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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0052.0A

P.C. DATE: June 14, 2011

SUBDIVISION NAME: Subdivision of Part of Blocks 11 and 12, J. Gordon Brown Resubdivision

AREA: 0.965 acres

LOTS: 3

APPLICANT: Sabot Development, Ltd.
(James Young)

AGENT: Stansberry Engineering
(Blayne Stansberry)

ADDRESS OF SUBDIVISION: 6015 Ponca Street

GRIDS: L-20

COUNTY: Travis

WATERSHED: Cuntry Club East

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: Montopolis

SIDEWALKS: Sidewalks will be provided on Ponca Street prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision, namely Subdivision of Part of Blocks 11 and 12, J. Gordon Brown Resubdivision. This is a resubdivision of a portion 2 lots into 3 lots on 0.965 acres.

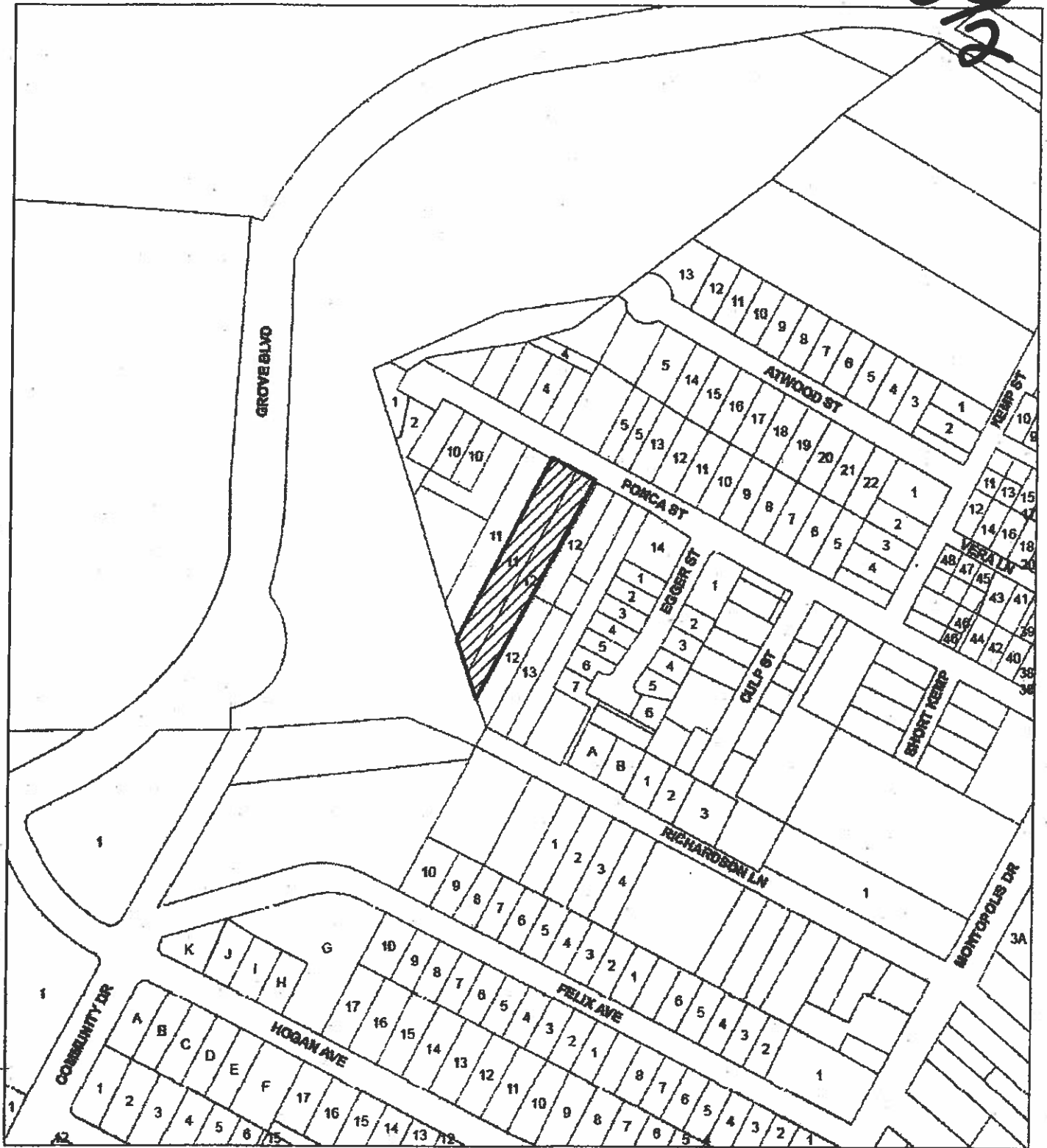
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision. This plat meets all City of Austin Land Development and State Local Government Code requirements.

