

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0308.0A**Z.A.P DATE:** January 15, 2019**SUBDIVISION NAME:** Cogbill Subdivision**AREA:** 0.83 acres**LOT(S):** 4**OWNER/APPLICANT:** Kirk Smith**AGENT:** Stansberry Engineering  
(Blayne Stansberry)**ADDRESS OF SUBDIVISION:** 1001 and 1003 Cogbill Street**GRIDS:** ML31**COUNTY:** Travis**WATERSHED:** South Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-2**District #:** 5**PROPOSED LAND USE:** Commercial/residential**ADMINISTRATIVE WAIVERS:** None

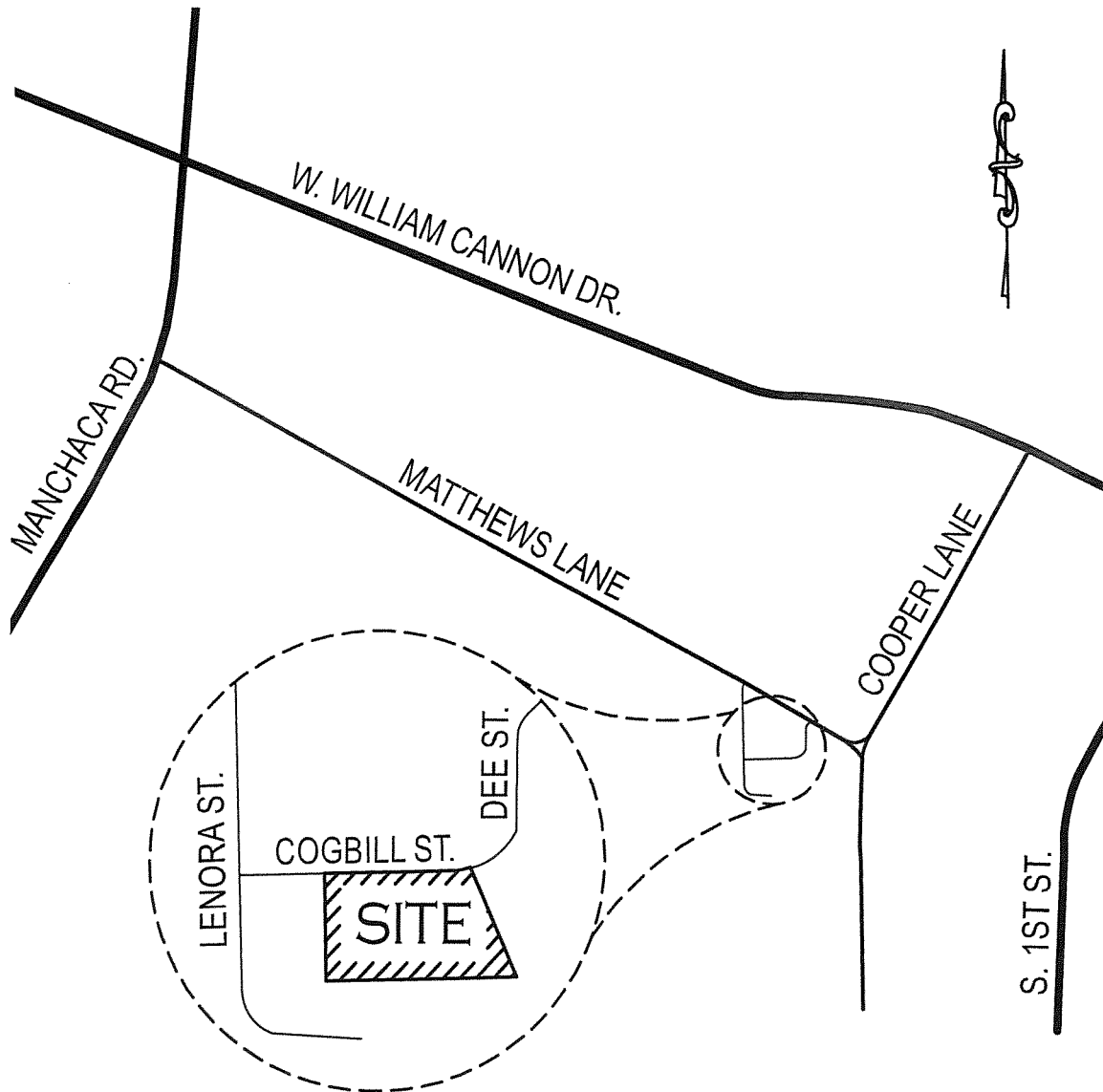
**VARIANCES:** The applicant requests a variance from LC Section 25-4-175 in order to resubdivide property utilizing a flag lot design. **RECOMMENDED.** (See attached staff memorandum).

