

C18  
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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2012-0176.0A

**P.C. DATE:** May 14, 2013

**SUBDIVISION NAME:** Resubdivision of Lot 3, Block 1 H. Ulit's Subdivision

**AREA:** 0.299 acres

**LOTS:** 2

**OWNER/APPLICANT:** V B Group LLC  
(Daniel Reeves)

**AGENT:** Genesis 1 Engineering  
(George Gonzalez)

**ADDRESS OF SUBDIVISION:** 2912 East 12<sup>th</sup> Street

**GRIDS:** L-23

**COUNTY:** Travis

**WATERSHED:** Boggy Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3-NP

**PROPOSED LAND USE:** Single Family

**NEIGHBORHOOD PLAN:** Rosewood Neighborhood Plan Area

**SIDEWALKS:** There are existing sidewalks East 12<sup>th</sup> Street and are to remain prior to the lots being occupied.

**DEPARTMENT COMMENTS:** The request is for approval of the resubdivision namely, Resubdivision of Lot 3, Block 1 H. Ulit's Subdivision. The proposed resubdivision is composed of 2 lots on 0.299 acres.

**STAFF RECOMMENDATION:** Staff recommends approval of this resubdivision. It meets all City of Austin Land Development and State Local Government requirements.



**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon  
Email address: [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)

**PHONE:** 974-2767

CAB



-  Subject Tract
-  Base Map

CASE#: C8-2012-0176.0A  
LOCATION: 1912 12th Street



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.

C18/3

# RESUBDIVISION OF LOT 3, BLOCK 1 H. ULIT'S SUBDIVISION

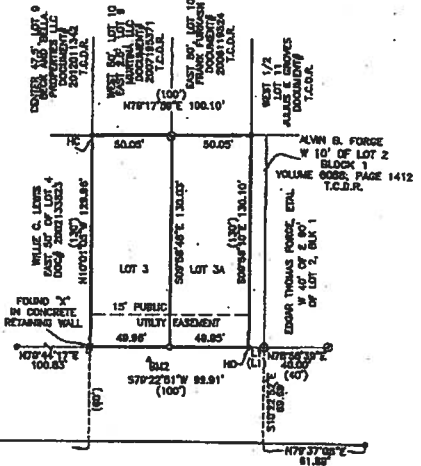


## LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET WITH ALLUMINUM CAP "DEAN WOOLLEY 5086"
- 1/2" IRON PIPE FOUND
- HC IRON ROD FOUND WITH BLUE PLASTIC "HOLY CARSON CAP"
- ( ) RECORD INFORMATION
- T.C.D.A. TRAVIS COUNTY DEED RECORDS
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS

LINE TABLE		
No.	Remarks	Distance
11	MEASURED 14' E	8.14
(13)		10.00

LOT SUMMARY	
LOT	SQUARE FOOTAGE
LOT 3	6000 SQUARE FEET
LOT 3A	8503 SQUARE FEET
TOTAL	13,003 SQUARE FEET



STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT V D GROUP LLC, OWNER OF LOT 3, BLOCK 1 OF H. ULIT'S SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 3, PAGE 3 T.C.P.R. AS COMVEYED TO US IN DOCUMENT # 20100258, T.C.D.A., DO HEREBY SUBMIT THIS LOT 3 IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS:

## RESUBDIVISION OF LOT 3, BLOCK 1 H. ULIT'S SUBDIVISION

SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVIDED BY CHAPTER 251.014, OF THE LOCAL GOVERNMENT CODE, AND DO HEREBY RESUBMIT AND DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 13 DAY OF APRIL, 2013 A.D.

DANIEL REEDER FOR V D GROUP LLC  
VERDE BUILDERS GROUP LLC  
6000 TEXAS 71  
AUSTIN, TX 78735

## STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DANIEL REEDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 13 DAY OF April, 2013 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

## ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT SAID PLAT COMPLES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

GEORGE BONDALSKI  
REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS  
NO. 77829  
ENGINEER 1 ENGINEERING  
P.O. BOX  
AUSTIN, TX

3/20/13  
DATE



## SURVEYOR'S CERTIFICATION:

I, DEAN WOOLLEY, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREOF, AND THAT SAID PLAT COMPLES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

DEAN A. WOOLLEY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5086  
LINE SURVEYING  
12421 WYCLIFF LANE  
AUSTIN, TEXAS 78727

5-12-2012  
DATE



## FLOODPLAIN NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL 48433000AS-14, DATED SEPTEMBER 28, 2008 FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

