

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0111.0A

**PC DATE:** February 13, 2018

**SUBDIVISION NAME:** Gault Street Final Plat

**AREA:** 0.33

**LOT(S):** 2

**OWNER/APPLICANT:** Katahomes, Inc. (Kurt Thiemer)

**AGENT:** Perales Engineering, LLC (Jerry Perales)

**ADDRESS OF SUBDIVISION:** 7709 Gault Street

**GRIDS:** K29

**COUNTY:** Travis

**WATERSHED:** Waller Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** SF-3-NP

**MUD:** N/A

**NEIGHBORHOOD PLAN:** Crestview, Crestview/Wooten Combined

**PROPOSED LAND USE:** residential

**DISTRICT:** 7

**ADMINISTRATIVE WAIVERS:** N/A

**VARIANCES:** The applicant requests a variance from LDC Section 25-4-175(A)(2) in order to resubdivide a lot utilizing a flag lot configuration. RECOMMENDED. (See attached staff memorandum).

**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 Gault Street Final Plat. The proposed plat is composed of 2 lots on 0.33 acres. The site contains an existing home that will remain, the rear flag lot is for a proposed duplex and associated parking. All City of Austin utilities are available. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat subject to the Commission's approval of 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

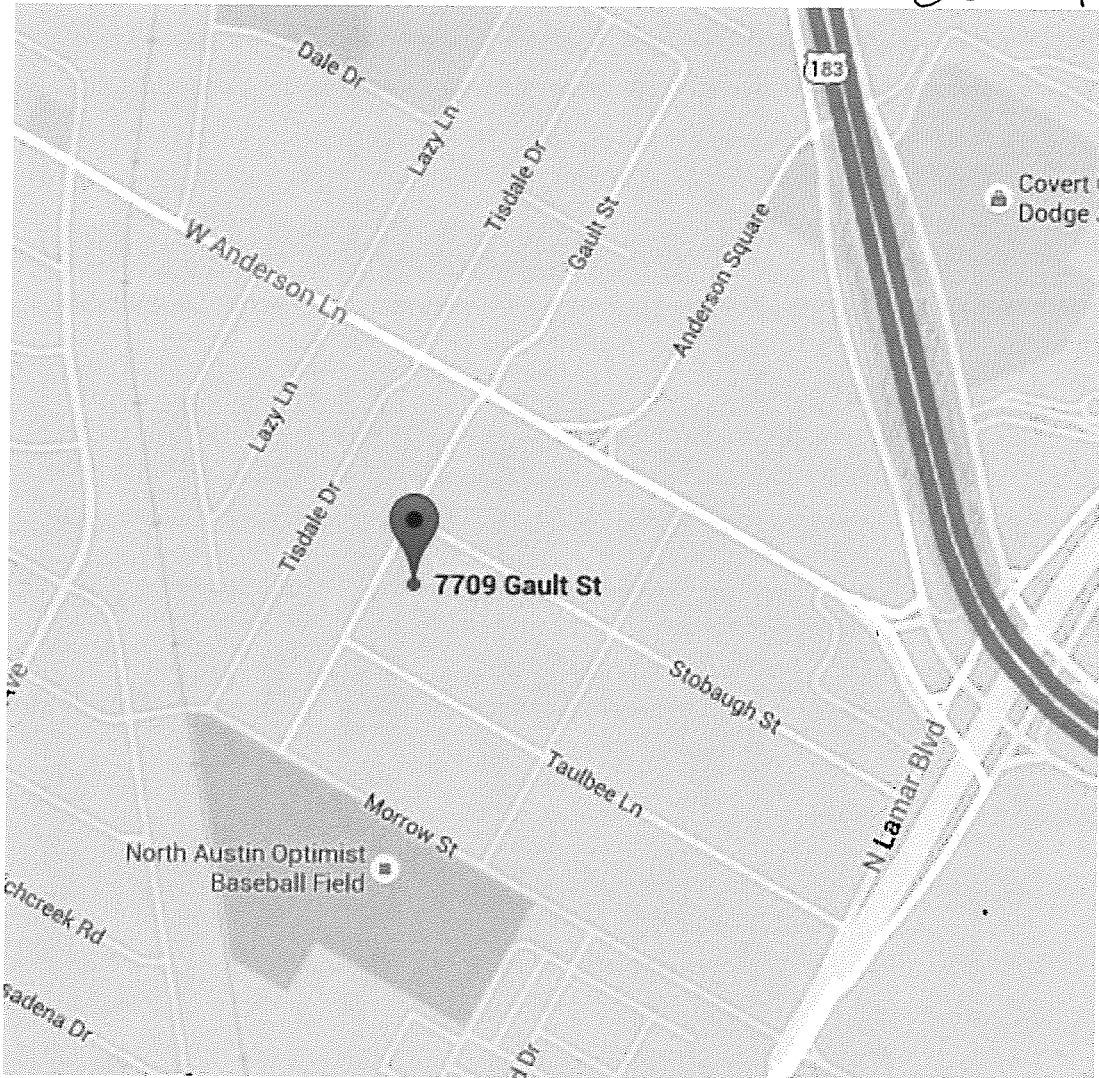
**PHONE:** 512-974-2786

E-mail: [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)

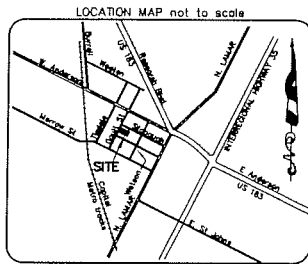
PC

11718569

**Location:** 7709 Gault Street. Austin, Texas 78757

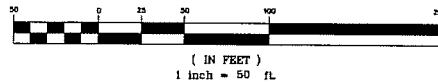


## RESUBDIVISION OF PORTION OF LOTS 7 AND 8, BLOCK F, NORTHGATE ADDITION



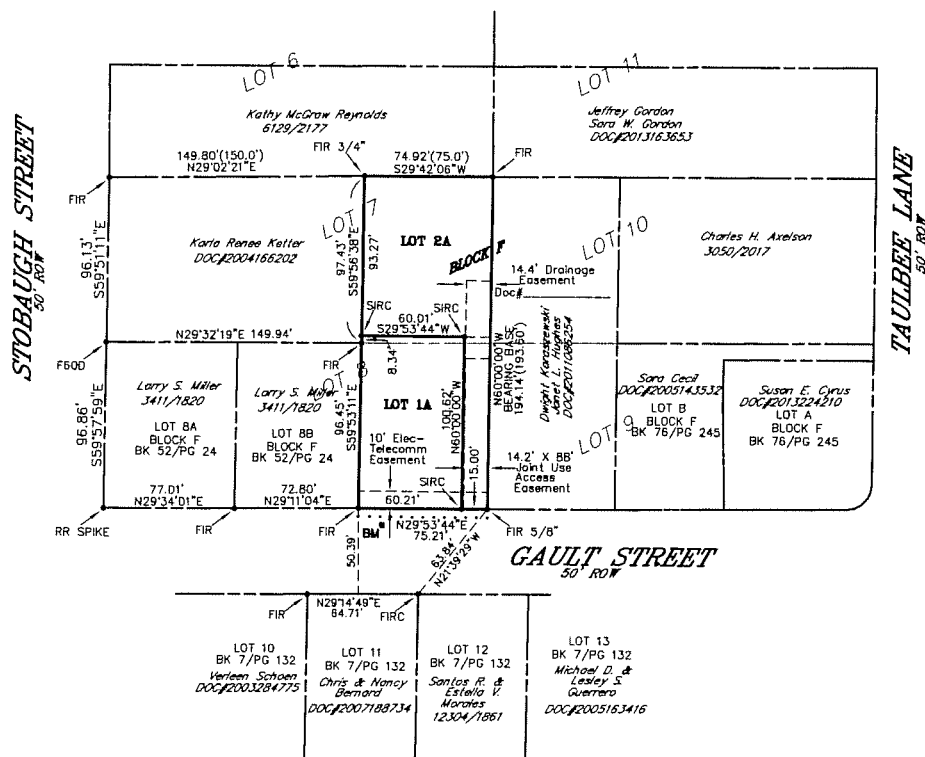
TWO LOTS/ONE BLOCK  
 LOT 1A- 6,048 SQ FT/0.1388 AC  
 ONE SINGLE FAMILY DWELLING  
 LOT 2A- 8,511 SQ FT/0.1954 AC  
 BUILDABLE AREA: 7002 SQ FT/0.1607 AC  
 FLAG PORTION: 1509 SQ FT/0.0346 AC  
 BLOCK TOTAL- 14,559 SQ FT/0.3342 AC

