

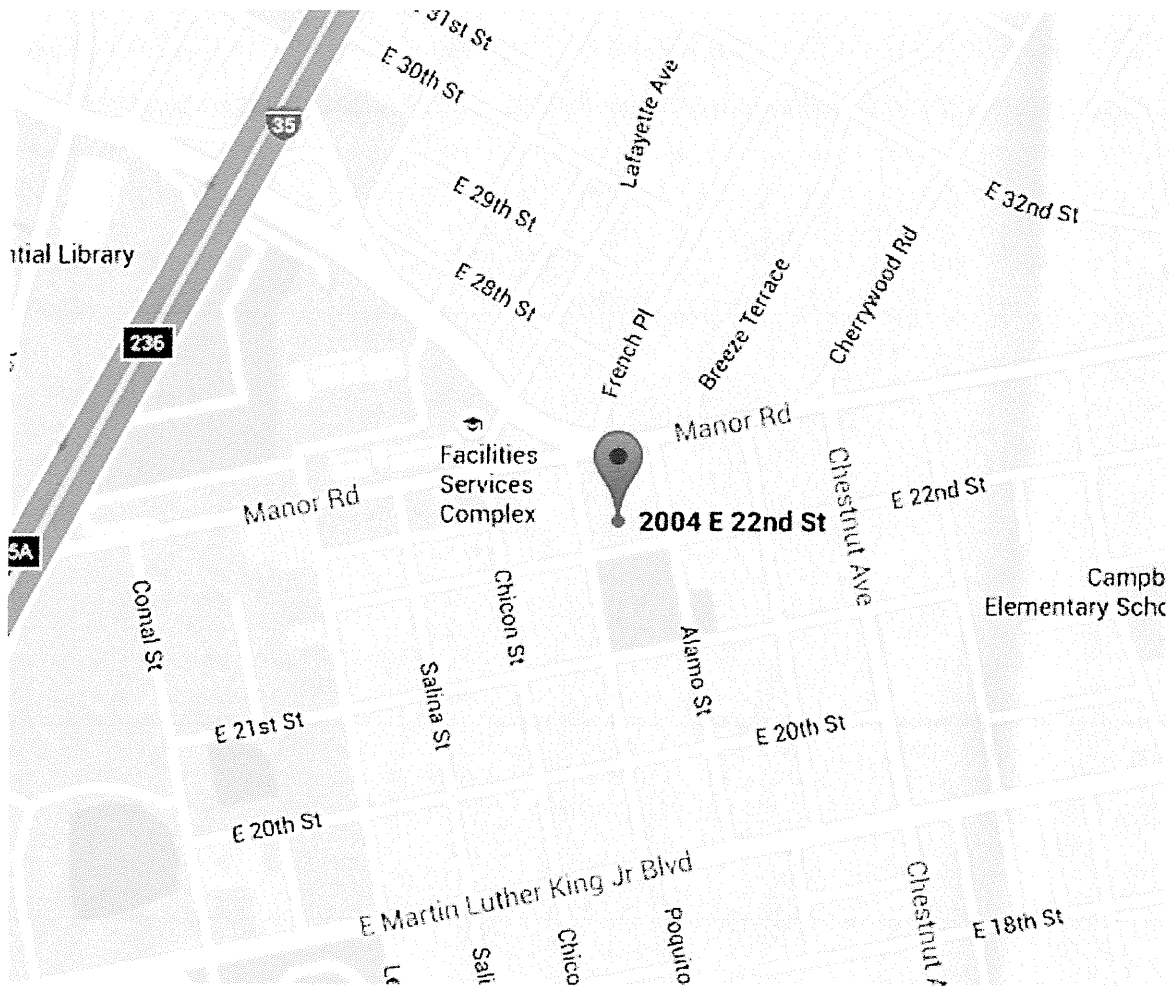
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0092.0A**PC DATE:** June 13, 2017**SUBDIVISION NAME:** Verde Hills, a resubdivision of Lots 1 and 2, Block 15 of Johns C.R. Subdivision**AREA:** 0.44 acre**LOTS:** 3**APPLICANT:** Scott Group (Craig Scott)**AGENT:** Perales Engineering, LLC
(Jerry Perales)**ADDRESS OF SUBDIVISION:** 2000 E 22nd Street**GRID:** MK23**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 1**LAND USE:** Residential**NEIGHBORHOOD PLAN:** Upper Boggy Creek**SIDEWALKS:** Sidewalks will be constructed along Poquito Street and E 22nd Street.

DEPARTMENT COMMENTS: The request is for approval of Verde Hills, a resubdivision of Lots 1 and 2, Block 15 of Johns CR Subdivision, comprised of 3 lots on 0.44 acre. The applicant proposes to resubdivide two existing lots into three lots for residential use. The proposed lots comply with zoning requirements for use, lot width and lot size.

