C12
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2009-0112.1A.SH

P.C. DATE: September 28, 2010

SUBDIVISION NAME: Guadalupe- Saldana Net Zero Subdivision

AREA: 11.765 acres

LOTS: 31

OWNER/APPLICANT: Guadalupe-Saldana Affordable Homes (Marie S. Rocha)

AGENT: Jones & Carter, Inc. (Jim Schissler)

ADDRESS OF SUBDIVISION: 1126 Tillery Street

GRIDS: L-22

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP, MF-3-NP

PROPOSED LAND USE: Single Family, Multifamily

NEIGHBORHOOD PLAN: Govalle Neighborhood Plan Area

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS: The request is for the resubdivision of part of a previous platted lot and unplatted land for S.M.A.R.T. Housing namely, Guadalupe-Saldana Net Zero Subdivision. The proposed resubdivision consists of 31 lots on 11.765 acres. The preliminary plan, C8-2009-0112.SH was previously approved on March 9, 2010.

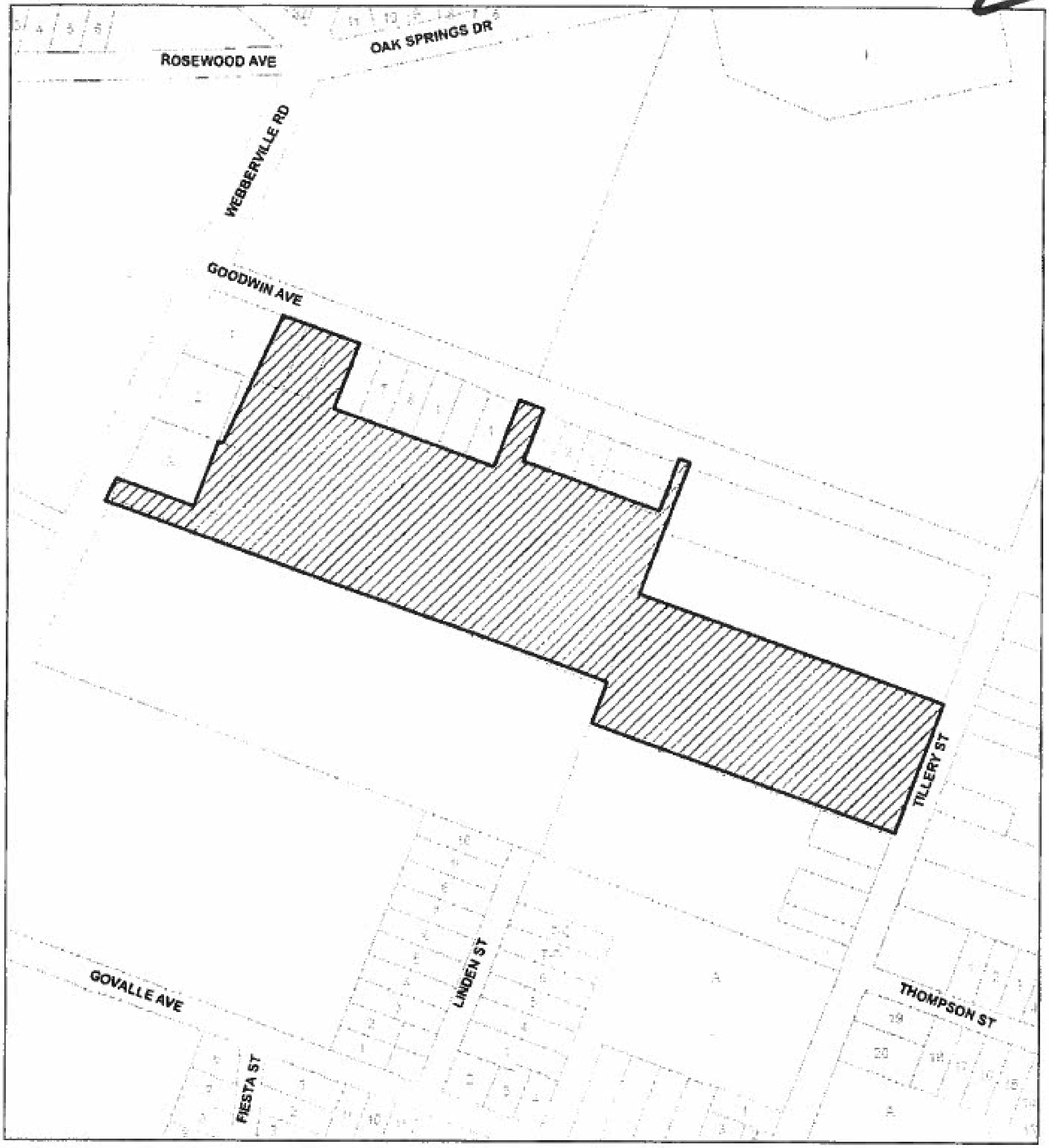
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision. This plat meets all City of Austin Land Development and State Local Government Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767