GRAPHIC SCALE



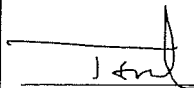
## LEGEND

FOUND 1/2" IRON ROD FIR  
 FOUND IRON ROD W/CAP FIRC  
 FOUND 60d NAIL F60D  
 SET 1/2" IRON ROD W/CAP SIRC  
 LABELED "WATERLOO RPLS 4324" SIRC  
 (RECORD CALL)  
 SIDEWALKS REQUIRED .....  
**BENCHMARK BM:**  
 SQUARE CUT IN CONCRETE CURB;  
 ASSUMED ELEVATION 100.00'



## SURVEYOR'S CERTIFICATION:

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON AUGUST 13, 2015.

  
 2/2/2017  
 THOMAS P. DIXON R.P.L.S. #4324 DATE  
 WATERLOO SURVEYORS, INC.  
 P.O. BOX 160176  
 AUSTIN, TEXAS 78716-0176  
 FAX-512-330-1621  
 thomas@waterloosurveyors.com



## PROJECT DATA

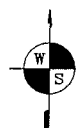
OWNER: KATAHOMES, INC.  
 9815 MANDEVILLE CIRCLE  
 AUSTIN, TEXAS 78750

PROPERTY ADDRESS: 7709 GAULT STREET

LEGAL DESCRIPTION: BEING 0.3342 ACRE OF LAND OUT OF LOTS 7 AND 8, BLOCK F, NORTHGATE ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 3, PAGE 196, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

TWO LOTS/ONE BLOCK

PREPARATION DATE: OCTOBER 29, 2015.  
 SUBMITTAL DATE: JUNE 2, 2016



WATERLOO SURVEYORS INC.  
 PO BOX 160176  
 AUSTIN, TEXAS 78716-0176  
 Phone: 512-481-9602  
 www.waterloosurveyors.com  
 T.B.P.L.S. FIRM#10124400  
 J14481P

CASE # C8-2016-0090.OA

PAGE 2 OF 2



## MEMORANDUM

**TO:** Members of the Planning Commission

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

**DATE:** February 7, 2018

**SUBJECT:** Gault Street Resubdivision Flag Lot Variance Request

The applicant has requested a variance from LDC Section 25-4-175(A)(2) in order to resubdivide a lot utilizing a flag lot design. Staff evaluated the variance request based upon the following criteria:

**1. The lot has provided accessibility for emergency responders;**

The fire department has reviewed and approved the design.

**2. The lot has adequate room for required utilities;**

The utility layout has been reviewed and approved.

**3. The design enhances environmental and tree protection;**

Environmental and arborist review has approved the design.

**4. The flag lot is otherwise compatible with the surrounding neighborhood;**

There are existing flag lots within the vicinity.

**5. The applicant provides a copy of any existing private deed restrictions for informational purposes**

There are no known deed restrictions.

If you have any questions or concerns, please contact me directly at 512-974-2786.

