Item C-12 1 of 5

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0194.0A **P.C. DATE:** April 11, 2017

SUBDIVISION NAME: Resubdivision of Lot 12, Block A of Barton Heights "B"

AREA: 0.238 acres **LOTS**: 1

APPLICANT: Joel McNinch AGENT: Texas Design Interest, LLC

(Jeff Shindler)

ADDRESS OF SUBDIVISION: 1604 Collier St.

JURISDICTION: Full Purpose COUNTY: Travis

WATERSHED: Lady Bird Lake

EXISTING ZONING: SF-3

NEIGHBORHOOD PLAN: Zilker (suspended)

PROPOSED LAND USE: Residential

ADMINISTRATIVE WAIVERS: None

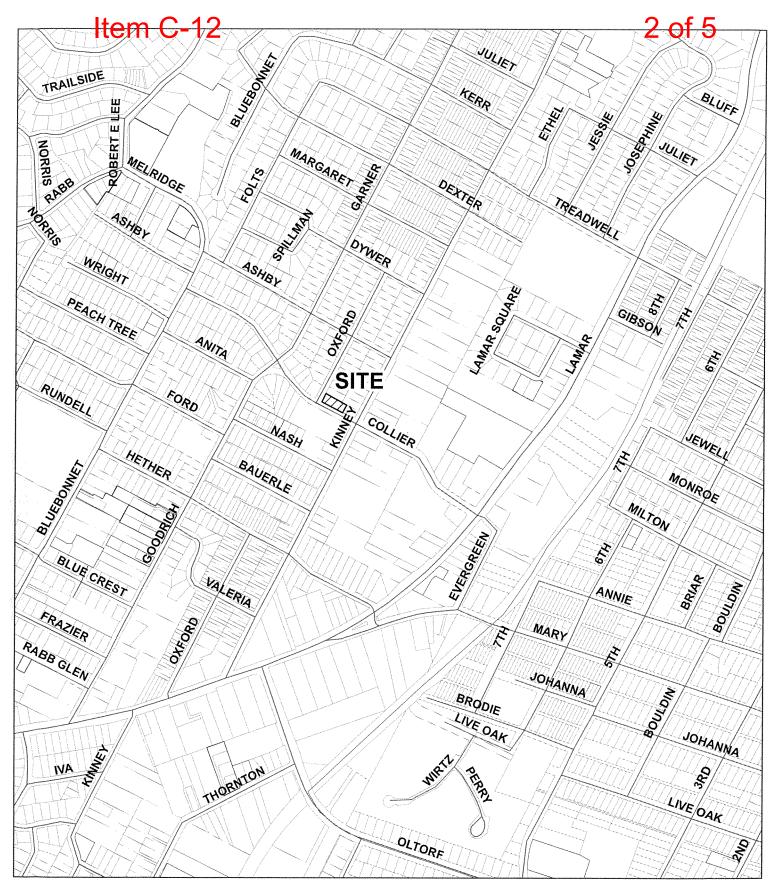
DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lots 12, Block A of Barton Heights "B" composed of one lot on 0.238 acres. The applicant proposes to resubdivide and existing lot and a portion of an existing lot into a one lot subdivision for residential use.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the plat meets all 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

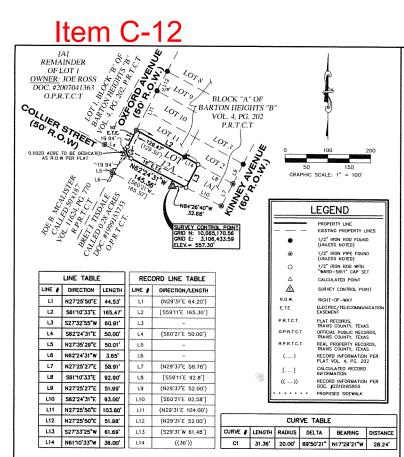




CASE#: C8-2016-0194.0A ADDRESS: 1604 COLLIER ST.

PROJECT: RESUBDIVISION OF LOT 12 BLOCK A OF BARTON HEIGHT B

CASE MANAGER: CESAR ZAVALA



GENERAL NOTES:
1) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

2) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE CITY OF AUSTIN.

3) PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY COVERNMENTAL AUTHORITIES

4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.

5) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS

6) THE WHITE AND WASTEMATER UTBLY STATEM SERVING THIS SUBDIMSCID MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTBLY DESIGN CRITERA. THE WHITE AND WASTEMATER UTBLY PLAN MUST BE REVIEWED AND APPRICED BY THIS PART WITH WASTEMATER CONSTRUCTION MUST BE INSPECTED BY THE CATTO WASTEMATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST BY THE CITY WASTERNION THE WASTEMATER CONSTRUCTION.

7) AUSTIN ENERGY HAS THE RICH! TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY MILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER 8 OF THE CITY OF AUSTIN LAND GEVELOPMENT CODE.