C12/2



N

▨ Subject Tract

☐ Base Map

Guadalupe-Saldana Netzero
Subdivision

CASE#: C8-2009-0112.1A.SH
ADDRESS: 1126 Tillery Street
MANAGER: Sylvia Limon

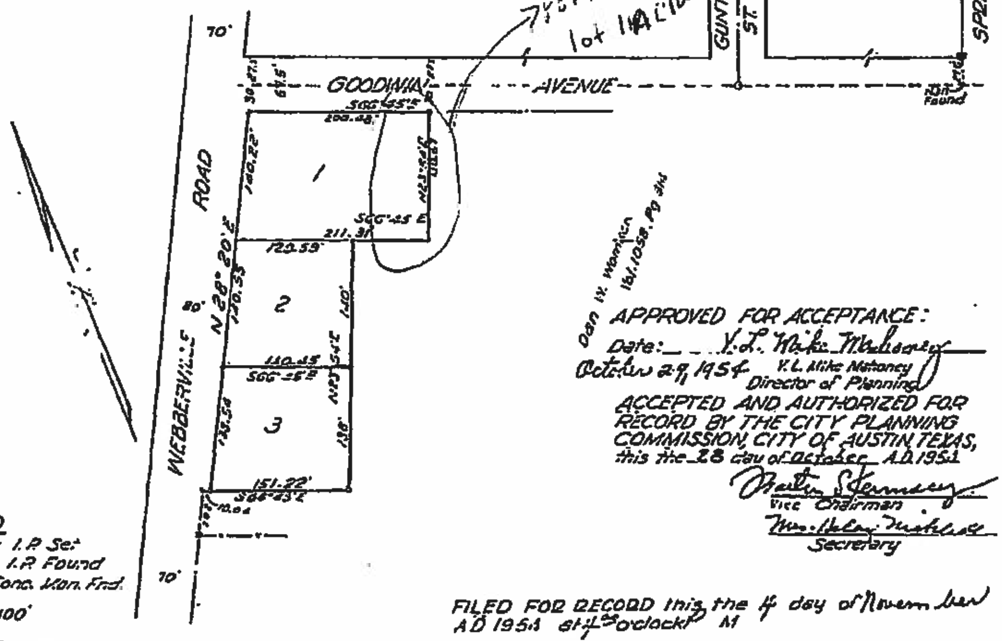
1" = 400'

OPERATOR: D. SUSTAITA

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

C12
3

WOMACK ADDITION
SECTION I



APPROVED FOR ACCEPTANCE:
Date: V.L. Mike Mahoney
October 29, 1954 V.L. Mike Mahoney
Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, this the 28 day of October A.D. 1954

Vice Chairman

Secretary

LEGEND
- ● .... Denotes I.P. Set
- ○ .... " I.P. Found
- ■ .... " Conc. Mon. Fnd.

Scale: 1" = 100'

Guy wire Easement

FILED FOR RECORD this the 4 day of November AD 1954 at 4 o'clock P M

Miss Emilie Limberg, Clerk Co. Court, Travis County, Texas

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That we, Dan W. Womack, Sr. & wife Lalah Alice Womack, sole owners of that certain tract of land, a portion of Outlot 52, Division A, of the Govt. Outlots adjoining the Original City of Austin, Travis County, Texas, conveyed to us by deed of record in Vol. 1058, pg. 314-315, Deed Records of Travis County, Texas, do hereby subdivide 2.66 acres of said tract in accordance with the attached plat, said subdivision to be known as WOMACK ADDITION, SEC. 1, and we do hereby dedicate to the public use the streets and easements shown hereon as far as our interest may appear.

WITNESS OUR HANDS, this the 4th day of October 1954

Lalah Alice Womack
Lalah Alice Womack

Dan W Womack Sr
Dan W. Womack, Sr.

STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared Dan W. Womack Sr. and wife Lalah Alice Womack, both known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purposes and considerations therein expressed, and the said Lalah Alice Womack, wife of the said Dan W Womack, Sr. having been examined by me privily and apart from her husband, and having the same fully explained to her: she, the said Lalah Alice Womack acknowledged such instrument to be her act and deed, and declared to me that she willingly signed the same for the purposes and considerations therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4th day of October AD 1954

Claude F. Bush Jr.
Claude F. Bush, Jr.
Notary Public in and for Travis Co. Texas
(SEAL)

This is to certify that I have complied with Section II of the Subdivision Ordinance.

SURVEYED BY: Claude F. Bush Jr. Oct. 31, 1953
CLAUDE F. BUSH JR.
Licensed Land Surveyor
(SEAL)

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Miss Emilie Limberg, Clerk of the County Court within and for the County and State aforesaid, do hereby certify that the within and foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 4 day of Nov. AD 1954 at 4 o'clock P M. and duly recorded on the 4 day of Nov A.D. 1954 at 4 o'clock P M. in the Plat Records of said County in Book 7 Pg. 36.

WITNESS MY HAND AND SEAL OF THE COURT OF SAID COUNTY, the date last written above.

Miss Emilie Limberg, Clerk Co. Court, Travis Co. Texas

By: Elsie Pruett
Deputy
(SEAL)

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL MEN BY THESE PRESENTS:

That I, E.T. Howell, owner of a portion of the hereon designated tract as conveyed to me by deed recorded in Vol. 1282, Pg. 13F of the Deed Records of Travis County, Texas, and that I, Ed D. Bridges owner of a portion of the hereon designated tract as conveyed to me by deed recorded in Volume 1496, Pg. 215. Deed Records of Travis County, Texas, said land being a part of Outlot 52, Division A in the City of Austin, Texas, and aggregating 0.16 of one acre of land, do hereby adopt this map or plat as our subdivision to be known as WOMACK ADDITION SEC. 1, and we do hereby dedicate to the public use the streets and easements shown hereon as far as our interests may appear.

WITNESS OUR HANDS this the 4th day of Oct. AD 1954

E.T. Howell
E.T. Howell

Ed D Bridges
Ed D. Bridges

STATE OF TEXAS:
COUNTY OF TRAVIS:

Before me, the undersigned authority, on this day personally appeared E.T. Howell and Ed D. Bridges, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL this the 4th day of October AD 1954.

Claude F. Bush
Notary Public in and for Travis County
(SEAL)

