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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0090.0A **P.C. DATE:** May 8, 2012

SUBDIVISION NAME: Resubdivision of Lots 1 and 2, Cowan Addition

AREA: 0.893 acres **LOTS:** 3

OWNER/APPLICANT: David & Laura Hausman **AGENT:** Malone/Wheeler, Inc. (Pete Malone)

ADDRESS OF SUBDIVISION: 707 Kinney Avenue

GRIDS: H-21 **COUNTY:** Travis

WATERSHED: West Bouldin Creek **JURISDICTION:** Full Purpose

EXISTING ZONING: SF-3

PROPOSED LAND USE: Residential

NEIGHBORHOOD PLAN: South Lamar Combined Neighborhood Plan Area (Underway)

SIDEWALKS: Sidewalks will be provided on Kinney Avenue prior to lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of Lots 1 and 2, Cowan Addition. The proposed resubdivision consists of 3 lots on 0.893 acres.

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

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon **PHONE:** 974-2767
Email address: sylvia.limon@ci.austin.tx.us

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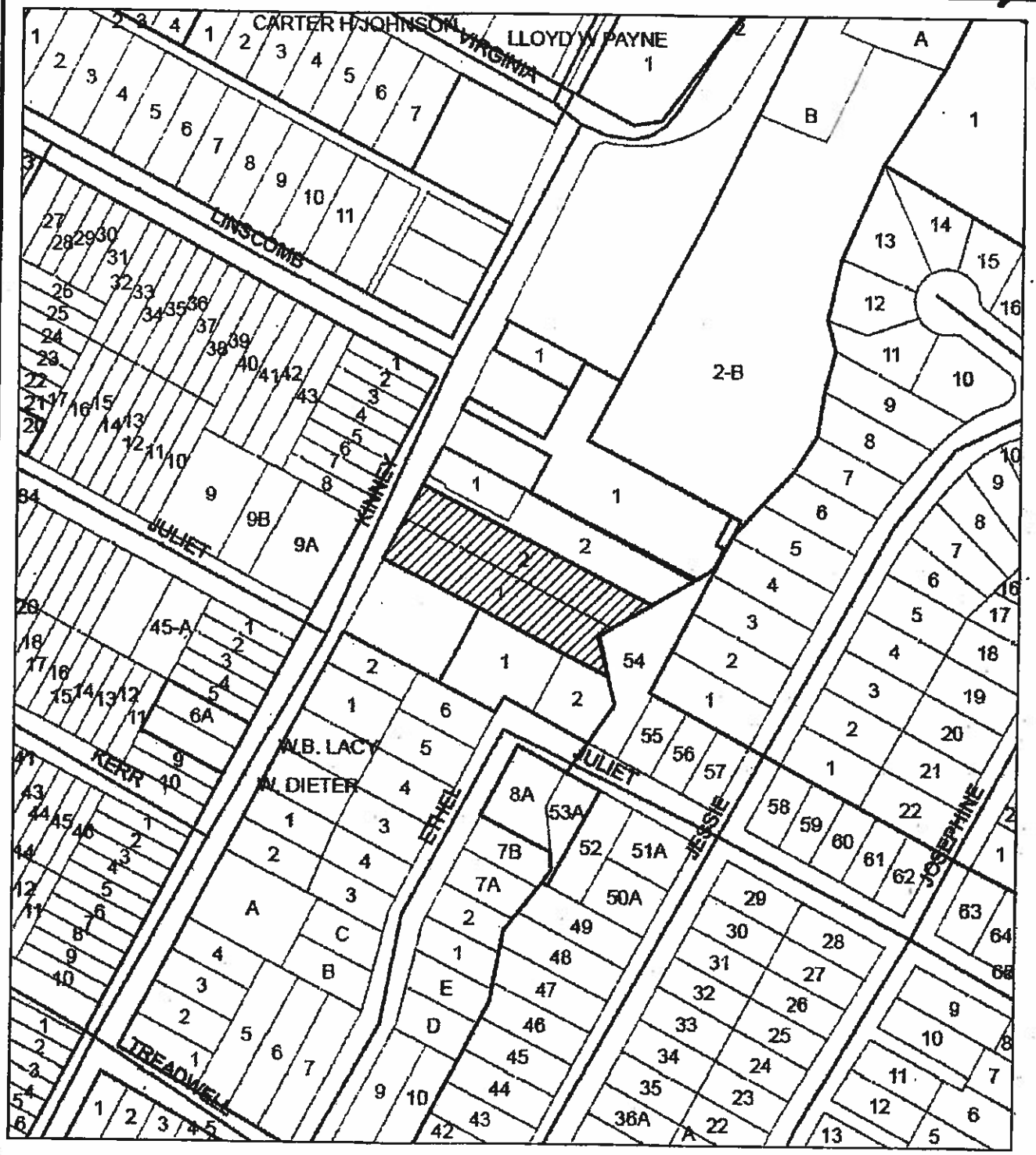

