

SUBDIVISION REVIEW SHEET

C19
7

CASE NO.: C8-85-0098.0A(VAC)

P.C. DATE: August 12, 2014

SUBDIVISION NAME: Tuttle Addition (a Resubdivision of Lot 8 and Portions of Lots 7, 9, 10, 11, 12, and 13, Block B, Raymond Subdivision)

AREA: 0.898 acres

LOTS: 3

APPLICANT: Tyson & Nicole Caspers Tuttle
Marc & Janice Burekhardt

AGENT: Crocker Consultants
(Sarah Crocker)

ADDRESS OF SUBDIVISION: 608 Baylor St.

GRIDS: H22

COUNTY: Travis

WATERSHED: Shoal Creek / Lady Bird Lake

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-H-HD-NP / SF-5-HD-NP

EXISTING LAND USE: Single Family

NEIGHBORHOOD PLAN: Old West Austin

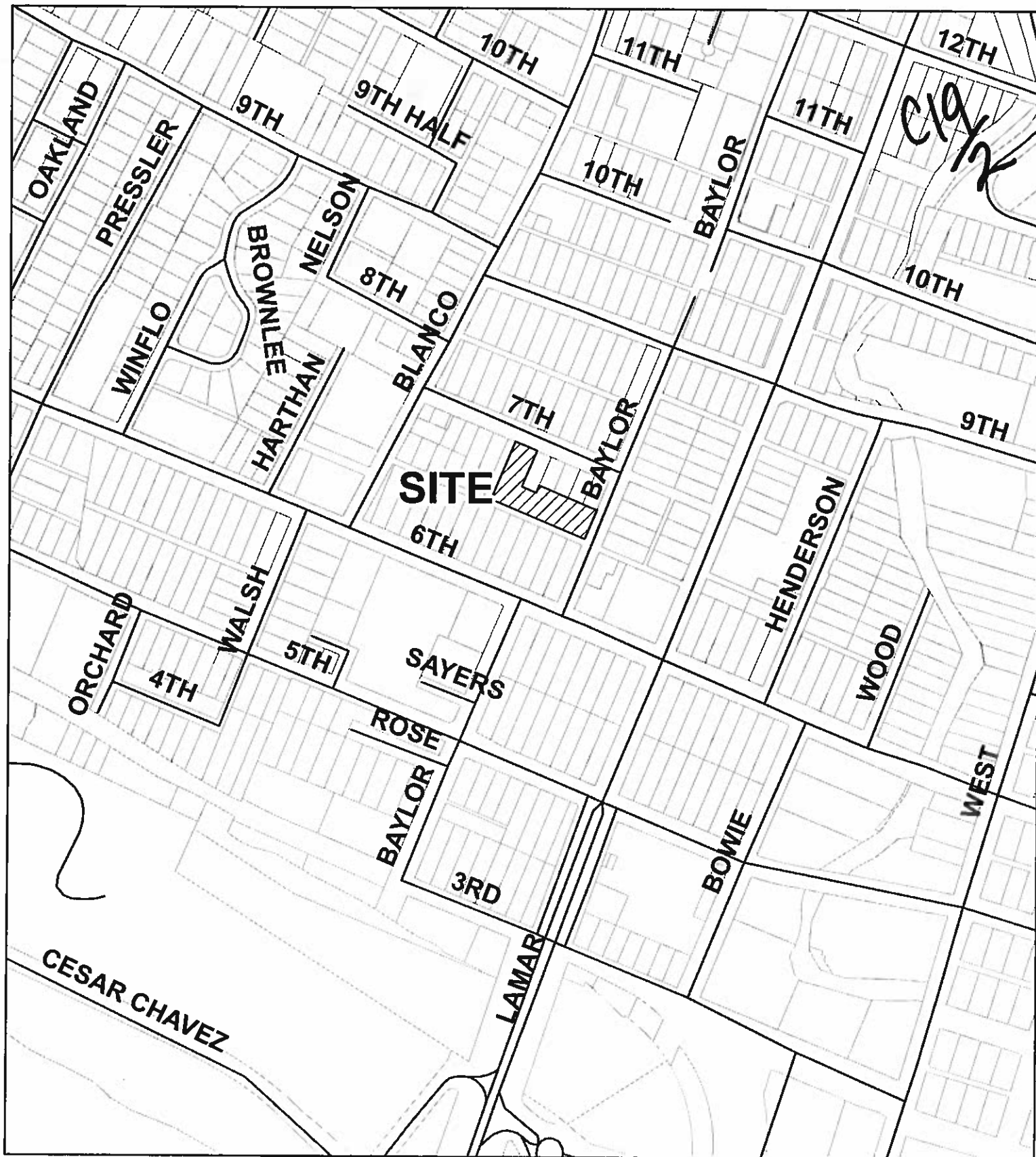
DEPARTMENT COMMENTS: The request is for the approval of the Tuttle Addition total vacation composed of 3 lots on 0.898 acres. The applicant proposes to vacate the resubdivision to remove a lot line and relocate a Water and Wastewater Easement. The property will be replatted with the associated two lot Resubdivision of Tuttle Addition. Refer to case C8-2014-0047.0A on this agenda.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision vacation, the case meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404



