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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0052.0A

P.C. DATE: October 23, 2012

SUBDIVISION NAME: Resubdivision of Lot 3, Block 2, Loveless Addition

AREA: 0.9025 acres

LOTS: 4

OWNER/APPLICANT: Glenn H. Glover

AGENT: Stansberry Engineering
(Blayne Stansberry)

ADDRESS OF SUBDIVISION: 616 Terrell Hill Drive

GRIDS: H-19

COUNTY: Travis

WATERSHED: E. Bouldin Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

PROPOSED LAND USE: Single Family Residential

NEIGHBORHOOD PLAN: Galindo (Under way)

SIDEWALKS: Sidewalks will be provided on Terrell Hill Drive prior to lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of Lot 3, Block 2, Loveless Addition. The proposed resubdivision consists of 4 lots on 0.9025 acres.

This resubdivision was filed prior the effective date of Ordinance No. 20120524-139 (Flag Lots) and is therefore not subject to requirements of this ordinance amendment.

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.

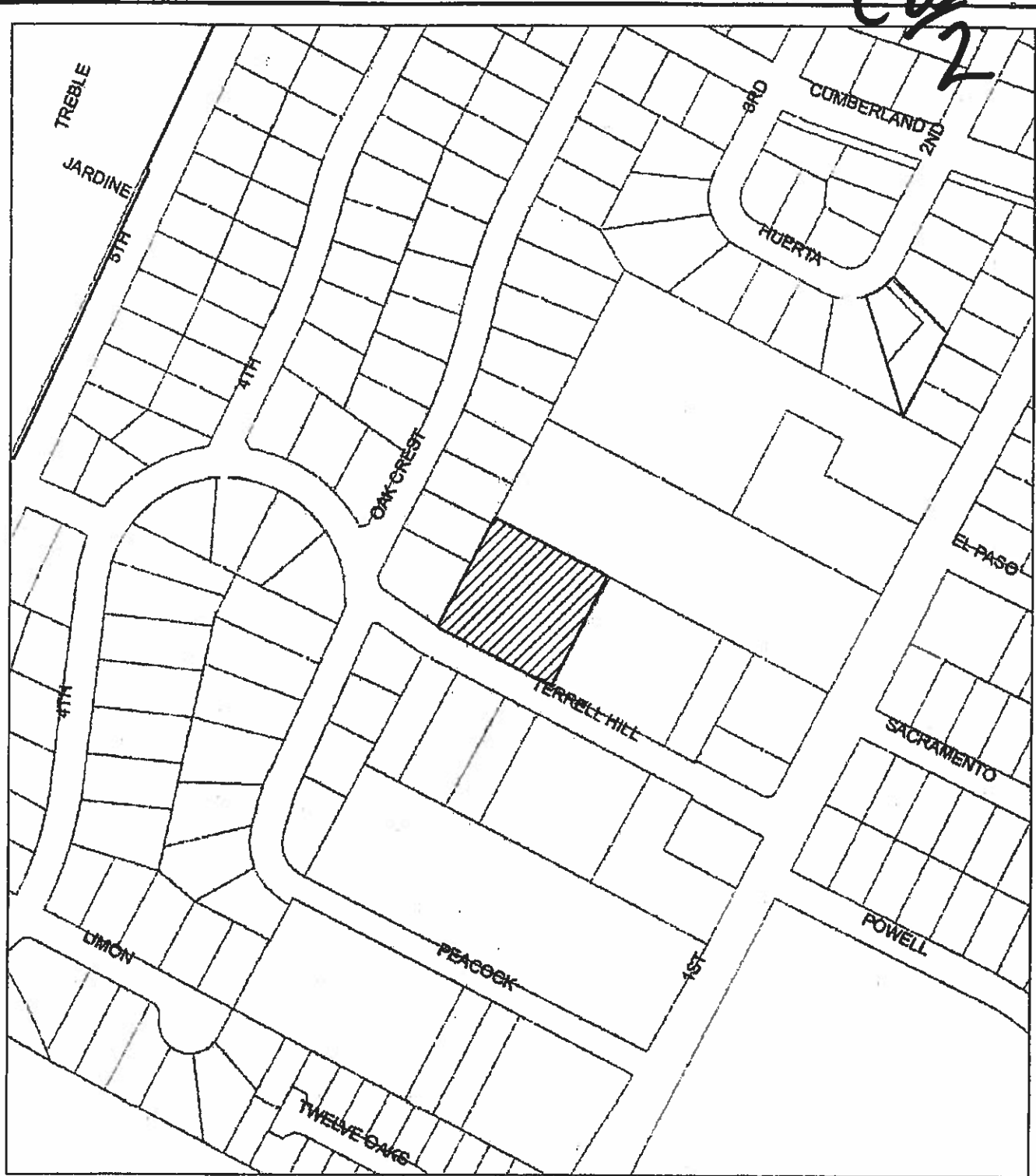
PLANNING COMMISSION ACTION:



