

AGENDA



Recommendation for Council Action

Austin City Council	Item ID	15411	Agenda Number	139.
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Meeting Date:	5/24/2012	Department:	Planning and Development Review
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Subject

Conduct a public hearing and consider an ordinance amending City Code Section 25-1-21 and Chapter 25-4 relating to requirements for flag lots.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
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Prior Council Action:	December 8, 2011: Council set a public hearing for January 26, 2012. January 26, 2012: Council postponed action to February 2, 2012. February 2, 2012: Council postponed action to April 26, 2012, with additional direction to staff. April 26, 2012: Council postponed action to May 24, 2012.
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For More Information:	Don Perryman, Planning and Development Review Department, (512) 974-2786/ George Zapalac, Planning and Development Review Department, (512) 974-2725
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Boards and Commission Action:	Recommended with conditions by the Planning Commission.
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MBE / WBE:	
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Related Items:	
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Additional Backup Information

Amendments are proposed for Chapter 25 pertaining to the requirements for the use of flag lots within a residential subdivision. A flag lot is one which does not meet the standard lot width but has a narrow strip of land connecting it to a street. This amendment originated in August of 2009, with the Zoning and Platting Commission, which form a subcommittee to look at the potential problems associated with flag lots, including fire safety, water/wastewater service issues, transportation issues and legal issues. The Zoning and Platting Commission forwarded their proposed amendments to the Planning Commission. The Planning Commission's original recommendation was referred back with further direction by City Council on February 2, 2012. The Planning Commission reconsidered its previous action and voted to recommend the following changes to flag lot requirements:

- Allow flag lots in new subdivisions.
- Require a variance to create flag lots in previously-platted subdivisions.
- Increase the minimum width of a flag lot from 15 to 20 feet unless there is sufficient area for driveways and utilities.
- Require a driveway plan and a utility plan to be submitted with the final plat.
- Require addresses to be displayed at the street for emergency responders.

Staff recommends these amendments except for the variance requirement for previously-platted subdivisions.