

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-0010.0A**PC DATE:** August 22, 2017**SUBDIVISION NAME:** Cary Vista Subdivision**AREA:** 0.794 ac**LOT(S):** 2**OWNER:** Clay Cary**AGENT/APPLICANT:** Armando Portillo (KBGE)**ADDRESS OF SUBDIVISION:** 3305 Jamesborough Street**GRIDS:** H26**COUNTY:** Travis**WATERSHED:** Taylor Slough North**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-3-NP**NEIGHBORHOOD PLAN:** Central West Austin**PROPOSED LAND USE:** Single-Family**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided.

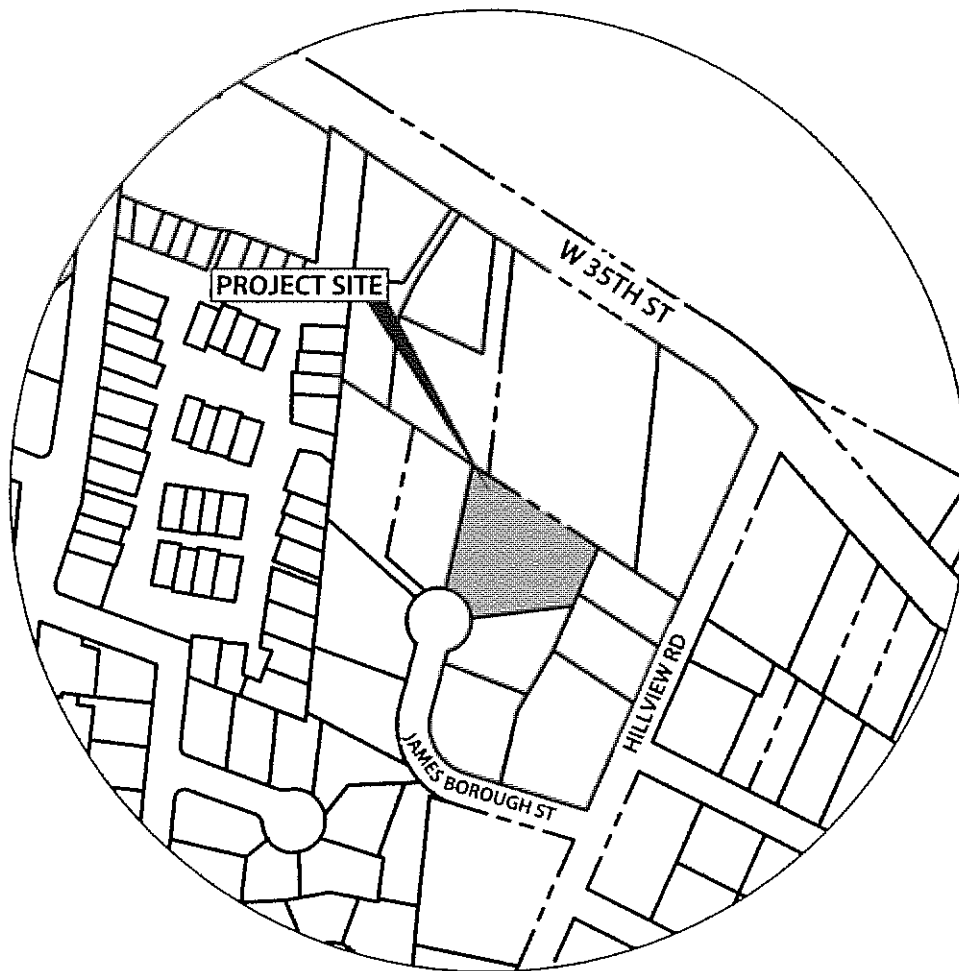
**DEPARTMENT COMMENTS:** The request is for approval of Cary Vista Subdivision, Subdivision of Lot 3 of the Shriver Addition. The proposed plat is composed of 2 lots on 0.794 acres. The proposed lots both easily exceed the minimum lot size for SF-3 (5,750 sq. ft.), Lot 1 with 16,902 sq. ft. and Lot 2 with 17,677 sq. ft. A joint access easement has been provided and approved by the Law Department which will be recorded at the time the plat is recorded.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** David Wahlgren  
Email address: [david.wahlgren@austintexas.com](mailto:david.wahlgren@austintexas.com)