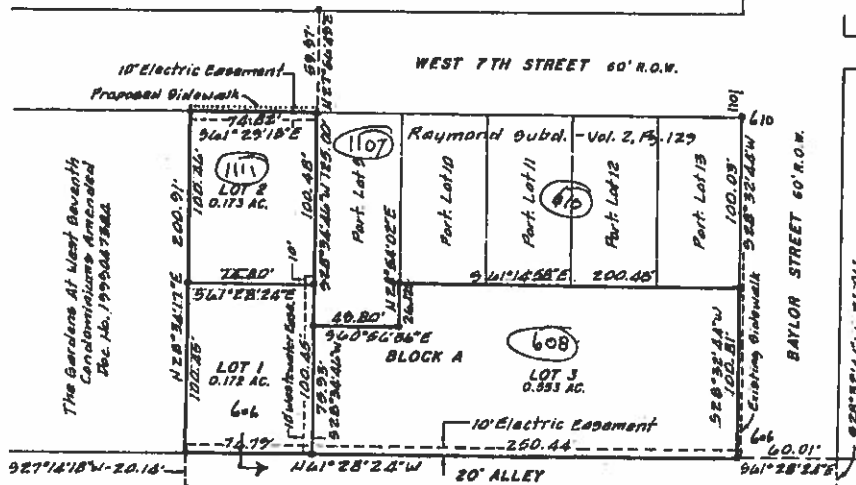
CASE# C8-85-0098.0A(VAC)
ADDRESS: TUTTLE ADDITION VACATION
PROJECT: 608 BAYLOR ST.
GRID: H22
CASE MANAGER: CESAR ZAVALA



This map has been produced by site plan review for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

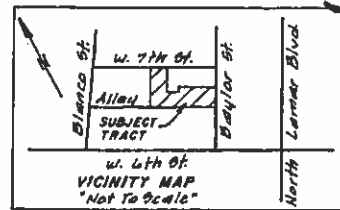
TUTTLE ADDITION

1.A. RESUBDIVISION OF LOT 8 AND PORTIONS OF LOTS 7, 9, 10, 11, 12 AND 13, BLOCK B, RAYMOND SUBDIVISION



LEGEND

- 1/2" Iron Pin Found
- ▲ 1/2" Nail Found
- 1/2" Capped Iron Pin Set



TOTAL LOTS - 3
 LOT 1 - 0.172 AC.
 LOT 2 - 0.173 AC.
 LOT 3 - 0.553 AC.
 TOTAL AREA - 0.898 AC.

NOTES:

- No lots in this subdivision shall be occupied until connected to the City of Austin Water and Wastewater Utilities.
- The water and wastewater utility system serving this subdivision must be in accordance with the City's utility design criteria and specifications. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The utility construction must be inspected by the City.
- This subdivision is located in the Shoal Creek and Town Lake Watershed and is classified as Urban and shall be developed by the terms and conditions of Chapter 25-8, Article 1 of the Land Development Code.
- Prior to construction on lots in the subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
- Off-street loading and unloading facilities shall be provided on all commercial and industrial lots.
- Erosion controls are required for all construction on individual lots, including detached single family and duplex construction, in accordance with the City of Austin's Environmental Criteria Manual and Section 25-8-181 of the Land Development Code.
- Prior to construction on any lot in this subdivision, a site plan must be obtained from the City of Austin for vegetative filter strip assessment.
- 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 lots in this subdivision is the responsibility of the developer and/or the owners 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 permits including building permits, site plan approvals, and/or certificates of occupancy.
- No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin or Travis County.
- All drainage easements on private property shall be maintained by the property owner or assign.
- Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- Building setback lines shall be in accordance with the City of Austin Zoning Ordinance Requirements.
- 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.
- The owner/developer of this subdivision/lot shall provide the City of Austin Electric Utility Department 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.
- Any relocation of electric facilities shall be at owners expense.
- The owner shall be responsible for installation of temporary erosion control, revegetation and tree protections. In addition, the owner shall be responsible for any initial tree removal that is within 10 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.
- 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 plan variation or replanting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- There are no slopes greater than 15% within this subdivision.
- All restrictions and notes from the previous existing subdivision, Raymond Subdivision, shall apply to this subdivision plat.
- Public sidewalks, built to City of Austin Standards, are required along West 7th Street as shown by a dotted line on the face of the plat. These sidewalks shall be in place prior to the lots 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.
- Lot 1 is restricted to 3-Units with a 30' Height Restriction. A 10' setback from the alley way will be provided with a 20' clearance provided from the alley way for head end parking.
- The owner of each lot in this subdivision is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements, utility extension system upgrades, utility relocation and adjustment.
- A variance was granted for this subdivision from LDC 25-4-171 (A) on 12/13/05.
- Lot 1 and Lot 2 will be provided with a separate water meter and sewer tap for each lot in this subdivision. The private domestic water service and private sanitary sewer service shall not be located in any other lot than the lot on which the site of the building or structure served by such private domestic water service line or private sanitary sewer service line.