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Subject Tract

Base Map

CASE#: C8-2011-0090.0A
LOCATION: 707 Kinney Avenue

CITY OF AUSTIN FOUNDED 1839

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department 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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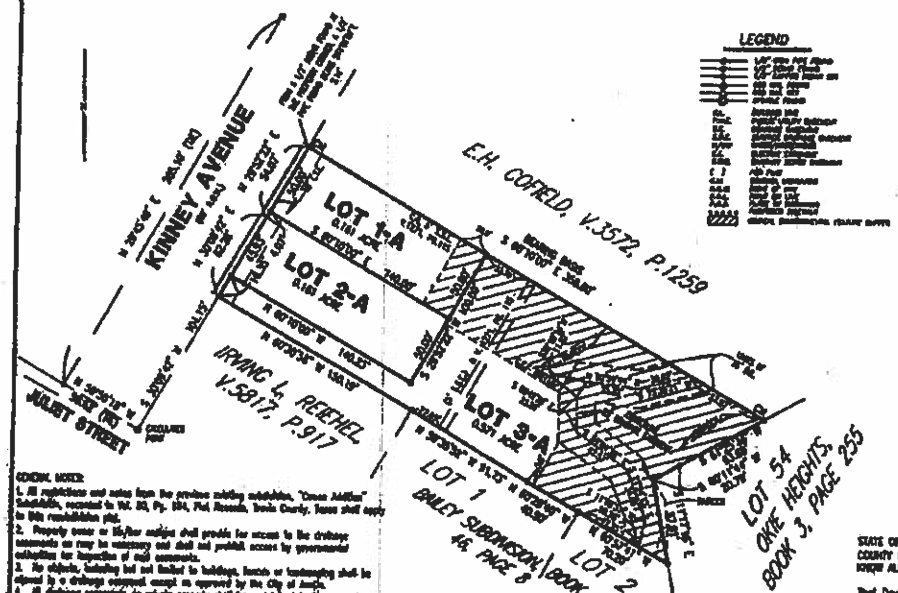

GENERAL NOTES:

1. All restrictions and notes from the previous existing subdivision, "Cowen Addition" Subdivision, recorded in Vol. 80, Pg. 194, Plat Records, Travis County, Texas shall apply to this resubdivision plat.

2. Property owner or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by governmental authorities for inspection of such easements.

3. No objects, including but not limited to buildings, fences or landscaping shall be allowed in a drainage easement except as approved by the City of Austin.

4. All drainage easements on private property shall be maintained by the property owner or assigns.

5. 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.

6. Public sidewalks, built to City of Austin standards, are required along Kinney Avenue, as shown by dotted line on face of the plat. These sidewalks shall be in place prior to the lots being occupied. Failure to construct required sidewalks may result in the withholding of Certificate of Occupancy, building permits, or utility connections by the governing body or utility company per Land Development Code 25-6-351.

7. No construction or placement of structures (including buildings, sheds, pools, landscaping or gardens) is allowed within a Critical Environmental Feature buffer zone per the City of Austin Land Development Code. Wastewater disposal is prohibited within the CEF buffer zone and vegetative cover must be maintained to the maximum extent practicable.

8. No lot shall be occupied until the structure is connected to City of Austin water and wastewater utilities.

9. Any relocation of electric facilities, or public utilities for this site shall be at owner's expense.

10. Building setback lines shall be in conformance with the City of Austin Land Development Code.

11. 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 fees with the utility construction.

12. Erosion/Sediment controls are required for all construction on each lot, including single family and duplex construction, pursuant to LDC and the Environmental Criteria Manual.

13. All activities within the CEF setback must comply with the Austin's Land Development; construction and wastewater disposal is prohibited and natural vegetated cover must be retained. [illegible] City of Austin Standard Specification 609SA, including topsoil and seed bed preparation, temporary irrigation and seed maintenance.

14. Joint access will be provided to Kinney Avenue from Lots 2-A and 3-A.

15. 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 owners sole expense if plans to construct the subdivision do not comply with such codes and requirements.

16. 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.

17. The water and/or wastewater easements indicated on this plat are for the purpose of construction, operation, maintenance, repair, replacement, upgrade, decommissioning and removal of water and/or wastewater facilities and appurtenances. No objects, including but not limited to, buildings, fences, retaining walls, trees or other structures are permitted in water and/or wastewater easements except as approved by the Austin Water Utility.

18. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.

19. 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 25-8 of the City of Austin Land Development Code.

20. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within ten feet of the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.

21. The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.

22. Lot 2-A and 3-A of the resubdivision of Lots 1 and 2 Cowen Addition shall have separate sewer taps, separate water meters, and their respective and their respective private water and sewer lines shall be positioned or located in a manner that will not cross lot lines.

23. An increase in emergency vehicle access distance has been approved for Lot 3-A, as requested by the owner, per exception 3 to section 503.1.1 of the City of Austin Fire Code in effect on 02-16-12. This exception is limited to construction of no more than two single family residences impacted by the increased emergency vehicle access distance.

I, Victor M. Garza, am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Travis County, Texas, and Chapter 25 of the Land Development Code of the City of Austin, as amended, and that said plat was prepared from a physical survey of the property under my direct supervision.

_______________________ Date: __________

Victor M. Garza
Registered Professional Land Surveyor No.4740,
State of Texas
1404 West North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
Fax (512) 458-9845

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _______________ OF THE CITY OF AUSTIN ON THIS THE _______ DAY OF _______________ 20___.

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

____
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 _______________ 20___.

____
DAVE SULLIVAN, CHAIRPERSON

____
SAUNDRA KIRK, 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 _______ ____, A.D. AT _____ O'CLOCK ___M, PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _______________, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

BY _______________________
DEPUTY

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

That David A. Hausman and Laura L. Hausman, owners of Lots 1 and 2, Cowen Addition, A Subdivision of record in Volume 80, Page 194, of the Plat Records of Travis County, Texas, conveyed to us in Instrument of record in Document Number 2011083431, 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 lots 1 and 2 in accordance with the Plat shown hereon, to be known as:

RESUBDIVISION OF LOTS 1 AND 2, COWEN ADDITION

and do hereby dedicate to the public use of the streets and easements as shown thereon. Subject to any easements and restrictions heretofore granted and not released, Pursuant to Chapter 212 of the Texas Local Government Code and Title 25 of the Austin City code.

Witness my hand this ___ day of _______________, 20___.

____
DAVID A. HAUSMAN
3442 SAN ANTONIO STREET
CORPUS CHRISTI, TX. 78411

This Instrument was acknowledged before me on ___________ 20___.

Notary _______________________
Notary

My Commission Expires: _______________________

____
LAURA L. HAUSMAN
3442 SAN ANTONIO STREET
CORPUS CHRISTI, TX. 78411

This Instrument was acknowledged before me on ___________ 20___.

Notary _______________________
Notary

My Commission Expires: _______________________

ENGINEER'S CERTIFICATION:

This Subdivision is not within the 100 year flood plain of any watercourse, per Federal Flood Insurance Administration FIRM Panel Number 48453C0445H, dated September 26, 2008 for the City of Austin, Travis County, Texas.

"I certify that I have personally conducted a topographic review and field investigation of the existing and proposed flow patterns for stormwater runoff from the subject subdivision to the main stem of West Bouldin Creek. At build-out conditions allowable by zoning, restrictive covenant, or plat note, the stormwater flows from the subject subdivision will not cause any increase in flooding conditions to the interior of existing building structures, including basement areas, for storms of magnitude up through the 100-year event.

____
RICHARD H. MALONE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 41885
MALONE/WHEELER, INC.
7500 RIALTO BOULEVARD
BUILDING ONE, SUITE 240
AUSTIN, TEXAS 78735
(512) 899-0601, FAX: (512) 899-0655

CASE # C8-2011-0090.0A

RESUBDIVISION OF LOTS 1 AND 2 COWEN ADDITION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

B&G Surveying, Inc.
Dewey H. Burris & Associates
Surveyed by: Dewey H. Burris & Associates

DATE: 02/01/11 JOB #: [illegible] SCALE: 1"=30'	FIELD: [illegible] CALCULATIONS: TBH DRAFTING: TBH	SHEET 1 OF 1

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PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

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: C8-2011-0090.0A
Contact: Sylvia Limon, (512) 974-2767
Cindy Casillas, (512) 974-3437
Public Hearing: Planning Commission, May 8, 2012

Kaseem Hajjar
Your Name (please print)

[redacted]

714 Jessie St Austin, TX 78704
Your address(es) affected by this application

Signature 4/28/12 *Date*

Daytime Telephone: 512-637-4956

Comments: In all projects and redevelopment keep this City always growing. From an urban planning perspective, these kinds of projects are essential to Austin's growth as a healthy city.

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