

C19
T

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0126.0A

P.C. DATE: July 22, 2014

SUBDIVISION NAME: Lot 38 North Gate Half Acres

AREA: 0.498

LOT(S): 2

OWNER/APPLICANT: (Victor Wang)

AGENT: (Hector Avila)

ADDRESS OF SUBDIVISION: 1000 Taulbee Lane

GRIDS: K29

COUNTY: Travis

WATERSHED: Waller Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-3-CO-NP

MUD: N/A

NEIGHBORHOOD PLAN: Crestview

PROPOSED LAND USE: SF, Duplex

ADMINISTRATIVE WAIVERS: none

VARIANCES: The applicant requests a variance from Section 25-4-175(A)(2) to utilize a flag lot design with a resubdivision. (See attached memorandum from subdivision review).

SIDEWALKS: Sidewalks will be provided on Taulbee Lane.

DEPARTMENT COMMENTS: The request is for approval of the Lot 38 North Gate Half Acres. The proposed plat is composed of 2 lots on 0.498 acres. The applicant proposes to resubdivide an existing lot into two lots, (utilizing a flag lot design), for residential use. Both lots will access Taulbee Lane via a shared joint use driveway. City of Austin utilities are available. Parkland dedication requirements have been met via payment of fees in lieu of land dedication. The applicant/developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat and the associated variance. If the Commission grants the requested variance, the plat will otherwise meet all applicable State and City of Austin LDC requirements.

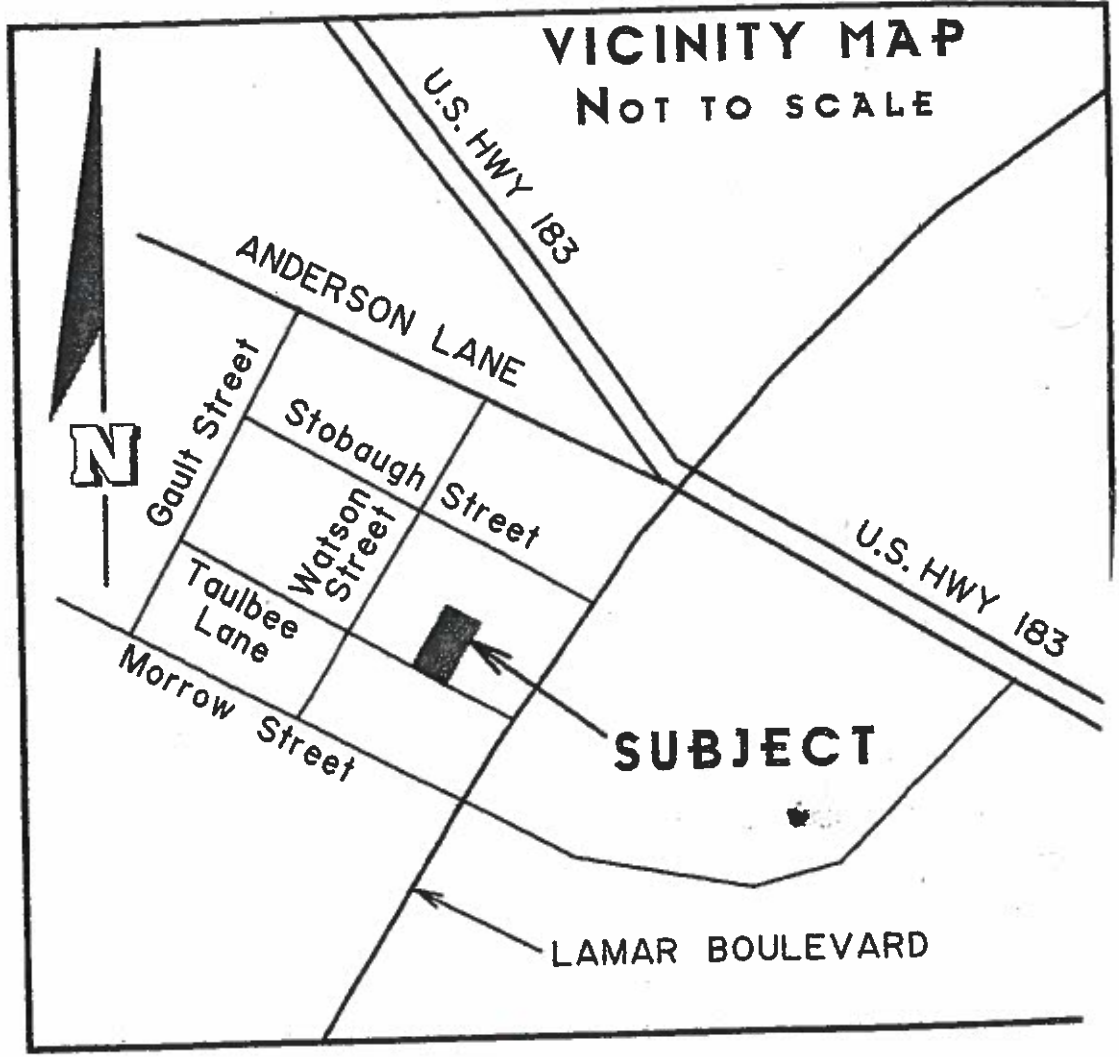
PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