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

J. Gordon Brown Subdivision

CASE#: C8-2010-0052.0A

ADDRESS: 6015 Ponca St.

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.

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SUBDIVISION OF PART OF BLOCKS 11 AND 12, J. GORDON BROWN RESUBDIVISION

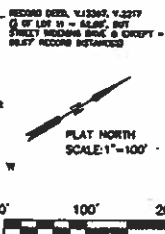
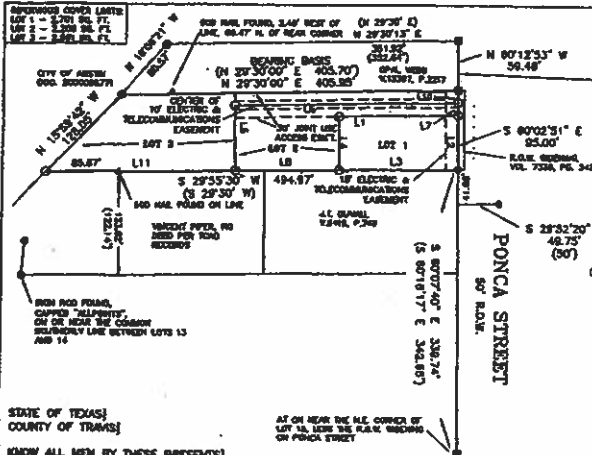
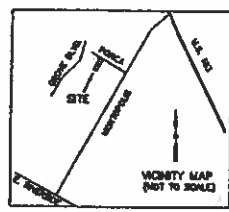


Table with 3 columns: LOT, BEARING, DISTANCE. Lists bearings and distances for lots 1 through 11.



NOTES

- 1. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
3. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
4. THIS SUBDIVISION IS LOCATED IN THE COUNTRY CLUB EAST WATERSHED, CLASSIFIED AS SUBURBAN.
5. 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.
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.
7. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION.
8. RELOCATION OF ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT OWNER'S EXPENSE.
9. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER UTILITY SYSTEM AND TO THE CITY OF AUSTIN WASTEWATER SYSTEM.
10. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN PLANS AND SPECIFICATIONS.
11. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN.
13. 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.
14. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET, FROM THE ROADWAY EDGE, DRIVEWAY GRADIES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
15. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
16. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION.
17. THIS SUBDIVISION IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
18. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION.
19. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, J. GORDON BROWN RESUBDIVISION, RECORDED IN VOLUME 2, PAGE 226 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
20. 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.
21. A WAIVER TO THE DETENTION REQUIREMENT WAS GRANTED BY THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT WATERSHED ENGINEERING DIVISION ON OCTOBER 15, 2010, PROJECT REFERENCE CCE-RS-2010-0010N.
22. WATER QUALITY IS NOT REQUIRED PER ENVIRONMENTAL CRITERIA MANUAL SECTION 1.8.2.C. THE IMPERVIOUS COVER OF THE SUBDIVISION IS LIMITED TO 20% OF THE NET SITE AREA.
23. THE IMPERVIOUS COVER FOR EACH LOT IS RESTRICTED PER THE FOLLOWING:
24. JOINT ACCESS IS REQUIRED BETWEEN LOTS 2 AND 3.
25. AN INCREASE IN EMERGENCY VEHICLE DISTANCE HAS BEEN APPROVED FOR LOTS 2 AND 3 AS REQUESTED BY THE OWNER.
26. THE OWNER OF LOT 3 IS RESPONSIBLE FOR DIRECTION OF ANY CONCENTRATED STORM FLOWS FROM LOTS 1, 2, OR 3 TO PONCA STREET OR TO THE UNIMPAVED EAST COUNTRY CLUB CREEK TRIBUTARY IN THE SOUTHEAST PORTION OF LOT 3.
27. LOTS 2 AND 3 SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

