SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0018.0A **P.C. DATE:** April 25, 2017

SUBDIVISION NAME: Resubdivision of Lots 15 and 16, Post Road Addition

AREA: 0.808 acres **LOT(S):** 3

OWNER/APPLICANT: Bodhi Group, LLC (Yusof Johnson) **AGENT:** Land Answers, Inc. (Jim Wittliff)

ADDRESS OF SUBDIVISION: 232 Lessin Lane

GRIDS: M23 **COUNTY:** Travis

WATERSHED: East Bouldin **JURISDICTION:** Full

EXISTING ZONING: SF-3-NP

NEIGHBORHOOD PLAN: Dawson

PROPOSED LAND USE: Single-Family

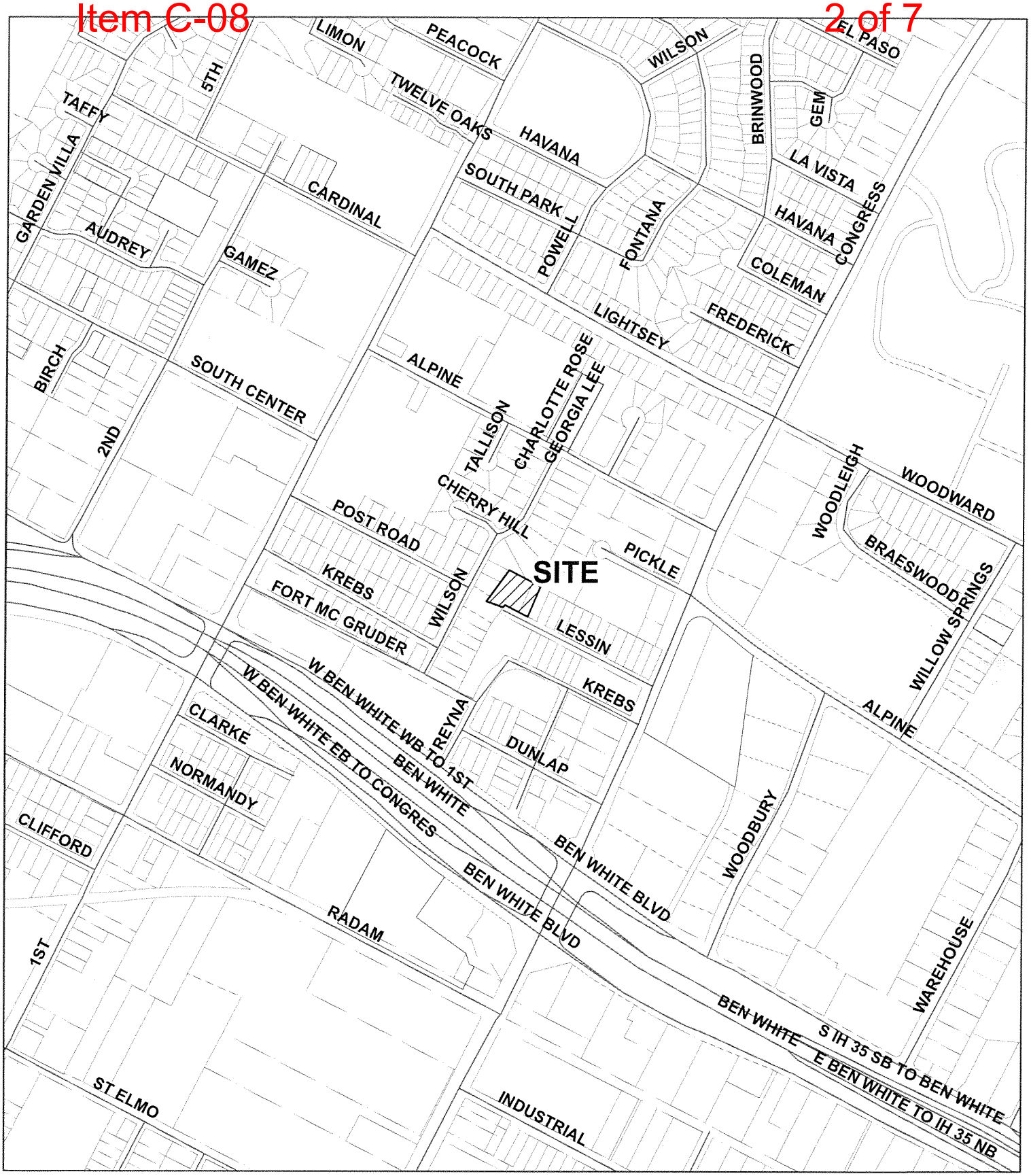
VARIANCES: A variance to section 25-4-175 to allow a residential flag lot(s) has been requested. The applicant is proposing a residential flag lot with this application. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin 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 Staff's opinion that the proposed subdivision is compatible with the surrounding development, and is consistent with lot sizes 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 Lots 15 and 16, Post Road Addition subdivision composed of three lots on 0.808 acres. The applicant is proposing to resubdivide two existing lots into a three 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.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala **PHONE:** 512-974-3404
Email address: cesar.zavala@austintexas.gov



