

SUBDIVISION REVIEW SHEET

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CASE NO.: C8-2012-0093.0A

P.C. DATE: 7-10-12

SUBDIVISION NAME: Zilker Hill's; Resubdivision of Lots 4 & 5

AREA: .796

LOT(S): 4

OWNER/APPLICANT: 2101 Rabb Glen, LLC
(Scott Turner)

AGENT: Axiom Engineers Inc.
(Alan Rhames)

ADDRESS OF SUBDIVISION: 2010 RABB GLEN ST

GRIDS: MG20

COUNTY:

WATERSHED: W Bouldin Creek

JURISDICTION: Full Purpose

EXISTING ZONING:

MUD: N/A

NEIGHBORHOOD PLAN:

PROPOSED LAND USE: SF

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

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

DEPARTMENT COMMENTS: The request is for approval of the Zilker Hills; Resubdivision of Lots 4 & 5. The proposed plat is composed of 4 lots on .796 acres.

STAFF RECOMMENDATION: The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

#10780743

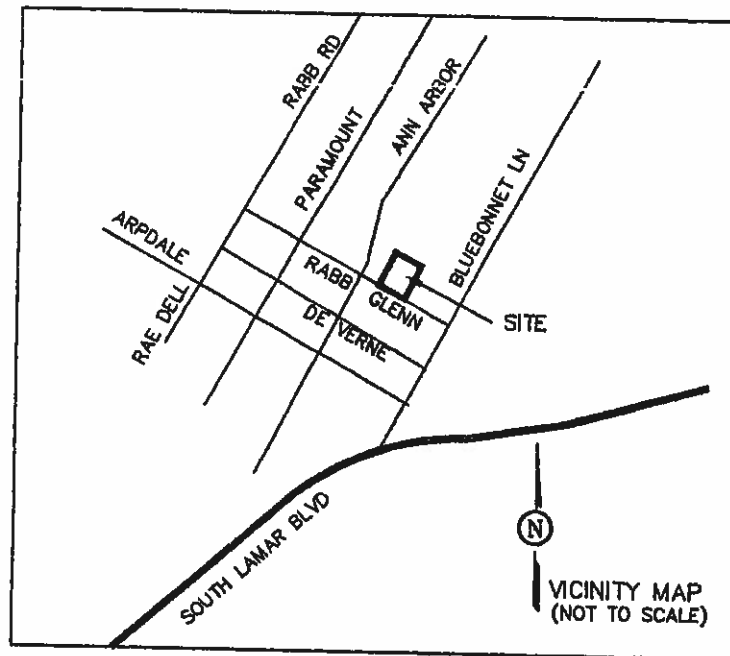
ND 5, ZILKER HILLS

MAP SYMBOLS:

P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
●	1/2" REBAR FOUND
⊙	1/2" REBAR SET
⊙	CAPPED "HARRIS-GRANT"
⊙	IRON PIPE FOUND
CM	CONTROL MONUMENT
()	RECORD DATA FROM
	PLAT BK. 7, PG. 183
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
---●---	SIDEWALK REQUIRED

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NE	BEARING	DISTANCE
	S 58°55'25" E	68.25'
	S 58°58'00" E	84.21'
	S 58°56'31" E	23.98'
	S 29°45'15" W	137.87'
	N 61°08'49" W	14.98'
	S 29°59'59" W	75.00'
	N 60°00'01" W	88.55'
	N 59°59'54" W	50.06'
	N 22°00'15" E	126.28'
0	N 27°27'11" E	74.05'
1	N 21°37'46" E	17.57'
2	N 27°27'11" E	68.36'
3	N 27°27'11" E	5.69'
4	S 58°58'00" E	22.77'
5	S 58°57'35" E	85.42'
6	S 29°45'15" W	36.18'
7	S 29°45'15" W	101.69'
8	N 60°00'01" W	56.02'
9	N 60°00'01" W	15.00'
0	N 60°00'01" W	15.00'
1	N 60°00'01" W	2.53'
2	N 30°00'04" E	138.75'
3	N 60°00'03" W	35.00'
4	S 04°58'35" E	66.62'
5	S 30°00'04" W	214.72'
6	N 72°55'34" E	52.21'
7	S 60°00'01" E	35.00'
8	N 30°00'04" E	66.71'
9	N 30°00'06" E	33.27'



BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS REQUIRED BY THE CITY OF AUSTIN.

DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT IMPAIR ACCESS BY GOVERNMENTAL AUTHORITIES.

EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LDC, AND THE ENVIRONMENTAL CRITERIA MANUAL.

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/OR UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC ACCESS TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-B OF THE AUSTIN LAND DEVELOPMENT CODE.

AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EASEMENTS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

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 ACCESS TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF THE PROJECT FOR THIS PROJECT.

INSTALLATION OF ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT OWNER'S EXPENSE.