#### SUBDIVISION REVIEW SHEET

01/9

**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

**AGENT:** Hector Avila

(Aaron Levy)

**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

<u>VARIANCES</u>: 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.

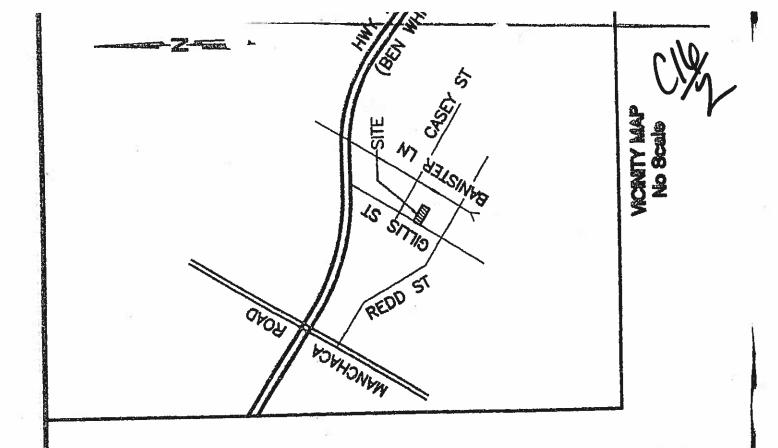
**STAFF RECOMMENDATION:** The staff recommends approval of the plat on the condition that the Commission approve the above referenced variance request. This plat otherwise meets all applicable State and City of Austin LDC requirements.

#### **PLANNING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

**E-MAIL:** don.perryman@austintexas.gov

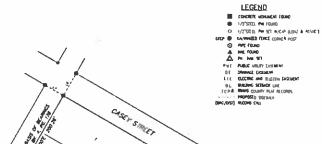
**PHONE:** 512-974-2786



SCANNED !

## GRAPHIC SCALE ( DY PEET ) inch = 100 ft.

#### RESUBDIVISION OF LOT 3 BLOCK 5, BANISTER ACRES





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	Of Disease)
	LILE CLECTRIC AND TELECOM EASEMENT
Fig. 7	BILL BULBING SETBOOK LINE
	LC N. W. MANNE COUNTY PLAN RECORDS
	PROPOSED SIGNALS
	(BHC/DIST) WILCOMO CALL
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	AREA & USE SUMMARY
	4 SINGLE FAMILY LOTS - 21,748 S.F.
	TOTAL AREA - 31,748 SF

LINE TABLE - MEASURED			
EINE"	BEARING	DISTANCE	
6-1	N30'00'00'E	100.00	
1-2	\$59'55'72'E	120.00	
1-3	\$3000000°W		
1-4	5293.1'14"W		
1-3	N.30100'00'E	20.00	
1-6	N29'36'28'T	60.07	
£=7	N60104'41"W	49.93	

LINE TABLE (RECORD CALL)			
ERVE	BEARING	DISTANCE	
[-1	N30'00'E	100.00	
1-4	\$50000W	100.00	
1-5	NJOTOCE	N/A .	
1 = 6	NJOTOE	60.00	
17	MEGODO'W	50.00	

STATE OF TEXAS

RESUBDIVISION OF LOT 3 BLOCK 5, BANISTER ACRES and do hereby dedicate to the public the use of streets and essements shown hereon, subject to any essements or restrictions heretofore granted and not released.

MITNESS MY HAND INI.	day of	. 20

Aaron Levy - Manager LPM Investments, LLC P.O. Box 90838

STATE OF TEXAS

BEFORE ME, the undersigned authority, on this day personelly appeared Aeron Lavy, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_

Notary Public in and for Travis County, Texas My Commission Expires:

I, Timothy A, Lenz, am authorized under the laws of the State of Texas to practice the profession of surveying and do here by certify that this plat complies with the survey related portions of Chapter 25, of the Ausin of Life Code of 1989, as emended, and to the best of my knowledge is true and correct and was prepared from an actual survey of the property made

January 21, 2014 Preliminary Only - This plot shall not be recorded for any purpose

LOT AREAS LOT 34 - 9,607 S.F. LOT 30 - 12141 S.F.

Timothy A. Lenz, RPLS # 4393 Lenz & Associates, Inc Firm #100290-00 4303 Russell Crive Austin, Texas 76704 (512) 443-1174

This aubdivision is within Zone "AE" and "X" of the 100 Year Floodplain. See also Federal Flood insurance Administration FIRM Panel # 45433C0565H, Effective Date September 25, 2008.

This is to certify that I am authorized to practice the profession of engineering in the State of Texas, and that all information shown hereon is accurate and correct to the best of my knowledge as related to the engineering portions thereof and that said plat complex with Chapter 25 of the Austin City Code as amended, and all other applicable codes and ordinances.