Thanks,

Don E. Perryman  
Development Services Department



Portion of the City of Austin Land Development Code applicant is seeking a variance from:

We are asking for a variance from the minimum lot frontage, this is a flag lot according to  
25-4-175 of the City of Austin Land Development Code.

## Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

### Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

This lot is in an urban watershed and is oversized for the neighborhood. The proposed  
development complies with section 25-4-175 of the Land Development Code.

### Hardship

a) The hardship for which the variance is requested is unique to the property in that:

The lot is in a residential dense neighborhood and is larger than most.

b) The hardship is not general to the area in which the property is located because:

There are a few flag lot configurations in the neighborhood and this one is in support by the  
Neighborhood, see our Neighborhood Support letter attached.

### Area Character

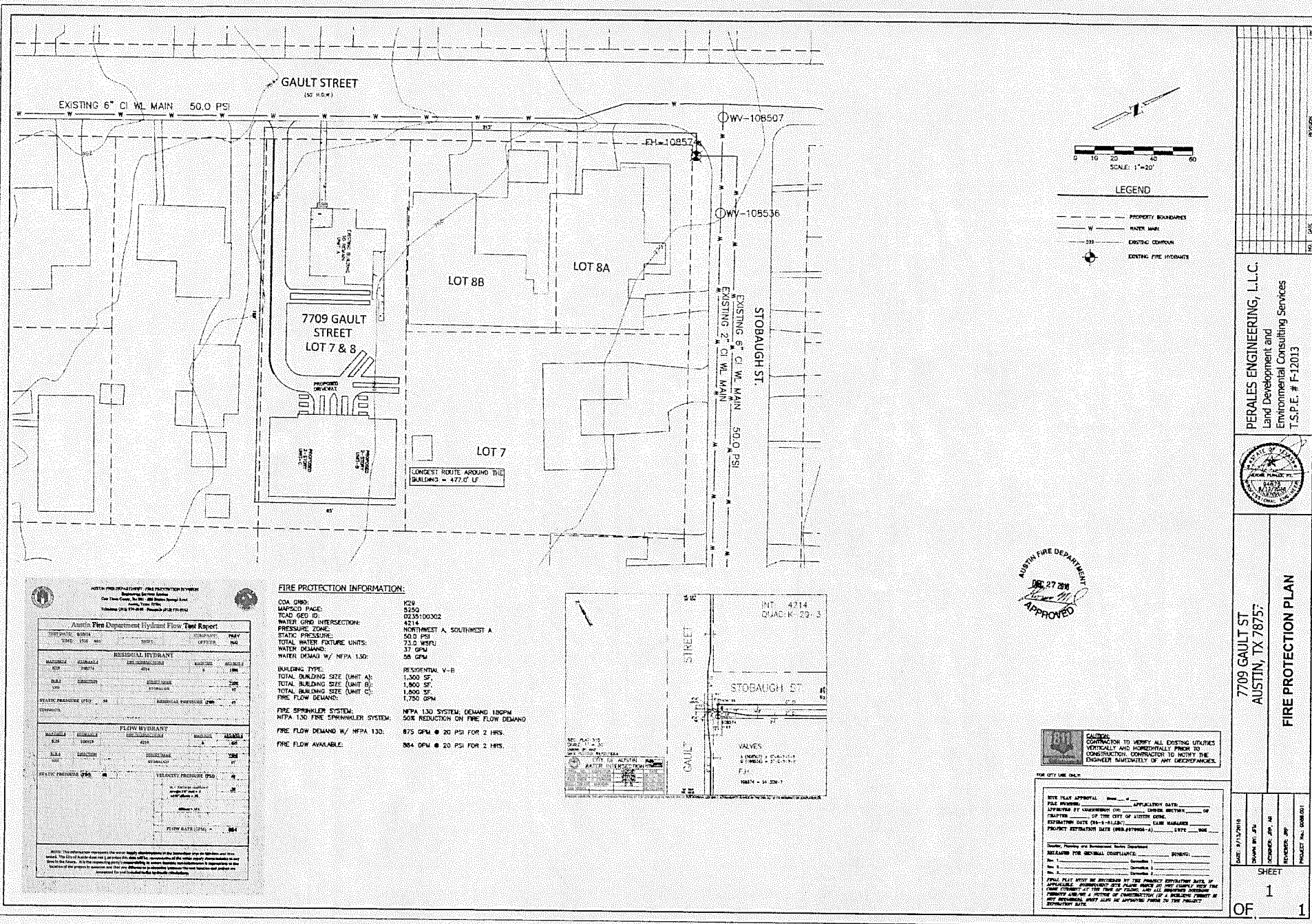
The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

