

SUBDIVISION REVIEW SHEET (VARIANCE ONLY)**CASE NO.:** C8-2015-0279.0A**P.C. DATE:** November 8, 2016**SUBDIVISION NAME:** Marcy Hill Resubdivision**AREA:** .851 acre**LOT(S):** 4**OWNER/APPLICANT:** Jaomi Brasher**AGENT:** Michael Friedman**ADDRESS OF SUBDIVISION:** 1104 MARCY ST**GRIDS:** G18**COUNTY:** Travis**WATERSHED:** W Bouldin Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3**DISTRICT:** 5**NEIGHBORHOOD PLAN:** S Manchaca**PROPOSED LAND USE:** Single family**ADMINISTRATIVE WAIVERS:** None

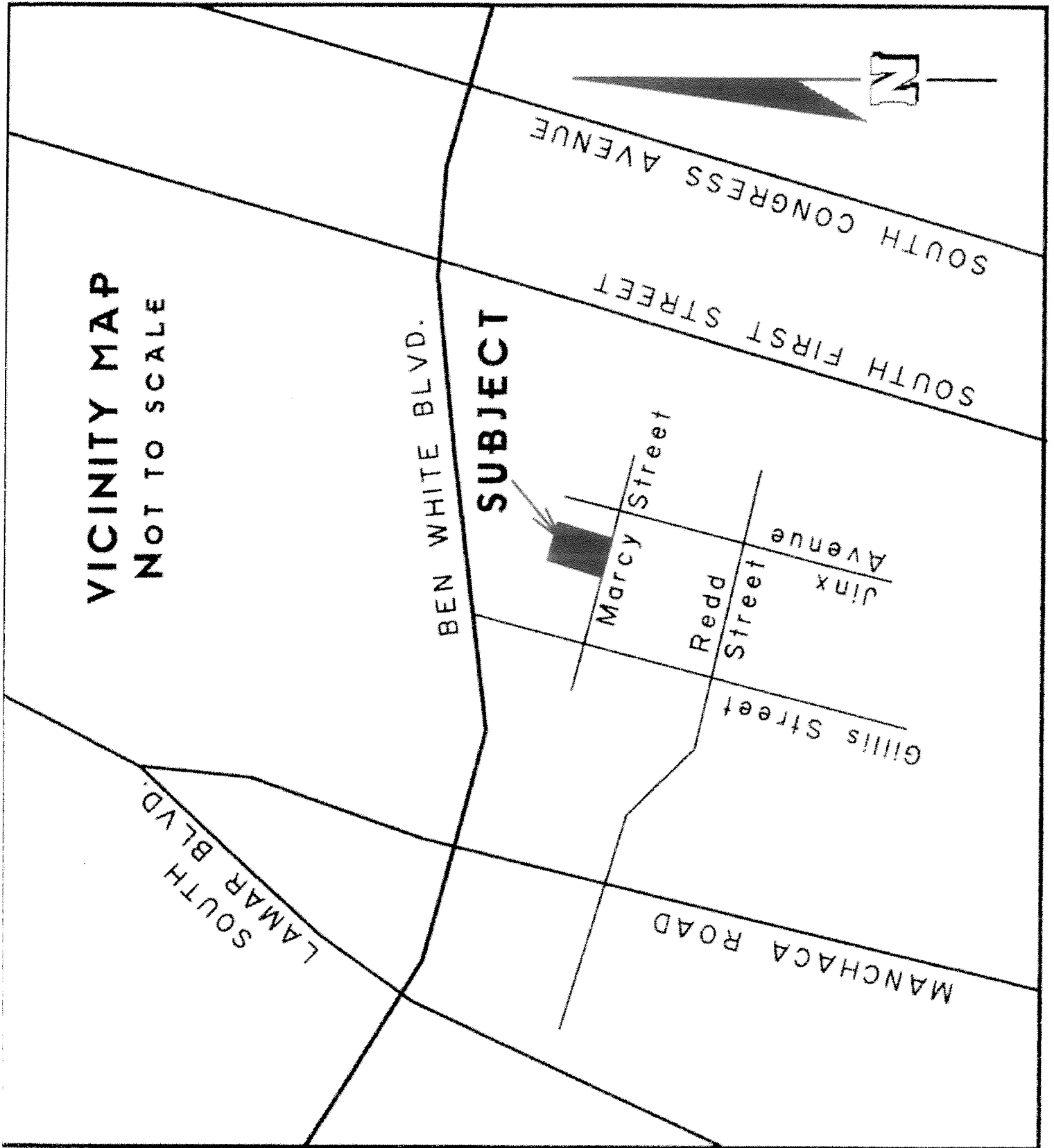
VARIANCES: The applicant is requesting a variance from LDC Section 25-4-175(A)(2) in order to resubdivide two lots using a flag lot configuration. **RECOMMENDED**, (see attached memorandum from subdivision review staff).

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Marcy Hill subdivision variance request. The proposed plat is composed of 4 lots on .851 acres.

