

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0102.0A**PC DATE:** July 25, 2017
(Postponed from July 11)**SUBDIVISION NAME:** Resubdivision of Lot 5, Theodore Low Heights**AREA:** 0.081 acre**LOTS:** 3**APPLICANT:** Clawson Development LLC
(Muazaz Younes)**AGENT:** Vincent Gerard &
Associates (Vincent Huebinger)**ADDRESS OF SUBDIVISION:** 3200 Clawson Avenue**GRIDS:** MG19**COUNTY:** Travis**WATERSHED:** West Bouldin Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3**DISTRICT:** 5**LAND USE:** Residential**NEIGHBORHOOD PLAN:** South Lamar Combined NPA

VARIANCES: The applicant is requesting a flag lot variance for Lots 5A and 5B. A variance for lot width for Lot 5C was approved by the Board of Adjustment on May 9, 2016. As evidenced by the expiration date on that variance, the applicant was required to submit a plat within one year. Because the plat was submitted on May 23, 2016, the variance remains active as long as the plat application is active.

SIDEWALKS: A sidewalk will be constructed along Clawson Avenue.

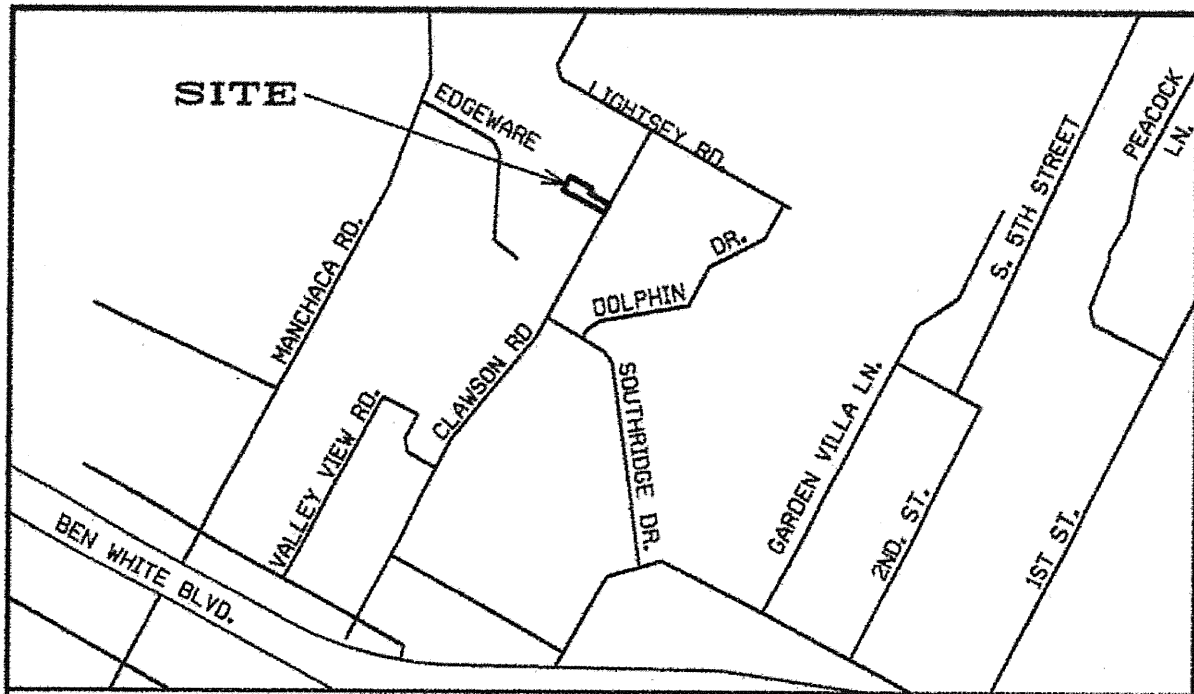
DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 5, Theodore Low Heights, comprised of two flag lots and one regular lot on 0.81 acre, including a variance for the two flag lots. The applicant proposes to resubdivide an existing lot into two lots for residential use. If the flag lot variance is approved, the proposed lots comply with zoning requirements for use, lot width and lot size.

