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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0040.0A

P.C. DATE: March 22, 2011

SUBDIVISION NAME: Resubdivision of Lots 7 and 8, Block 3, Austin Heights

AREA: 0.459 acres

LOTS: 3

APPLICANT: Ron Horne
(Ethan Horne)

AGENT: Genesis Engineering
(George Gonzalez)

ADDRESS OF SUBDIVISION: 2800 E. 22nd Street

GRIDS: K-23

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: Rosewood

SIDEWALKS: Sidewalks will be provided on Curtis Avenue and E 22nd Street prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision, namely Resubdivision of Lots 7 and 8, Block 3, Austin Heights. This is a resubdivision of a two lots into three lots on 0.459 acres.

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

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 Subject Tract
 Base Map

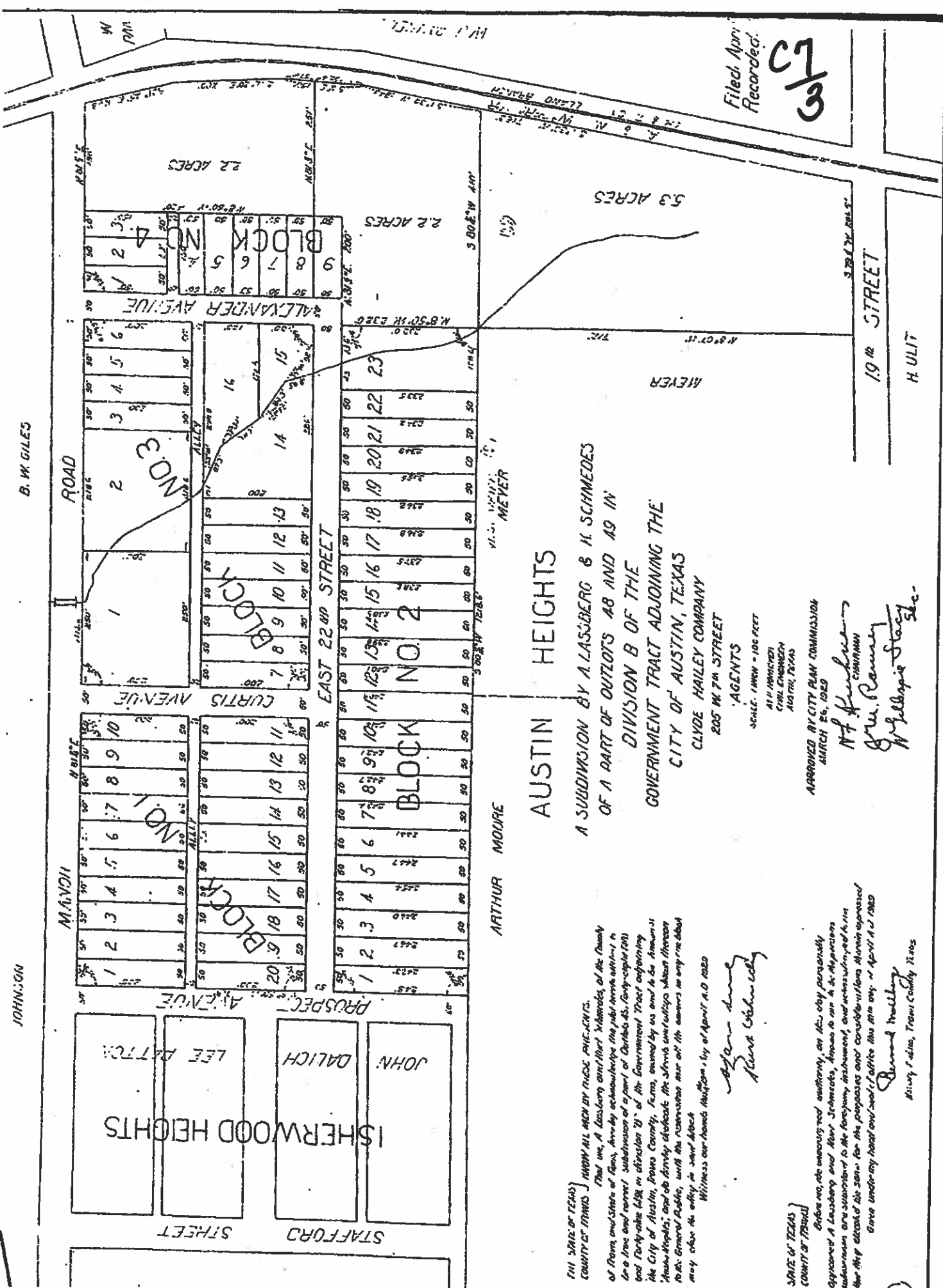
Austin Heights

CASE#: C8-2010-0040.0A
 ADDRESS: 2800 E. 22nd 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.



Filed April
Recorded
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AUSTIN HEIGHTS
A SUBDIVISION BY A. LASBERG & K. SCHMEDELS
OF A PART OF OUTLOTS 48 AND 49 IN
DIVISION B OF THE
GOVERNMENT TRACT ADJOINING THE
CITY OF AUSTIN, TEXAS
CLYDE HAILEY COMPANY
205 W 7th STREET
AGENTS

APPROVED BY CITY PLAN COMMISSION
MARCH 26, 1929
M. F. Henderson
CHAIRMAN
Mrs. R. R. Roney
W. H. Hays, Secy.

THE STATE OF TEXAS)