**PHONE:** 974-6455



# VICINITY MAP

SCALE: 1" = 300'

MAPSCO GRID: 554Q

COA GRID: H26

CHECKED BY:

BE

JOB NUMBER:

365-001

ISSUE DATE:

10/01/15

**JAMESBOROUGH  
SUBDIVISION**

TRAVIS COUNTY, TEXAS

SHEET:

**EXH**

**VICINITY MAP**

**kbge**

KIMBELL | BRUEHL | GARCIA | ESTES

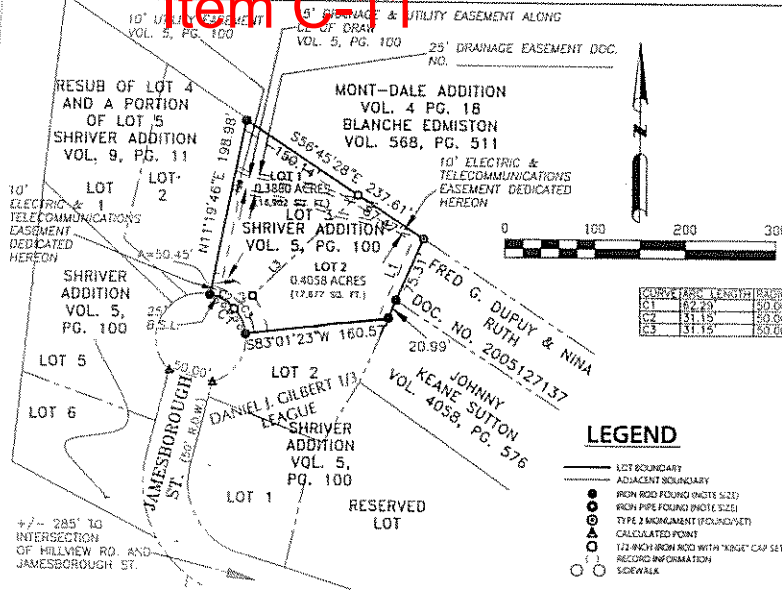
105 West Riverside Drive, Ste 110, Austin, Texas 78704

T (512) 439-0400 [www.kbge-eng.com](http://www.kbge-eng.com)

TBPE No F-12802

CLIENT INFORMATION

CLAY CARY



# CARY VISTA SUBDIVISION SUBDIVISION OF LOT 3 OF THE SHRIVER ADDITION

| LINE | BEARING     | LENGTH | AREA |
|------|-------------|--------|------|
| 1    | S27°45'05"W | 88.30  | 0.00 |
| 2    | S24°11'54"E | 25.15  | 0.00 |
| 3    | N49°52'54"E | 116.19 | 0.00 |

| CURVE | ARC LENGTH | CHORD | AREA   | CHORD BEARING | CHORD LENGTH |
|-------|------------|-------|--------|---------------|--------------|
| C1    | 82.29      | 50.00 | 117.72 | S89°49'59"W   | 59.34        |
| C2    | 31.15      | 50.00 | 137.41 | N65°39'43"W   | 30.65        |
| C3    | 31.15      | 50.00 | 137.41 | N24°58'14"W   | 30.65        |

## IMPERVIOUS COVER NOTES:

THE MAXIMUM ALLOWABLE IMPERVIOUS COVER FOR ALL LOTS IN THIS RESUBDIVISION IS 0.172 ACRES (30 PERCENT OF THE COMBINED NET SITE AREA)

STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CLAY CARY BEING OWNER OF THAT CERTAIN 0.7338 ACRE TRACT OF LAND OUT THE DANIEL J. GILBERT I LEAGUE, OUT OF THE SHRIVER ADDITION SUBDIVISION, A PLAT OF RECORD IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 PAGE 100 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND 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 3, TO BE KNOWN AS "CARY VISTA SUBDIVISION, SUBDIVISION OF LOT 3 OF THE SHRIVER ADDITION 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 7 DAY OF August 2017.

*Clay Cary*  
CLAY CARY DATE 08/07/17  
3305 JAMESBOROUGH STREET  
AUSTIN, TX 78703

STATE OF TEXAS §  
COUNTY OF TRAVIS §

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THE 7 DAY OF August 2017.