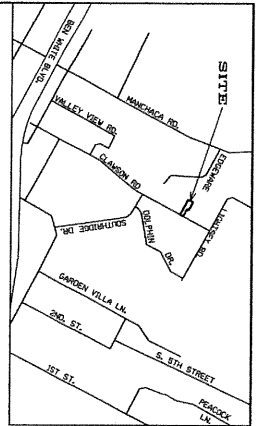
STAFF RECOMMENDATION: The staff recommends approval of the plat and the flag lot variance. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

3200 Clawson Road

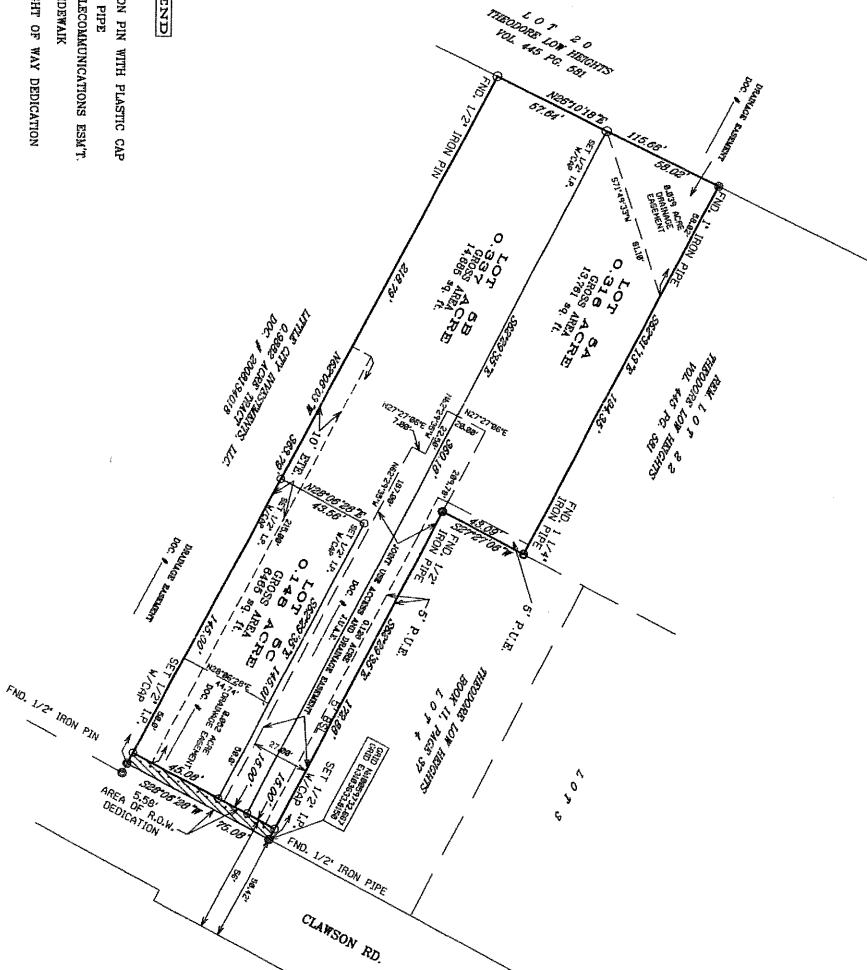
Vicinity Map





LOT SUMMARY			
TOTAL NUMBER OF LOTS = 3			
LOT 8A	13,781 SQ. FT.	11,243 SQ. FT.	
LOT 8B	14,866 SQ. FT.	12,489 SQ. FT.	
LOT 8C	6,460 SQ. FT.		
TOTAL AREA = 34,011 SQ. FT. = 0.801 ACRE			

RESUBDIVISION OF LOT 5,
THEODORE LOW HEIGHTS SUBDIVISION
PLAT RECORDED IN VOLUME 11, PAGE 37
TRAVIS COUNTY, TEXAS.