8) THE OWNER/DEVELOPER OF THIS SUBDIMISION/LOT SHALL PROVIDE AUSTIN EMERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACULITIES. 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 COMPILANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

9) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MANTANNING CLEARANCES REQUIRED BY THE MANDAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUILATIONS, CITY OF MUSTIN RULES AND REQUILATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PRODXIMITY TO OVERHEID OF OWNER LINES AND EQUIPATION AND TEXAS STATE WAS PERTAINED TO CLEARANCES WHEN WORKING IN CLOSE PROVINCE WAS AND TEXAS STATE WHEN THE RECEIVED CLEARANCES MILE GOVERNOR OF THE MANTANNEO. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE RECEIVED CLEARANCES MILE GOVERNOR DO TO THE OWNER.

10) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.

11) THE OWNER OF THIS SUBDIVISION, MICH HIS OR HER BUSCESSORS AND ASSORDES, ASSURES RESPONSIBILITY FOR FLANS FOR CONSTRUCTION OF SUBDIVISION MEMOREMENTS WORK COUNTY WITH APPLICABLE CORES AND REQUIREMENTS OF THE OFFICE OF A SIGNIFICATION OF AND ACKNOWLEDGES THAT FLAT VACATION OR REPLATING AND EXCEDURED, AT THE OWNER'S SOLE DEPOTES, IF PLANS TO CONSTRUCT THIS SUBDIVISION ON ONE COUNTY WITH SUCH COOSES AND REQUIREMENTS.

12) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT MAY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION THE ASSENCIATION OF THE LOTS BOOK OCCUPIED. THE EXECUTIVE OF THE CONTROL OF THE LOTS BOOK OCCUPIED. THANKE TO CONSTRUCT MAY REQUIRED INPRASTRUCTURE TO CITY STANDARDS MAY BE AUST CAUSE FOR THE CITY TO BONY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE FLAM APPROVALS, AND/OR CERTIFICATES OF COCUPAINCY.

13) BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZORING ORDINANCE REQUIREMENTS.

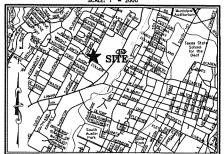
14) PUBLIC SOCIALAS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALVING THE FALURING STREET AS SHIML BY A GOTTED UNE ON THE FACE OF THE FALE CLUBER STREET AND DOFROM ANNUE THESE SOCIALMENT SHALL BEH A PUBLIC PRIOR TO THIS OCCUPIED. FALURE TO CONSTRUCT THE REQUIRED SOCIALISM ANY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BAILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

15) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TIREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TIREE PRIVINGE AND TIREE REMOVAL THAT IS WITHIN THE FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES OSSIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

16) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, BARTON HEIGHTS "B", SHALL APPLY TO THIS RESUBDIVISION PLAT THIS FES OTHERWISE NOTED.

17) THE 5' P.U.E. ALONG THE REAR OF LOT 12 AND THE 5' P.U.E. ALONG THE REAR OF LOT 1, IS HEREBY RELEASED FOR THE PURPOSE OF THIS RESUBDIVISION. SAID 5' PUBLIC UTILITY EASEMENT, WAS DEDICATED ALONG THE REAR OF THE LOTS, PER A NOTE ON BARTOM HEIGHTS

VICINITY MAP



ENGINEER'S CERTIFICATION.

LETHY SYSTEMS AN AUTHORIZED UNDER THE LAWS OF THE THAT OF TEXTIFIC PROFESSION OF THE THAT FOR THE PLAT IS FEASIBLE PROMERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDFOINT AND COMPUES MTH THE ENGINEERING RELATED PORTIONS OF THE 25 OF THE AUSIN CODE OF 1989, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JEFFREY BOYD SHINDLER, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 91160
T.B.P.E. FIRM #F-8601
6001 W. MILLIAM CANNON
BUILDING 2, SUITE 202-C
AUSTIN, TEXAS 78749

SURVEYOR'S CERTIFICATION:

"USON WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE
AND LERBEY CERTIFIC THE PROFESSION OF LAW DURVEYING,
AND LERBEY CERTIFIC THE PROFESSION OF LAW DURVEYING,
SURVEYING RELATED PORTION OF THIS 25 OF THE AUSTIN CODE,
IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND
WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF
THE PROFERTY WADE UNDER MY DIRECTION AND SUPERMSON.

ain hand JASON WARD, R.P.L.S.
TEXAS REGISTRATION NO. 5811
P.O. BOX 90876
AUSTIN, TEXAS 78709



STATE OF TEXAS \$
COUNTY OF TRAYIS \$
NOW NAL BURN BY THESE PRESENTS: THAT JOEL MCNINCH, BEING THE OWNER
OF LOT 12, BLOCK A, OF BARTON HEIGHTS "B" AND THE WEST 36 FEET OF LOT
1, BLOCK A, OF BARTON HEIGHTS "B". AND THE WEST 36 FEET OF LOT
1, BLOCK A, OF BARTON HEIGHTS "B". AN SUBMYSION IN TRAYIS COUNTY,
1EXAS, RECORDED IN VOLUME 4, PAGE 202 OF THE PLAT RECORDS OF TRANS
COUNTY, TEAS, CONVEYED TO ME IN BOQUILENT NO. 2007127709 AND
DOCUMENT NO. 2010165855 OF THE OFFICIAL PUBLIC RECORDS OF TRANS
OURSELT TO THE PUBLIC NOTIFICATION BELL MAPPED FOR RESIDENCE
212.014 OF THE LOCAL COVERNMENT CODE, DO HEREBY RESUBBINDE LOT 12,
BLOCK A AND THE WEST AS FEET OF LOT 1, BLOCK A, BARTON HEIGHTS "B" IN
ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

