Item C-21 1 of 6

### SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0169.0A

**PC DATE:** June 12, 2018

**SUBDIVISION NAME:** Resubdivision of a Portion of Lot 22, Block 1, Cresthaven Addition

**AREA** 0.509 ac

**LOT(S)**: 2

**OWNER:** MX3 Homes, LLC

AGENT/APPLICANT: Southwest Engineers, Inc. (Gabriel Hovdey)

**ADDRESS OF SUBDIVISION:** 2000 E.M. Franklin Avenue

**WATERSHED:** Tannehill Branch

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

**NEIGHBORHOOD PLAN:** MLK

**PROPOSED LAND USE:** Residential

<u>VARIANCES</u>: Applicant requests a variance from LDC 25-4-175(A)(2) in order to resubdivide a lot with a flag lot design. RECOMMENDED; see attached memorandum.

**<u>DEPARTMENT COMMENTS</u>**: The request is for approval of Resubdivision of a Portion of Lot 22, Block 1, Cresthaven Addition composed of 2 lots on 0.509 acres. There is currently 1 residential structure proposed to be removed.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat as it meets all applicable State and City of Austin LDC requirements.

### **PLANNING COMMISSION ACTION:**

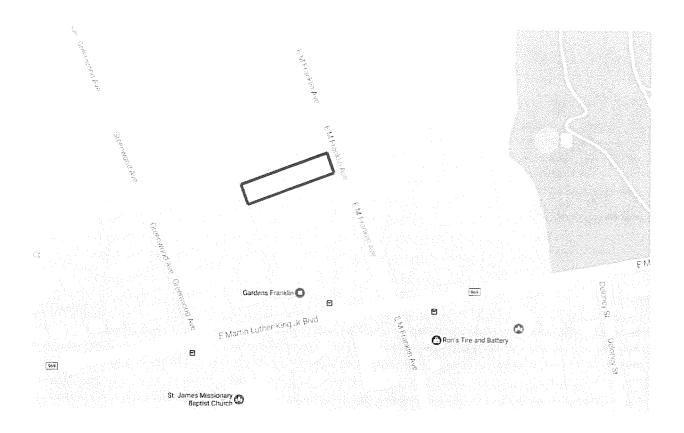
**CASE MANAGER:** Jeremy Siltala

**PHONE:** 512-974-2945

**EMAIL:** jeremy.siltala@austintexas.gov

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# Location Map

2000 E M Franklin Ave, Austin, TX 78723



### MEMORANDUM

**TO:** Members of the Planning Commission

**FROM:** Jeremy L. Siltala, Senior Planner Development Services Department

**DATE:** June 5, 2018

SUBJECT: Flag Lot Variance Request for Resubdivision of a Portion of Lot 22, Block 1, Cresthaven Addition

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

### 1. The lot has provided accessibility for emergency responders:

Austin Fire Department review staff have determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders and approved the design.

2. The lot has adequate room for required utilities:

Austin Water and Austin Energy review staff have determined the driveway and utility plan provides adequate space for utility service to both lots and approved the design.

3. The design enhances environmental and tree protection:

The driveway design minimizes impacts to existing trees including preserving a 19" Post Oak and City Arborist staff have approved the design.

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

There are existing flag lots within the vicinity (see Surrounding Area Exhibit).

5. The applicant provides a copy of any existing private deed restrictions:

The applicant has determined there are no existing deed restrictions applicable to the subject property.

Based on review of these criteria, staff recommends the variance request to develop the property with a flag lot design as part of this application.

If you have any questions or concerns please contact me directly at 512-974-2945.

Thank you,

Jeremy L. Siltala

Development Services Department

Item C-21 5 of 6



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THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH THE SURROUNDING NEIGHBORHOOD. THERE ARE EXISTING FLAG LOT SUBDIVISIONS IN THE VICINITY OF THE PROPOSED PROPERTY.

## **Southwest Engineers** Inc.

2017, 2:20pm

02,

Oct

Ave\Exhibits\Surrounding Area Exhibit.dwg Mon,

Franklin

**∑** 

0556-044-17\_2000

Civil

Environmental

Planning

TRPF No : 1909 www.swengineers.com

112 Cimarron Park Lp Buda, Texas 78610 (512) 312-4336

# SURROUNDING AREA **EXHIBIT**

Resubdivision of A Portion of Lot 22 Block 1 Crest Haven Addition **MX3 Homes** 

Date: File: Scale: Tech:

10/02/2017 Exhibit N.T.S. AG

Project No.: 0556-044-17

# 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.

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

City of Austin - Development Services Department / 4th Fl

Jeremy Siltala P. O. Box 1088

Austin, TX 78767-8810

For additional information on the City of Austin's land development process visit our web site: <a href="http://www.austintexas.gov/development">http://www.austintexas.gov/development</a>.

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.

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