

C16

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0026.0A

P.C. DATE: February 11, 2014
August 12, 2014

SUBDIVISION NAME: Lot 3 Blk 5, Banister Acres; Resubdivision of

AREA: 0.49 acres

LOT(S): 2

OWNER/APPLICANT: LPM INVESTMENTS LLC
(Aaron Levy)

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 4411 Gillis St

GRIDS: G18

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-3-NP

NEIGHBORHOOD PLAN: South Manchaca

PROPOSED LAND USE: single-family residential

VARIANCES: The applicant also requests a variance from Section 25-4-175 of the Land Development Code to resubdivide a lot with a flag lot design. Recommended, (see attached staff memorandum).

SIDEWALKS: Sidewalks will be provided on Gillis Street.

DEPARTMENT COMMENTS: The request is for approval of the Lot 3 Blk 5, Banister Acres; Resubdivision of. The proposed plat is composed of 2 lots on 0.49 acres. The applicant proposes to resubdivide an existing lot into two lots, utilizing a flag lot design, for residential use. All utilities are available from the City of Austin. The developer will be responsible for all costs associated with any required improvements including any costs associated with the extension of utilities to serve the subdivision.

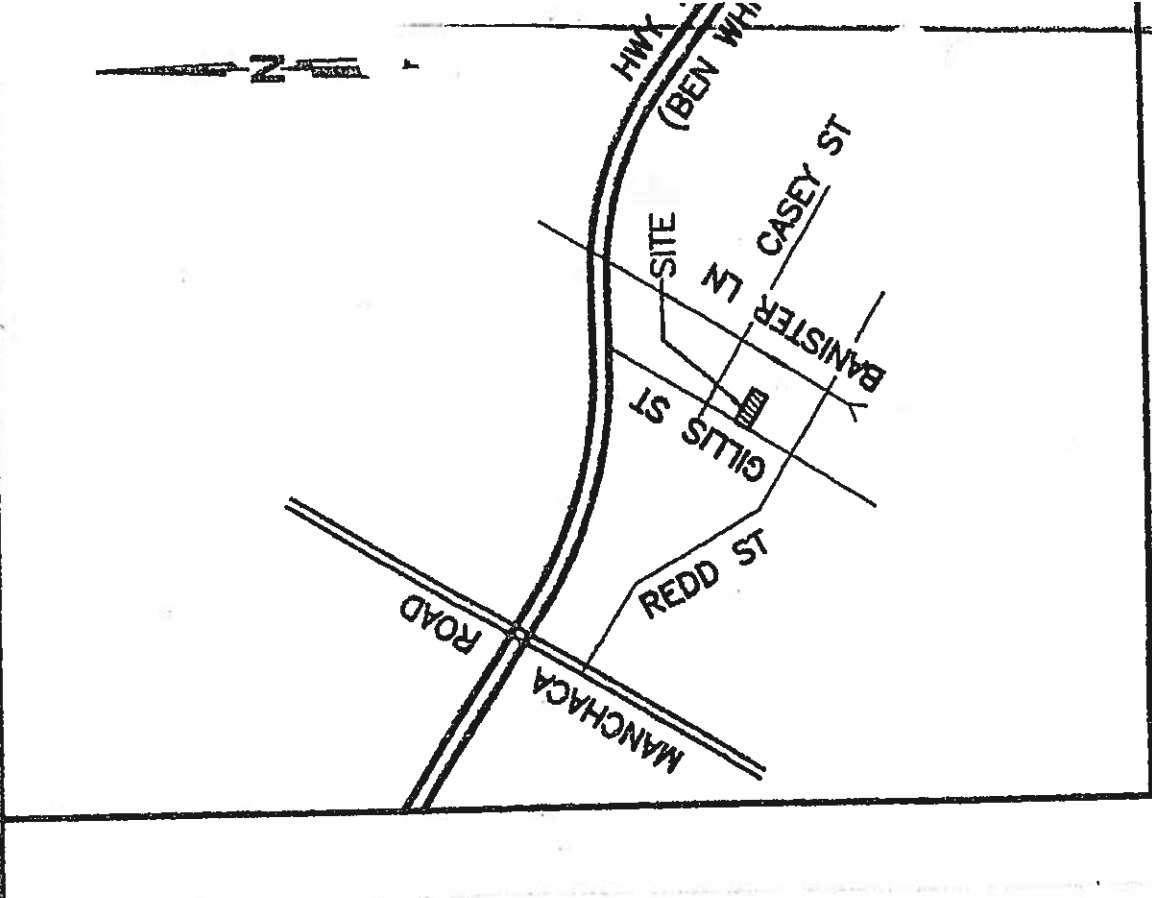
STAFF RECOMMENDATION: The staff recommends approval of the plat on the condition that the Commission approve the above referenced variance request. This plat otherwise meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

