

**SUBDIVISION REVIEW SHEET**

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**CASE NO.:** C8J-2010-0039.0A

**Z.A.P. DATE:** August 16, 2011

**SUBDIVISION NAME:** Lopez-McKenzie, Resubdivision of Thomas C. Taylor Subdivision

**AREA:** 17.46 acres

**LOT(S):** 11

**OWNER/APPLICANT:** Jose and Catalina Lopez

**AGENT:** ATS Consulting Eng..  
(Mark Dickey)

**ADDRESS OF SUBDIVISION:** South FM 973

**GRIDS:** M-11

**COUNTY:** Travis

**WATERSHED:** South Dry Creek East

**JURISDICTION:** 2-Mile ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**PROPOSED LAND USES:** Single-Family

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided.

**DEPARTMENT COMMENTS:** The request is for approval of the Lopez-McKenzie, Resubdivision of Thomas C. Taylor Subdivision. The proposed subdivision is composed of 11 lots on 17.46 acres. The proposed development is for a single-family residence development. Water will be provided by the City of Austin and wastewater will be provided by a private onsite sewer system.

**TRANSPORTATION:**

There are no proposed transportation improvements planned or needed with this proposed subdivision.

**ISSUES:**

The staff has not received any calls or inquiries from any adjacent property owners or neighborhood association representatives. Public notice was sent as per LDC requirements.

**County Issues:**

This property is located in the 2-Mile ETJ of Austin. There are no land use controls that can be imposed by the city or the county.

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**STAFF RECOMMENDATION:** The staff recommends approval of the proposed resubdivision. This plat meets all applicable State, County, and Title 30, City of Austin LDC requirements.

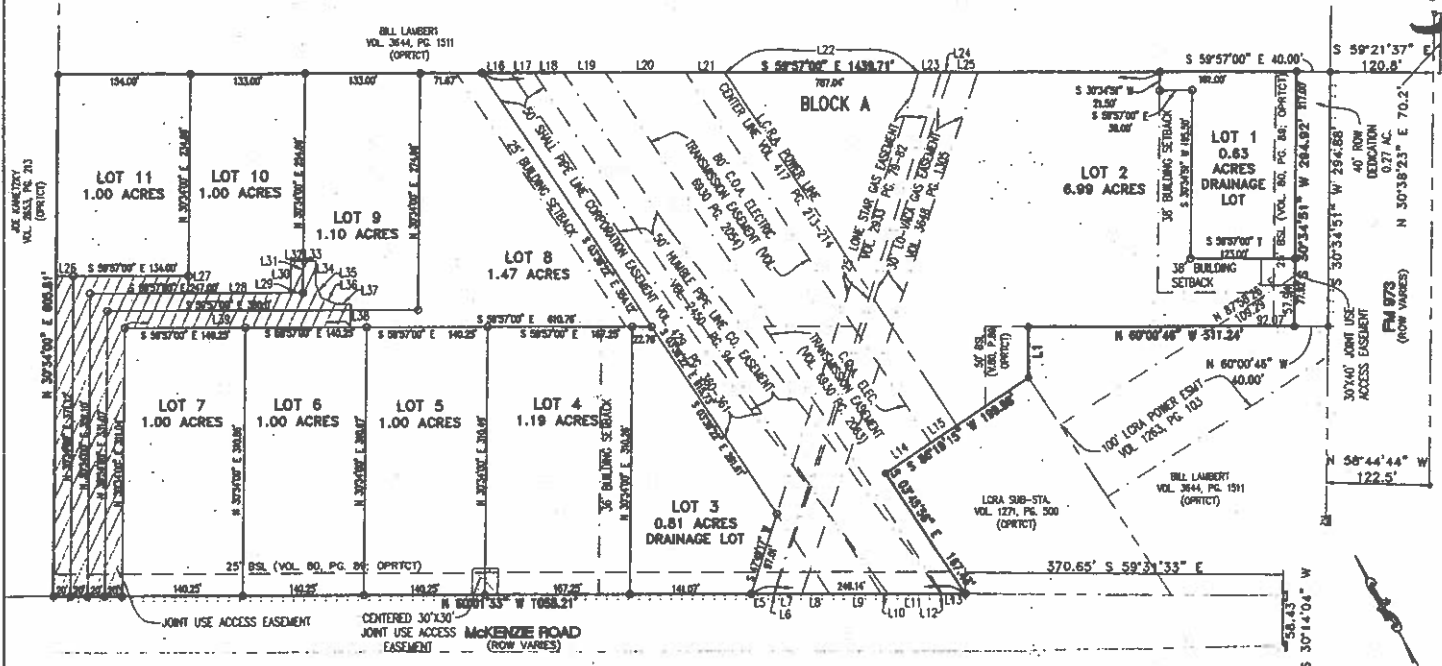
**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Joe Arriaga  
Email address: [joe.arriaga@co.travis.tx.us](mailto:joe.arriaga@co.travis.tx.us)