E-MAIL: don.perryman@austintexas.gov

019
04/2



925126.dgn

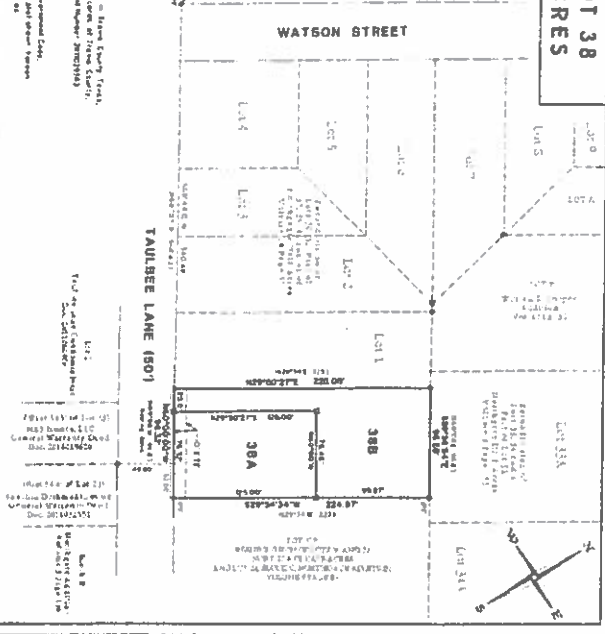
5/13

RESUBDIVISION OF LOT 38 NORTHGATE HALF-ACRES

SCALE: 1" = 50'
0 50 100 150
Feet

Legend
P.O. Box 144
City of Austin, Texas 78768
Phone: 512.478.2000
Fax: 512.478.2001
www.austintexas.gov

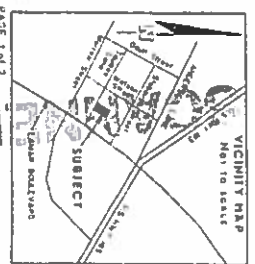
LOT SUMMARY
Total Number of Lots: 11
Total Area: 1.32 Acres
Lot 38 Area: 0.11 Acres
Lot 38A Area: 0.11 Acres
Lot 38B Area: 0.11 Acres



RESUBDIVISION OF LOT 38 NORTHGATE HALF-ACRES

Subject to any applicable zoning regulations, including setbacks and restrictions
which may apply to the property.

THE CITY OF TEXAS
The City of Austin, Texas
The County of Travis
The State of Texas
The City of Austin, Texas
The County of Travis
The State of Texas



RESUBDIVISION OF LOT 38 NORTHGATE HALF-ACRES

THE CITY OF TEXAS
The City of Austin, Texas
The County of Travis
The State of Texas
The City of Austin, Texas
The County of Travis
The State of Texas

THE CITY OF TEXAS
The City of Austin, Texas
The County of Travis
The State of Texas
The City of Austin, Texas
The County of Travis
The State of Texas

THE CITY OF TEXAS
The City of Austin, Texas
The County of Travis
The State of Texas
The City of Austin, Texas
The County of Travis
The State of Texas

THE CITY OF TEXAS
The City of Austin, Texas
The County of Travis
The State of Texas
The City of Austin, Texas
The County of Travis
The State of Texas



CP
4

MEMORANDUM

TO: Members of the Planning Commission

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

DATE: December 3, 2014

SUBJECT: C8-2014-0126.0A Resubdivision of Lot 38, Northgate Half Acres flag lot variance request

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175(A)(2) of the Land Development Code to utilize a flag lot design for a resubdivision creating four 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 that a fire lane be reviewed by AFD at time of building permit.

(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.

CP
/B

(iv) is otherwise compatible with the surrounding neighborhood;

