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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0136.0A

PC DATE: February 12, 2013
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:

1/22/13: Postponed to February 12, 2013, at the request of the Staff 9-0

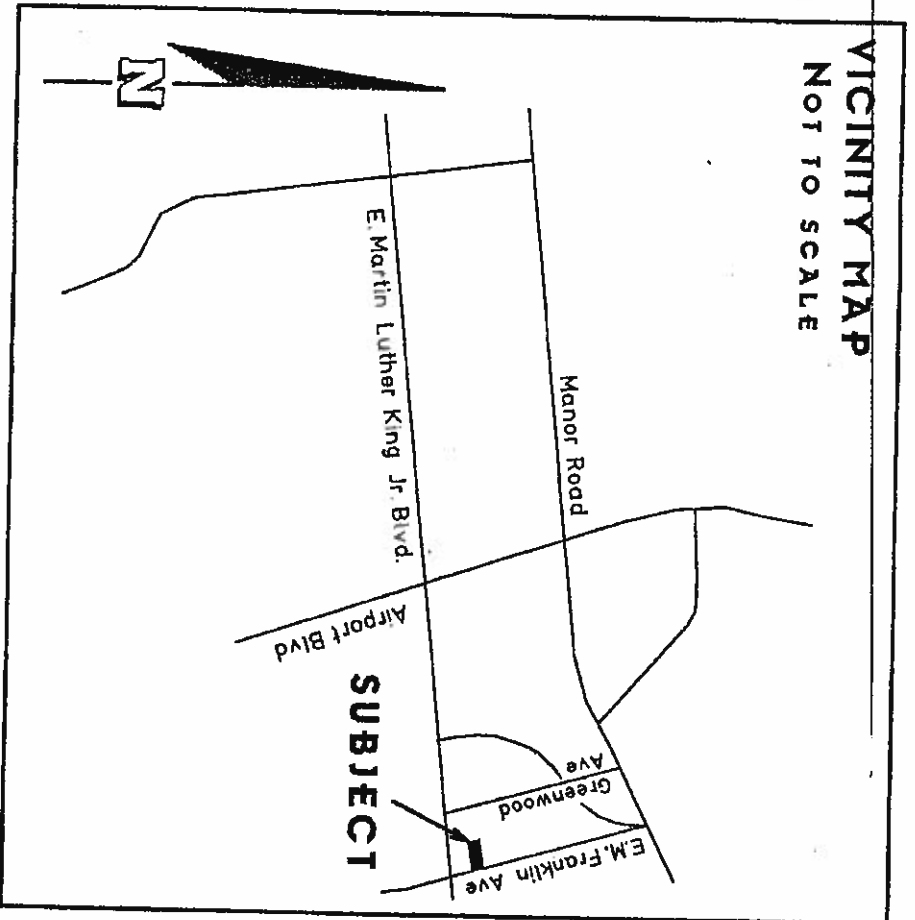
CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 974-6455