E-MAIL: don.perryman@austintexas.gov



VICINITY MAP
No Scale

C16/2

SCANNED

C14/23



C16
H

MEMORANDUM

TO: Members of the Planning Commission

FROM: Don E. Perryman, Planner Senior
Planning and Development Review Department

DATE: July 15, 2014

SUBJECT: C8-2014-0026.0A Banister Acres

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175 of the Land Development Code to utilize a flag lot design for a resubdivision creating two single family residential lots. In reviewing the variance request, staff evaluated the request based upon the criteria below, (see criteria and staff response):

(i) has provided accessibility for emergency responders;

The applicant has met with Austin Fire Department review staff and AFD staff has determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders. The AFD staff has requested a note be placed on the plat regarding increased emergency vehicle access distance for Lots 3-A and 3-B, (note #24).

(ii) has adequate room for required utilities

The applicant has provided a driveway and utility plan to reviewers for the City of Austin Water and Wastewater review and Austin Energy Departments. The reviewers have determined after review of the utility/driveway plan that there is adequate room to provide utility service to both lots and utilities will not cross the proposed new lot lines.

(iii) enhances environmental and tree protection;

The applicant has provided a tree survey to arborist staff with the City of Austin and the arborist have no objections or further recommendations.

C16/6

(iv) is otherwise compatible with the surrounding neighborhood;