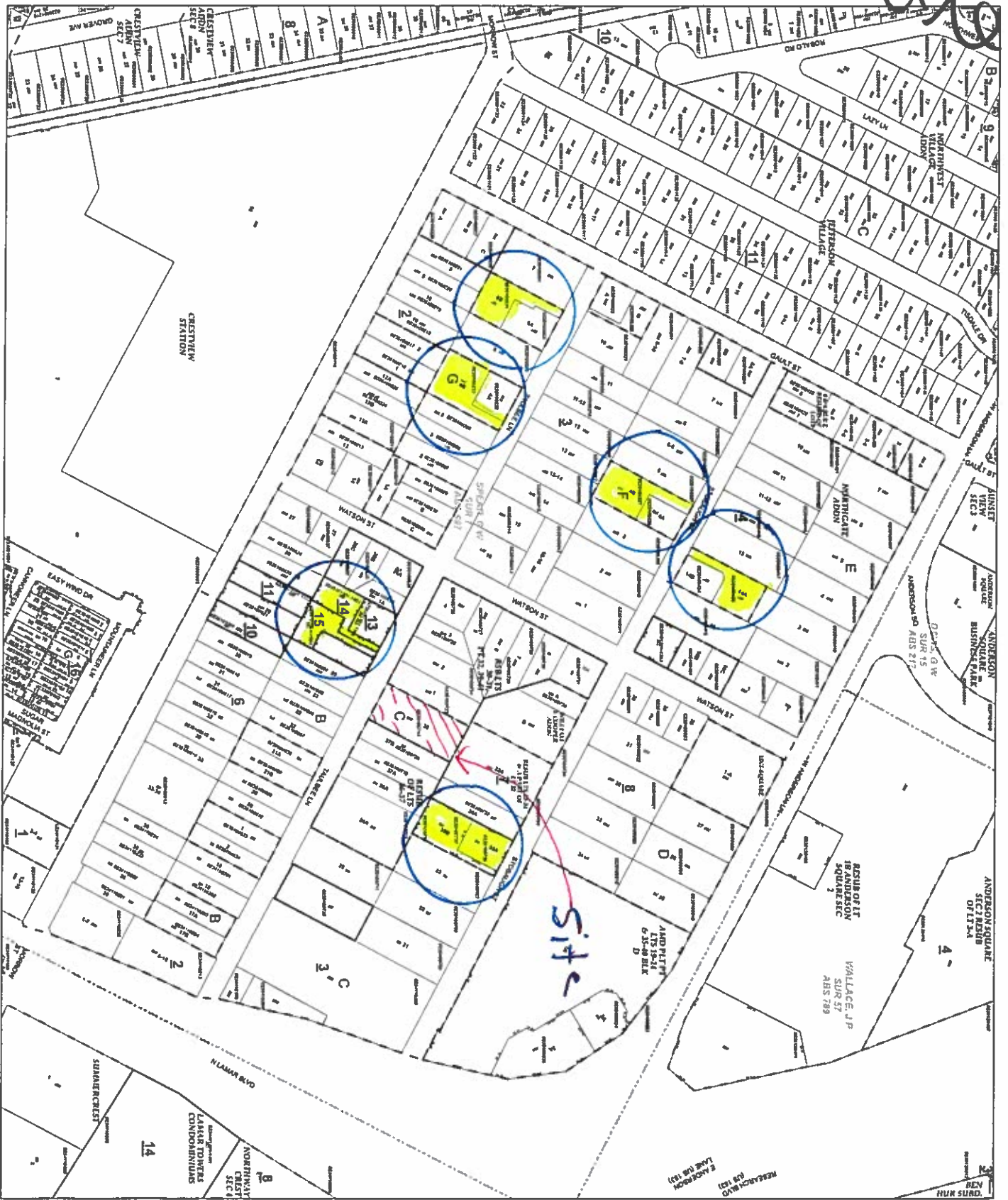
The applicant has provided an exhibit, (see attached, Flag Lot Map Exhibit) which generally shows the development pattern in the immediate vicinity. According to the map provided, (attached), there is an existing flag lots in the neighborhood and the area is heavily developed with duplexes. Based upon 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.

CG



23510

Revision Date:
12/30/2013

0 120 Feet



NAD_1983_StatePlane
Texas_Central_FIPS_4203_Feet
Projection: Lambert_Conformal_Conic