"RESUBDIVISION OF LOT 12, BLOCK A OF BARTON HEIGHTS B"

SUBJECT TO THE CONSTANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DOBLAGE TO THE PUBLIC RESEARCH THE STREETS AND EASEMENTS OF THE PUBLIC RESEARCH THE STREETS AND EASEMENTS OF THE STREETS AND EASEMENTS HEREOFOR GRANTED AND OF TRELASED. IN WITNESS WHEREOF, JOEL MONNOH, HAS CAUSED THESE PRESENTS TO BE EXECUTED THE

THE _____ DAY OF _____ 20___ A.D.

STATE OF TEXAS § COUNTY OF TRAVIS \$
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF ____

NOTARY PUBLIC FOR TRAVIS COUNTY, TEXAS

STATE OF TEXAS \$

COUNTY OF TRAINS \$
COUNTY OF TRAINS \$
THAT I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT OF TRAINS COUNTY, TEXAS, DO HEREBY
CERTIFY THAT THE FORECOING INSTRUMENT OF WAITING AND ITS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE ON THE ______ DAY OF ____ 20___ A.D., AT _____ 0'CLOCK

____ M., AND DULY RECORDED ON THE _____ DAY OF ____ 20____ A.D., AT ______ O'CLOCK ____ M., IN THE PLAT RECORDS OF SAID COUNTY IN DOCUMENT NO. ______ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE _____ DAY OF ____ DANA DEBEAUVOIR, CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

THIS SUBDIVISION IS LOCATED IN THE CITY OF AUSTIN'S FULL PURPOSE JURISDICTION ON THIS THE ______ DAY OF ______ 20____ A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAMS,

THIS THE _____ DAY OF ____

J. RODNEY GONZALES, DIRECTOR DEVELOPMENT SERVICES DEPARTMENT

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

STEPHEN OLIVER, CHAIRPERSON

JAMES SHIEH, SECRETARY

FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FIRM, PANEL NO.48453/CO445J, TRAMS COUNTY, TEXAS DATED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON MILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

BEARING BASIS: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NABB3 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF LOCOTIOGRAPORIO.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED
ON A MAG NAUL WITH "AWARD CONTROL" WASHER SET.
GRID COORDINATES AND ELEVATIONS SHOWN HEREON
WERE DERIVED FROM THE TEXAS COOPERATIVE NETWORK
ON SEPTEMBER 15, 2016.

LOT SUMMARY: TOTAL NUMBER OF LOTS: 1

RESUBDIVISION OF LOT 12. BLOCK "A" OF **BARTON HEIGHTS "B" City of Austin Travis County, Texas**

Land Surveying A Limit Laby Congany
PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPLS FIRM #10174390

00526 1" = 100" Reviewer JCW. JSW нт/аР Survey Date: SEP. 2016

PLAT SURMITTAL DATE: OCTOBER 4 2016 C8-2016-0194.0A

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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: C8-2016-0194.0A		
Contact: Cesar Zavala, 512-974-3404 or Cindy Casillas, 512-974-3437		
Public Hearing: Planning Commission, April 11, 20	1.7	
TERESA MAITA GREN Your Name (please print)	■ I am in favor □ I object	
1304 Collier St. cont 11		
Your address(es) affected by this application	_	
La Y Milly	3-20-17	
Signature	Date '	
Daytime Telephone: <u>925 - 928 - 1625</u>		
Comments: NUNE		
P MCS		
MAIN		
If you use this form to comment, it may be returned to: City of Austin –Development Services Department / 4 th Cesar Zavala P. O. Box 1088	'FI	

Austin, TX 78767-8810

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Case Number: C8-2016-0194.0A				
Contact: Cesar Zavala, 512-974-3404 or				
Cindy Casillas, 512-974-3437				
Public Hearing: Planning Commission, Mar 14, 2017				
1 . 7 .				
Lisa DeLand	☐ 1 am in favor			
Your Name (please print)	☐ I object			
1507 Kinney Avet 124	78704			
Your address(es) affected by this application				
1 January Lands	2/19/17			
Signature	Date.			
Daytime Telephone: 512/680-AZIZ	Duic			
Daytime Telephone: 012/000 4212	•			
Comments: If the current or	wher			
of the corner lot at 16	04 Collier St			
is just renaming the property				
17 makes sense for				
name to follow the is	stem" of			
naming used by surve	runding F			
properties. If the re	naming 3			
purchase from neighbor, also &				
Idegical. If any formot appropriation &				
If you use this form to comment, it may be returned to: ' of land's				
City of Austin – Development Services Department / 4th Fl				
Cesar Zavala				
P. O. Box 1088	approvide			
Austin, TX 78767-8810	of neighbor,			
	No			