

C9
/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0130.0A

Z.A.P. DATES: December 3, 2013

SUBDIVISION NAME: Shoalmont Addition Lot 10, Block 6; Resubdivision

AREA: 0.46 acres

LOTS: 2

APPLICANT: Robert May

AGENT: BWM Group
(Vincent J.D. Shaw)

ADDRESS OF SUBDIVISION: 5415 Woodview Ave.

GRIDS: J27

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

PROPOSED LAND USE: Residential

ADMINISTRATIVE WAIVERS: None

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

DEPARTMENT COMMENTS: The request is for the approval of the Shoalmont Addition Lot 10, Block 6; Resubdivision. The applicant proposes to resubdivide one existing lot into a two lot subdivision for residential use.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

VARIANCES: No variances are required.

STAFF RECOMMENDATION: Staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

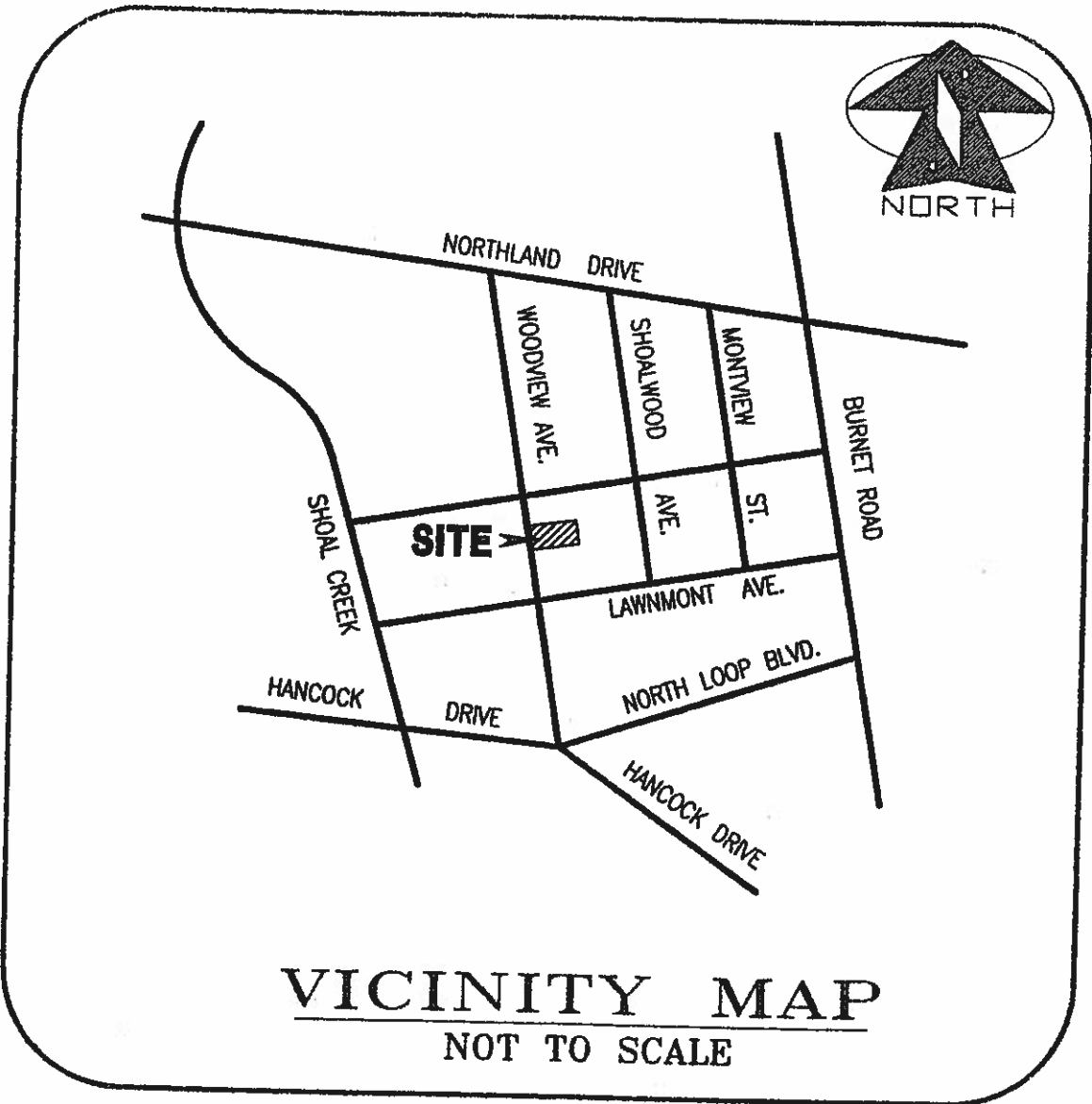
ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