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

THAT WE, TYSON TUTTLE AND WIFE, NICOLE CASPERS TUTTLE, OWNERS OF 8.553 ACRES OF LAND, BEING A PORTION OF LOTS 9, 10, 11, 12 AND 13, BLOCK B OF THE RAYMOND SUBDIVISION OF OUTLOT 2, DIVISION 2 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGE 129 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO US BY INSTRUMENT RECORDED IN DOCUMENT NO. 200120197 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND THAT TYSON TUTTLE, OWNER OF 8.345 ACRES OF LAND, BEING LOT 8 AND A PORTION OF LOT 7, BLOCK B OF THE RAYMOND SUBDIVISION OF OUTLOT 2, DIVISION 2 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGE 129 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO ME BY INSTRUMENT RECORDED IN DOCUMENT NO. 200120197 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION FURNISHING TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTERS 212.015 AND 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 8.898 ACRES TOTAL TRACT OF LAND IN ACCORDANCE WITH THE MAP OR PLAT AS SHOWN HEREON TO BE KNOWN AS TUTTLE ADDITION AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON. SAID TRACT IS SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS OUR HANDS THIS 20th DAY OF October, 2005 A.D.

Tyson Tuttle
 Tyson Tuttle
 4303 Avenue D
 Austin, Texas 78751

Nicole Caspers Tuttle
 Nicole Caspers Tuttle
 4303 Avenue D
 Austin, Texas 78751

STATE OF TEXAS
 COUNTY OF TRAVIS }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 20th DAY OF October, 2005 A.D. BY TYSON TUTTLE AND NICOLE CASPERS TUTTLE.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

My Commission expires on 11th Day of 2009



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS 11th DAY OF October, 2005 A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS 11th DAY OF October, 2005 A.D.

Joseph O. Partridge, P.E.
 JOSEPH O. PARTRIDGE, P.E., DIRECTOR
 WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS 16th DAY OF December, 2005 A.D.

Chris Pelly
 CHAIRPERSON

Dan Wilson
 SECRETARY

STATE OF TEXAS
 COUNTY OF TRAVIS }

I, DANA DEBEAUMOUR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION HAVE BEEN FILED FOR RECORD IN MY OFFICE AND THE DAY OF October, 2005, AND TRULY RECORDED ON THE 11th DAY OF October, 2005, A.D. IN OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY AND STATE IN DOCUMENT NO. 200600063.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 11th DAY OF October, 2005 A.D.

DANA DEBEAUMOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Dana Debeaumont
 DEPUTY

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY RIVERBODY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 44453C DATED JUNE 18, 1983

I, BRUCE E. AUFFERLE, AM AUTHORIZED UNDER THE LAWS OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

AUFFERLE COMPANY
 10089 CIRCLEVIEW DRIVE
 AUSTIN, TEXAS 78733
Bruce E. Aufferle
 BRUCE E. AUFFERLE, P.E.
 LICENSED PROFESSIONAL ENGINEER NO. 52027
 DATE

I, ROY D. SMITH, 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, 1989 AS AMENDED, IS TRUE AND CORRECT, AND WAS PROVIDED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:
 ROY D. SMITH SURVEYORS, P.C.
 1214 W. 8th Street - Suite A
 Austin, Texas 78703

Roy D. Smith
 ROY D. SMITH
 REGISTERED PROFESSIONAL SURVEYOR

