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/

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0158.0A

ZAP DATE: February 3, 2015

SUBDIVISION NAME: Resubdivision of Lot 15, Cogbill Subdivision

AREA: .363 acre

LOTS: 2

APPLICANT: John Gross

AGENT: PSCE, Inc. (Diane Bernal)

ADDRESS OF SUBDIVISION: Southeast corner of Matthews Lane and Lenora Street.

GRIDS: F16

COUNTY: Travis

WATERSHED: South Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

LAND USE: Single Family

NEIGHBORHOOD PLAN: N/A

SIDEWALKS: Sidewalks currently exist on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 15 of Cogbill Subdivision. It is composed of 2 lots on 0.363 acre. The applicant proposes to resubdivide one lot into two lots for single family use. The proposed lots comply with zoning requirements for use, lot width and lot size.

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

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins

PHONE: 512-974-3175

E-mail: steve.hopkins@austintexas.gov

06/2

LOCATION MAP

NOT TO SCALE

MT. CARRELL DR.

HILLSIDE OAKS DR.

BODARK LN.

ACORN OAKS DR.

MATTHEWS LN.

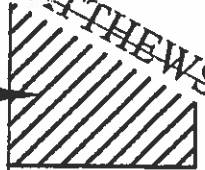
SITE

LENORA ST.

COGBILL ST.

DDE ST.

COOPER LN.



RESUBDIVISION OF LOT 15 COGBILL SUBDIVISION

SCALE 1"=50'

John Gross



STATE OF TEXAS
COUNTY OF TRAVIS

I, EDWARD RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 23, OF THE AUSTIN CITY CODE OF 1899, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION

DATED: 11.18.2014

EDWARD RUMSEY, RPLS # 5729
ALLSTAR LAND SURVEYING
WOOD ANDERSON HILL RD
AUSTIN, TX 78729



| LEGEND | |
|--------|----------------------|
| — | 60D NAIL FOUND |
| — | 1.2" ROD FOUND |
| — | 1.2" ROD SET |
| — | BUILDING LINE |
| — | PUBLIC UTILITY EASMT |
| — | DRAINAGE EASMT |
| () | RECORD INFORMATION |
| — | PROPOSED SETBACK |

OWNER: JOHN GROSS
ACREAGE: 0.363 ACRES
SURVEY: WILLIAM CANNON LEAGUE
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 2

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT I JOHN GROSS, OWNER OF LOT 15 COGBILL SUBDIVISION, A SUBDIVISION RECORDED IN VOLUME 21 PAGE 13 PLAT RECORDS, TRAVIS COUNTY TEXAS AS CONVEYED TO ME IN GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY TEXAS

SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 21.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE LOT 15 COGBILL SUBDIVISION IN ACCORDANCE WITH THE PLAT ATTACHED HERETO TO BE KNOWN AS RESUBDIVISION OF LOT 15 COGBILL SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HEREFORE GRANTED AND NOT RELEASED

WITNESS MY HAND THIS _____ DAY OF _____ 20__

JOHN GROSS
11400 ANTLER BEND ROAD
AUSTIN, TX 78717

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN GROSS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 20__

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY TEXAS
MY COMMISSION EXPIRES _____

APPROVAL FOR ACCEPTANCE

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE LIMITS OF THE CITY OF AUSTIN, TEXAS THIS THE _____ DAY OF _____ 20__ A.D.

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

GREG GERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

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

BETTY BAKER, CHAIRPERSON

CYNTHIA BANKS, SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVORE, 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 _____ 20__ A.D. AT _____ O'CLOCK _____ M. JULY RECORDED ON THE _____ DAY OF _____ 20__ A.D. AT _____ O'CLOCK _____ M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

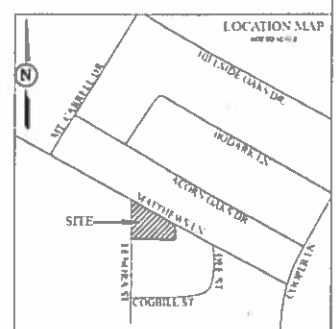
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____ 20__ A.D.

DANA DEBEAUVORE, COUNTY CLERK
TRAVIS COUNTY TEXAS

DEPUTY



- NOTES
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM
 - THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THE SUBDIVISION MUST BE IN ACCORDANCE WITH CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLANS MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LAND OWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
 - BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS
 - NO BUILDING FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN
 - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS AGENTS
 - PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES
 - THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME 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 REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IN PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS
 - 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
 - ALL STREETS DRAINAGE SIDE WALKS EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS
 - AUSTIN ENERGY HAD THE RIGHT TO CUT AND TRIM TREES AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE
 - THE OWNER DEVELOPER OF THIS SUBDIVISION LOT MAY PROVIDE AUSTIN ENERGY ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERMETER OF THIS SUBDIVISION LOT. THESE EASEMENT/ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE
 - THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DEDICATED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT
 - ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE
 - 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 THE 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 THE CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY
 - 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: LENORA STREET AND MATTHEWS LANE. FAILURE TO CONSTRUCT THE SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY
 - FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN
 - THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS
 - NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD ADMINISTRATION FIRM PANEL 48444C0181H DATED SEPTEMBER 26, 2008
 - EROSION SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL (ECM)
 - THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER
 - OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS
 - NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED AND ACCEPTED BY THE CITY OF AUSTIN
 - PARKLAND DEDICATION REQUIREMENTS WILL BE SATISFIED AT THE TIME OF FINAL PLAT APPROVAL
 - ALL RESTRICTIONS FROM PREVIOUS PLAT COGBILL SUBDIVISION RECORDED IN VOLUME 21, PAGE 13 PLAT RECORDS, TRAVIS COUNTY TEXAS, SHALL APPLY TO THIS SUBDIVISION
 - THERE SHALL BE A 10' PUBLIC UTILITY EASEMENT ALONG ALL FRONT LOT LINES AND ALONG ALL PROPERTY LINES ALONG LENORA STREET AND MATTHEWS LANE
 - ALL LOTS IN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINE SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES
 - PRIOR TO ANY CONSTRUCTION ON THIS PLAT, A DRAINAGE PLAN MUST BE SUBMITTED TO THE CITY OF AUSTIN FOR APPROVAL. ON-SITE DETENTION IS THE INTENTION AT THE TIME OF FINAL PLAT APPROVAL.



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