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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0136.0A

PC DATE: January 22, 2013

SUBDIVISION NAME: Crest Haven Addition, Resubdivision of Lot 23, Blk 1

AREA: 1 acre

LOT(S): 4

OWNER/APPLICANT: Urban Ventures
(Ross Cole)

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 1912 E M Franklin Ave

GRIDS: L24

COUNTY: Travis

WATERSHED: Tannehill Branch

JURISDICTION: Full

EXISTING ZONING: SF-3-NP

NEIGHBORHOOD PLAN: MLK East

PROPOSED LAND USE: Single-Family/duplex

VARIANCES: A variance to section 25-4-175 to allow a residential flag lot(s) has been requested. The applicant is proposing two residential flag lots with this application. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin Water Utility, Austin Energy, and the City Arborist to verify there is adequate room for the required utilities and enhanced tree protection on the site. It is the Staff's opinion that the proposed subdivision is compatible with the surrounding development, and is consistent with the flag lots on the adjacent lot to the west. It should also be noted that there are no known deed restrictions on the site, and a note has been added that requires all addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street for emergency responders. Because the application meets the flag lot criteria as required by the Land Development Code, the Staff recommends approval of the variance. RECOMMENDED

SIDEWALKS: Sidewalk is required.

DEPARTMENT COMMENTS: The applicant is proposing to resubdivide one lot into four lots all located on the one acre site. Two of the proposed lots are flag lots which require a variance.

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STAFF RECOMMENDATION: If the variance is approved, the staff recommends approval of the plat. With variance approval, this plat would meet all applicable State and City of Austin LDC requirements.

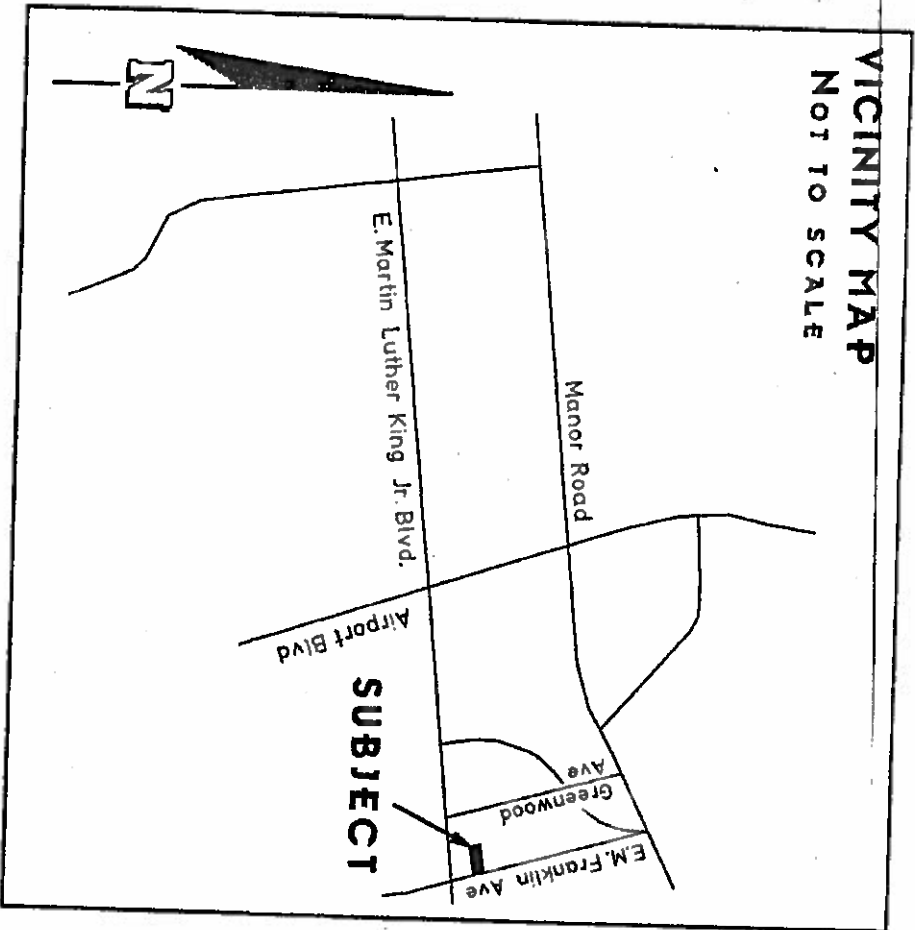
PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

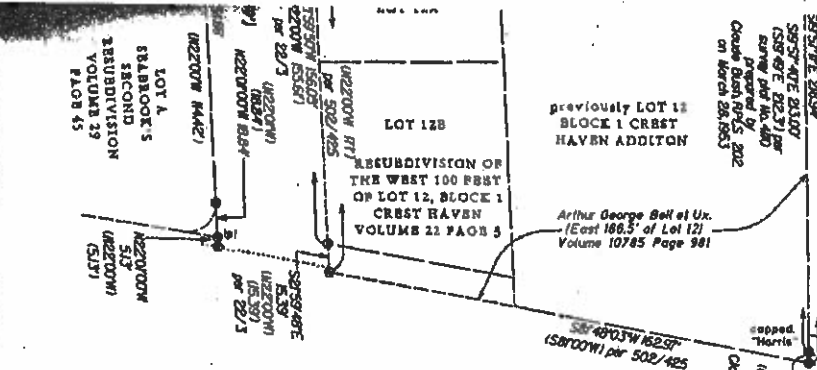
PHONE: 974-6455

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19TH STREET
"A" BOULEVARD



C28
SP-116
102287



0 50 100 150

- X-iron Rod Found
- PF● X-iron Pipe Found
- X-iron Rod Set with plastic cap
imprinted with "Hall Carson, Inc."
- ▲ 800 Nail Found
(Record Dimension)

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

Black Urban Ventures, LLC, acting by and through its President, Reas Cole, owner of all of Lot 23 Block 1, Crest Haven Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 502 Page 425 of the Deed Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document No. 201214382 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.05, of the Local Government Code, do hereby resubdivide said Lot 23 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the 19th day of December, A.D. 2012.

**E MARTIN LUTHER KING JR. BOULEVARD
(formerly EAST 19TH STREET)**