STATE OF TEXAS COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS THAT SABOT DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF PART OF BLOCKS 11 AND 12 OF "J. GORDON BROWN RESUBDIVISION" A SUBDIVISION AS RECORDED IN PLAT BOOK 2, PAGE 226 OF THE TRAVIS COUNTY PLAT RECORDS, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 200818099 OF THE 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 ACTING HEREIN BY AND THROUGH JAMES YOUNG, THE MANAGER OF ITS GENERAL PARTNER, SABOT INVESTMENTS, L.L.C. DOES HEREBY RESUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS "SUBDIVISION OF PART OF BLOCKS 11 AND 12, J. GORDON BROWN RESUBDIVISION", AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. WITNESS MY HAND THIS THE 20th DAY OF _____, 20__ A.D.

JAMES YOUNG, MANAGER OF SABOT INVESTMENTS, L.L.C. THE GENERAL PARTNER OF SABOT DEVELOPMENT, LTD. 11610 FRIELWOOD PLACE AUSTIN, TEXAS 78758

NOTARY CERTIFICATION STATE OF TEXAS COUNTY OF TRAVIS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES YOUNG, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE DECLARED 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 _____, 20__ A.D.

NOTARY IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES: _____ PRINTED NAME OF NOTARY _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE CITY LIMITS JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ___ DAY OF _____

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ___ DAY OF _____, 20__ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ___ DAY OF _____, 20__

AS SURVEYED BY: HARRIS-GRANT SURVEYING, INC. P.O. BOX 807 MANHATTAN, TEXAS 76788 (817) 444-1781



ENGINEER'S CERTIFICATION: I, BLAINE E. STANSBERRY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25, AUSTIN CITY CODE AS AMENDED.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF DESIGNATED FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT ASSOCIATION RATE MAP NO. 48453C 0603H, DATED 08-26-2008.

BLAINE E. STANSBERRY DATE REGISTERED PROFESSIONAL ENGINEER NO. 88646 STANSBERRY ENGINEERING CO., INC. P.O. BOX 308, MANHATTAN, TEXAS 76452 PH. (512) 292-8000

STATE OF TEXAS COUNTY OF TRAVIS I, DANA DEBEAUVOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, HAS BEEN FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF _____, 20__ A.D. AT _____ O'CLOCK _____ A.M. AND DULY RECORDED ON THE ___ DAY OF _____, 20__ A.D. AT _____ IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ___ DAY OF _____, 20__ A.D. DANA DEBEAUVOUR, COUNTY CLERK TRAVIS COUNTY, TEXAS.



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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2010-0052.0A
Contact: Sylvia Limon, 512-974-2767 or
Cindy Casillas, 512-974-3437
Public Hearing: May 10, 2011, Planning Commission

JOE R. VILLARREAL
Your Name (please print)

I am in favor
 I object

Your address(es) affected by this application

Joe R. Villarreal
Signature

4-23-11
Date

Daytime Telephone: _____

Comments:

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Dept./4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

*Joe R. V
3056
Austin*