

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0286.0A**P.C DATE:** August 23, 2016**SUBDIVISION NAME:** E M Franklin Second Resubdivision of Lots 8 and 9, Block 2, Crest Haven Addition**AREA:** 4.647 acres**LOTS:** 30**APPLICANT:** EM Franklin GP, LLC**AGENT:** PSW Homes, LLC
(Casey Giles)**ADDRESS OF SUBDIVISION:** 2001 E M Franklin**GRIDS:** L23**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full Purpose**NEIGHBORHOOD PLAN:** M.L.K.**EXISTING ZONING:** SF-3-NP**PROPOSED LAND USE:** Residential / Greenbelt / Drainage & Water Quality/ R.O.W.

DEPARTMENT COMMENTS: The request is for the approval of the E M Franklin Second Resubdivision of Lots 8 and 9, Block 2, Crest Haven Addition consisting of 30 lots on 4.647 acres. The applicant proposes to resubdivide the property into a 30 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.

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

PLANNING COMMISSION ACTION:**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



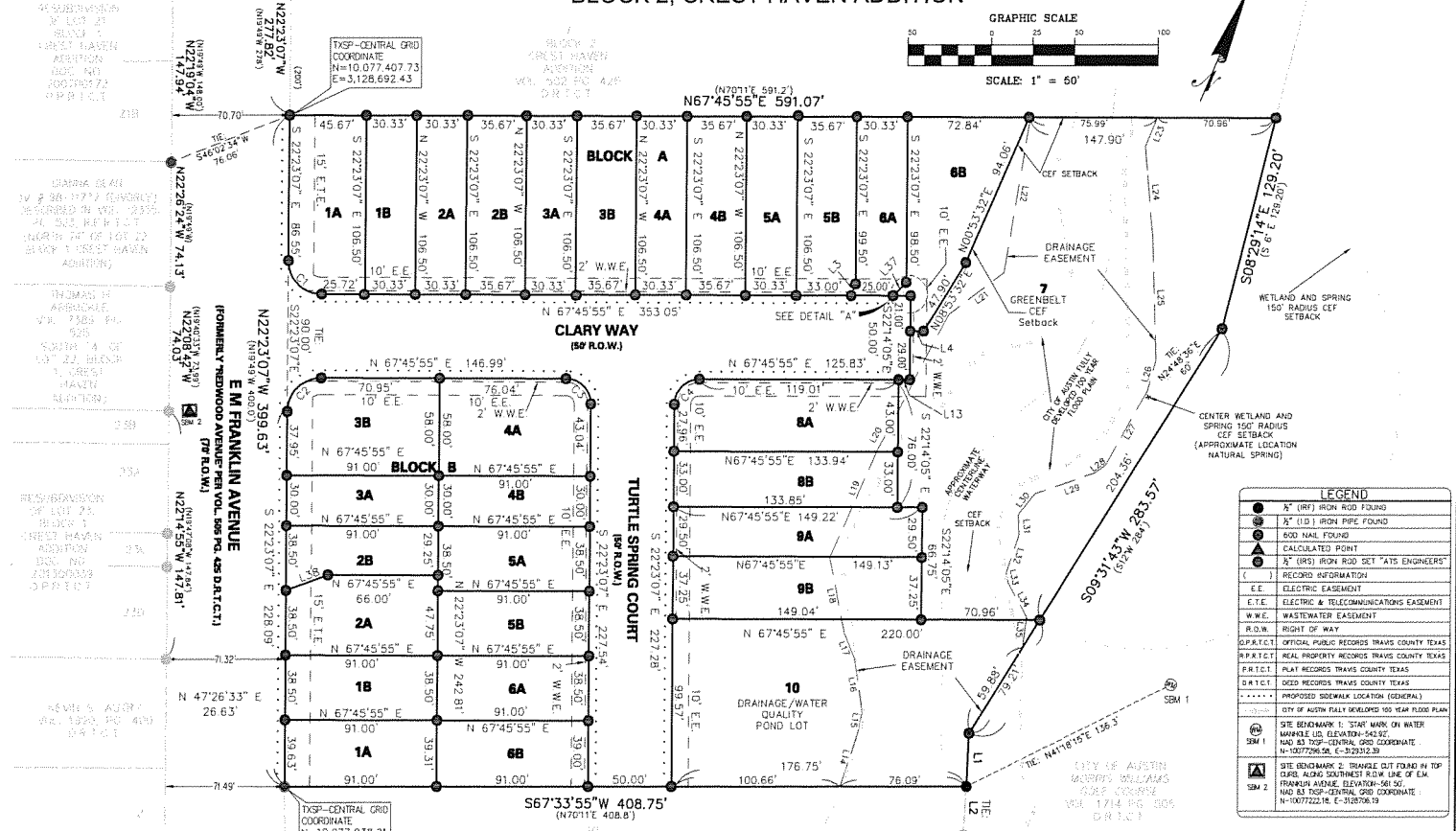
This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Item C-09