**PHONE:** 854-7562

# LOPEZ - McKENZIE SUBDIVISION

## A RESUBDIVISION OF THE THOMAS C. TAYLOR SUBDIVISION

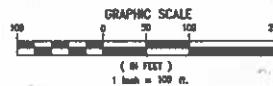


### NOTES:

- WATER WILL BE PROVIDED BY THE CITY OF AUSTIN. WASTEWATER WILL BE PROVIDED BY O.S.S.F.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER UTILITY SYSTEM AND AN APPROVED ON-SITE SEPTIC SYSTEM
- THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 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 REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-6, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT MAY PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS SUBDIVISION/LOT. THESE EASEMENTS/ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 30-6 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- WATERSHED STATUS: THIS SUBDIVISION IS LOCATED WITHIN THE SOUTH FORK DRY CREEK WATERSHED WHICH IS CLASSIFIED AS SUBURBAN AND SHALL BE MAINTAINED IN CONFORMANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- EACH SINGLE FAMILY LOT IS RESTRICTED TO 1 SINGLE FAMILY RESIDENCE.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO SECTION 30-5-181 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- FOR A MINIMUM TRAVEL DISTANCE OF 25 FT. FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- IMPERVIOUS COVER ON EACH LOT IS NOT TO EXCEED 20% OF THE NET SITE AREA SO THAT WATER QUALITY CONTROLS ARE NOT REQUIRED AS PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE 30-5-211.
- A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY ACCESSING MCKENZIE ROAD.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- ALL NEW TREES IN THE AUSTIN ENERGY EASEMENT MUST BE CLEARED WITH AUSTIN ENERGY BEFORE PLANTING. METAL GATES/FENCES ARE NOT TO BE CONNECTED TO THE METAL FENCE AROUND THE SUBSTATION.
- WHEN BUILDING IN LOT 2, A PRE-CONSTRUCTION SAFETY MEETING IS REQUIRED WITH AUSTIN ENERGY 48 HOURS BEFORE COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO WILL RESULT IN THE PROJECT BEING SHUTDOWN. CALL 512.322.6050 TO SET UP A SAFETY MEETING.
- AUSTIN ENERGY POLES ARE IN THE PROPERTY OF LOT 2. BARRICADES MUST BE ERECTED 10 FEET FROM AUSTIN ENERGY TRANSMISSION STRUCTURES DURING CONSTRUCTION.
- WARNING SIGNS MUST BE PLACED UNDER THE OVERHEAD TRANSMISSION LINES TO MAKE ALL PERSONNEL AWARE OF THE ELECTRICAL HAZARD.
- ANY RELOCATIONS OR OUTAGES CAUSED BY THIS PROJECT WILL BE CHARGED TO THE CONTRACTOR/OWNER.
- NO DUMPSTERS, STAGING OR SPOILS AREAS ALLOWED WITHIN OR 20 FEET ADJACENT TO THE TRANSMISSION EASEMENT FOR SAFETY REASONS.

