



**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-0018.0A**P.C. DATE:** March 13, 2018**SUBDIVISION NAME:** Resubdivision of Lot 25, Block C, Northgate Addition**AREA:** 0.500 acres**LOT(S):** 2**OWNER/APPLICANT:** Brady & Sarah Patterson**AGENT:** McHone Real Estate  
(Mike McHone)**ADDRESS OF SUBDIVISION:** 904 Taulbee Lane**GRIDS:** K-29**COUNTY:** Travis**WATERSHED:** Waller Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 7**NEIGHBORHOOD PLAN:** Crestview**PROPOSED LAND USE:** Family Residential**SIDEWALKS:** Sidewalks will be provided along Taulbee Lane.**VARIANCE:** From LDC 25-4-175 to allow a flag lot.**DEPARTMENT COMMENTS:** The request is for approval of the variance to allow a flag lot (LDC 25-4-175) and a resubdivision namely, Resubdivision of Lot 25, Block C, Northgate Addition. The proposed plat is composed of 2 lots on 0.500 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the variance and the resubdivision. With approval of the variance - this plat will meet all applicable City of Austin and State Local Government code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)



-  Subject Tract  
 Base Map

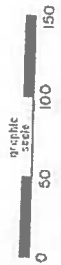
CASE#: C8-2017-0018.0A  
LOCATION: 904 Taulbee Lane

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

# RESUBDIVISION OF LOT 25 BLOCK C NORTHGATE ADDITION

SCALE: 1" = 50'

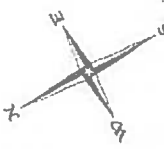
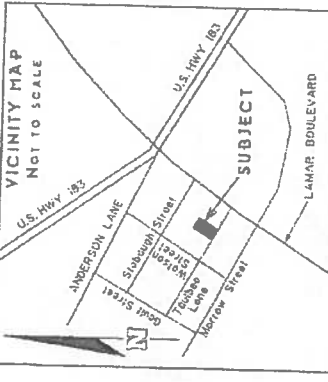


## Legend

- di Yellow Red Found
- IPFW Yellow Red Found
- di Yellow Red Set with plastic cap
- IPFW Yellow Red Set with plastic cap
- (Record Bearing and Distance)
- Subway
- ETE - Electric and Telecommunications Easement

## LOT SUMMARY

Total Number of Lots : 2  
 Lot 25A = 8,879 Square Feet  
 Lot 25B = 13,106 Square Feet  
 without neck = 10,846 Square Feet  
 Total Area = 21,985 Square Feet = 0.5000 Acre



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## WATSON STREET

## TAULBEE LANE (50')

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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:** Sylvia Limon, Planner Senior  
Development Services Department

**DATE:** March 6, 2018

**SUBJECT:** Flag Lot Variance for C8-2017-0018.0A, Resubdivision of Lot 25, Block C, Northgate Addition

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 that will include 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;**

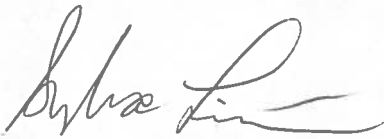
*This resubdivision is compatible with the surrounding neighborhood in that there are several other flag lots in the general area. The proposed lot sizes are still comparable to lots in the area.*

*The immediate area is zoned SF-3-NP which is the appropriate zoning for the proposed use. See attached, Surrounding Neighborhood Exhibit which generally shows the development pattern in the immediate vicinity.*