Previous Plat

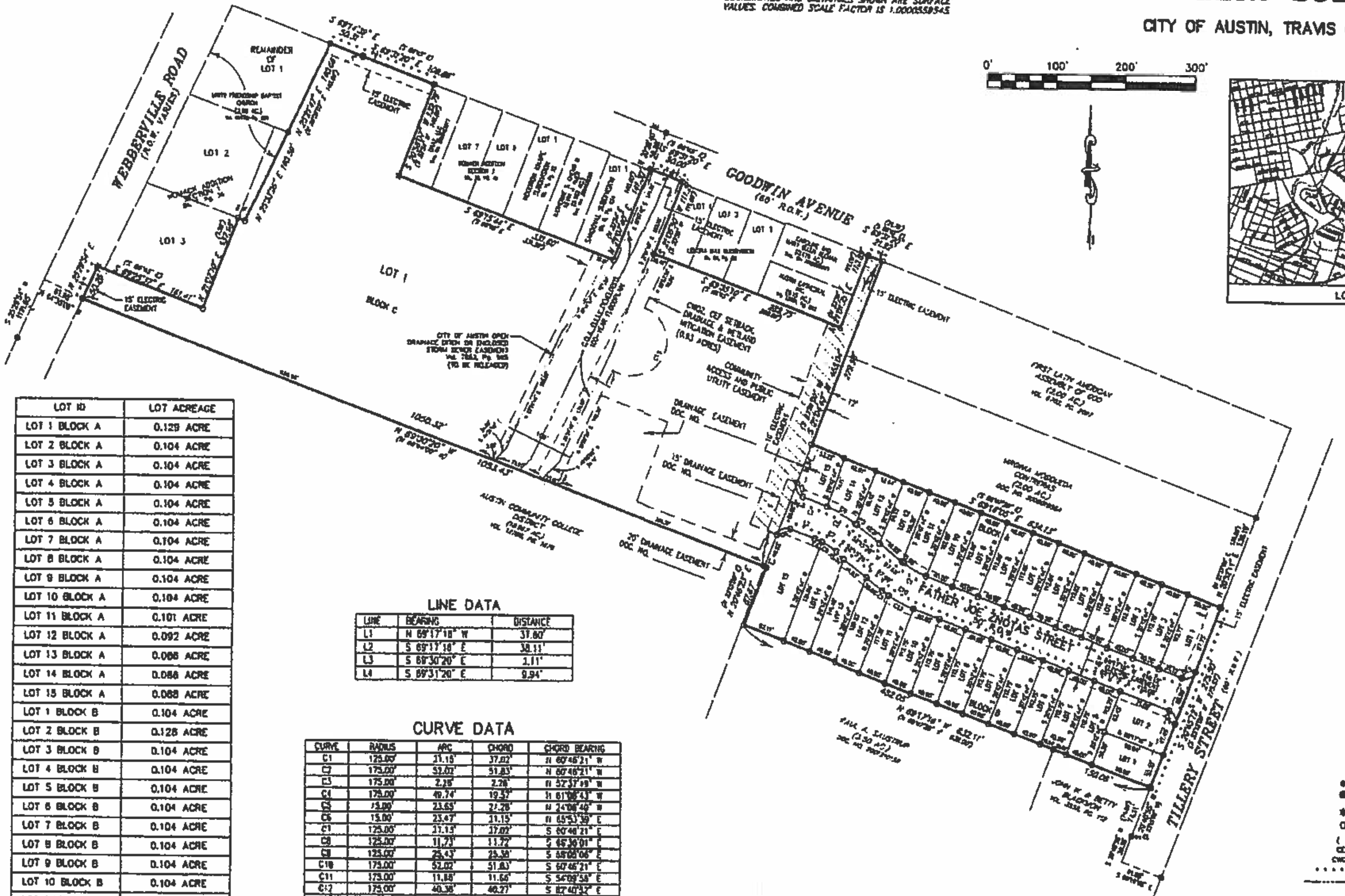
GUADALUPE-SALDANA NET ZERO SUBDIVISION

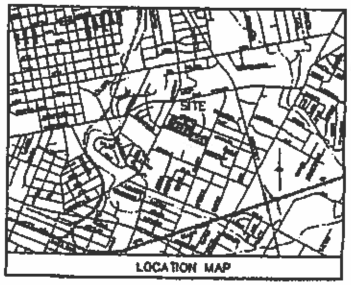
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

C12/4

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES SHOWN ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000558545


0'
100'
200'
300'
WEBBERVILLE ROAD (R.O.W. VARIES)
GOODWIN AVENUE (60' R.O.W.)
TILLERY STREET (60' R.O.W.)
FATHER JOE ZNOTAS STREET
REMAINDER OF LOT 1
LOT 1
LOT 2
LOT 3
LOT 1 BLOCK C
15' ELECTRIC EASEMENT
CWQZ, CEF SETBACK, DRAINAGE & WETLAND MITIGATION EASEMENT (0.83 ACRES)
COMMUNITY ACCESS AND PUBLIC UTILITY EASEMENT
DRAINAGE EASEMENT DOC. NO.
15' DRAINAGE EASEMENT DOC. NO.
20' DRAINAGE EASEMENT DOC. NO.
CITY OF AUSTIN OPEN DRAINAGE DITCH OR ENCLOSED STORM SEWER EASEMENT (TO BE RELEASED)
AUSTIN COMMUNITY COLLEGE DISTRICT
FIRST LATIN AMERICAN ASSEMBLY OF GOD
BLOCK A
BLOCK B
1050.52'
1051.43'
452.05'
1.52.08'



