



**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2018-0097.0A**P.C. DATE:** July 9, 2019**SUBDIVISION NAME:** Holton Tillery Acres Subdivision**AREA:** 0.92 acres**LOT(S):** 6**OWNER/APPLICANT:** Urban Gravity LLC**AGENT:** Southwest Engineers, Inc.  
(Matt Dringenberg)**ADDRESS OF SUBDIVISION:** 3201 Holton Street**GRIDS:** L-21**COUNTY:** Travis**WATERSHED:** Boggy Creek, Colorado River**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 3**NEIGHBORHOOD PLAN:** Govalle/Johnston Terrace Combined (Govalle)**PROPOSED LAND USE:** Residential**SIDEWALKS:** Sidewalks will be provided along Tillery Street and Holton Street.**VARIANCE:** From LDC 25-4-175 to allow a flag lot (See attached memo).**DEPARTMENT COMMENTS:** The request is for approval of a variance to allow a flag lot (LDC 25-4-175) and a resubdivision, namely, Holton Tillery Acres Subdivision. The proposed plat is composed of 6 lots on 0.92 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#: C8-2018-0097.0A  
 LOCATION: 3201 HOLTON 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 Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

**\*\*VICINITY MAP\***  
NOT TO SCALE

SITE

STREETS: S 7TH ST, S 8TH ST, S 9TH ST, S 10TH ST, S 11TH ST, S 12TH ST, S 13TH ST, S 14TH ST, S 15TH ST, S 16TH ST, S 17TH ST, S 18TH ST, S 19TH ST, S 20TH ST, S 21ST ST, S 22ND ST, S 23RD ST, S 24TH ST, S 25TH ST, S 26TH ST, S 27TH ST, S 28TH ST, S 29TH ST, S 30TH ST, S 31ST ST, S 32ND ST, S 33RD ST, S 34TH ST, S 35TH ST, S 36TH ST, S 37TH ST, S 38TH ST, S 39TH ST, S 40TH ST, S 41ST ST, S 42ND ST, S 43RD ST, S 44TH ST, S 45TH ST, S 46TH ST, S 47TH ST, S 48TH ST, S 49TH ST, S 50TH ST, S 51ST ST, S 52ND ST, S 53RD ST, S 54TH ST, S 55TH ST, S 56TH ST, S 57TH ST, S 58TH ST, S 59TH ST, S 60TH ST, S 61ST ST, S 62ND ST, S 63RD ST, S 64TH ST, S 65TH ST, S 66TH ST, S 67TH ST, S 68TH ST, S 69TH ST, S 70TH ST, S 71ST ST, S 72ND ST, S 73RD ST, S 74TH ST, S 75TH ST, S 76TH ST, S 77TH ST, S 78TH ST, S 79TH ST, S 80TH ST, S 81ST ST, S 82ND ST, S 83RD ST, S 84TH ST, S 85TH ST, S 86TH ST, S 87TH ST, S 88TH ST, S 89TH ST, S 90TH ST, S 91ST ST, S 92ND ST, S 93RD ST, S 94TH ST, S 95TH ST, S 96TH ST, S 97TH ST, S 98TH ST, S 99TH ST, S 100TH ST.



## MEMORANDUM

**TO:** Members of the Planning Commission

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

**DATE:** July 2, 2019

**SUBJECT:** C8-2018-0097.0A Holton Tillery Acres Subdivision Flag Lot variance request

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 6 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 area.*

*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



# Property Profile



## Legend

- Jurisdiction**
- FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
  - Lot Line

## Notes



1: 4,800



0.2 Miles  
0.08 Miles  
0.2 Miles



NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

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Engineers**

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Civil | Environmental | Land Development

HEADQUARTERS  
307 St. Lawrence St.  
Gonzales, TX 78629  
Phone: 830.672.7546CENTRAL TEXAS OFFICE  
205 Cimarron Park Loop, Ste B  
Buda, TX 78610  
Phone: 512.312.4336

June 11, 2018

Mr. Rodney Gonzales, Director  
City of Austin  
Development Services Department  
505 Barton Springs  
Austin, Texas 78704

RE: Re-subdivision of 3201 Holton Street  
SWE Project No. 0778-001-18  
Variance from LDC Section 25-4-175(A)(2)

Dear Mr. Gonzales:

Please accept this letter as request for a variance from Section 25-4-175(A)(2) of the City of Austin Drainage Land Development Code for Flag Lots. The tract is located at 3201 Holton St, Austin, Texas 78702. This property is zoned as SF-3-NP and is located within the Colorado River and Boggy Creek watersheds, which are classified as Urban. It will be developed, constructed, and maintained in accordance with the terms and conditions of the Land Development Code, Chapter 25. No portion of this property is located within the limits of the 100-year flood plain, according to the Federal Flood Insurance Administration Firm Panel No. 48453C0465J, dated January 6, 2016.

The proposed development activity meets the criteria for Section 25-4-175(A)(2) of the Land Development Code; therefore, the proposed development is allowed to consist of flag lots. The conditions are satisfied as follows:

- (a)
  - (i) The site provides accessibility for emergency responders via Holton Street and an increase in emergency vehicle access distance approved for the lot per exception 3 to section 503.1 of the City of Austin fire code in effect on September 16, 2013.
  - (ii) The site has adequate room for required utilities without requiring the need for a Service Extension Request (SER).
  - (iii) The site enhances environmental and tree protection by minimizing the impacts to existing trees.
  - (iv) The site is compatible with the surrounding neighborhood.
- (b) There are no known existing private deed restrictions for this site.

Page 2 of 2  
June 11, 2018

Your consideration of this request will be greatly appreciated. If you have any questions regarding this project, or if you require any additional information to assist you in your review of this project, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Matt Dringenberg", with a stylized flourish at the end.

Matthew Dringenberg P.E.  
Project Manager



