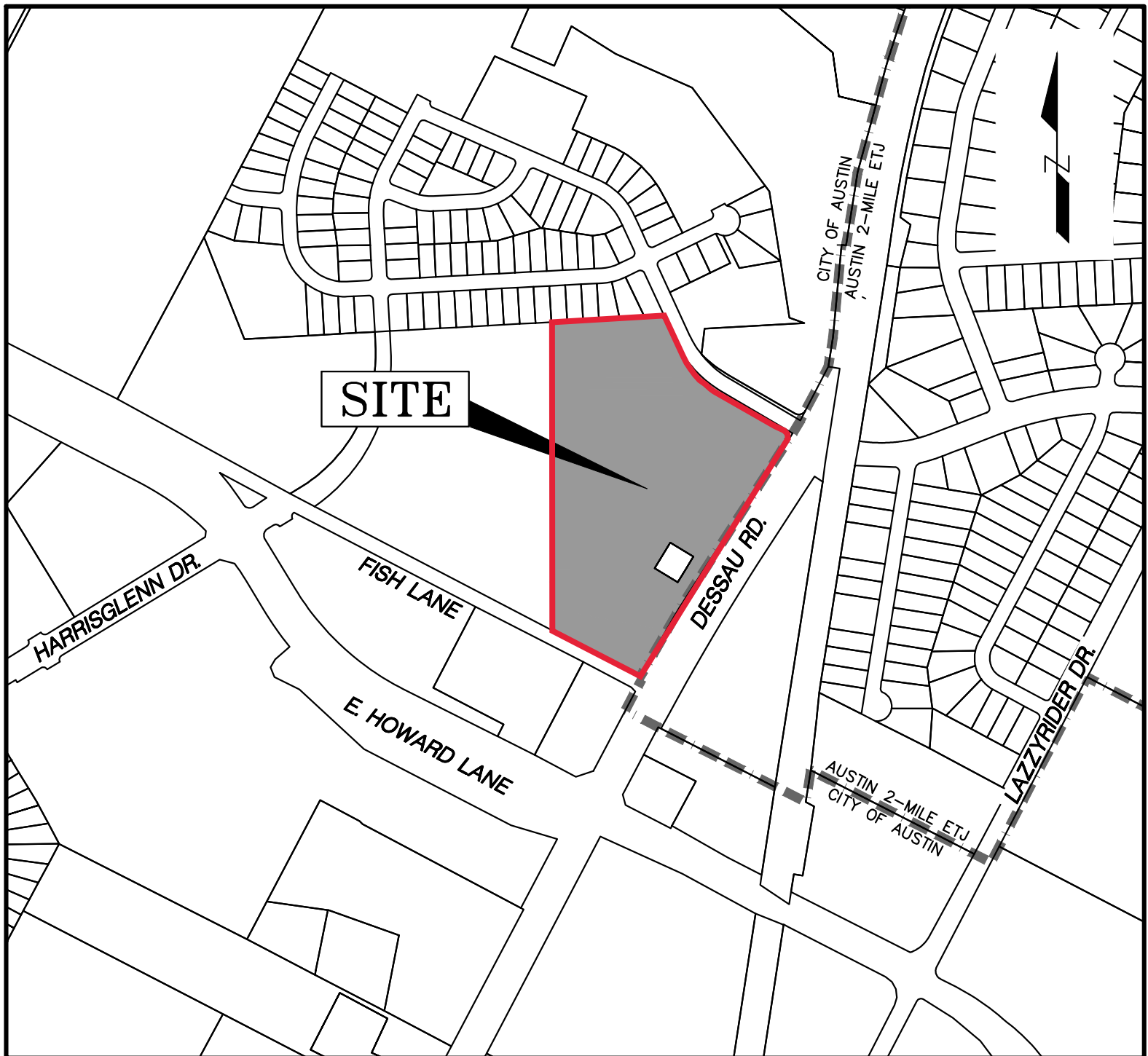


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0135.0A**ZAP DATE:** July 7, 2020**SUBDIVISION NAME:** Tech Junction**AREA:** 14.01 acres**LOTS:** 1**APPLICANT:** Tech Junction, LLC**AGENT:** Stephen Jamison
(Jamison Civil Eng.)**ADDRESS OF SUBDIVISION:** 13624 Dessau Road**GRIDS:** MH40**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** GR-MU, MF-3**DISTRICT:** 7**LAND USE:** multi-family**VARIANCES:** One variance request to LDC 25-4-34, Balance of Tract.**SIDEWALKS:** Sidewalks will be constructed along Dessau Road and Fort Dessau Road.**DEPARTMENT COMMENTS:**

