

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2018-0046.0A**P.C. DATE:** December 11, 2018**SUBDIVISION NAME:** Resubdivision of Lot 1 and Lot 2, Block F, Northgate Addition**AREA:** 1.002 acres**LOT(S):** 5**OWNER/APPLICANT:** Joidemar Souza and  
Marta Souza**AGENT:** SCE Solutions  
(Marco Castaneda, P.E.)**ADDRESS OF SUBDIVISION:** 1101 Stobaugh St.**WATERSHED:** Boggy Creek**COUNTY:** Travis**EXISTING ZONING:** SF-3-NP**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** Crestview**PROPOSED LAND USE:** Residential

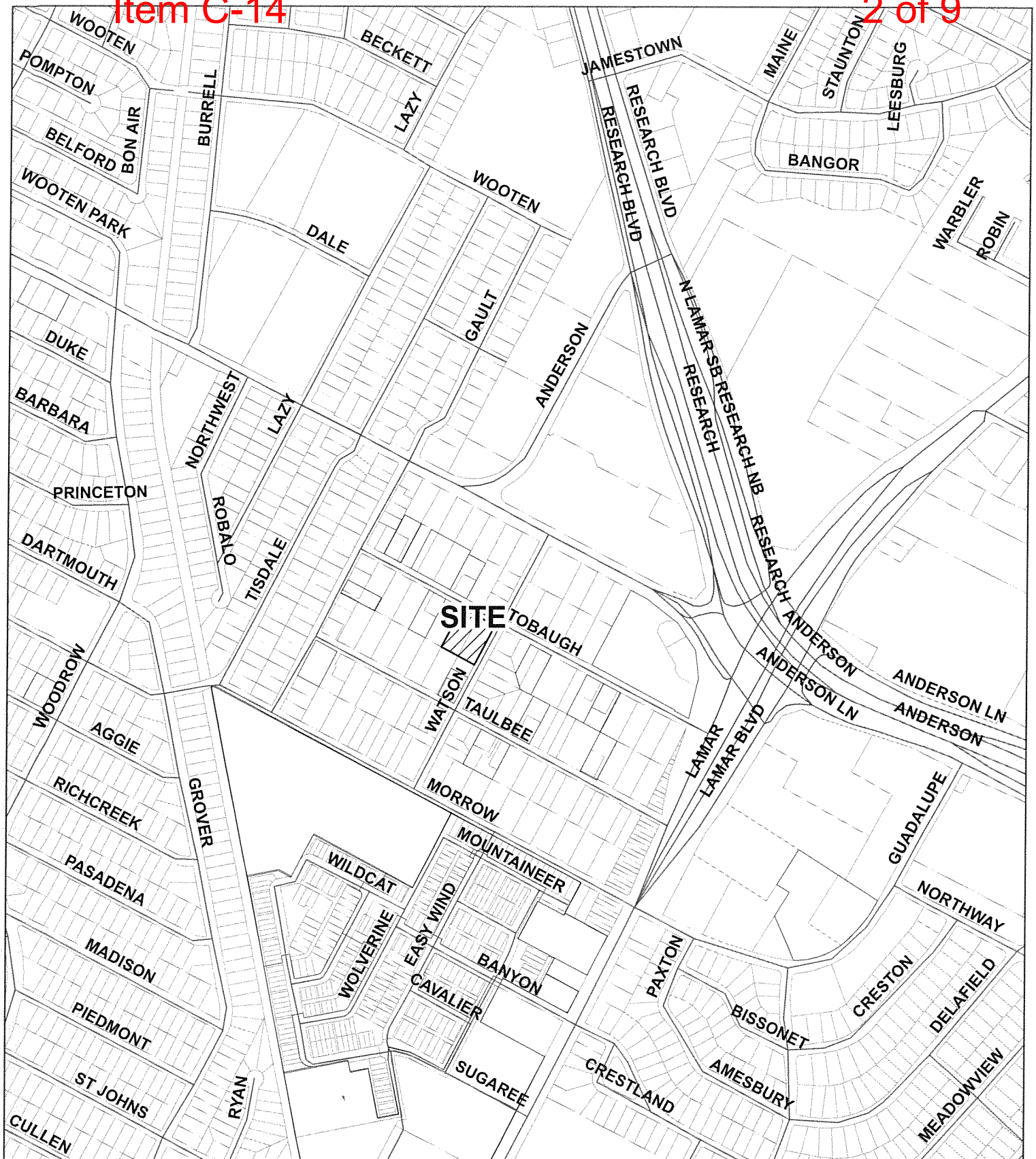
**VARIANCES:** A variance to section 25-4-175 to allow a residential flag lot has been requested. The applicant is proposing one residential flag lot with this application for Lot 2B. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin Water Utility, Austin Energy, and the City Arborist to verify there is adequate room for the required utilities and enhanced tree protection on the site. It is the Staff's opinion that the proposed subdivision is compatible with the surrounding development, and is consistent with other flag lots within the neighborhood. It should also be noted that there are no known deed restrictions on the site, and a note has been added that requires all addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street for emergency responders. Because the application meets the flag lot criteria as required by the Land Development Code, the Staff recommends approval of the variance.

