

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0224.0A**PC DATE:** August 8, 2017
(Postponed from July 25)**SUBDIVISION NAME:** Westfield resubdivision**AREA:** 0.415 acre**LOTS:** 2**APPLICANT:** Oam Parkash**AGENT:** Miguel Gonzales**ADDRESS OF SUBDIVISION:** 1403 Possum Trot**GRID:** MH24**COUNTY:** Travis**WATERSHED:** Johnson Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 10**LAND USE:** Residential**NEIGHBORHOOD PLAN:** West Austin**VARIANCES:** flag lot variance (LDC 25-4-175)**SIDEWALKS:** Sidewalks will be constructed along Enfield Drive.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 6B of the Westfield "A" resubdivision. The plat is comprised of two lots (one regular lot and one flag lot) on 0.451 acre. The applicant proposes to resubdivide an existing lot into two lots for residential use. If the variance is approved, the proposed lots comply with zoning requirements for use, lot width and lot size.

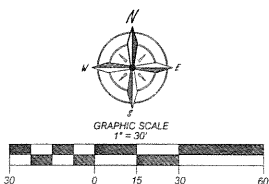
STAFF RECOMMENDATION: The staff recommends approval of the plat and the variance. The resubdivision and the variance meet all applicable State and City of Austin Land Development Code requirements.

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

LOCATION MAP
1403 POSSUM TROT
(FROM CITY OF AUSTIN GIS)



RESUBDIVISION OF LOT 6B, BLOCK 6, OF RESUBDIVISION OF A PORTION OF LOT 6, BLOCK 6, WESTFIELD "A" SUBDIVISION.



LEGEND:

D.E. = DRAINAGE EASEMENT
E.T.E. = ELECTRIC & TELECOMMUNICATIONS EASEMENT
J.U.A.E. = JOINT USE ACCESS EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT

AREA CALCULATIONS:

EXISTING LOT 6B
18,094.70 SQ. FT. - 0.415 ACRES

R.O.W. DEDICATED HEREON
601.55 SQ. FT. - 0.014 ACRES

PROPOSED LOT 6B-1
6,097.77 SQ. FT. - 0.140 ACRES

PROPOSED LOT 6B-2
11,395.39 SQ. FT. - 0.262 ACRES

FLAG AREA ON LOT 6B-2
6,473.78 SQ. FT. - 0.195 ACRES

LEG AREA ON LOT 6B-2
2,921.61 SQ. FT. - 0.067 ACRES

REFERENCE LEGEND:

R1 = DCC NO. 2016143174, O.P.R.T.C.T.X.
R2 = RESUBDIVISION OF A PORTION OF LOT 6, BLOCK 6, WESTFIELD "A", VOL. 89, PG. 72, P.R.T.C.T.X.
R3 = WESTFIELD "A" SUBDIVISION, VOL. 3, PG. 107, P.R.T.C.T.X.
R4 = INWOOD PARK SUBDIVISION, VOL. 5, PG. 7, P.R.T.C.T.X.
R5 = RESUBDIVISION OF A PORTION OF LOT 4, BLOCK 6, WESTFIELD "A", VOL. 36, PG. 25, P.R.T.C.T.X.
P.R.T.C.T.X. = PLAT RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.X. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

MONUMENT LEGEND / NOTE:

○ = FOUND MONUMENT AS DESCRIBED
● = SURVEY MONUMENT STAMPED "SPOT ON SURVEYING" TO BE ST UPON APPROVAL
△ = CALCULATED POINT

A = FD. 12" IRON ROD.

B = FD. CONC. NAIL.

C = FD. CITY OF AUSTIN MONUMENT NO. H-24-4003, BEING A 3" BRASS DISC ON CURB IN THE NORTHWEST CORNER OF WOODMONT AVE. AND SHARON LANE NORTH CURBLINE OF WOODMONT AVE. 6.7' FEET FROM CURVE RETURN, WITH A PUBLISHED ELEVATION OF 546.85 FEET.

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOWN ALL MEN BY THESE PRESENTS:

THAT DAM PARKASH BEING OWNER OF A PORTION OF LOT 6B, BLOCK 6, IN THE RESUBDIVISION OF A PORTION OF LOT 6, BLOCK 6, WESTFIELD "A", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 89, PAGE 72, P.R.T.C.T.X. OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING 0.415 ACRES, CONVEYED BY DEED OF RECORD AS INSTRUMENT NO. 2016143174 OF OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARINGS PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 0.415 ACRE TRACT IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

(LOTS 6B-1, 6B-2, BLOCK 6, A RESUBDIVISION OF LOT 6B, BLOCK 6, OF RESUBDIVISION OF A PORTION OF LOT 6, BLOCK 6, WESTFIELD "A" SUBDIVISION).