This application is processed under the rules in effect prior to HB3167. The request is for the approval of the Tech Junction final plat, comprised of one lot on 14.01 acres, with a balance of tract variance. The applicant proposes to subdivide an unplatted tract into one lot for multi-family use. The variance is for a balance of tract comprised of approximately 8,900 sf that contains a City of Austin public wastewater lift station. Instead of frontage to a public road, this tract is accessed by a permanent access easement.

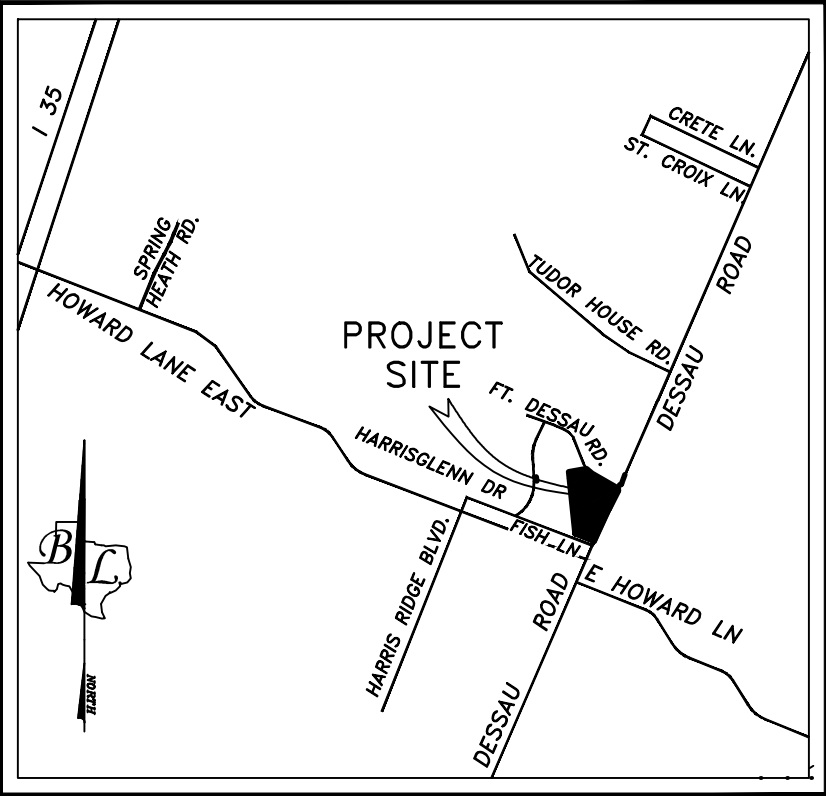
STAFF RECOMMENDATION: The staff recommends approval of the plat and the variance. With the variance, the subdivision meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



MAPSCO GRID P34
MAPSCO PAGE # 467Y

LOCATION MAP
N.T.S.