### NOTES CONT.

- LAND OWNER IS RESPONSIBLE FOR DUST CONTROLS FOR INSULATORS AND TO PREVENT FLASHING. OWNER IS RESPONSIBLE FOR ALL OUTAGES CAUSED BY THE DUST FROM THIS PROJECT.
- GRADING AROUND ELECTRIC TRANSMISSION STRUCTURES MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT OF GRADING. CALL 512.322.6050 TO SET UP MEETING.
- 24-HOUR ACCESS TO TRANSMISSION FACILITIES SHALL BE MAINTAINED. IF THERE IS A TEMPORARY OR PERMANENT SECURITY FENCE PREVENTING ACCESS TO THE EASEMENT, AUSTIN ENERGY SHALL HAVE ITS LOCK IN THE GATE.
- OWNER SHALL NOT CONSTRUCT OR PERMIT TO BE CONSTRUCTED ANY PERMANENT STRUCTURES NOR PLANT TREES OR OTHER LANDSCAPE IN THE TRANSMISSION EASEMENTS. THE RIGHT OF EGRESS AND INGRESS MEANS THAT HE CAN TRAVEL DOWN THE EASEMENT BETWEEN THE LOTS WITHOUT BEING BLOCKED IN ANY MANNER. OWNERS MUST CONTACT AUSTIN ENERGY (512) 322-6050 BEFORE BUILDING CONSTRUCTION BEGINS ON THE LOT CONTAINING THE TRANSMISSION EASEMENTS AS STATED IN AUSTIN ENERGY LETTER SIGNED BY THE OWNER.
- ALL NOTES AND RESTRICTIONS FROM ORIGINAL SUBDIVISION - THOMAS C. TAYLOR SUBDIVISION - SHALL APPLY TO THIS RESUBDIVISION.
- 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: MCKENZIE ROAD, AND FM 973 THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. 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.
- AUTORIZATION FROM TxDOT IS REQUIRED PRIOR TO ANY CONSTRUCTION IN ROW OF FM 973.
- FOR JOINT USE DRIVEWAY USE RIGHTS AND MAINTENANCE REFER TO COT'S DOCUMENT #
- ACCESS IS PROHIBITED TO MCKENZIE ROAD FROM LOT 2.
- NO RESIDENTIAL ON LOT 1 AND LOT 3.



### LINE TABLE

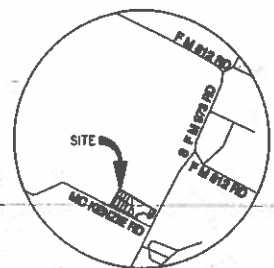
LINE	DIRECTION	DISTANCE
L1	S 213°34' W	36.99'
L2	N 60°01'33" W	26.58'
L3	N 60°01'33" W	1.02'
L4	N 60°01'33" W	31.69'
L5	N 60°01'33" W	32.13'
L6	N 60°01'33" W	60.04'
L7	N 60°01'33" W	7.49'
L8	N 60°01'33" W	62.38'
L9	N 60°01'33" W	1.52'
L10	N 60°01'33" W	20.58'
L11	S 89°19'15" E	63.87'
L12	S 89°19'15" E	36.12'
L13	S 89°19'15" E	33.72'
L14	S 89°19'15" E	26.57'
L15	S 89°19'15" E	33.90'
L16	S 89°19'15" E	14.53'
L17	S 89°19'15" E	65.79'
L18	S 89°19'15" E	44.90'
L19	S 89°19'15" E	225.70'
L20	S 89°19'15" E	26.27'
L21	S 89°19'15" E	11.03'
L22	S 89°19'15" E	31.68'
L23	S 89°19'15" E	20.00'
L24	S 89°19'15" E	20.00'
L25	S 89°19'15" E	118.50'
L26	S 89°19'15" E	14.50'
L27	S 89°19'15" E	14.50'
L28	S 89°19'15" E	26.66'
L29	S 89°19'15" E	17.72'
L30	S 89°19'15" E	17.72'
L31	S 89°19'15" E	17.72'
L32	S 89°19'15" E	27.00'
L33	S 89°19'15" E	282.18'