Kurl Prossner Date Registered Professional Engineer State of Texas

No.
Prossier and Associates, Inc.
13377 Pond Springs Road, Suite 104
Austin, Texas 78729 (512) 918-3343

SHEET 1 OF 2



FIRM # 100290-00 (512) 443-1174 4303 RUSSELL DRIVE AUSTIN, TEXAS 78704

SURVEY #: 2012-0012C-1





#### 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.

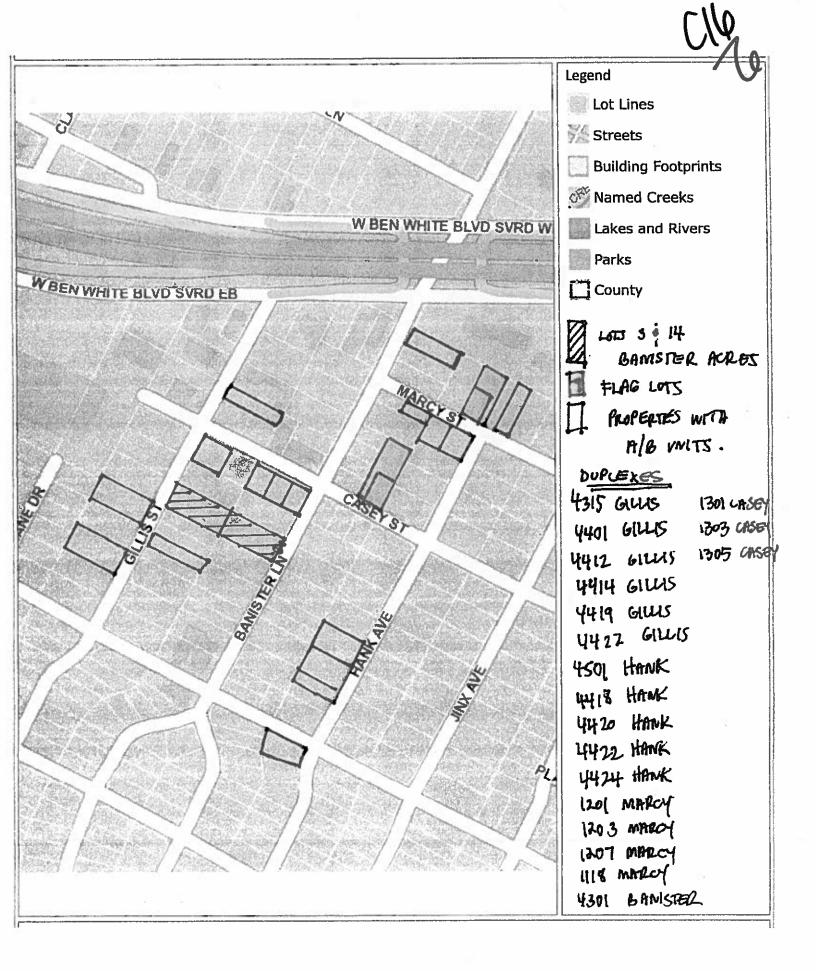
#### (iv) is otherwise compatible with the surrounding neighborhood;

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.



#### Harmon, Cory [AWU]

To:

Perryman, Don

Subject:

Resubdivision of Lot 3 Blk 5, Banister Acres

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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, Coy Harmo 04/10/2014

**Cory Harmon** 

**Site Plan Plumbing Coordinator** 

**Austin Water Utility** 

City of Austin

### C

# 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 opjortunity 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 postpose 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 sunding to appeal, or an interested party that is identified as a person who an appeal the decision. The body holding a public hearing on an appeal vill determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director  $\alpha$  the responsible dipartment 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 personwho is the applicant or recard 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 befon or during the public hearing that generally identifies the issues of concern it may be delivered to the contact person listed on a notice);
- appearing and speaking for the record at the public hearing;
   and:
- occupies aprimary residence that is within 500 feet of the subject property or proposed development;
- is the recard owner of property within 500 feet of the subject projectly or proposal 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.austinteras.gov/development.

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 contact person listed on the notice) before or at a public hearing. Your Written comments must be submitted to the board or commission (or the Your Name (please print) listed on the notice. P. O. Box 1088 Daytime Til ephbare: Your address(es) affected by this application City of Austin - Planning & Development Review Dept./4th Fl If you use his form to comment, it may be returned to Austin, T1 78767-8810 Don Perryman Comments Natalia Rodriguez, 512-574-3099
Public Hearing: Jul 22, 2014, Planning Commission Case Naraber: C8-2014-0026.0A 300 Contact Don Perryman, 512-974-2786 RON Kenlo 7 Signatur BRICINCE Al am in favor I object