LEGEND

- | SYMBOL | DESCRIPTION |
|--------------|---|
| ● | 1/2" REBAR FOUND WITH PLASTIC CAP: "BASELINE, INC." |
| ● | 1/2" REBAR FOUND (NOTED, IF CAPPED) |
| ○ | IRON PIPE FOUND |
| ■ | CONCRETE MONUMENT FOUND (TYPE II) |
| ○ | 1/2" REBAR WITH PLASTIC CAP SET: "BASELINE, INC." |
| ▲ | CALCULATED POINT |
| C.E.F. | CRITICAL ENVIRONMENTAL FEATURE |
| m | METER |
| P.U.E. | PUBLIC UTILITY EASEMENT |
| R.O.W. | RIGHT OF WAY |
| R.P.R.T.C.T. | REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS |
| O.P.R.T.C.T. | OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS |
| () | RECORD INFORMATION (DOC. NO. 201800344—O.P.R.T.C.T.) |
| (()) | RECORD INFORMATION (DOC. NO. 2015063039—O.P.R.T.C.T.) |
| { } | RECORD INFORMATION (DOC. NO. 201400111—O.P.R.T.C.T.) |
| { } | RECORD INFORMATION (DOC. NO. 2015057876—O.P.R.T.C.T.) |
| [] | RECORD INFORMATION (TXDOT R.O.W. MAP, C.S.J. NO. 0914-01-105) |
| | REQUIRED SIDEWALK |

FORT DESSAU PHASE ONE

DOC. NO. 201400111
O.P.R.T.C.T.

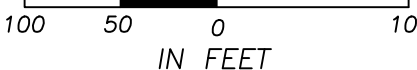
LOWER COLORADO RIVER AUTHORITY
TRANSMISSION LINE EASEMENT
5.34 AC.
VOL. 644, PG. 286
R.P.R.T.C.T.

LEGACY RANCH AT DESSAU EAST

DOC. NO. 201800344
O.P.R.T.C.T.

LOT 1
BLOCK A

GRAPHIC SCALE



CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	8,272.08'	589.36'	4°04'55"	S30°56'42"W	589.22'
C2	774.95'	129.43'	9°34'09"	S28°03'18"E	129.28'
C3	375.81'	138.94'	21°10'59"	S52°03'19"E	138.15'
C4	25.00'	40.75'	93°23'10"	S13°42'53"E	36.38'
C5	8,322.08'	85.00'	0°35'07"	S31°40'04"W	85.00'
C6	8,271.85'	307.01'	2°07'36"	S29°58'02"W	306.99'
C7	8,272.08'	35.00'	0°14'33"	S31°09'06"W	35.00'
C8	8,272.08'	232.34'	1°36'33"	S32°10'53"W	232.33'
C9	8,322.08'	15.00'	0°06'12"	S31°19'24"W	15.00'
C10	8,272.08'	15.00'	0°06'14"	S31°19'30"W	15.00'

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S51°04'31"W	156.74'
L2	N58°55'27"W	90.00'
L3	N31°36'58"E	100.00'
L4	S58°55'27"E	90.00'
L5	S31°09'30"W	35.00'

CONTROL MONUMENT: TXDOT "TYPE II" CONCRETE MONUMENT FOUND, STAMPED "STA. 53+970.756, 23.802 M RT" IN WEST R.O.W. DESSAU ROAD, APPROXIMATELY 940' SOUTH OF TUDOR HOUSE RD.
ELEVATION = 686.47
VERTICAL DATUM: NAVD 88 (GEOID 09)
TEXAS CENTRAL ZONE STATE PLANE COORDINATES:
N: 10123815.8981
E: 3147195.6038
COMBINED SCALE FACTOR: 0.99990420
(FOR SURFACE TO GRID CONVERSION)
BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE STATE PLANE COORDINATES, 1983/93 HARN, BASE ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS).

RIDGE INVESTORS LIMITED
REMAINDER OF 56.458 AC.
PARCEL 1, TRACT 3
VOL. 12038, PG. 1581
R.P.R.T.C.T.

THOM FARRELL, TRUSTEE
OF THE ROLLINGWOOD TRUST
2.932 AC.
VOL. 11998, PG. 1377
R.P.R.T.C.T.

LOT 1, BLOCK A
WRIGHT SUBDIVISION
DOC. NO. 200500047
O.P.R.T.C.T.