CASE MANAGER: Sylvia Limon

PHONE: 974-2767

Email address: sylvia.limon@austintexas.gov

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-  Subject Tract
-  Base Map

CASE#: C8-2012-0052.0A
LOCATION: 616 Terrell Hill Dr



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.

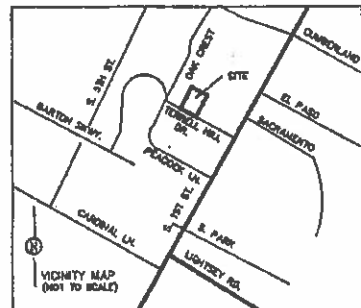
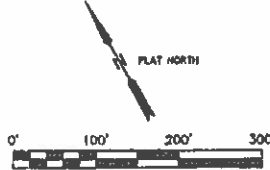
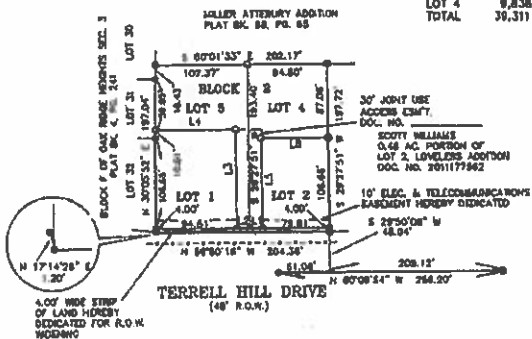
RESUBDIVISION OF LOT 3, BLOCK 2, LOVELESS ADDITION

LOT AREA SUMMARY
(CALCULATED MAP AREA):
LOT 1 10,856 S.F.
LOT 2 4,811 S.F.
LOT 3 10,003 S.F.
LOT 4 8,438 S.F.
TOTAL 39,311 S.F.

LINE	BEARING	DISTANCE
1	N 89°20'16" W	18.00'
2	N 89°20'16" W	18.00'
3	N 89°20'16" W	18.00'
4	N 89°20'16" W	18.00'
5	N 89°20'16" W	18.00'
6	N 89°20'16" W	18.00'
7	N 89°20'16" W	18.00'
8	N 89°20'16" W	18.00'
9	N 89°20'16" W	18.00'
10	N 89°20'16" W	18.00'

MAP SYMBOLS
P.U.E. PUBLIC UTILITY EASEMENT
B.L. BUILDING LINE
R.F. ROAD FOUND
Y/P. YARD SET
C. CROWN
B.P. BOUNDARY POINT
C. CONTROL MONUMENT
R. REVERSE SIDE
P. PLAT NO. 1, PG. 103
D.E. DRAINAGE EASEMENT
R.O.B. RIGHT-OF-WAY
S.D. SIDEWALK BOUNDARY

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STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT I, GLENN H. GLOVER, OWNER OF LOT 3, BLOCK 2 OF "LOVELESS ADDITION", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN VOLUME 419, PAGE 1 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO ME BY DEED RECORDED IN VOLUME 11843, PAGE 1878 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID PROPERTY HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 112.004 OF THE TEXAS LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS "RESUBDIVISION OF LOT 3, BLOCK 2, LOVELESS ADDITION", AND DO 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 ____ DAY
OF ____, 20__ A.D.