DEAN A. WOOLLEY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5086  
LINE SURVEYING  
12421 WYCLIFF LANE  
AUSTIN, TEXAS 78727

5-12-2012  
DATE



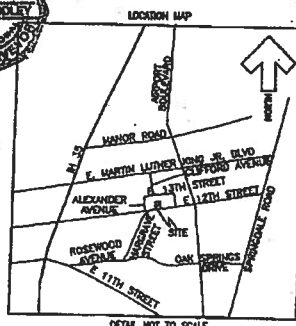
## STATE OF TEXAS COUNTY OF TRAVIS

I, DANA DEBERNABOR, 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 13 DAY OF APRIL, 2013 A.D. AT 10:00 O'CLOCK A.M. PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER        OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 13 DAY OF APRIL, 2013 A.D.

DANA DEBERNABOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY



CECIL, NOT TO SCALE

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS 13 DAY OF APRIL, 2013 A.D. ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSEWER PROTECTION, AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 13 DAY OF APRIL, 2013 A.D.

DAVE ANDERSON, AA, DIRECTOR  
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS THIS THE 13 DAY OF APRIL, 2013 A.D.

DAVE ANDERSON, CHAIRPERSON

JEAN STEVENS, SECRETARY

## NOTES:

- THE OWNERS 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 ORDINANCES OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VARIATION OR REPLACING ANY BE REDUCED AT THE OWNER'S SOLE DISCRETION, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND ORDINANCES.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S COMPREHENSIVE CRITERIA MANUAL AND LAND DEVELOPMENT CODE.
- TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT. SUCH CONTROLS MUST BE MAINTAINED UNTIL PERMANENT REVEGETATION OR STABILIZATION OF ALL DISTURBED AREAS IS ESTABLISHED.
- NO GRUBBING, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS AS APPLICABLE.
- ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.
- AUSTIN ENERGY HAS THE RIGHT TO PREPARE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL THE WORK IN CONFORMANCE WITH CHAPTER 25, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 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-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 REMOVAL OF TREES AND/OR REMOVAL OF ANY OTHER OBSTRUCTIONS TO THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
- PRIOR TO CONSTRUCTION, DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- THIS SUBDIVISION SHALL NOT BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEMS.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. "SWEEP-OUT" RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED SITES BY FLOWING OR OTHER APPROVED METHOD. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- EXISTING PUBLIC SIDEWALKS ARE ALONG E 12TH STREET. THESE SIDEWALKS SHALL REMAIN IN PLACE PRIOR TO ANY LOT BEING OCCUPIED. FAILURE TO COMPLY WITH THE REQUIREMENTS OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN AND STATE HEALTH DEPARTMENT PLANS FOR SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN.
- 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 COMPLY WITH 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.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, RESUBDIVISION OF LOT 3, BLOCK 1, H. ULIT'S SUBDIVISION, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- DEVELOPMENT ACTIVITY FOR SINGLE FAMILY OR DUPLEX USE FOR LOT 3 AND LOT 3A IS NOT SUBJECT TO DRAINAGE CRITERIA MANUAL 1.2.2.0 OR 6 IN ACCORDANCE WITH DRAINAGE CRITERIA MANUAL SECTION 1.2.2.0 AND ENGINEER'S CERTIFICATION DATED FEBRUARY 13, 2013.
- REMARKS INFORMATION:  
B41: NAVD 83 513.84  
B42: NAVD 83 542.95  
CITY OF AUSTIN "C" FOUND ON TOP OF CURB ON NORTH SIDE OF E 12TH STREET AT THE PROLONGATION OF THE CENTERLINE OF NEW YORK DRIVE.  
TRIANGLE ON TOP OF CURB NORTH SIDE OF E 12TH STREET NEAR UTILITY POLE, IN FRONT OF LOT 3 H ULIT'S SUBDIVISION AS SHOWN.

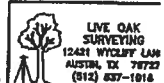
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CASE#C8-2012-0176.OA



CMB  
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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: C8-2012-0176.0A  
Contact: Sylvia Limon, 512-974-2767  
Cindy Casillas, 512-974-3437  
Public Hearing: May 14, 2013, Planning Commission

ARTHUR CARTER

Your Name (please print)

☒ I am in favor  
☐ I object

2931 E. 12<sup>th</sup> ST #206 AUSTIN TX 78702

Your address(es) affected by this application

C. W. Carter

Signature

4/25/13  
Date

Daytime Telephone:

512-439-9058

Comments:

I support new private  
development in this neighborhood

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

Arthur  
2931 E. 12<sup>th</sup>  
Austin 7