SUMMARY
OWNER: JOHN C. FISH & DANA H. FISH
ACREAGE: 14.104 ACRES
SURVEY: ALEXANDER WALTERS SURVEY NUMBER 67, ABSTRACT NUMBER 791 & SAMUEL CUSHING SURVEY NUMBER 70, ABSTRACT NUMBER 164
TOTAL NUMBER OF BLOCKS: 1
TOTAL NUMBER OF LOTS: 1
MULTI-FAMILY LOTS: 1
PRIVATE ALLEY LOTS: 0
OPEN SPACE\DRAINAGE\DETENTION\ WATER QUALITY LOTS: 0
OPEN SPACE\P.U.E.: 0
LINEAR FEET OF NEW STREETS: 0
DATE: 1 AUGUST 2019
SURVEYOR:
BASELINE LAND SURVEYORS, INC.
REGISTERED FIRM #10015100
8000 ANDERSON SQUARE RD., STE. 101
AUSTIN, TEXAS 78757
REGISTERED FIRM #10015100
(TELE.) 512.374.9722
ENGINEER:
JAMISON CIVIL ENGINEERING LLC
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
TBPE FIRM REG. F-17756
(TELE.) 737.484.0880

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE RD., SUITE 101
AUSTIN TEXAS 78757
REGISTERED FIRM #10015100
OFFICE: 512.374.9722
ron@baselinelandsurveyors.net

TECH JUNCTION
FINAL PLAT

#C8-2019-0135.0A

SHEET
01 of 02

STATE OF TEXAS }}
COUNTY OF TRAVIS }}

KNOW ALL MEN BY THESE PRESENTS: JOHN C. FISH AND DANA H. FISH, BEING THE OWNERS OF THE REMAINDER OF A 122.63 ACRE TRACT OF LAND CONVEYED BY INSTRUMENT OF RECORD IN VOLUME 11903, PAGE 280 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY AND THE REMAINDER OF A 15.000 ACRE TRACT OF LAND CONVEYED BY INSTRUMENTS OF RECORD IN VOLUME 11591, PAGE 128; VOLUME 11608, PAGE 565 AND VOLUME 11855, PAGE 92; ALL OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE 14.104 ACRES OUT OF SAID REMAINDER OF A 122.63 ACRE TRACT AND SAID REMAINDER OF A 15.000 ACRE TRACT TO BE KNOWN AS "TECH JUNCTION" IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

THERE ARE NO LIENHOLDERS FOR THESE TRACTS.

WITNESS MY HAND THIS, THE _____ DAY OF _____ 2020. A.D.

BY: _____
NAME: JOHN C. FISH

BY: _____
NAME: DANA H. FISH

STATE OF TEXAS }}
COUNTY OF TRAVIS }}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN C. FISH, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND, THIS THE _____ DAY OF _____ 2020. A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

STATE OF TEXAS }}
COUNTY OF TRAVIS }}

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DANA H. FISH, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND, THIS THE _____ DAY OF _____ 2020. A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____2020.

A VARIANCE TO LDC 25-4-34 WAS APPROVED BY THE ZONING AND PLATTING COMMISSION ON _____2020.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE _____ DAY OF _____ 2020.

JOLENE KIOLBASSA, CHAIR ANA AGUIRRE, SECRETARY


APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS, THE ____ DAY OF _____, 2020, A.D.

STEVE HOPKINS, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ENGINEER'S CERTIFICATION

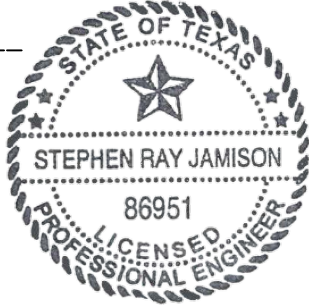
I, STEPHEN R. JAMISON, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE CITY OF AUSTIN FULLY DEVELOPED 100-YEAR FLOODPLAIN AND SPECIAL FLOOD HAZARD AREA ZONE AE; AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48453C0270J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.




