

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-0030.0A**P.C. DATE:** March 27, 2018**SUBDIVISION NAME:** Resubdivision Plat of Lot 23, Block C, Northgate Addition**AREA:** 0.4998 acres**LOT(S):** 2**OWNER/APPLICANT:** The Cobalt Companies, LLC  
(Matt McCormack)**AGENT:** Cedillos & Company  
(Rey Cedillos)**ADDRESS OF SUBDIVISION:** 911 Stobaugh Street**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 Stobaugh Street.**VARIANCE:** From LDC 25-4-175 to allow a flag lot.

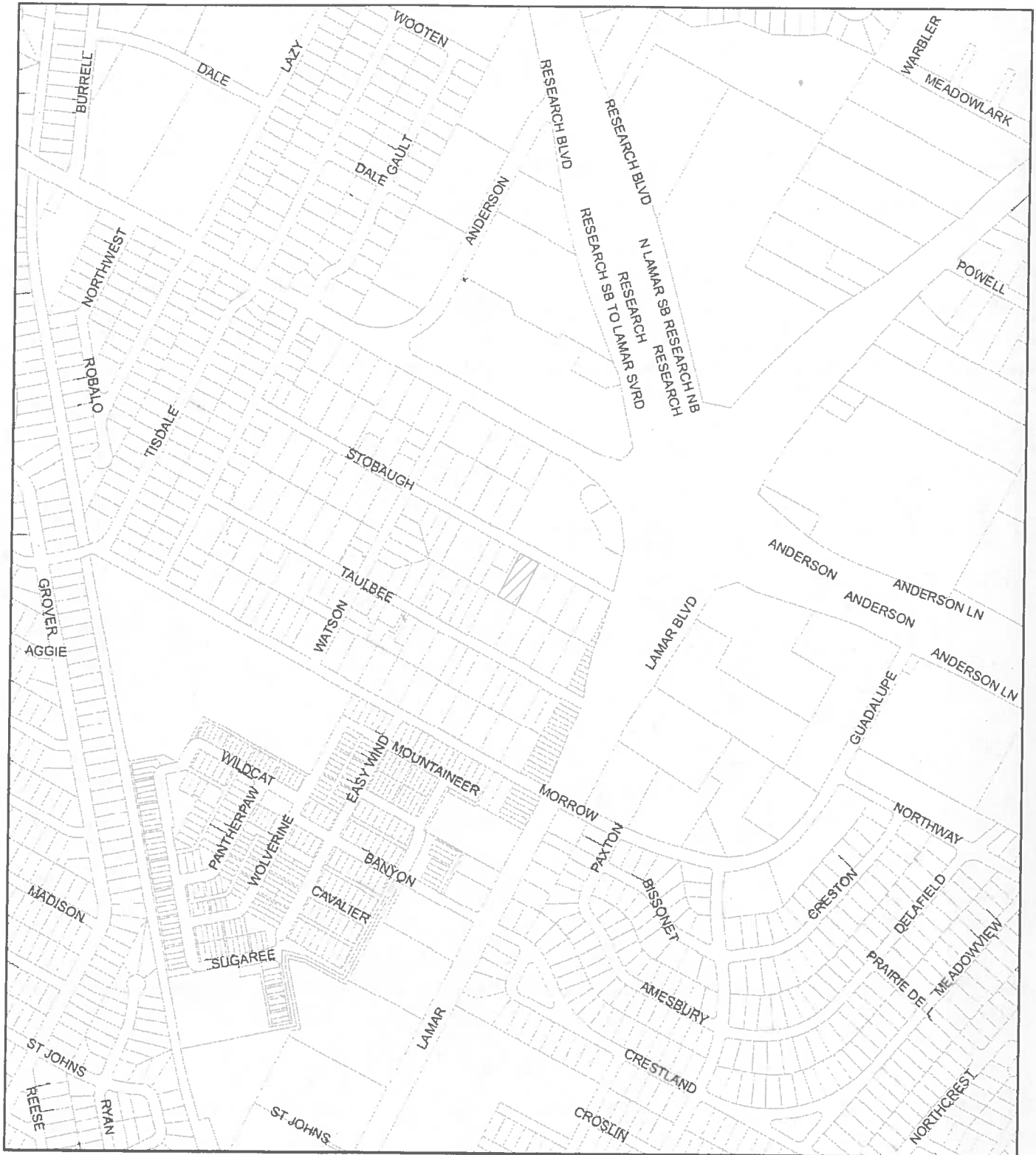
**DEPARTMENT COMMENTS:** The request is for approval of the variance to allow a flag lot (LDC 25-4-175) and a resubdivision namely, Resubdivision Plat of Lot 23, Block C, Northgate Addition. The proposed plat is composed of 2 lots on 0.4998 acres.


**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  
**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)

**PHONE:** 512-974-2767



 Subject Tract

 Base Map

CASE#: C8-2017-0030.0A  
LOCATION: 911 STOBAUGH ST

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.

## Item C-19

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DATE: Jan. 10, 2017	CASE NO. C8-2017-0030.0A
SCALE: 1" = 50'	DWG. NO. 1A 1A1

SCALE: 1" = 50'

DWC NO. 18 1A1



## MEMORANDUM

**TO:** Members of the Planning Commission

**FROM:** Sylvia Limon, Planner Senior  
Development Services Department

**DATE:** March 27, 2018

**SUBJECT:** Flag Lot Variance for C8-2017-0030.0A, Resubdivision Plat of Lot 23  
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

**Cedillos & Company**  
Civil/Environmental Consulting Engineers  
Texas Firm Registration Number F-9159

March 9, 2018

Ms. Sylvia Limon  
City of Austin  
Development Services Department  
505 Barton Springs Road  
Austin, Texas 78704

Re: **Resubdivision Plat of Lot 23, Block C, Northgate Addition**  
**911 Stobaugh Street**  
**Austin, Texas 78757**  
**C8-2017-0030.A**

Ms. Limon:


The proposed resubdivision consists of two residential lots located at 911 Stobaugh Street in Austin, Texas. The property is zoned Sf-3-NP. The proposed subdivision meets the criteria for flag lot approval per LDC-25-4-175 based on the following:

1. The subdivision provides accessibility for emergency responders. The subdivision was reviewed and approved by the Fire Department.
2. The subdivision has adequate room for required facilities. Proposed water, wastewater and electric services were approved by Austin Water, Plumbing and Austin Energy.
3. The heritage trees in front of the property are being protected and will remain. The subdivision was planned around these existing trees.
4. The subdivision is compatible with the surrounding neighborhood. The existing house in one of the lots was renovated and will remain. Also, the flag subdivision is the same configuration as the two lot subdivision next door.

An approved Exhibit showing the proposed development is attached. Also, a plat map showing the adjacent flag lots is attached.

Please call me at 512- 306-1322 if you have any questions.

Sincerely,

  
Rey Cedillos, P.E.  
reycedillos@aol.com

P.O. Box 50362  
Austin, Texas 78763