LOCATION MAP

LOT ID	LOT ACREAGE
LOT 1 BLOCK A	0.129 ACRE
LOT 2 BLOCK A	0.104 ACRE
LOT 3 BLOCK A	0.104 ACRE
LOT 4 BLOCK A	0.104 ACRE
LOT 5 BLOCK A	0.104 ACRE
LOT 6 BLOCK A	0.104 ACRE
LOT 7 BLOCK A	0.104 ACRE
LOT 8 BLOCK A	0.104 ACRE
LOT 9 BLOCK A	0.104 ACRE
LOT 10 BLOCK A	0.104 ACRE
LOT 11 BLOCK A	0.101 ACRE
LOT 12 BLOCK A	0.092 ACRE
LOT 13 BLOCK A	0.088 ACRE
LOT 14 BLOCK A	0.088 ACRE
LOT 15 BLOCK A	0.088 ACRE
LOT 1 BLOCK B	0.104 ACRE
LOT 2 BLOCK B	0.128 ACRE
LOT 3 BLOCK B	0.104 ACRE
LOT 4 BLOCK B	0.104 ACRE
LOT 5 BLOCK B	0.104 ACRE
LOT 6 BLOCK B	0.104 ACRE
LOT 7 BLOCK B	0.104 ACRE
LOT 8 BLOCK B	0.104 ACRE
LOT 9 BLOCK B	0.104 ACRE
LOT 10 BLOCK B	0.104 ACRE
LOT 11 BLOCK B	0.105 ACRE
LOT 12 BLOCK B	0.112 ACRE
LOT 13 BLOCK B	0.123 ACRE
LOT 14 BLOCK B	0.134 ACRE
LOT 15 BLOCK B	0.218 ACRE
LOT 1 BLOCK C	7.752 ACRES
FATHER JOE ZNOTAS STREET	0.739 ACRE
TOTAL AREA	11.765 ACRES
TOTAL NO. OF LOTS	31

LINE DATA

LINE	BEARING	DISTANCE
L1	N 69°17'18" W	37.60'
L2	S 69°17'18" E	38.11'
L3	S 69°30'20" E	1.11'
L4	S 69°31'20" E	9.94'

CURVE DATA

CURVE	RADIUS	ARC	CHORD	CHORD BEARING
C1	125.00'	37.15'	37.02'	N 60°46'21" W
C2	175.00'	52.02'	51.83'	N 60°46'21" W
C3	175.00'	2.28'	2.28'	N 52°37'49" W
C4	175.00'	49.74'	49.57'	N 61°06'43" W
C5	15.00'	23.65'	21.28'	N 24°06'40" W
C6	15.00'	23.47'	21.15'	N 65°53'39" E
C7	125.00'	37.15'	37.02'	S 60°46'21" E
C8	125.00'	11.73'	11.72'	S 65°30'01" E
C9	125.00'	25.43'	25.38'	S 68°05'06" E
C10	175.00'	52.02'	51.83'	S 60°46'21" E
C11	175.00'	11.66'	11.66'	S 54°09'58" E
C12	175.00'	40.38'	40.27'	S 57°40'32" E
C13	50.00'	108.72'	91.54'	N 28°03'39" E
C14	15.00'	23.55'	21.21'	S 24°16'02" E
C15	15.00'	23.55'	21.21'	N 65°46'26" E

LEGEND

●	1/2" IRON ROD FOUND
●	1/2" IRON PIPE FOUND (EXCEPT AS NOTED)
✱	COTTON SPINDLE FOUND
○	1/2" IRON ROD SET w/ CAP STAMPED "TERRA FIRMA"
( )	RECORD INFORMATION
CEF	CRITICAL ENVIRONMENTAL FEATURE
CWQZ	CRITICAL WATER QUALITY ZONE
• • • • • •	SIDEWALK
— - - —	CENTERLINE CREEK

DEVELOPER/OWNER:

GUADALUPE-SALDANA
AFFORDABLE HOMES, L.P.
813 E 6TH ST.
AUSTIN, TX 78702
(512) 479-6275 (Phone)

SURVEYOR:

terra firma LAND SURVEYING

1701 Directors Boulevard, Suite 400 Austin, Texas 78744 512/238-6373 fax 512/443-2268

ENGINEER:

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1701 DIRECTORS BLVD, STE. 400 AUSTIN, TEXAS 78744
(512) 441-9493 (Phone)
(512) 445-1156 (Fax)

SHEET 1 OF 2

FILE:	[illegible]		
JOB NO:	04115-000-00/700	DRAWN BY:	CLE/ASC
DATE:	10-9-2009	CHECKED BY:	DCC
SCALE:	1"=100'	REVISED:	09/14/14

GUADALUPE-SALDANA
NET ZERO SUBDIVISION

GUADALUPE–SALDANA NET ZERO SUBDIVISION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS)(

