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
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
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.**