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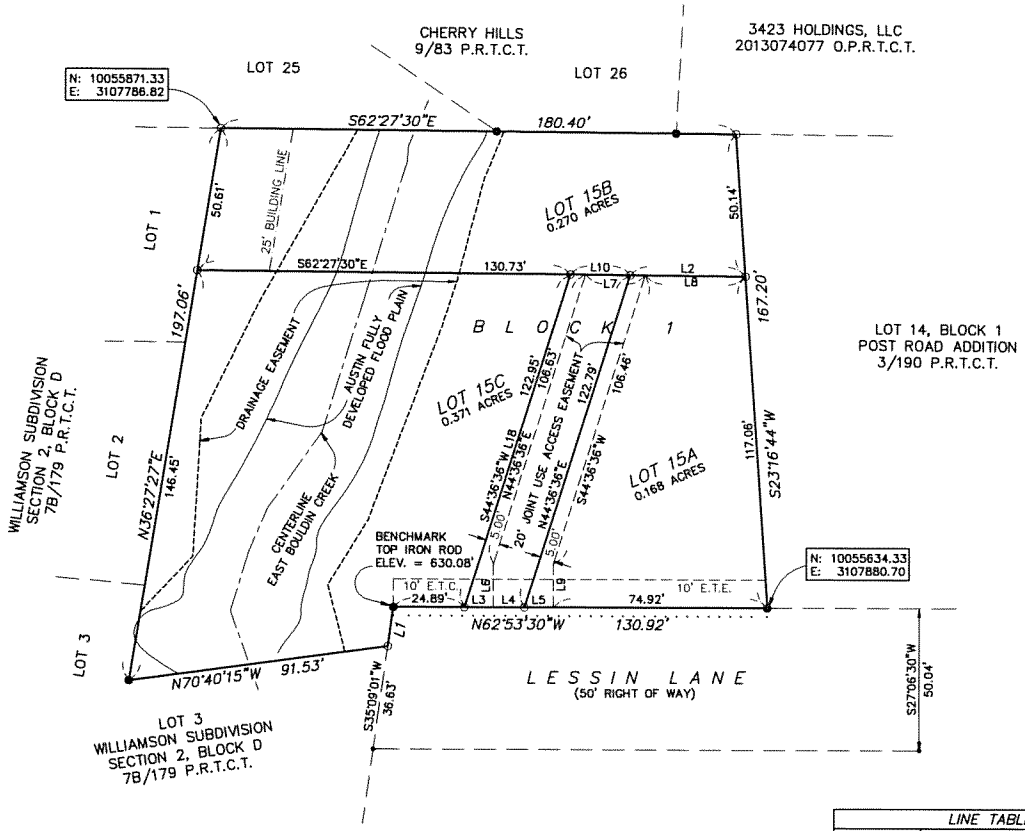
CASE#: C8-2016-0018.0A
ADDRESS: 232 LESSIN LAN
PROJECT: RESUBDIVISION OF LOTS 15 & 16, POST ROAD ADDITION
CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