STAFF RECOMMENDATION: The staff recommends approval of the above referenced variance only. The resubdivision application is still under review and will return for your approval at a later date, (subject to the Commission's approval of the above referenced variance request).

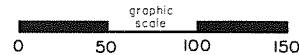
PLANNING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**e-mail:** don.perryman@austintexas.gov



RESUBDIVISION OF
LOTS 4 AND 5 BLOCK A
BANISTER ACRES
SECTION 2

Plat Preparation Date: April 10, 2014
Plat Submittal Date:

SCALE: 1" = 50'

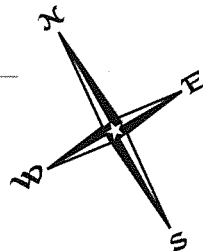
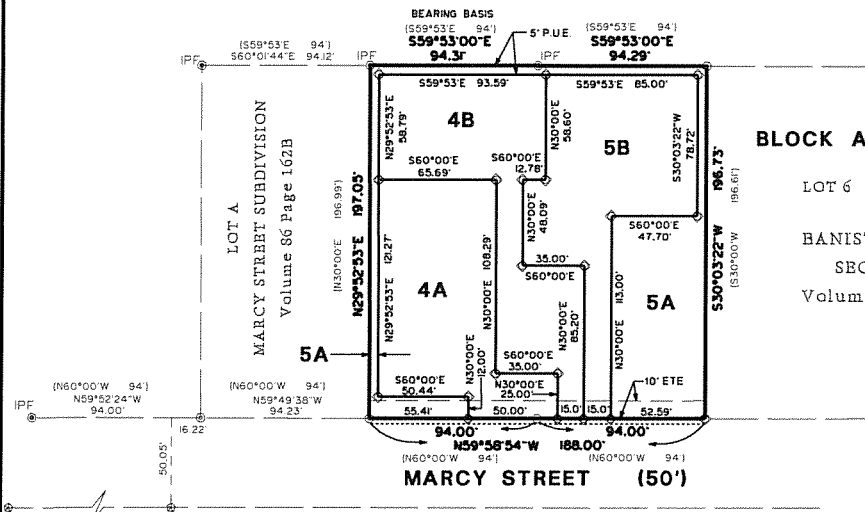


Legend

- ⊗ 1/2" Iron Rod Found
- IPF 1/2" Iron Pipe Found (unless noted)
- ⊠ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⊙ Ball Found
- (Record Bearing and Distance)
- Sidewalk
- ETE = Electric and Telecommunications Easement

LOT SUMMARY

Total Number of Lots =	4
Lot 4A =	9,006 Square Feet
Lot 4B =	9,595 Square Feet
Lot 5A =	8,850 Square Feet
Lot 5B =	9,623 Square Feet
Total Area =	37,074 Square Feet = 0.851 Acre



THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:
That, JJJ Homes, LLC, acting by and through its Managing Member, Jaami Brasher, owner of all of Lots 4 and 5, Block A, Banister Acres Section 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5 Page 52 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document No. 2015066782 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 Lots 4 and 5 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
LOTS 4 AND 5 BLOCK A
BANISTER ACRES SECTION 2**

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

WITNESS MY HAND this the _____ day of _____, A.D. 2016.

Jaami Brasher Managing Member
JJJ Homes, LLC
2113 Rabb Road Unit A
Austin, Texas 78704

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned authority, on this the _____ day of _____, A.D., 2016, did personally appear Jaami Brasher, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____, 2016.

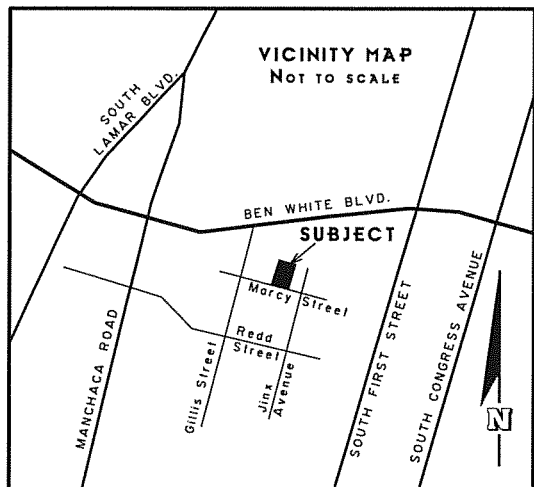
ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 2016, A.D.

Stephen Oliver, Chairperson Jean Stevens, Secretary

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the _____ day of _____, 2016, A.D.

J. Rodney Gonzales, Director, Development Services Department

NOTE:
THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.





MEMORANDUM

TO: Members of the Planning Commission

FROM: Don E. Perryman, Planner Senior
Development Services Department

DATE: November 08, 2016

SUBJECT: C8-2015-0279.0A Marcy Hill Subdivision, (a Resubdivision of Lots 4 and 5, Block A, Bannister Acres Subdivision) 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 2 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.

(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;

There is an existing flag lot development in the immediate vicinity, (two lots west of this lot, on the same side of Marcy Street). The entire area is zoned SF-3-NP which is the appropriate zoning for the proposed use.

(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 are applicable 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.