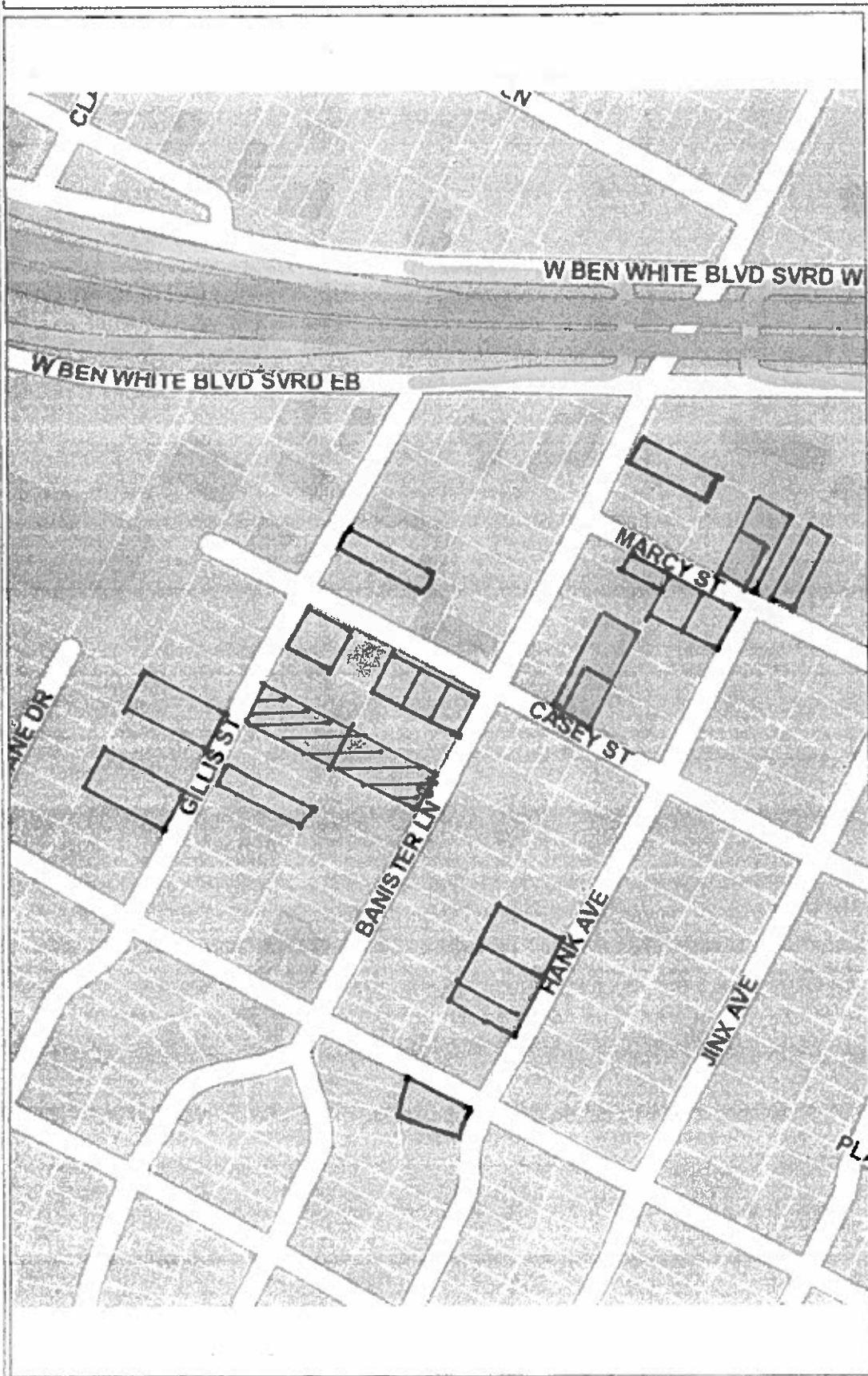
The applicant has provided an exhibit, (see attached, Flag Lot Map Exhibit) which generally shows the development pattern in the immediate vicinity. There are a few existing flag lots in the neighborhood and the area is heavily developed with duplexes and condominium uses. Based upon the map provided, staff believes that a flag lot design is compatible with the surrounding neighborhood.

(v) the applicant provides a copy of any existing private deed restrictions;

The applicant has determined that there are no existing private deed restrictions that apply to this property.

Based upon review of these criteria, staff recommends the variance request to develop a flag lot as a part of this resubdivision request.

C16
20



Legend

- Lot Lines
- Streets
- Building Footprints
- Named Creeks
- Lakes and Rivers
- Parks
- County
- LOTS 3 & 14
BANISTER ACRES
- FLAG LOTS
- PROPERTIES WITH
A/B UNITS.

DUPLEXES

- 4315 GILLIS 1301 CASEY
- 4401 GILLIS 1303 CASEY
- 4412 GILLIS 1305 CASEY
- 4414 GILLIS
- 4419 GILLIS
- 4422 GILLIS
- 4501 HANK
- 4418 HANK
- 4420 HANK
- 4422 HANK
- 4424 HANK
- 1201 MARCY
- 1203 MARCY
- 1207 MARCY
- 1118 MARCY
- 4301 BANISTER

Harmon, Cory [AWU]

To: Perryman, Don
Subject: Resubdivision of Lot 3 Blk 5, Banister Acres

C16/17

Don,

The proposed Resubdivision of Lot 3 Blk 5, Banister Acres, case #C8-2014-0026.0A, is approved from a plumbing code perspective.