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 1 and 2, Block F, Northgate Addition composed of five lots on 1.002 acres. The applicant is proposing to resubdivide two lots into a five lot subdivision for residential uses.

**STAFF RECOMMENDATION:** If the variance is approved, the staff recommends approval of the plat. With variance approval, this plat would meet all applicable State and City of Austin LDC requirements.

**CASE MANAGER:** Cesar Zavala  
Email address: [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)

**PHONE:** 512-974-3404



CASE#: C8-2018-0046.0A  
ADDRESS: 1101 STOBAUGH ST.  
PROJECT: RESUBDIVISION OF LOT 1 AND LOT 2  
BLOCK F NORTHGATE ADDITION  
CASE MANAGER: CESAR ZAVALA

# RESUBDIVISION OF LOT 1 AND LOT 2 BLOCK F NORTHGATE ADDITION

Plat Preparation Date: February 6, 2018  
Application Submittal Date: April 4, 2018

SCALE: 1" = 50'



## Legend

- ⊙ 1/2" Iron Rod Found
- IPF 1/2" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap imprinted with "Holl Corson, Inc." (Record Bearing and Distance)

----- Sidewalk

ETE = Electric Distribution, Electric Telecommunications and Electric Fiber Easement

E.E. = Electric Easement

JUAE = Joint Use Access Easement

## LOT SUMMARY

Total Number of Lots = 5

Lot 1A = 10,053 Square Feet

Lot 1B = 7,553 Square Feet

Lot 1C = 7,040 Square Feet

Lot 2A = 7,922 Square Feet

Lot 2B = 11,019 Square Feet

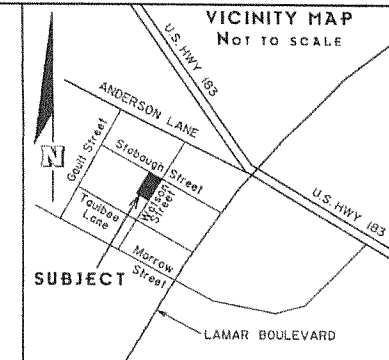
minus "neck" area = 8,376 Square Feet

R.O.W. Dedication = 47 Square Feet

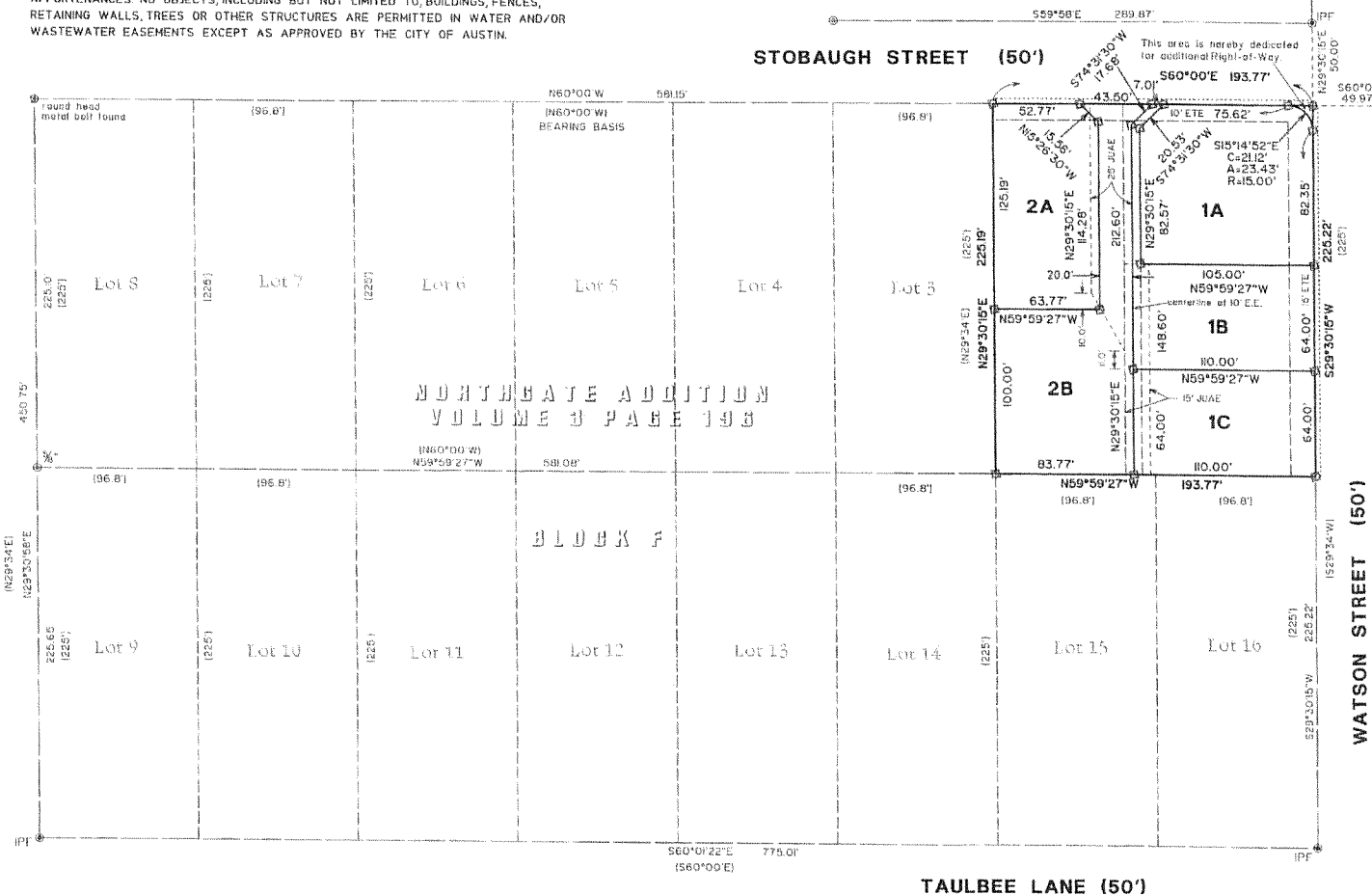
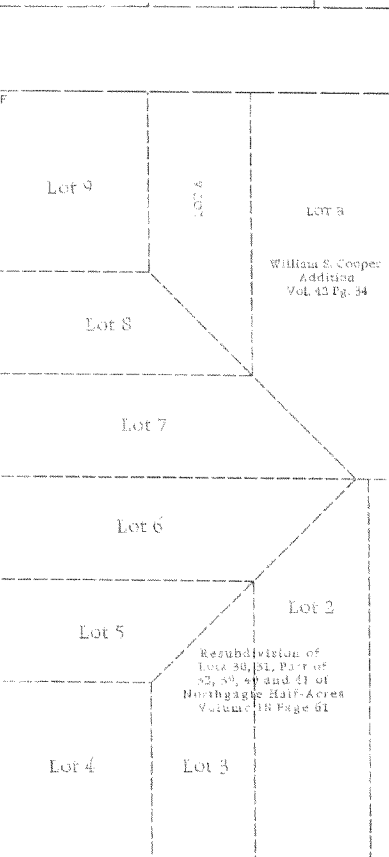
Total Area = 43,635 Square Feet = 1.002 Acres

## 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.



Lot 30	Northgate Addition Volume 3 Page 198	Lot 31	Block D	Lot 32
--------	---	--------	---------	--------