There are other flag lots in the neighborhood, as well as irregular shaped lots. We have  
neighborhood support for our purposed lot configuration.

**Location:** 7709 Gault Street. Austin, Texas 78757









Oct. 21, 2015

To Whom It May Concern  
Re: Proposed Duplex Project

Location Address:  
7709 Gault St.  
Austin, TX, TX 78757  
Mapsc0: 525Q  
Map ID: 023401

Owner: KATAHOMES INC  
9815 Mandeville Circle  
Austin, TX 78750

The Crestview Neighborhood Plan Contact Team on Oct. 20, 2015 reviewed a planned backyard duplex project to be located at the rear of an 8,450 sf lot at 7709 Gault Street. Information about the project was presented by Linda Guerrero of Austin City Advocate, representing the owner, Katahomes Inc.

The project envisions a duplex to be built at the rear of a lot currently occupied by a single-family home. The CNPCT was informed by Ms Guerrero that the proposed structure is permitted within the area's current SF-3 zone and meets all setback requirements, but may require a variance to allow for the extension of the existing driveway. According to the developer, a 5-inch variance will be needed on each side of the driveway to allow it to be extended to the new structure.

She stressed during her presentation that the project envisions no change to the existing house, and so the street view will remain unchanged.

Guereeo said she has made several efforts to contact neighbors, and has also attempted to meet with the Crestview Neighborhood Association and was redirected to the Contact Team. When the project reaches the appropriate municipal board formal notice, if required, will be mailed by the city to affected residents, who will then have an opportunity to comment.

The specific language of the Contact Team's recommendation is as follows:

"Provided that the neighbors notified by the city through the official process don't have an objection, the Crestview Neighborhood Planning Contact Team does not have an objection to this variance request."

Sincerely,

Larry Ouellette, facilitator  
Crestview Neighborhood Plan Contact Team

Cc: file

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: C8-2017-0111.0AC8-2017-0111.0A

Contact: Don Perryman, 512-974-2786 or  
Amelia Watts, 512-974-3103

Public Hearing: Planning Commission, Feb 13, 2018

JOANN SAWYER

Your Name (please print)

☒ I am in favor  
☐ I object

7802 TISDALE DR. AUSTIN, TEX.

Your address(es) affected by this application

Joann Sawyer

Signature

1-29-18

Date

Daytime Telephone: 512-383-5522

Comments: NONE

If you use this form to comment, it may be returned to:  
City of Austin – Development Services Department / 4<sup>th</sup> 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: C8-2017-0111.0AC8-2017-0111.0A**

**Contact: Don Perryman, 512-974-2786 or**

**Amelia Watts, 512-974-3103**

**Public Hearing: Planning Commission, Feb 13, 2018**

Travis Hastings

Your Name (please print)

☒ I am in favor  
☐ I object

1115 and 1113 W Anderson Lane

Your address(es) affected by this application

Travis Hastings

Signature

1/30/2018

Date

Daytime Telephone: 512 459 6544

Comments: It is a free market economy in the USA. If they follow the safety codes, they can build what they want, as soon as I am concerned.

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

**City of Austin – Development Services Department / 4<sup>th</sup> Fl**

**Don Perryman**

**P. O. Box 1088**

**Austin, TX 78767-8810**