That, Guadalupe-Saldana Affordable Homes, L.P., acting herein by and through Joseph Martinez, President of GNDC GP, LLC, General Partner, owner of 11.765 acres of land out of Outlots 51 and 52, Division "A" of the Government Outlots adjoining the City of Austin, Travis County, Texas, as conveyed to us by contribution deed recorded in Document No. 2005198300, special warranty deed recorded in Document No. 2010117598 and deed without warranty recorded in Document No. 2010117599, all of the Official Public Records of Travis County, Texas, 0.179 acre of said 11.765 acres being a portion of Lot 1, Womack Addition Section 1, a subdivision as recorded in Book 7, Page 38 of the Plat Records of Travis County, Texas, said 0.179 acre having been approved for resubdivision pursuant to the public notification and hearing provisions of Section 212.014 of the Texas Local Government Code, do hereby resubdivide said 0.179 acre and subdivide 11.586 acres of land in accordance with this plat, to be known as GUADALUPE–SALDANA NET ZERO SUBDIVISION, and do hereby dedicate to the public the use of the streets and easements shown hereon, subject to any easements, covenants or restrictions heretofore granted and not released.

WITNESS MY HAND, this the *21* day of *September* 20*10* A.D.

Joseph Martinez, President of GNDC GP, LLC, General Partner of
Guadalupe–Saldana Affordable Homes, L.P.
813 E. 8th Street
Austin, Texas 78702

STATE OF TEXAS)(
COUNTY OF TRAVIS)(

Before me, the undersigned authority on this day personally appeared Joseph Martinez, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Yolanda Aleman-Leon
Print Notary's Name
My Commission Expires: *November 13 2012*

YOLANDA ALEMAN-LEON
MY COMMISSION EXPIRES
November 13, 2012

I, Craig C. Cregar, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with Chapter 25 of the Austin City Code as amended, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

Craig C. Cregar
Registered Professional Land Surveyor No. 3936
Date *9/14/10*
TERRA FIRMA LAND SURVEYING
1701 Directors Boulevard, Suite 400
Austin, Texas 78744

CRAIG C. CREGAR
3936

FLOOD PLAIN NOTE:

No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Map #48453C0465 H, dated September 26, 2008 for Travis County, Texas, Community No. 480624.

I, James M. Schissler, a Registered Professional Engineer, do hereby certify that the information contained on this plat complies with the subdivision ordinances and the design and construction standards adopted by the City Austin, Texas.

James M. Schissler
Registered Professional Engineer No. 82472
Date *9-14-2010*
JONES & CARTER, INC.
1701 Directors Boulevard, Suite 400
Austin, Texas 78744

JAMES M. SCHISSLER
82472

This subdivision is located in the Full Purpose City Limits of the City of Austin on this the ______ day of ______________ 2010, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD by the Director, Planning and Development Review Department, City of Austin, Travis County, Texas, this the ____________day of ____________ 2010, A.D.

____
Greg Guernsey, Director
Planning and Development Review Department

ACCEPTED AND AUTHORIZED FOR RECORD by the Planning Commission of the City of Austin, Texas, this the ______ day of ________________ 2010.

______________________ ______________________
Dave Sullivan, Chairperson Katherine Tovo, Secretary

STATE OF TEXAS)(
COUNTY OF TRAVIS)(

I, Dana DeBeauvoir, Clerk of Travis County, Texas do hereby certify that the foregoing instrument of writing and its Certificate of Authentication was filed for record in my office on the________day of ____________ 2010, A.D., at __________o'clock ___M., and duly recorded on the _______day of ____________ 2010, A.D., at __________o'clock ___M., in the Official Public Records of said County and State in Document No. ____________________

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the ________ day of ______________ 2010, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

____
Deputy

NOTES:

1) No lot may be occupied unit connection is made to the City of Austin water and wastewater system.

2) All water and wastewater system improvements must be in accordance to the City of Austin water and wastewater system design criteria and specifications. All water and waste-water plans must be presented to the City of Austin for review and approval. All water and wastewater construction must be inspected by the City of Austin.