FINAL PLAT OF

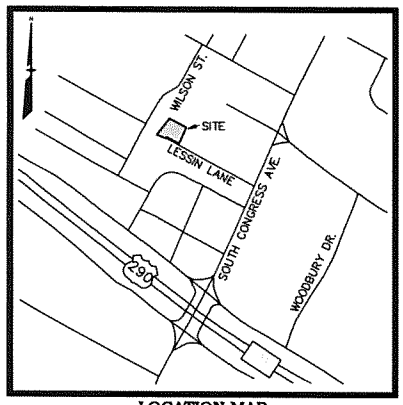
RESUBDIVISION OF LOTS 15 AND 16, POST ROAD ADDITION



LOTS

LOT 15A = 0.168 ACRES (7334 SQ. FT.)
LOT 15B = 0.270 ACRES (11,767 SQ. FT.)
LOT PORTION = 0.214 ACRES (9,309 SQ. FT.)
FLAG PORTION = 0.056 ACRES (2458 SQ. FT.)
LOT 15C = 0.371 ACRES (16,153 SQ. FT.)

TOTAL AREA = 0.808 ACRES (35,253 SQ. FT)



LOCATION MAP

SCALE: NOT TO SCALE

NOTE:

BASIS OF BEARING IS THE TEXAS STATE PLANE COORINATE SYSTEM, NAD 83, CENTRAL ZONE.

BENCH MARK PER NORTH AMERICAN VERTICAL DATUM (NAVD 88).

A PORTION OF LOT 15C LIES WITHIN THE 100-YR FLOOD PLANE, ZONE AE, PANEL NO. 48453C0585H, EFFECTIVE DATE SEPTEMBER 26, 2008.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S35°09'01"W	14.00'
L2	S62°27'30"E	40.32'
L3	S62°53'30"E	10.14'
L4	S62°53'30"E	10.83'
L5	S62°53'30"E	10.14'
L6	N27°06'30"E	15.53'
L7	S62°27'30"E	20.92'
L8	S62°27'30"E	35.09'
L9	S27°06'30"W	15.53'
L10	S62°27'30"E	20.92'

● = IRON ROD FOUND
○ = IRON ROD SET
P.R.T.C.T. = PLAT RECORDS TRAVIS COUNTY, TEXAS
. . . . . = SIDEWALK REQUIRED
E.T.E. = ELECTRIC EASEMENT

SHEET 1 OF 2

CASE # C8-2016-0018.0A
SUBMITTAL DATE: JULY 05, 2016

MEMORANDUM

TO: Members of the Planning Commission

FROM: Cesar Zavala, Planner Senior
Development Services Department

DATE: April 4, 2017

SUBJECT: C8-2016-0018.0A Resubdivision of Lots 15 and 16, Post Road 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 for a resubdivision creating three residential lots with one flag lot. 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;

The plat proposes a flag lot that has a size comparable to existing lots on Lessin Lane. The flag lot would also be compatible with the two-unit residential or secondary apartment uses on the subdivision block.

The immediate area is zoned SF-3-NP which is the appropriate zoning for the proposed use and follows the Imagine Austin compact city principle.

(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.

Land *ANSWERS, Inc.*
Development Planning Consultants

3606 Winfield Cove
Austin, Texas 78704
(512)416-6611 • Fax (512)416-6610

landanswers@sbcglobal.net

January 22, 2016

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

RE: Resubdivision of Lots 15 & 16, Block 1 Post Road Addition

Dear City Review Staff:

We are requesting a flag lot variance for the referenced 0.81 acre property, which we are proposing to resubdivide into three single family lots. We plan to access Lot 15B at the rear of the property with a 20 foot wide flag, which is the reason for this variance request. As required by LDC 25-4-175, we will obtain sign-offs from Fire, Austin Energy, Austin Water Utilty, Plumbing Review, and the City Arborist on a 24x36 Driveway/Utility Plan.

Thank you for your consideration.

Sincerely,

Jim Wittliff

SR ~~11~~ 10 Compatibility Statement

Our proposed lot sizes are comparable to the sizes of existing surrounding lots along Lessin and Wilson.