RESUBDIVISION OF LOTS 8 AND 9, BLOCK 2, CREST HAVEN ADDITION

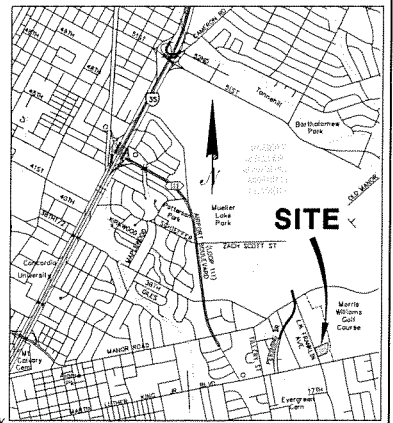
Bearings shown hereon are based on NAD 83 (GDA 94) datum established by the State of Texas.

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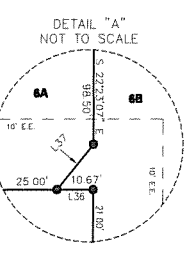
LOTS	SQ. FT.	ACRE(S)	USE
1A BLOCK A	4778	0.110	SF
1B BLOCK A	3230	0.074	SF
2A BLOCK A	3230	0.074	SF
2B BLOCK A	3799	0.087	SF
3A BLOCK A	3230	0.074	SF
3B BLOCK A	3799	0.087	SF
4A BLOCK A	3230	0.074	SF
4B BLOCK A	3799	0.087	SF
5A BLOCK A	3230	0.074	SF
5B BLOCK A	3799	0.087	SF
6A BLOCK A	3208	0.074	SF
6B BLOCK A	3622	0.083	SF
7 BLOCK A	43222	0.992	PARK/CEP
8A BLOCK A	5713	0.131	SF
8B BLOCK A	4418	0.101	SF
9A BLOCK A	4401	0.101	SF
9B BLOCK A	5553	0.127	SF
10 BLOCK A	19069	0.438	DET/WQ
1A BLOCK B	3593	0.082	SF
1B BLOCK B	3504	0.080	SF
2A BLOCK B	4230	0.097	SF
2B BLOCK B	2777	0.064	SF
3A BLOCK B	2730	0.063	SF
3B BLOCK B	5192	0.119	SF
4A BLOCK B	4330	0.100	SF
4B BLOCK B	2730	0.063	SF
5A BLOCK B	3504	0.080	SF
5B BLOCK B	3504	0.080	SF
6A BLOCK B	3504	0.080	SF
6B BLOCK B	3563	0.082	SF
CLARY WAY-EXISTING	16819	0.432	R.O.W.
TURTLE SPRING COURT-EXISTING	12217	0.280	R.O.W.
TOTAL	204261	4.647	

SF= SINGLE FAMILY ATTACHED RESIDENTIAL USE
PARK/CEP= PARK OR GREENBELT/CRITICAL ENVIRONMENTAL FEATURE SETBACK
DET/WQ= DETENTION/WATER QUALITY POND LOT
R.O.W.= RIGHT OF WAY DEDICATION
NOTE: LOTS 7 AND 10 WILL BE USED FOR OPEN SPACE, PONDS, OR FOR AN ENVIRONMENTAL FEATURE (SEE LOT SUMMARY TABLE ABOVE).
NO RESIDENTIAL USES ARE ALLOWED ON THESE LOTS.