GLENN H. GLOVER
616 TERRELL HILL DRIVE
AUSTIN, TEXAS 78704-6234

NOTARY CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GLENN H. GLOVER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED 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 ____, 20__ A.D.

NOTARY IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY MY COMMISSION EXPIRES: ____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS JURISDICTION OF THE CITY OF AUSTIN 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__ A.D.

GREG GUERNEY, ACP, 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__ A.D.

____ SHERRIFFSON

SECRETARY

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, WAS 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. 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.

DEPUTY

SURVEYOR'S CERTIFICATION

I, JAMES M. GRANT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

AS SURVEYED BY:
HARRIS-GRANT SURVEYING, INC.
P.O. BOX 807
MANHACCA, TEXAS 78632
(512) 444-1781

JAMES M. GRANT
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1919

REVISED 07-03-13
REVISED 08-29-13
REVISED 03-07-12



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. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
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. 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 AUSTIN LAND DEVELOPMENT CODE.
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. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. 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 THRU 5' 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.
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. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER UTILITY FOR REVIEW. THE WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY.
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 PLAT FOR CONSTRUCTION OF THE 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 IN THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
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 GRADES MAY EXCEED 14% OR 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. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOT IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNER 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, INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
17. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION LOVELESS ADDITION, SHALL APPLY TO THIS RESUBDIVISION PLAT.
18. 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: NORTH SIDE OF TERRELL HILL DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
19. THIS SUBDIVISION IS EXEMPT FROM STORMWATER DETENTION REQUIREMENTS PER SECTION 1.2.2.0 OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
20. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0586H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY.

ENGINEER'S CERTIFICATION:

I, BLAYNE E. STANBERRY, 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 COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 26, 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 AGENCY RATE MAP NO. 48453C 0586H, DATED 08-26-2008.

BLAYNE E. STANBERRY
REGISTERED PROFESSIONAL ENGINEER NO. 88646
STANBERRY ENGINEERING CO., INC.
P.O. BOX 300, MANHACCA, TEXAS 78652
PH. (512) 292-8000

7-2-2012



HARRIS-GRANT
SURVEYING, INC.

C8-004-00059

SHEET 1 OF

(23) 7

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: C8-2012-0052.0A
Contact: Sylvia Limon, 512-974-2767
Cindy Castillas, 512-974-3437
Public Hearing: Planning Commission, Oct 23, 2012

Your Name (please print)

Deborah Barnera



Your address(es) affected by this application

29015 First Comm Tract.

Signature

10/7/12

Signature

512 784-8893

Date

Daytime Telephone:

Comments:

I am in favor of more infill housing. We can't on the one hand, I keep living people to Austin and then not have enough close in housing. We need to create more density.

If you use this form to submit comments, please include the following information: City of Austin - Planning Commission, Public Hearing, Oct 23, 2012, Sylvia Limon, P. O. Box 1098, Austin, TX 78768-1098

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Case Number: C8-2012-0052.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, Oct 23, 2012

DAN SCHULMAN

Your Name (please print)

2803 S. 4th

Your address (if affected by this application)

Signature

Date

Daytime Telephone:

4418455

Comments:

The entire street from
S. 1st to the top of Terrell
Hill is now either DUELEXES
OR FOUR ALEXES and this
neighborhood cannot ~~safely~~
ensure safety when driving
as there are 2 to 4 times
as many people living in
these multi-homes than solo ones

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

523/9

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Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, Oct 23, 2012

Your Name (please print)

John Firnkaber

Your address(es) affected by this application

3000 South 1st

10-10-12

Signature

Daytime Telephone:

512 476-2673

Date

Comments:

Parking is already a problem along Terrell St. This will make it much worse.

The will violate the restrictions on open-space cover once developed

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