SCALE: 1" = 40'
NOTE: SET 1/2" IRON PINS HAVE
ORANGE PLASTIC CAP STAMPED TRPLS 4030"
SUBMITTAL DATE MAY 4, 2016

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM,
CENTRAL ZONE, (4303), NAD83. ALL DISTANCES ARE SURFACE

LEGEND

- = SET 1/2" IRON PIN WITH PLASTIC CAP
- = FOUND IRON PIPE
- 10' ETE = ELECTRIC TELECOMMUNICATIONS ESM'T.
- = PROPOSED SIDEWALK
- ||||| = AREA OF RIGHT OF WAY DEDICATION

H.A. KUEHLEMAN SURVEY COMPANY
14360 NORTHBROOK DRIVE SUITE 130
SAN ANTONIO, TEXAS 78252
PHONE (210) 490-7847
FAX (210) 490-7837
FIRM REGISTRATION NO. 10069500

CITY OF AUSTIN
Board of Adjustment/Sign Review Board
Decision Sheet

DATE: Monday, May 9, 2016

CASE NUMBER: C15-2016-0041

☐ Y ☐ Brooke Bailey
☐ Y ☐ Michael Benaglio
☐ Y ☐ William Burkhardt
☐ Y ☐ Eric Goff
☐ Y ☐ Melissa Hawthorne 2nd the Motion
☐ Y ☐ Don Leighton-Burwell
☐ Y ☐ Rahm McDaniel
☐ - ☐ Melissa Neslund OUT
☐ Y ☐ James Valadez
☐ Y ☐ Michael Von Ohlen Motion to Grant
☐ Y ☐ Kelly Blume (Alternate)

APPLICANT: Vince Huebinger

OWNER: Muazaz Younes

ADDRESS: 3200 CLAWSON RD

VARIANCE REQUESTED: The applicant has requested variance(s) from Section 25-2-492 (D) (Site Development Regulations) to decrease the street frontage lot width from 50 feet (required) to 45 feet (requested) in order to subdivide this property into three lots in a "SF-3", Family Residence zoning district.

BOARD'S DECISION: The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to May 9, 2016, Board Member Brooke Bailey second on a 10-0 vote; POSTPONED TO MAY 9, 2016. MAY 9, 2016 The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with condition that only three units on the three lots, Board Member Melissa Hawthorne second on a 10-0 vote; GRANTED WITH CONDTION THAT ONLY THREE UNITS ON THE THREE LOTS.

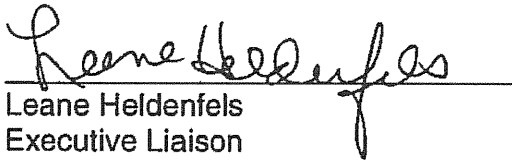
EXPIRATION DATE: MAY 9, 2017

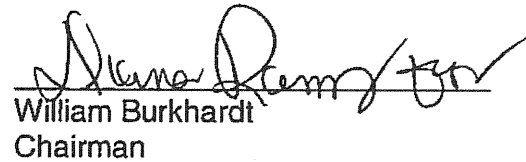
FINDING:

1. The Zoning regulations applicable to the property do not allow for a reasonable use because: Although the property is 0.8 acres in size, it is extremely deep relative to its width and contains heritage trees
2. (a) The hardship for which the variance is requested is unique to the property in that: in the tract's current configuration, including the width, depth, and the existing tree cover, the 25-4 current code requirements above restrict the flexibility for saving trees and limit the potential of the large area

(b) The hardship is not general to the area in which the property is located because: other tracts have been able to develop surrounding this site with similar conditions and development plans, there are different sized lots and most have trees, this tract has an abundance of protected and heritage trees and is larger than most other tracts

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because: the area immediately across the street and to the south, along the numerous tracts along Clawson have been either platted, re-subdivided are under construction


Leane Heldenfels
Executive Liaison


William Burkhardt
Chairman