TAUBEE LANE (50')



## MEMORANDUM

**TO:** Members of the Planning Commission

**FROM:** Cesar Zavala, Planner Senior  
Development Services Department

**DATE:** December 4, 2018

**SUBJECT:** C8-2018-0046.0A Resubdivision of Lot 1 and Lot 2 Block F 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 in the resubdivision. 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 application has been reviewed by the Austin Fire Department 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 for review by the City of Austin Water and Wastewater Department and Austin Energy Department. The reviewers for both departments have determined that the utility/driveway plan has 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;**

*The property is zoned SF-3-NP which allows a minimum lot size of 5,750 square feet. The proposed subdivision will meet the minimum lot size requirement with the lots having a size greater than 7,000 square feet. Additionally, other properties within the area has been resubdivided using flag lot configurations, such as property located west of the proposed resubdivision at 1108, 1113, and 1210 Stobaugh St. Property on the south portion of the block has also been resubdivided with flag lots, such as at 1100, 1113, and 1207 Taulbee Lane. As well properties east of the resubdivision along Stobaugh St. and Taulbee Lane.*

*The immediate area is zoned SF-3-NP which is the appropriate zoning for the proposed use. See the attached Flag Lot Variance Exhibit map 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.





TYPE F-15009  
1775 CR 279, Ste D101  
Liberty Hill, Tx 78642

www.sectexas.com

(512) 215-4364

**VARIANCE REQUEST FOR FLAG LOTS**

July 11, 2018

Development Services Department  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

RE: Resubdivision of Lots 1 & 2, Block F,  
Northgate Addition  
1101 Stobaugh Street  
Austin, Texas 78757  
Case No. C8-2018-0046.0A

To Whom it May Concern,

The purpose of this letter is to request a variance for a flag lot proposed as part of the Resubdivision of Lots 1 & 2, Block F, Northgate Addition located at 1101 Stobaugh Street.

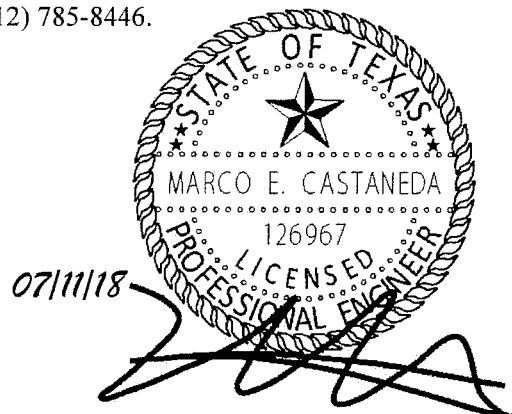
Per LDC 25-4-175(A)(2), a variance to allow flag lots may be granted if the proposed development meets the given criteria. Please find below how this site will meet the given criteria.