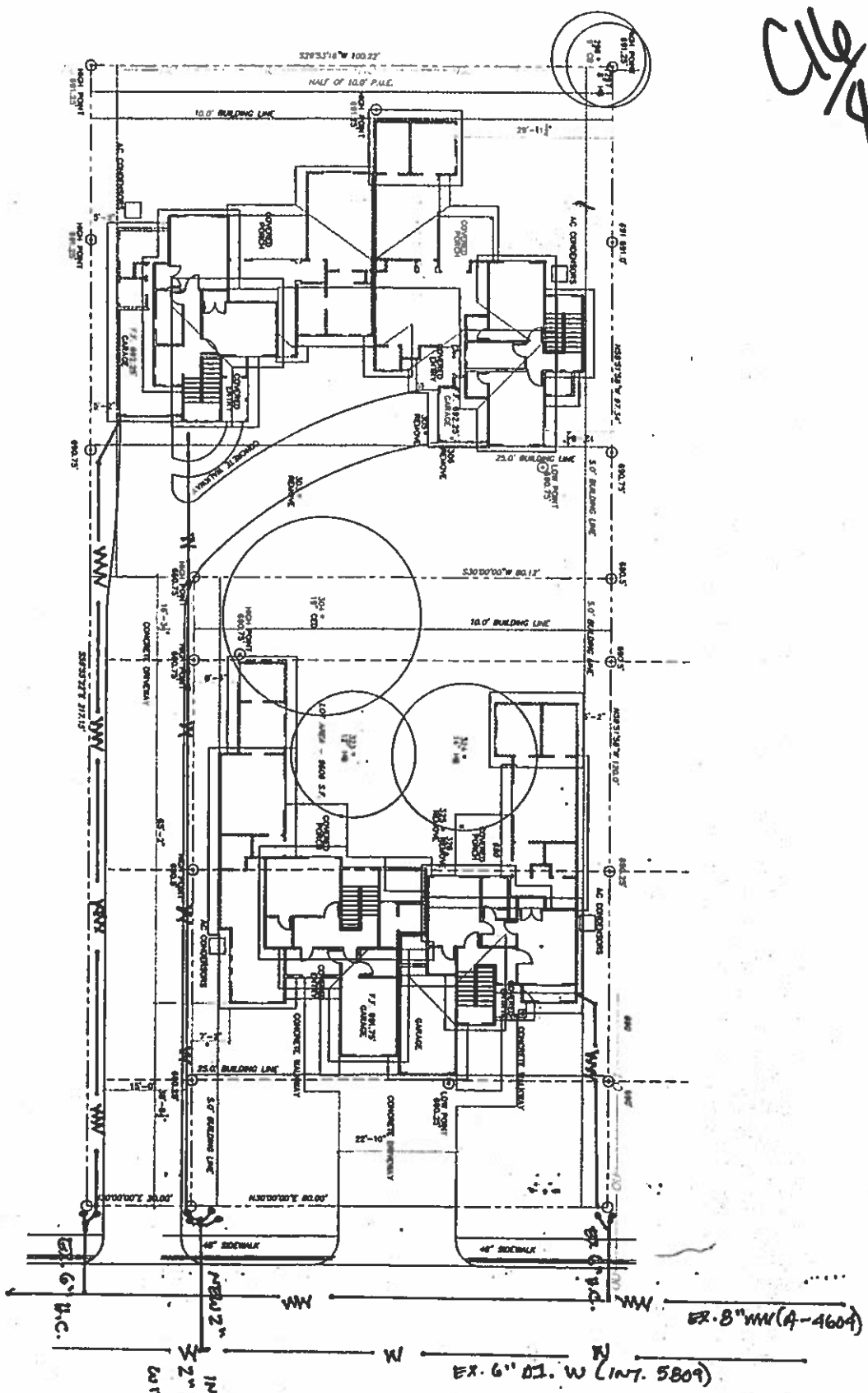
Thank you,

Cory Harmon 04/10/2014

Cory Harmon
Site Plan Plumbing Coordinator
Austin Water Utility
City of Austin
(512) 974-2882

C16/8

4811 GILLIS STREET



Cory Rasmussen
04/10/2014

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *it may be delivered to the contact person listed on a notice*; or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: www.austintexas.gov/development.

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: C8-2014-0026.0A

Contact: Don Perryman, 512-974-2786

Natalia Rodriguez, 512-974-3099

Public Hearing: Jul 22, 2014, Planning Commission

Helen Rockenlage
Your Name (please print)

☒ I am in favor
☐ I object

4414 Gills
Your address(es) affected by this application

Natalia Signature 7/15/14 Date

Daytime Telephone: 512 447 5816

Comments:

I support this variance
they are a responsible
neighbor

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4th Fl

Don Perryman

P.O. Box 088

Austin, TX 78767-8810