### LOT SUMMARY

LOTS	ACREAGE	USAGE
1	0.83 AC	DL
2	6.99 AC	DL
3	0.81 AC	DL
4	1.19 AC	SF
5	1.00 AC	SF
6	1.00 AC	SF
7	1.00 AC	SF
8	1.47 AC	SF
9	1.00 AC	SF
10	1.00 AC	SF
11	1.00 AC	SF
12	0.27 AC	ROW
TOTAL	17.46 AC	

### IMPERVIOUS COVER LIMIT PER LOT

LOTS	SQUARE FEET
1	5,488 SF
2	60,896 SF
3	7,056 SF
4	10,367 SF
5	8,712 SF
6	8,712 SF
7	8,712 SF
8	12,806 SF
9	9,583 SF
10	8,712 SF
11	8,712 SF



### LOCATION MAP

SCALE: NTS

### LEGEND

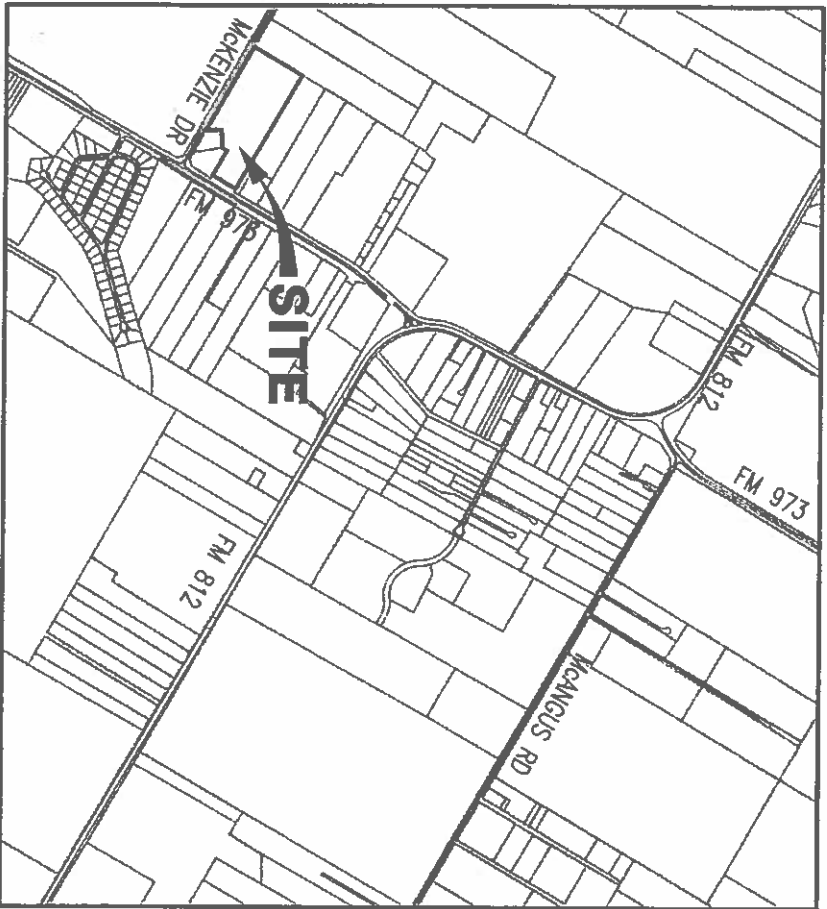
- BSL BUILDING SETBACK LINE
- OPRTCT OFFICIAL PUBLIC RECORD
- ( ) TRAVIS COUNTY TEXAS RECORD INFORMATION
- BOUNDARY LINES
- EASEMENT LINES
- 1/2" GRP IRON ROD FOUND
- IRON ROD SET
- CONCRETE MONUMENT FOUND

ATS  
Engineers  
Surveyors

C8J-2010-0039.0A

PROJECT NO.  
PLOT DATE  
LINE AND  
EASEMENT

C17/4



# LOCATION MAP

SCALE: 1" = 2000'