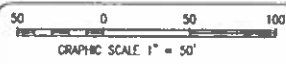
PHONE: 974-3404

E-mail: cesar.zavala@austintexas.gov

C9/2



VICINITY MAP
NOT TO SCALE

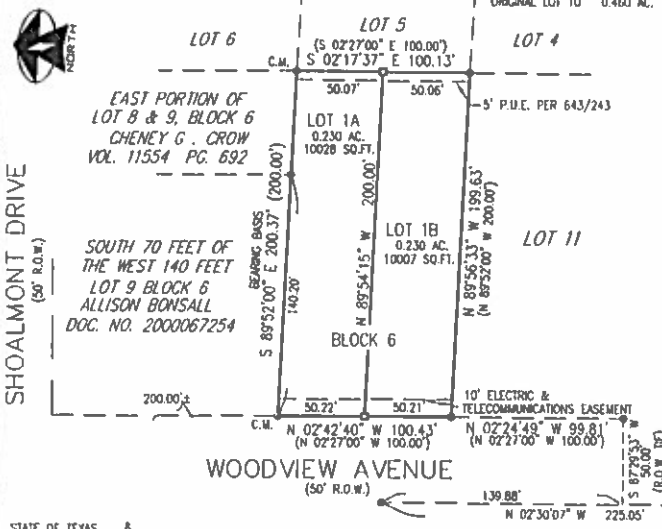


AREA TABULATION

| | |
|-----------------|-----------|
| LOT 1A | 0.230 AC. |
| LOT 2A | 0.230 AC. |
| ORIGINAL LOT 10 | 0.460 AC. |



- GENERAL NOTES:**
1. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, "RESUBDIVISION OF SHOALMONT ADDITION", RECORDED IN BOOK 1, PAGE 9, PLAT RECORDS, TRAVIS COUNTY, TEXAS SHALL APPLY TO THIS RESUBDIVISION PLAT.
 2. PROPERTY OWNERS OF HIS/HERS ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OF SAID 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, TO BE BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG WOODVIEW AVENUE. 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 LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER UTILITIES.
 8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 9. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF 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.
 10. EROSION/SEDIMENT CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE ENVIRONMENTAL CRITERIA MANUAL.
 11. 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 REPLATING MAY BE REQUIRED AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
 12. ALL CURB CUTS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
 13. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL THE TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 14. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 15. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION, IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT IF AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
 16. INTENTIONALLY LEFT BLANK
 17. 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.
 18. "PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: WOODVIEW AVENUE. 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."



STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, ROBERT G. MAY, owner of Lot 10 Block 6, RESUBDIVISION OF SHOALMONT ADDITION, A Subdivision of record in Volume 4, Page 9, of the Plat Records of Travis County, Texas, conveyed to us in instrument of record in Document Number 2005181924, Official Public Records of Travis County, Texas; said property having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014 of the Texas Local Government Code, do hereby resubdivide said lots in accordance with the Plat shown hereon, to be known as:

RESUBDIVISION OF LOT 10, BLOCK 6 RESUBDIVISION OF SHOALMONT 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__.

ROBERT G. MAY
P.O. BOX 82135
AUSTIN, TEXAS 78706-2135

NOTARY'S CERTIFICATE

Before me, the undersigned authority, on this day personally appeared Robert G. May, known to be the person or agent whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

Notary _____
Notary

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

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
1404 West North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6959
Fax (512) 458-9845

CASE # C8-2013-0130.0A
SUBMITTAL DATE: 07/24/13

B&G Surveying, Inc.
Dewey H. Burris & Associates
Surveyed by: B & G Surveying, Inc.
1404 West North Loop Blvd., Austin, Texas 78706
Office 512-458-6959 - Fax 512-458-9845

| | | |
|---------------------|-------------------|--------|
| DATE: 07/08/13 | FIELD: CHRIS | SHEET |
| JOB # 09065713_PLAT | CALCULATIONS: TSK | 1 OF 1 |
| SCALE: 1"=50' | DRAFTING: TSK | |

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

I, DANA DEBEAUVOR, 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 DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By _____
DEPUTY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ___ DAY OF _____, 20__.

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

GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ___ DAY OF _____, 20__.

BETTY BAKER, CHAIRPERSON

CYNTHIA BANKS, SECRETARY

ENGINEER'S CERTIFICATE

I, Carl L. Schoenthal, 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 the Subdivision Ordinance 263A and is true and correct to the best of my knowledge. This tract is not within the 100-yr flood plain limits per FEMA Flood Insurance Rate Map 48452CD455H, dated September 26, 2008.

Carl L. Schoenthal, P.E. No. 98800 Date: _____
BMW Group
102 E. Main St., Suite # 200
Round Rock, Texas 78664
Texas PE Firm # _____

RESUBDIVISION OF
LOT 10, BLOCK 6 SHOALMONT ADDITION
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

C9/H

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: C8-2013-0130.0A
Contact: Cesar Zavala, 512-974-3404
Rosemary Ramos, 512-974-2784
Public Hearing: Zoning and Platting Commission,
December 3, 2013

ELLEN W. STORR

Your Name (please print)

[REDACTED] LAWNMONT, #108
AUSTIN, TEXAS 78756

Your address(es) affected by this application

I am in favor
 I object

Ellen W. Storr

Signature

11-18-2013

Date

Daytime Telephone: [REDACTED]

Comments:

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Department, 4th Floor
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810