STEPHEN R. JAMISON, P.E. 86951
JAMISON CIVIL ENGINEERING LLC
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
TBPE #F-17756
(TELE.) 737-484-0880

04/27/2020
DATE



SURVEYOR'S CERTIFICATION

I, J. SCOTT LASWELL, 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 THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, IS TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING MAY 2018.



J. SCOTT LASWELL 03/26/2020
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5583
BASELINE LAND SURVEYORS, INC.
8000 ANDERSON SQUARE RD., SUITE 101
AUSTIN, TEXAS 78757
REGISTERED FIRM #10015100
(TELE.) 512.374.9722



NOTES:

1. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

2. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.

3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN AND TRAVIS COUNTY. 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.

5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

6. 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.

7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH APPLICABLE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

9. 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 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

10. 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 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

11. 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 (10) FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

NOTES: (CONTINUED)

12. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

13. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

14. THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING WATER AND WASTEWATER UTILITY IMPROVEMENTS AND ABANDONMENTS TO SERVE EACH LOT.

15. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMITS.

16. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER UTILITY.

17. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

18. ALL DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

19. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS/DEVELOPERS EXPENSE.

20. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS LANDSCAPING OR GARDENS ARE ALLOWED WITHIN A CRITICAL ENVIRONMENTAL BUFFER ZONE, PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE.

21. A TEN FOOT AERIAL ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL ROADS ON THIS PLAT.

22. 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: FORT DESSAU ROAD, DESSAU ROAD, AND FISH LANE. 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.

23. PARKLAND DEDICATION IS REQUIRED PER CITY CODE SECTION 25-1-601, AS AMENDED, PRIOR TO APPROVAL OF A SITE PLAN IN THIS SUBDIVISION.

24. 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.

25. THE LANDOWNER INTENDS TO SERVE EACH LOT WITH CITY OF AUSTIN WATER AND WASTEWATER UTILITIES. EACH LOT MUST HAVE A SEPARATE WATER AND WASTEWATER UTILITY CONNECTION AND NO EXISTING OR PROPOSED PLUMBING MAY CROSS LOT LINES. THE LANDOWNER, AT OWN EXPENSE, WILL BE RESPONSIBLE FOR PROVIDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSIONS, SYSTEM UPGRADES, UTILITY RELOCATIONS AND OR ABANDONMENTS TO SERVE EACH LOT.

STATE OF TEXAS }}
COUNTY OF TRAVIS }}

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2020, A.D., AT _____ O'CLOCK ____M., AND DULY RECORDED ON THE _____ DAY OF _____, 2020, A.D., AT _____ O'CLOCK ____M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2020, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE RD., SUITE 101
AUSTIN TEXAS 78757
REGISTERED FIRM#10015100
OFFICE: 512.374.9722
ron@baselinelandsurveyors.net

TECH JUNCTION
FINAL PLAT

File: S:\proj\Fish Tract\Draw\G3D FINAL PLAT Tech Junction.dwg
Scale (Hor.): 1"=100'
Date: 03/26/2020
Drawn By: RLW
Checked By: JSL
Revision 1:
Revision 2:
Revision 3:

SHEET
02 of 02

#C8-2019-0135.0A

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

December 12, 2019

Steve Hopkins
City of Austin, Development Services Department
P.O. Box 1088
Austin, Texas 78767

Re: Tech Junction Final Plat (C8-2019-0135.0A)
Request for Variance from LDC Section 25-4-34 – Original Tract Requirement

Dear Mr. Hopkins:

On behalf of the applicant, we hereby request a variance to LDC Section 25-4-34, Original Tract Requirement.

The Tech Junction Final Plat is a 14.104-acre tract of land located at the northwest corner of Dessau Road and Fish Lane, (between Fish Lane and Fort Dessau Road). This project is currently in the City of Austin full purpose jurisdiction and the C.O.A. Desired Development Zone. This project is within the Harris Branch Watershed, which is defined as Suburban. Access to this property will be from two (2) street connections. One (1) street connection to Dessau Road and one (1) street connection to Fish Lane.