COUNTY OF TRAVIS)
I, Notary Public, do hereby certify that the within and foregoing plat of the subdivision of a part of Outlots 48 and 49 in Division B of the Government Tract adjoining the City of Austin, Travis County, Texas, owned by and to the heirs of John Dalich, and of the heirs of John Dalich, with the consent and approval of the General Public, with the consent and approval of the owners in any and all cases may enter the entry in said block
Witness our hands and the seal of our office at Austin, Texas, this 26th day of April, A.D. 1929
Notary Public
H. W. Hays

STATE OF TEXAS)
COUNTY OF TRAVIS)
I, Notary Public, do hereby certify that the within and foregoing plat of the subdivision of a part of Outlots 48 and 49 in Division B of the Government Tract adjoining the City of Austin, Travis County, Texas, owned by and to the heirs of John Dalich, and of the heirs of John Dalich, with the consent and approval of the General Public, with the consent and approval of the owners in any and all cases may enter the entry in said block
Witness our hands and the seal of our office at Austin, Texas, this 26th day of April, A.D. 1929
Notary Public
H. W. Hays

B. W. GILES

19th STREET
H. ULIT

SHERWOOD HEIGHTS
LEE DATTON
DALICH
JOHN DALICH

RESUBDIVISION OF LOTS 7 AND 8, BLOCK 3, AUSTIN HEIGHTS

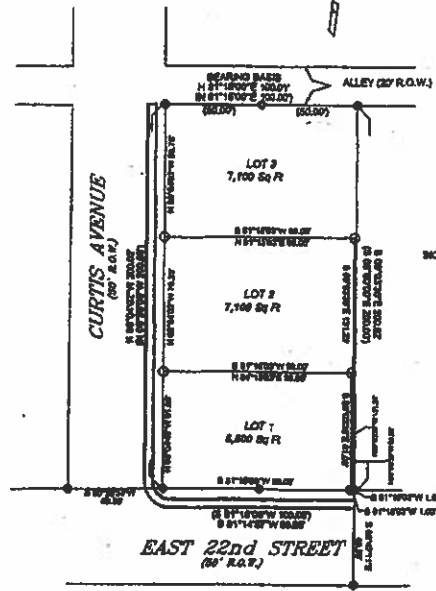
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LEGEND