**SIDEWALKS:** Sidewalks will be provided on the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for the resubdivision of lots 7 and 8, Cogbill subdivision consisting of 0.83 acres. The applicant proposes to resubdivide two existing lots into four lots for residential use, (note proposed Lot 8A is currently an existing, legally non-conforming, plumbing supply business). The proposal includes one lot, (proposed lot 7A) with a flag lot design. All proposed lots will take access to Cogbill Street. Proposed lots 7A, 7B and 7C will share a joint use access easement at the flag pole. All City of Austin utilities are available. The applicant will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat subject to the granting of the above referenced variance request. This plat otherwise meets all applicable State and City of Austin LDC requirements.

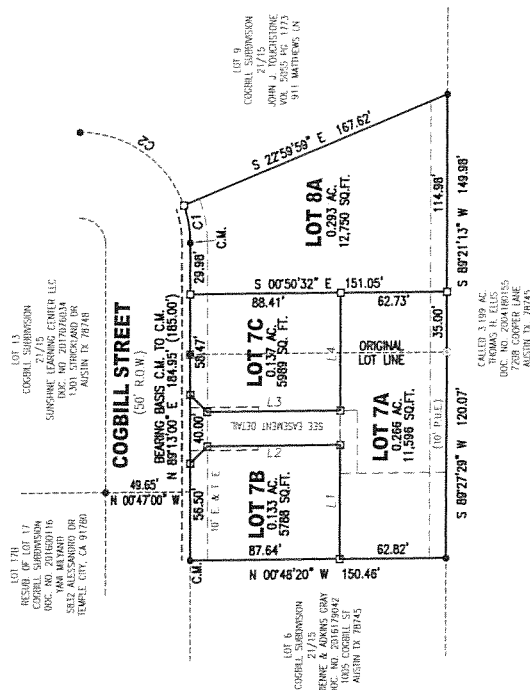
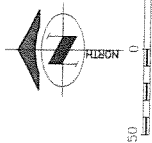
**ZONING AND PLATTING COMMISSION ACTION:****CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-mail:** [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)



Location Map

# RESUBDIVISION OF LOTS 7 & 8 COGBILL SUBDIVISION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



STATE OF TEXAS      §  
COUNTY OF TRAVIS      )  
KNOW ALL MEN BY THESE PRESENTS, THAT I,      )  
JAMES EARL RAY,      )  
do hereby certify that      )  
the within and foregoing      )  
is a true and correct      )  
copy of the original      )  
as the same appears      )  
from the records of      )  
this office.      )  
WITNESSED my hand      )  
and the seal of said      )  
office, this 1st day      )  
of May, 1968.      )  
JAMES EARL RAY      )  
County Clerk      )  
My Comm. Expires      )  
1-1-71      )

KNOW ALL MEN BY THESE PRESENTS:

I, Victor M. Garza, am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Travis County, Texas, and Title 25 and/or Title 30 of the Austin City Code, as amended, and that said plat was prepared from a physical survey of the property under my direct supervision.

Date: \_\_\_\_\_

**Victor M. Garza, RPLS 4740**  
B&G Surveying, LLC  
14104 West North Loop Blvd.  
Austin, Texas 78756  
Phone (512) 458-6969

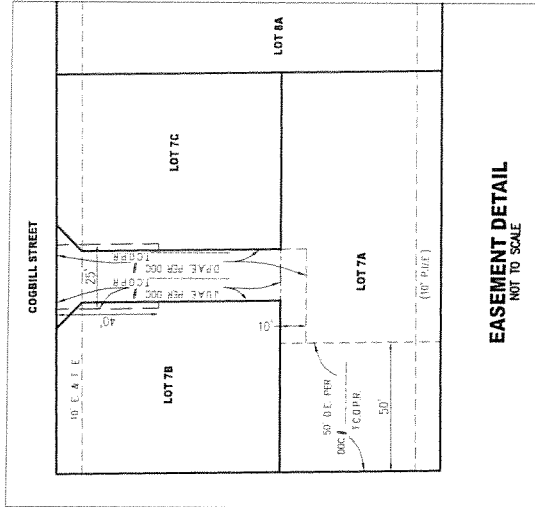
## ENGINEER'S CERTIFICATION

4. Blayne Stansberry, am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of the City of Austin Subdivision Ordinance.