15TH STREET
Boulevard

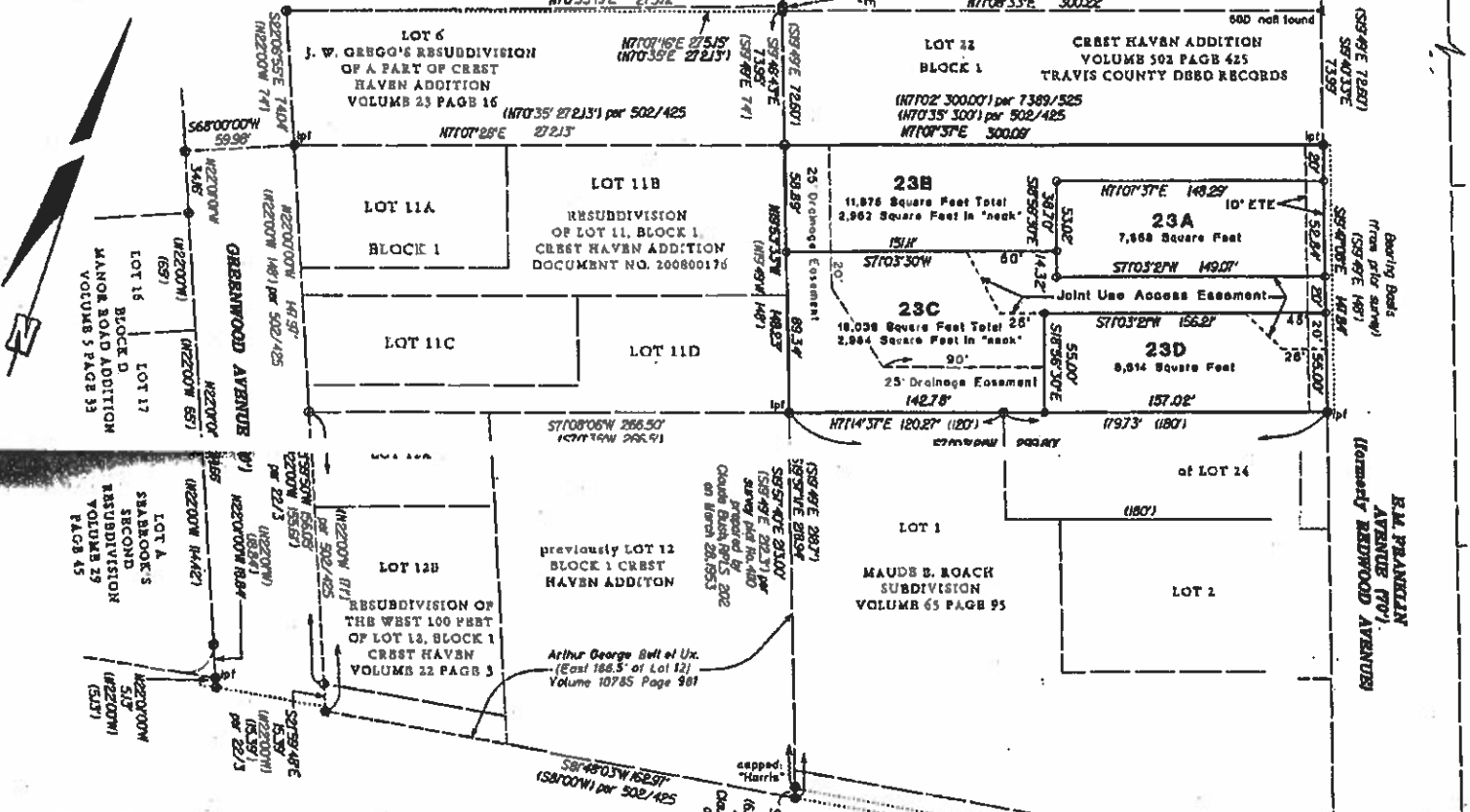
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VICINITY MAP
NOT TO SCALE



RESUBDIVISION OF LOT 23 BLOCK 1 CREST HAVEN ADDITION

Plat Preparation Date: August 11, 2012
Plat Submittal Date:



SCALE: 1" = 50'



Legend

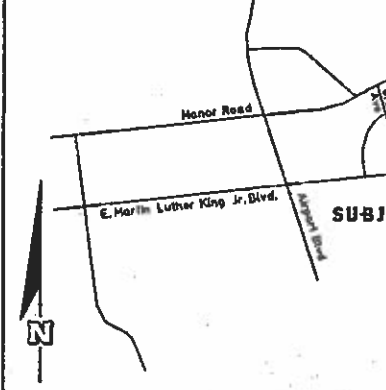
- Iron Rod Found
- IPF Iron Pipe Found
- Iron Rod Set with plastic cap
- Imprinted with "Holt Carson, Inc."
- ▲ 600 Nail Found (Record Dimension)
- proposed Concrete Sidewalk
- ETE = Electric and Telecommunications Easement
- J.U.A.E. = Joint Use Access Easement

LOT SUMMARY

Total Number of Lots = 4	
Lot 23A	7,868 Square Feet
Lot 23B	11,875 Square Feet
Lot 23C	16,039 Square Feet
Lot 23D	8,614 Square Feet
Total Area = 44,396 Square Feet = 1.019 Acres	
Lot 23A	Single-Family Use
Lot 23B	Single-Family Use
Lot 23C	Single-Family Use
Lot 23D	Single-Family Use

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

VICINITY MAP NOT TO SCALE



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

That, Urban Ventures, LLC, acting by and through its President, Ross 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. 2012143182 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 212.015, 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

RESUBDIVISION OF LOT 23 BLOCK 1 CREST HAVEN ADDITION

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

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

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2012-0136.0A
Contact: David Wahlgren, 512-974-6455
Elsa Garza, 512-974-2308
Public Hearing: Jan 22, 2013, Planning Commission

Dianna Dean
Your Name (please print)

☐ I am in favor
☒ I object

2002 E.M. Franklin Ave
Your address(es) affected by this application

Dianna Dean
Signature

Date

Daytime Telephone: 512-926-2717

Comments: My taxes has increased
35% since I've live in
this neighborhood for 18 years.
I have not added to
my house or income.

If you use this form to comment, it may be returned to:
City of Austin - Planning & Development Review Dept. /4th Fl
David Wahlgren
P. O. Box 1088
Austin, TX 78767-8810