LINE	BEARING	DISTANCE
L1	S19°34'08"E	31.63'
L11	S16°17'25"E	33.43'
L2	S19°09'10"E	28.58'
L21	S16°17'25"E	28.61'
L3	S01°29'16"E	7.49'
L4	S67°45'55"W	8.19'
L5	UNLIMITED	
L13	N67°45'55"E	8.82'
L14	N03°48'01"E	34.88'
L15	N11°41'04"E	11.10'
L16	N30°38'29"W	32.23'
L17	N45°31'42"W	16.45'
L18	N15°37'15"W	45.91'

LINE	BEARING	DISTANCE
L19	N01°22'46"E	71.18'
L20	N25°10'50"E	89.81'
L21	N20°24'18"E	41.43'
L22	N11°03'57"W	93.63'
L23	S00°17'23"E	18.36'
L24	S27°25'36"E	63.94'
L25	S24°23'30"E	73.70'
L26	S06°50'42"E	18.83'
L27	S06°24'29"W	50.54'
L28	S31°25'35"W	7.84'
L29	S48°28'40"W	36.01'
L30	S16°44'38"W	15.68'
L31	S21°10'00"E	12.28'
L32	S03°56'19"E	23.37'
L33	S32°01'50"E	8.68'
L34	S81°11'17"E	23.53'
L35	N14°38'46"E	18.13'
L36	N67°45'55"E	10.67'
L37	S22°41'22"W	11.30'
L38	N47°28'53"E	26.63'



CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	20.00'	N67°18'36"W	28.23'	31.36'
C2	20.00'	N22°41'24"E	28.52'	31.47'
C3	15.00'	S67°18'36"E	21.19'	23.52'
C4	15.00'	N22°41'24"E	21.24'	23.60'

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:
THAT EM FRANKLIN LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 4.647 ACRES OF LAND BEING ALL OF EM FRANKLIN RESUBDIVISION OF LOTS 8 AND 9, BLOCK 2, CREST HAVEN ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT AS RECORDED IN DOC. NO. 2013150759 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2013150759 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.647 ACRES TRACT OF LAND HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID TRACT OF LAND TO BE KNOWN AS EM FRANKLIN SECOND RESUBDIVISION OF LOTS 8 AND 9, BLOCK 2, CREST HAVEN ADDITION, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS ____ DAY OF _____, 20____
BY: EM FRANKLIN LP

J. RYAN DIEPENBROCK, MANAGER
2003 S. 1ST STREET
AUSTIN, TX 78704

STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. RYAN DIEPENBROCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAD BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: _____

DATE NOTARY COMMISSION EXPIRES: _____
WITNESS MY HAND THIS ____ DAY OF _____, 20____

ENGINEER'S CERTIFICATION

I, CASEY GILES, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING UNDER THE LAWS OF THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A DESIGNATED SPECIAL FLOOD HAZARD AREA OR THE 100 YEAR FLOODPLAIN AS SHOWN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0465H FOR TRAVIS COUNTY, TEXAS, DATED 09-26-2008. THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON.

CASEY GILES, P.E.
P.E. NO. 91797

DATE

SURVEYOR'S CERTIFICATION

I, PAUL UTTERBACK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25, 1999 OF THE AUSTIN LAND DEVELOPMENT CODE; IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY, MADE UNDER MY SUPERVISION PERFORMED ON THE GROUND, OF THE PROPERTY.

PAUL UTTERBACK
R.P.L.S. NO. 5738

DATE

SURVEYED BY:
ATS ENGINEERS, INSPECTORS & SURVEYORS
4910 WEST HIGHWAY 280, AUSTIN, TX 78735
(512) 328-6995

PLAT PREPARATION DATE	PLAT SUBMITTAL DATE
4/22/2015	
11/10/2015, 12/10/2015, 1/25/2016, 2/22/2016, 4/11/2016, 5/28/2016	

ATS
eileen meritts
www.ats-engineers.com
TSPS FIRM REG. #10120000
4910 West Hwy 280
AUSTIN, TEXAS 78735
(512) 328-6995
FAX: (512) 328-6906

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: <http://www.austintexas.gov/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: C8-2015-0286.0A

Contact: Cesar Zavala, 512-974-3404 or
Thomas Sievers, 512-974-1237

Public Hearing: August 9, 2016, Planning Commission

Your Name (please print)

Cesar Zavala

☐ I am in favor
☒ I object

Your address(es) affected by this application

3216 Imposition Avenue

Date

7/27/16

Daytime Telephone:

Comments:

Let planning board will be.
Affordable? what will be community
need
Need more Affordable housing

If you use this form to comment, it may be returned to:

City of Austin - Development Services Department / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810