No portion of this subdivision is within the boundaries of the 100 year floodplain according to data from the Federal Insurance Administration panel # 48453c0585 H, dated 9/26/2008 for the City of Austin, Travis County, Texas.

Date: \_\_\_\_\_

Elayne Stansberry, P.E., QPESC  
Stansberry Engineering Co., Inc.  
PO Box 309  
Monchaca, Texas 78652  
Phone: (512) 292-8000  
Mobile: (512) 695-8999



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.23'	65.00'	19°55'37"	S 79°12'04" W	22.12'
C2	77.13'	65.00'	67°49'15"	S 18°16'55" W	73.68'

LINE	BEARING	DISTANCE
L1	N 89°28'05" E	66.50'
L2	N 00°48'18" W	77.93'
L3	S 00°48'14" E	78.02'

## AREA TABULATION

AREA TABULATION	
LOT 7A	11,596 SQ. FT.
LOT 7B	5,788 SQ. FT.
LOT 7C	5,990 SQ. FT.
LOT 8A	12,750 SQ. FT.
TOTAL	36,124 SQ. FT.

**AREA OF LOT 7A EXCLUSIVE  
OF THE FLAG POLE**

LOT 7A 9737 50. FT

**MAXIMUM IMPERVIOUS  
COVER**

MAXIMUM IMPERVIOUS COVER AS STATED  
IN RESTRICTIVE COVENANT RECORDED IN  
DOC. NO. \_\_\_\_\_  
TRAVIS COUNTY OFFICIAL PUBLIC  
RECORDS

CASE # C8-2017-0308.0A  
RESUBDIVISION OF LOTS 7 & 8  
COGBILL SUBDIVISION



**B & G SURVEYING, LLC**  
 TPA REGISTRATION NO. 100461-00  
 WWW.BANDGSURVEY.COM  
 434 West North Loop Blvd.  
 Austin, Texas 78756  
 Office 512-458-6969

DATE: SEPTEMBER, 2017	FIELD: CHRIS M	SHEET 1 OF 2
B0805817.PLT	CALCULATIONS: J ENRIQUEZ	
SCALE: 1"=50'	DRAFTING: J ENRIQUEZ	



## MEMORANDUM

**TO:** Members of the Zoning and Platting Commission

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

**DATE:** January 8, 2019

**SUBJECT:** Lots 7 and 8 Cogbill 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;**

The flag lots residential use is consistent and compatible with the surrounding neighborhood.

**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.

**stansberry engineering**

May 30, 2018

Mr. Rodney Gonzales  
Director  
City of Austin Development Services Department  
One Texas Center, 505 Barton Springs Road, 7th Floor  
Austin, TX 78704

Re: Resubdivision of Lots 7 & 8, Cogbill Subdivision, C8-2017-0308.0A  
Variance Request to §25-4-175, Flag Lots

Mr. Gonzales,

The resubdivision project located at 1001 and 1003 Cogbill Street will resubdivide two existing lots into four lots for single family residential use under the SF-2 zoning regulations. This process which will create one flag lot and a variance to Land Development Code §25-4-175 is requested. Lots 7A, 7B, and 7C will share a single driveway.

The residential development of the resubdivision will consist of relocated cottages, approximately 1,000 square feet in size, placed on the lots. These cottages are found throughout Austin and would otherwise be demolished due to newer construction. The following is provided with the resubdivision:

- (i) This resubdivision provides access for emergency responders. A portion of the shared driveway will be paved for emergency vehicle access to provide adequate distance to the structure on the Flag Lot 7A.
- (ii) The flag lot is 20' wide which provides adequate service for water, wastewater, and electric, and telecom to be routed to the single structure on the lot.
- (iii) The lots are situated to project the existing trees on the site. The use of the smaller residential cottages will not impact root zones. The resubdivision plat limits the amount of new impervious cover for small cottage development.
- (iv) Since the cottages that will be relocated are typically from the 1940's, the structures will be compatible with the circa 1960's neighborhood.

Therefore, this project meets or exceeds the criteria for approval of a flag lot by the Land Use Commission as specified in §25-4-175 (A) (2). Please let me know if you have any questions.

Sincerely,

Stansberry Engineering Co., Inc.

*Blayne Stansberry*  
Blayne Stansberry, P.E.