Justification

The remainder parcel of land is a 0.2064-acre tract, currently owned by Continental Homes of Texas, L.P., (Document No. 2015057876). This piece is currently an active City of Austin public wastewater lift station.

The tract currently has access to Dessau Road from an existing 20' paved asphalt driveway, through an existing City of Austin 35' Permanent Access Easement, (Document No. 2015063037 & 2015198193). The proposed plat will not affect the existing access to this tract.

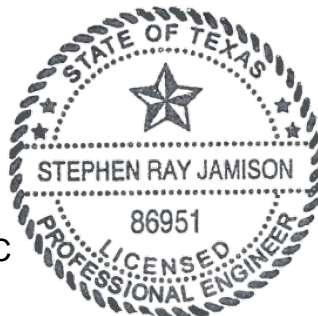
Attached is a copy of a certified letter that was mailed to the owner of the remainder parcel.

Thank you for your consideration of our request, and please let us know if you have any questions.

Sincerely,



Stephen R. Jamison, P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756



12/12/2019

Findings of Fact

Project: Tech Junction Final Plat (C8-2019-0135.0A)
13600 Dessau Road, Austin, TX 78660

Ordinance Standard: LDC Section 25-4-34 Original Tract Requirement

According to LDC Section 30-1-251, The Planning Commission may grant a variance from a requirement of this subchapter after determining that the requirement will deprive the applicant of a privilege or the safety of property given to owners of other similarly situated property with approximately contemporaneous development; the variance is not based on a condition caused by the method chosen by the applicant to develop the property, unless the development method provides greater overall environmental protection than is achievable without the variance; is the minimum change necessary to avoid the deprivation of a privilege given to other property owners and to allow a reasonable use of the property; and does not create a significant probability of harmful environmental consequences; and development with the variance will result in water quality that is at least equal to the water quality achievable without the variance.

1. Are there special circumstances applicable to the property involved where strict application deprives such property owner of privileges or safety enjoyed by other similarly situated property with similarly timed development?

YES - *The remainder tract currently has access to Dessau Road from an existing 20' paved asphalt driveway, through an existing City of Austin 35' Permanent Access Easement, (Document No. 2015063037 & 2015198193). The proposed plat will not affect the existing access to this tract.*

2. Does the project demonstrate minimum departures from the terms of the ordinance necessary to avoid such deprivation of privileges enjoyed by such other property and to facilitate a reasonable use, and which will not create significant probabilities of harmful environmental consequences?

YES - *The remainder tract currently has access to Dessau Road from an existing 20' paved asphalt driveway, through an existing City of Austin 35' Permanent Access Easement, (Document No. 2015063037 & 2015198193). The proposed plat will not affect the existing access to this tract.*

3. The proposal does not provide special privileges not enjoyed by other similarly situated properties with similarly timed development, and is not based on a special or unique condition which was created as a result of the method by which a person voluntarily subdivided land.

YES – *Balance of Tract variances are commonly approved all around the City of Austin for subdivision projects with remainder parcels.*

The remainder tract currently has access to Dessau Road from an existing 20' paved asphalt driveway, through an existing City of Austin 35' Permanent Access Easement, (Document No. 2015063037 & 2015198193). The proposed plat will not affect the existing access to this tract.

4. Does the proposal demonstrate water quality equal to or better than would have resulted had development proceeded without the variance?

Not Applicable – the Balance of Tract variance does not affect water quality requirements for the proposed final plat submittal.

The remainder tract currently has access to Dessau Road from an existing 20' paved asphalt driveway, through an existing City of Austin 35' Permanent Access Easement, (Document No. 2015063037 & 2015198193). The proposed plat will not affect the existing access to this tract.

5. For a variance from the requirements for development within the Critical Water Quality Zone and/or Water Quality Transition Zone: Does the application of restrictions leave the property owner without any reasonable, economic use of the entire property?

Not Applicable – not in CWQZ and/or WQTZ.