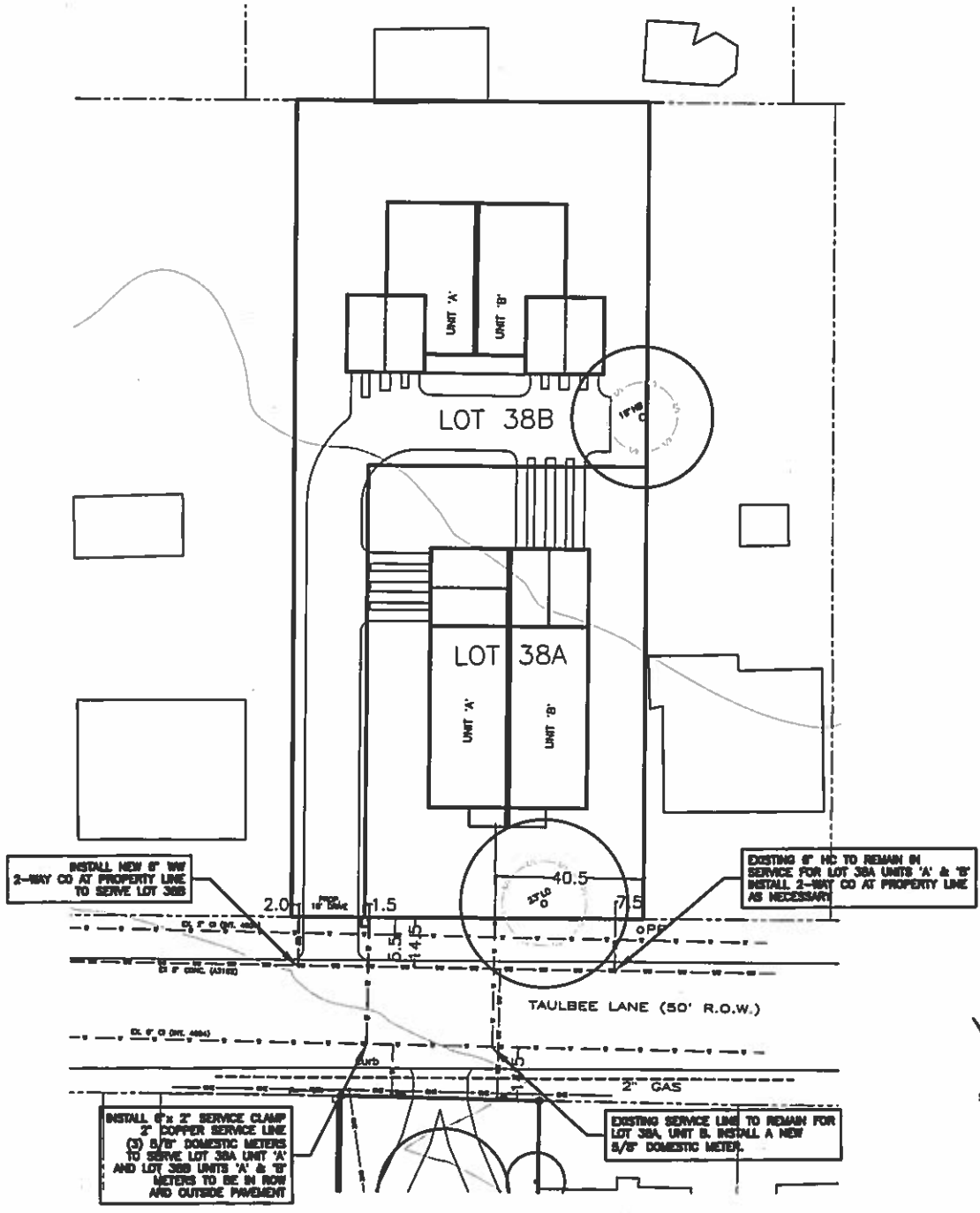
Scale:
1 inch = 100 feet map
1 inch = 400 feet aerial
1 inch = 800 feet ground

North Arrow

This is a map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

Travis Central Appraisal District
6314 Cross Park Drive
Austin, Texas 78754
P.O. Box 148012
Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-8318
TDD (512) 834-3328

C19
/7



NOTE: METERS TO BE PURCHASED AS BUILDING PERMITS ARE APPLIED FOR.
NOTE: FEE IN LIEU OF SIDEWALK HAS BEEN PAID.

Approved From a plumbing
Code perspective.
Cory Harmon
Cory Harmon 11/12/2014

CPA
/8

To: Planning Commission members
Re: C8-2014-0126.0A
Date: October 20, 2014

On October 20, 2014, the Crestview Neighborhood Planning Contact Team (CNPCT) held a meeting in accordance with our bylaws to discuss, with the applicant, their proposed re-subdivision of the property located at 1000 Taulbee Lane.

The contact team voted to support re-subdivision with the condition that both lots are developed as single-family homes. This motion passed with 10 in favor and 2 opposed.

Joe Harbolovic, Crestview Neighborhood Planning Contact Team Secretary

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: <http://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: C8-2014-0126.0A
Contact: Don Perryman, 512-974-2786
Cindy Casillas, 512-974-3437
Public Hearing: Dec 9, 2014, Planning Commission

I am in favor
 I object

Your Name (please print) James Co

905 Taulbee Ln

Your address(es) affected by this application

James Co 11-25-14
Signature Date

Daytime Telephone: 512-461-5750

Comments: good for the neighborhood

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



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: <http://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: C8-2014-0126.0A
Contact: Don Perryman, 512-974-2786
Cindy Casillas, 512-974-3437
Public Hearing: Dec 9, 2014, Planning Commission

JANITA LO
Your Name (please print)

I am in favor
 I object

1000 TAILBEE LAUE
Your address(es) affected by this application

Janita Lo
Signature
11-26-2014
Date

Daytime Telephone: 281-630-6262

Comments:

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