

A G E N D A



Recommendation for Council Action

Austin City Council	Item ID	12746	Agenda Number	34.
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Meeting Date:	2/2/2012	Department:	Planning and Development Review
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Subject

Conduct a public hearing and consider an ordinance amending City Code Section 25-1-21 and Chapter 25-4 relating to requirements for flag lots.

Amount and Source of Funding

Fiscal Note

Purchasing Language:	
Prior Council Action:	January 26, 2012: Council postponed action to February 2, 2012. December 8, 2011: Council set a public hearing for January 26, 2012.
For More Information:	Don Perryman, Planning and Development Review Department, (512) 974-2786/ George Zapalac, Planning and Development Review Department, (512) 974-2725
Boards and Commission Action:	Recommended with conditions by the Planning Commission.
MBE / WBE:	
Related Items:	

Additional Backup Information

Amendments are proposed for Chapter 25 pertaining to the requirements for the use of flag lots within a residential subdivision. A flag lot is one which does not meet the standard lot width but has a narrow strip of land connecting it to a street. In August of 2009, the Zoning and Platting Commission, after a series of contentious resubdivision cases involving residential flag lot subdivisions, voted to form a committee to look at the potential problems associated with flag lots. The committee discussed various aspects of flag lots, including fire safety, water/wastewater service issues, transportation issues and legal issues. The Zoning and Platting Commission voted to forward their proposed amendments to the Codes and Ordinance Subcommittee of the Planning Commission.

The Planning Commission, after a public hearing, voted to recommend several changes to flag lot requirements:

- Increase the minimum width of a flag lot from 15 to 20 feet.
- Require a driveway plan and a utility plan to be submitted with the final plat.
- Require addresses to be displayed at the street for emergency responders.
- Prohibit flag lots if they violate private deed restrictions against resubdivisions
- Require a fire lane for access to three or more units.

Staff recommends the first three items but does not recommend the last two.