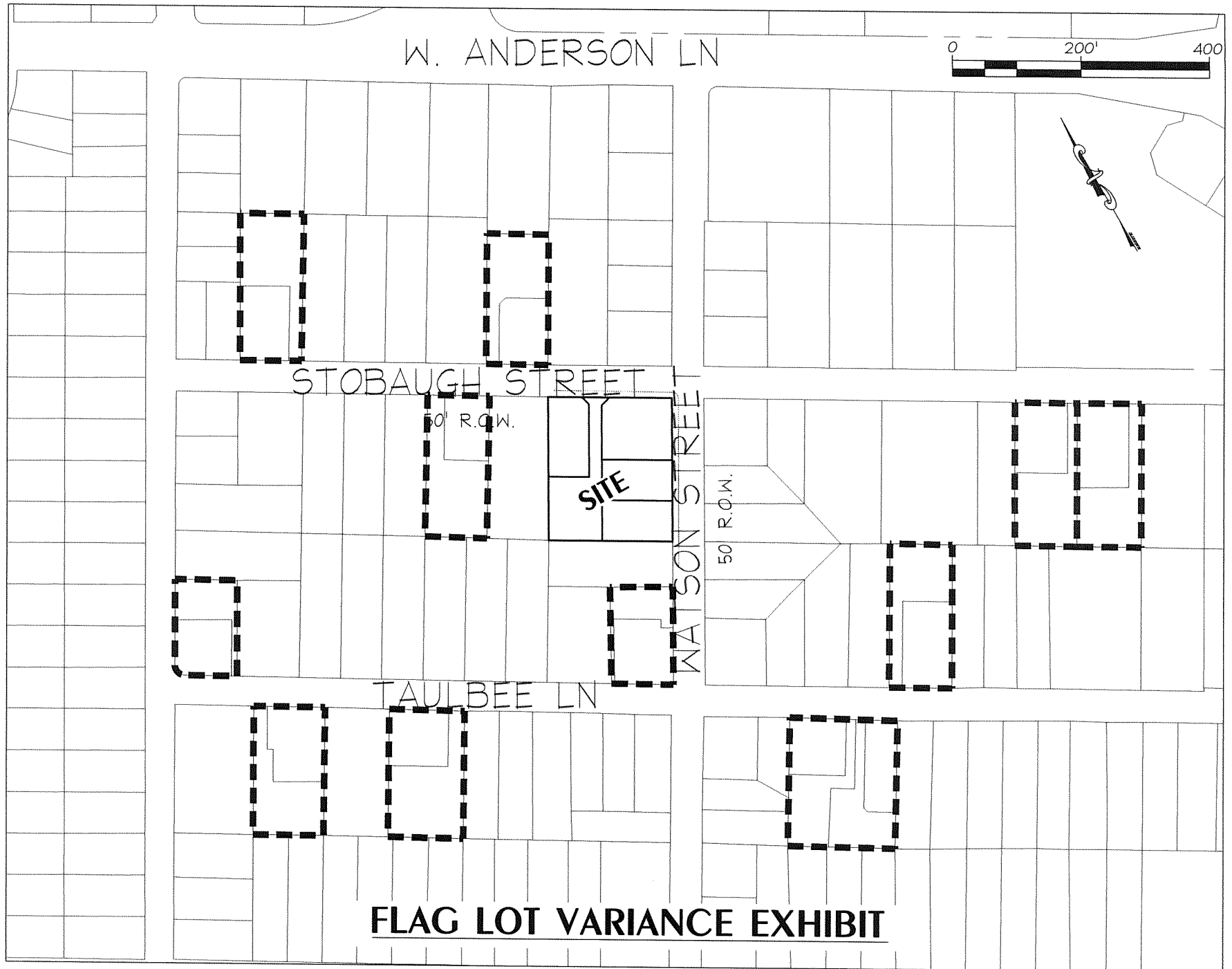
- (i) Has provided accessibility for emergency responders;  
A 25' joint access easement and 25' paved driveway is proposed and shared with Lots 2A & 2B to provide emergency access to all proposed residential units in the flag lot.
- (ii) Has adequate room for required utilities;  
A proposed driveway/utility plan for this Resubdivision is being reviewed and will be approved by Austin Water Utility. The flag lot is configured to allow utility service to each lot without crossing lot lines.
- (iii) Enhances environmental and tree protection;  
The flag lot "pole" was located and configured to preserve an existing 37" Spanish Oak near the west property line.
- (iv) Is otherwise compatible with the surrounding neighborhood;  
This Resubdivision is compatible with the surrounding neighborhood in that there are at least 9 other flaglot subdivisions within 1000 feet of this site and the proposed lot sizes are consistent with the other flag lots in the area.

Should you have any questions or comments, feel free to contact the undersigned at (512) 535-7489 or Marco Castaneda at (512) 785-8446.

Sincerely,

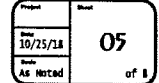
Marco Castaneda, PE







Keep what's below.  
Call before you dig.





## 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: C8-2018-0046.0A

Contact: Cesar Zavala, 512-974-3404 or Ramon Rezvanipour, (512) 974-3124

Public Hearing: December 11, 2018, Planning Commission

Warren Travis Hastings

Your Name (please print)

☒ I am in favor  
☐ I object

1115 W Anderson Lane

Your address(es) affected by this application

Travis Hastings

Signature

11/23  
Date

Daytime Telephone:

5

Comments:

It's a free market  
Economy here in the good old USA,  
Let them build what they want,  
As long as it meets reasonable code  
Lows.

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810