3) Watershed Status – This project is located in the Boggy Creek Watershed which is classified as an Urban Watershed, and shall be developed, constructed and maintained in conformance with the terms and conditions of Chapter 25–8 of the City Land Development Code. The Water Quality Easements shown are for the purpose of achieving compliance pursuant to Chapter 25–8 of the City Land Development Code. The use and maintenance of these easements is restricted by Sections 25–8–211 and 25–8–213. Thereof maintenance of the Water Quality Controls Required above shall be according to the standards and specifications contained in Chapter 25–8, the Environmental Criteria Manual (ECM) and other ordinances and regulations of the city. buffering/screening requirements complying to ECM for the Detention Water Quality Control will be provided in conjunction with subdivision construction plans. This subdivision is not located in the Edwards Aquifer Recharge Zone of the Edwards Aquifer Contributing Zone.

4) All drainage easements on private property shall be maintained by the property owner and his/her assigns.

5) No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by the City of Austin.

6) Property owners shall provided access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.

7) Erosion controls are required for all construction on each lot, pursuant to LDC Section 25–8–181 and to the standards of the Environmental Criteria Manual.

8) Building setback lines shall conform to City of Austin zoning ordinance requirements.

9) Every lot shall be reasonably accessible by a vehicle from the roadway to the probable building site, for a minimum travel distance of twenty–five (25) feet from the roadway edge. The driveway grade may exceed fourteen (14) percent only with specific approval of the surface and geometric design proposals by the Department of Planning and Development.

10) Prior to construction, except detached single family, on any lot in this subdivision, a site development permit must be obtained from the City of Austin.

11) This subdivision shall be developed and maintained in conformance with Sections 25–4 and 25–8 of the Land Development Code.

12) Any relocation of electric facilities shall be at owners expense.

13) Electric service will be provided by Austin Energy. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. The Utility will perform all tree work in compliance with Chapter 25 of the City of Austin Land Development Code.

14) The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building, and will not be located so as to cause the site to be out of compliance with Chapter 25 of the City of Austin Land Development Code.

15) The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for Electric Utility work required to provide electric service to this project.

16) This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated ______________ 2010, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Document No. ______________ in the Official Public Records of Travis County, Texas.

17) Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: Father Joe Znotas Street, Webberville Road, Goodwin Avenue and Tillery Street. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company.

18) Water Quality Controls are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to LDC Section 25–8–211.

19) The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.

20) The developed 100–year flood plain will be contained in drainage easements as shown hereon.

21) The parkland dedication requirements for this subdivision are waived per Smart Housing certification.

22) Detention and water quality requirements for all lots will be determined at the site plan stage upon development. Prior to construction, except detached single family, on any lot in this subdivision, a site development permit must be obtained from the City of Austin.

23) Property owner and/or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by the City of Austin for inspection or maintenance of said easements.

24) All streets, drainage, sidewalks, water and wastewater lines, and erosion controls shall be constructed and installed to City of Austin standards.

25) Per LDC 25–2–1032–1033, for all single family residence lots, each single family lot in a residential subdivision must contain at least three trees of at least two different species listed in ECM Appendix F. For lot zoned or designed as SF 4A, each lot must contain at least two trees of at least two different species listed in ECM Appendix F. Each tree must have a minimum diameter of 3 inches and each tree must be maintained in accordance with the ECM.

26) A community access easement is hereby granted for the use of the surface for all government functions, vehicular and non-vehicular, including Fire, Emergency Medical Services and Police protection, solid and other waste materials pickup and any other purpose any government authority deems necessary, and further agree that all governmental entities, their agents and employees, shall not be responsible or liable for any damages occurring to the surface of the said community access easement and any common area as a result of governmental vehicles traversing over same.

27) The owner of Lot 1, Block C, shall be responsible for construction and maintenance of the community access easement.

28) All restrictions and notes from the previous existing subdivision, Womack Addition (V. 7, P. 30), shall apply to this resubdivision plat.

C12/5

SURVEYOR:

terra firma LAND SURVEYING

1701 Directors Boulevard, Suite 400 · Austin, Texas 78744 · 512/[illegible] · fax 512/[illegible]

ENGINEER:

JONES & CARTER, INC.
ENGINEERS · PLANNERS · SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
1701 DIRECTORS BLVD, STE. 400 AUSTIN, TEXAS 78744
(512) 441–9493 (Phone)
(512) 445–2286 (Fax)

SHEET 2 OF 2

FILE:	[illegible]		
JOB NO:	[illegible]	DRAWN BY:	[illegible]
DATE:	[illegible]	CHECKED BY:	
SCALE:	1"=100'	REVISED:	[illegible]

GUADALUPE–SALDANA NET ZERO SUBDIVISIO