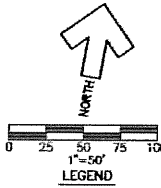
STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

Location: 2000/2004 E. 22nd Street, Austin, TX 78722



**VERDE HILLS NO. 2
A RESUBDIVISION OF
LOT 1, AND LOT 2, BLOCK 15
C.R. JOHNS SUBDIVISION
TRAVIS COUNTY, TEXAS**



- 1/2" IRON ROD FOUND
- 1/2" IRON ROD FOUND WITH "PAUL FLUREL" CAP
- 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "DEAN WOOLLEY RPL'S 5006"
- 1/2" IRON PIPE FOUND

- 20' ALLEY
- 10' PUE
- 10' PUBLIC UTILITY AND TELECOMMUNICATIONS EASEMENT
- 10' SIDEWALK
- RECORD INFORMATION
- T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- T.C.D.R. TRAVIS COUNTY DEED RECORDS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT THE SCOTT GROUP, LLC, BEING OWNER OF LOT 1 AND LOT 2, BLOCK 15, C.R. JOHNS ADDITION, A SUBDIVISION OF RECORD IN BOOK 1, PAGE 3 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENTS 1701100646 AND 2015185242 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE LOT 1 AND LOT 2, BLOCK 15, C.R. JOHNS SUBDIVISION IN ACCORDANCE WITH THE PLAT ATTACHED HERETO TO BE KNOWN AS:

**VERDE HILLS NO.2
A RESUBDIVISION OF
LOT 1 AND LOT 2, BLOCK 15
C.R. JOHNS SUBDIVISION**

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS _____ DAY OF _____, 20____ A.D.

DEAN SCOTT
THE SCOTT GROUP
1915 W. CYPRESS POINT
AUSTIN, TEXAS 78746
TRAVIS COUNTY, TEXAS

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE HAS ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ENGINEER'S CERTIFICATION:

THIS SUBDIVISION IS WITHIN ZONE "C" OF THE 100 YEAR FLOODPLAIN AS PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL FIRM04-0485-14, DATED SEPTEMBER 20, 2008.

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAT COMPLES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

JERRY PERALES, P.E.
REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS
401 N. 54TH STREET
PERALES ENGINEERING, LLC
1706 W. 19TH STREET
AUSTIN, TX 78703

SURVEYOR'S CERTIFICATION:

I, DEAN WOOLLEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE SURVEY PORTION OF THIS PLAT COMPLES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACUAL, ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

DEAN A. WOOLLEY
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5006
LINE ONE SURVEYING
12421 BRIDLE LANE
AUSTIN, TEXAS 78727

STATE OF TEXAS
COUNTY OF TRAVIS

I, DEAN WOOLLEY, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHORIZATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ A.M. AND WAS RETURNED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK _____ A.M. PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER _____.

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

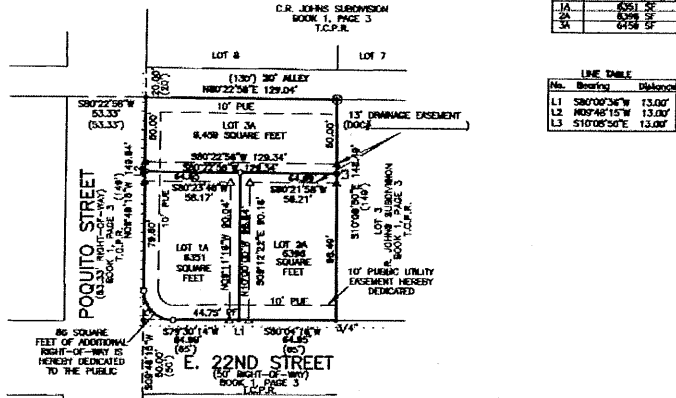
DEAN DEBEAUMON, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____ A.M. THIS _____ DAY OF _____, 20____ A.D.

DEAN DEBEAUMON, COUNTY CLERK
TRAVIS COUNTY, TEXAS

REPLY



NOTES:

- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNED POSSESSES, HEREBY GRANTS TO THE CITY OF AUSTIN, TEXAS, THE RIGHT OF FIRST REFUSAL TO PURCHASE ANY IMPROVEMENTS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERTAKES AND ACKNOWLEDGES THAT PLAT WORK OR REPAIRS MAY BE REQUIRED AS THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- INDIVIDUAL OR COMMERCIAL CONSTRUCTION ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT. SUCH CONTROLS MUST BE MAINTAINED UNTIL PERMANENT VEGETATION OR STABILIZATION OF ALL REQUIRED AREAS IS ESTABLISHED.
- PUBLIC SIDEWALKS, GRANT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: POQUITO STREET AND EAST 22ND STREET. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- NO OBJECTS, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, TREES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PREVENT ACCESS BY GOVERNMENTAL AUTHORITIES.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING, C.R. JOHNS SUBDIVISION SHALL APPLY TO THIS RESUBDIVISION PLAT.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SUBURBERRY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE REQUIRED 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-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN 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 NAME WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNER'S EXPENSE.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, OCCUPATION, SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN MAINTS AND MEDIA AGENS 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. CONTACT DEAN DEBEAUMON, CLERK OF TRAVIS COUNTY, AT 706-7115, FOR QUESTIONS REGARDING REQUIRED CLEARANCES.
- PERMIT TO CONSTRUCTION, EXCEPT BENEVOLENT SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A NEW DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN BOOK _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ALL STREETS SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS.
- A FEE IN-LIEU OF PARCELS DEDICATION HAS BEEN PAID FOR 5 DWELLING UNITS DUE TO SF-3 ZONING.
- ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAT SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AC, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL, SECTION 1.3.2.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN & PLANNING.