(---)	RECORD INFORMATION
○	1/2" IRON ROD FND.
○	1/2" IRON ROD SET
○	PIPE FND.
---	B.L. BUILDING SETBACK LINE
---	P.U.E. PUBLIC UTILITY EASEMENT
TOTAL 8 LOTS - 3	
LAND USE - SINGLE FAMILY	
TOTAL ACRES - 0.48 ACRES	



VICINITY MAP
NOT TO SCALE



STATE OF TEXAS:

COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS THAT RON HORNE, OWNER OF LOTS 7 AND 8, BLOCK 3, AUSTIN HEIGHTS, A SUBDIVISION OF RECORD IN PLAT BOOK 3, PAGE 153, OF THE TRAVIS COUNTY PLAT RECORDS, AS CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 200816333, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOTS TO BE KNOWN AS RESUBDIVISION OF LOTS 7 AND 8, BLOCK 3, AUSTIN HEIGHTS SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT VACATED OR RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND THIS THE ___ DAY OF ___ 2011, A.D.

RON HORNE
P.O. BOX 800
SAN FELIPE, TX 78737

STATE OF TEXAS:

COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ___ DAY OF ___ 2011.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ___ DAY OF ___ 2011, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ___ DAY OF ___ 2011, A.D.

GREG CLEMENS, DIRECTOR
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ___ DAY OF ___ 2011.

DAVE SULLIVAN, CHAIRPERSON KATHERINE TOYO, SECRETARY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, 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 ___ 2011 A.D. AT ___ O'CLOCK ___ M. AND DULY RECORDED ON THE ___ DAY OF ___ 2011 A.D. AT ___ O'CLOCK ___ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____ WITH MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF ___ 2011, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY
I, DAVID BELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS CURRENTLY AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

SURVEYED BY:

DAVID BELL
ALL POINTS SURVEYING
811 SOUTH CONGRESS AVE.
AUSTIN, TEXAS 78704
(512)440-0071

10-23-10

DAVID BELL, RPLS # 3694 DATE

FLOOD PLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48483C04654, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

ENGINEERED BY:
GENESIS I ENGINEERING COMPANY
2805 JONES ROAD, STE. E
AUSTIN, TEXAS 78745

GEORGE A. GONZALEZ JR., P.E.



NOTES:

- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, AUSTIN HEIGHTS RECORDED IN BOOK 3, PAGE 153, PLAT RECORDS, TRAVIS COUNTY, TEXAS SHALL APPLY TO THIS PLAT.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE ELECTRIC UTILITY 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.
- THE OWNERS/DEVELOPERS OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENTS 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.
- 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.
- EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LAND DEVELOPMENT CODE CHAPTER 25, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 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.
- THE OWNERS OF THIS SUBDIVISION AND THEIR SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNERS UNDERSTAND AND ACKNOWLEDGE THAT PLAT VACATION OR REPLACING MAY BE REQUIRED AT THE OWNERS' SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- THIS SUBDIVISION IS LOCATED IN THE BOOGEY CREEK WATERSHED, IS CLASSIFIED AS URBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25-8 OF THE LAND DEVELOPMENT CODE. LAND IN THIS SUBDIVISION IS RESTRICTED TO THE IMPERVIOUS COVER LIMITATIONS OF CHAPTER 25-3-394, LAND DEVELOPMENT CODE.
- ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER A DEVELOPMENT PERMIT.
- FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT AND MAINTAIN INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: 22ND STREET AND CURTIS AVENUE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS WILL RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. (LDC, 25-8-351)
- DEVELOPMENT ACTIVITY FOR A SINGLE FAMILY OR DUPLEX USE FOR LOTS 1, 2 AND 3 IS NOT SUBJECT TO DRAINAGE CRITERIA MANUAL, 1.2.2.D. OR E IN ACCORDANCE WITH DRAINAGE CRITERIA MANUAL SECTION 1.2.2.G. AND ENGINEERS CERTIFICATION DATED JUNE 6, 2010.
- A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
- A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS ADJACENT TO ALL STREET R.O.W.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