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

BY _____ DATE _____

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOWN ALL MEN BY THESE PRESENTS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____, BY _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

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

DATE _____
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

2. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN LAND DEVELOPMENT CODE

3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTE WATER UTILITY SYSTEM

4. THE WATER AND WASTE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTE WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

5. PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

6. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 RELATINGS MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

7. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. 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.

8. 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-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

9. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS 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.

10. 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 WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

11. EROSION / SEDIMENTATION CONTROLS 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.

12. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, WATER AND WASTE WATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS

13. 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 REGULATIONS 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.

14. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISIONS SHALL APPLY TO THIS RESUBDIVISION PLAT.

15. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED

16. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 3 DWELLING UNITS.

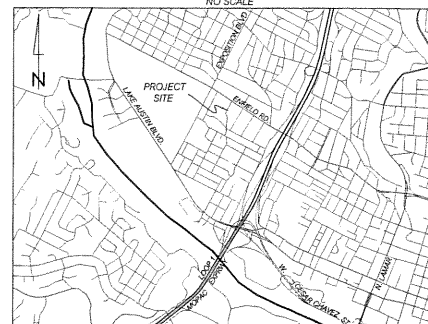
17. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. POSSUM TROT, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

18. EXTENDED OR OBSTRUCTED FIRE ACCESS SHALL BE MITIGATED WITH AN AUSTIN FIRE DEPARTMENT SPRINKLER SYSTEM FOR BUILDINGS ON LOT 6B-2.

19. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET

20. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND WASTE WATER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LINES.

VICINITY MAP



LINE TYPE LEGEND:

--- ADJOINING LOT LINE
--- BOUNDARY
--- RIGHT OF WAY
--- EASEMENT
--- SIDEWALK

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS OPUS WEBSITE.

FLOOD CERTIFICATION:

THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE, PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PLAN NUMBER 48453C04451, DATED JANUARY 6, 2016 FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOWN ALL MEN BY THESE PRESENTS:

I, DANA DEBEAUVOR, 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. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN INSTRUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

BY _____ DEPUTY

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

_____, CHAIR

_____, SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN 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 TRAVIS, THIS, THE ____ DAY OF _____, 20____, A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ENGINEER'S CERTIFICATION:

I, MIGUEL GONZALES JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE OF ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE CITY OF AUSTIN AND OTHER FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS IN EFFECT ON THIS DATE.

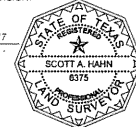
Miguel Gonzales Jr. DATE: 6-23-17
MIGUEL GONZALES JR., P.E. 95681
16125 OAK GROVE ROAD
BUDA, TX 78610
TEXAS FIRM NO. F-15437



SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE RULES AND REGULATIONS OF TRAVIS COUNTY, TEXAS AND CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN, AS AMENDED, AND THAT SAID PLAT WAS PREPARED FROM A PHYSICAL SURVEY OF THE PROPERTY UNDER MY DIRECT SUPERVISION.

Scott A. Hahn DATE: 06/22/2017
SCOTT A. HAHN - RPLS NO. 6375
SPOT ON SURVEYING
614 JERRYS LANE
BUDA, TX 78610
TEXAS FIRM NO.: 10193894 - SOS JN/0016-16-055



DATES:
FIELD WORK COMPLETED - OCTOBER 25, 2016
MAP COMPLETED - OCTOBER 31, 2016
UPDATED FOR 2ND SUBMITTAL - FEB. 27, 2017

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: C8-2016-0224.0A

**Contact: Steve Hopkins, 512-974-3175 or
Cindy Edmond, 512-974-3437**

Public Hearing: July 27, 2017, Planning Commission

PETER STRZEPA

Your Name (please print)

☐ I am in favor
☒ I object

2507 INWOOD PL, ATX 78703

Your address(es) affected by this application

P. Strzypa

Signature

24 JUL 17

Date

Daytime Telephone:

512.694.5932

Comments: I UNDERSTAND THE NEED FOR INCREASED DENSITY. BUT ZONING RULES ARE KNOWN. THIS PROPERTY ON POSSUM TROT WAS PURCHASED KNOWING THE NEEDED A VARIANCE TO DEVELOP. NO OTHER PROPERTIES ON POSSUM TROT HAVE THIS KIND OF FLAG-SPLIT LOT. A THOR SPECULATION SHOULD NOT BE REWARDED BECAUSE IT WOULD CHANGE THE CHARACTER OF THE NEIGHBORHOOD.

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

**City of Austin – Development Services Department / 4th Fl
Steve Hopkins
P. O. Box 1088
Austin, TX 78767-8810**