**(v) the applicant provides a copy of any existing private deed restrictions;**

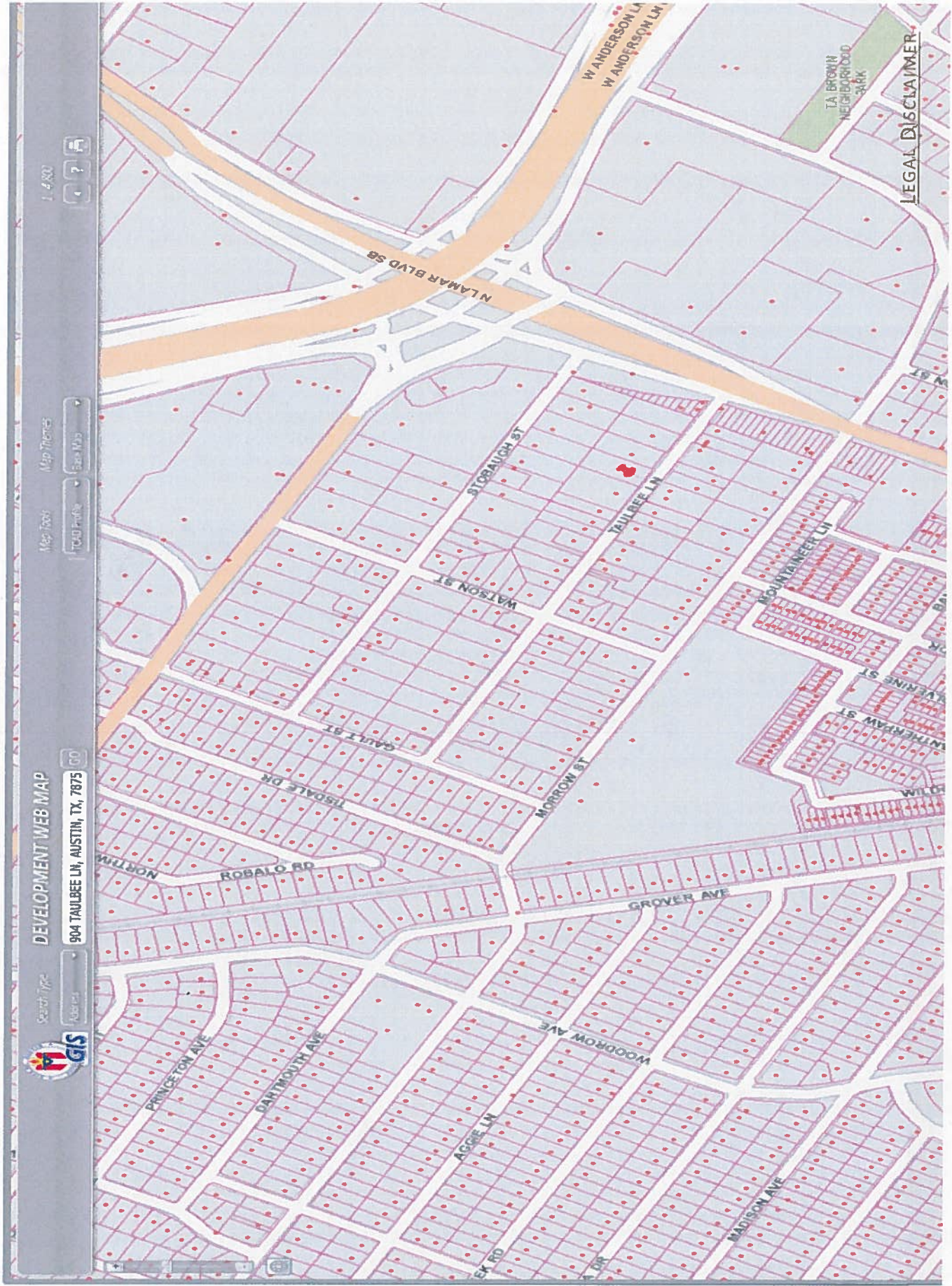
*The applicant has determined that there are no existing private deed restrictions that apply to this property.*

Based upon review of these criteria, staff **recommends** the variance request to develop a flag lot as a part of this resubdivision request.



Sylvia Limon, Planner Senior  
Development Services Department





Mike McHone  
Real Estate

8/2010

Sylvia Limon,  
Case Manager Subdivision  
505 Barton Springs Rd.  
Austin, TX 78704

Re: C8-2015-0275.0A; 904 Taulbee

Dear Ms. Limon;

Per the requirements of the amended LDC for Flag Lots this letter and the attached exhibit is to serve as compliance with the requirements. As the attached exhibit from TCAD shows there are 3 additional Flag lot subdivisions on the block and two more a block away. Additionally, nearly every original lot on the block has been re-subdivided to create additional lots.

904 Taulbee is adjacent to a multifamily project to the east.

The proposed re-subdivision of this property into a flag lot subdivision is not only compatible but the trend for the neighborhood.

Sincerely,



Mike McHone