*James E. Hester*  
NOTARY PUBLIC, IN AND FOR

MY COMMISSION EXPIRES: 11/12/18

## TRAVIS COUNTY CLERK RECORDATION CERTIFICATION.

STATE OF TEXAS  
COUNTY OF TRAVIS

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 7 DAY OF August 2017 A.D. AT 10:00 O'CLOCK AM. PLAT RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER 111211

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.  
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 7 DAY OF August 2017 A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

FILED FOR RECORD AT 10:00 O'CLOCK AM, THIS THE 7 DAY OF August 2017 A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

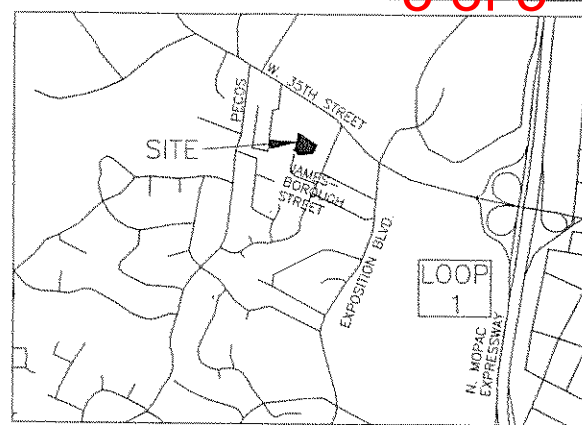
DEPUTY

## NOTES CONTINUED.

23. A FEE IN LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR THREE (3) RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.

24. MOTOR VEHICULAR ACCESS FROM JAMESBOROUGH STREET TO LOTS 1 AND 2 SHALL ONLY BE THROUGH THE JOINT USE ACCESS EASEMENT AS SHOWN WITHIN THE RECORDED DOCUMENT NUMBER 111211

25. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.



## VICINITY MAP SCALE: 1"=1000'

## ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTIONS OF THE PLAN OR PLAT SUBMITTED HEREWITH. ALL ENGINEERING INFORMATION SHOWN ON THE PLAN OR PLAT IS ACCURATE AND CORRECT. AND WITH REGARD TO THE ENGINEERING PORTIONS THEREOF, THE PLAN OR PLAT COMPLETS WITH CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM 48453C02104, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 28, 2005).

*Brian Estes*  
8-7-17  
BRIAN ESTES  
P.E. NO. 89270  
KBGE ENGINEERING  
105 W. RIVERCHASE DRIVE STE 110  
AUSTIN, TX 78704



## SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PORTIONS OF THE PLAN OR PLAT SUBMITTED HEREWITH. ALL SURVEYING INFORMATION SHOWN ON THE PLAN OR PLAT IS ACCURATE AND CORRECT. AND WITH REGARD TO THE SURVEYING PORTIONS THEREOF, THE PLAN OR PLAT COMPLETS WITH CITY OF AUSTIN LAND DEVELOPMENT CODE, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2012A), CENTRAL ZONE, UTILIZING LEICA SMART NET REFERENCE NETS

*Mark Antonio Mercado*  
8/7/17  
MARK ANTONIO MERCADO  
R.P.L.S. NO. 6350  
KBGE ENGINEERING  
105 W. RIVERCHASE DRIVE STE 110  
AUSTIN, TX 78704



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

THE 7 DAY OF August 2017, A.D.

DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THE 7 DAY OF August 2017.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE 7 DAY OF August 2017.

CHAIR

SECRETARY

1. NO LOT MAY BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. 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.
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.
4. NO BUILDINGS, FENCES (LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
5. PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
6. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
7. BUILDING SETBACK LINES SHALL CONFORM TO CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE.
9. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
10. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED, OR 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
13. 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 THIS 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 JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
14. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES 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, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
15. NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN THE FEMA 100-YEAR FLOOD PLAIN.
16. 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.
17. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1 AND 2 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
18. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARDS SPECIFICATIONS MANUAL).
19. SLOPES IN EXCESS OF 15% EXIST ON LOT 1 AND 2. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
20. STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
21. 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. JAMESBOROUGH STREET. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
22. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, SHRIVER ADDITION, VOLUME 992, PAGE 575, SHALL APPLY TO THIS RESUBDIVISION PLAT.

**kbge**  
ENGINEERING SURVEYING  
KIMBELL | BRUEHL | GARCIA | ESTE  
105 West Riverchase Drive, Ste 110, Austin, Texas 78704  
T (512) 419-8400 www.kbgeengineering.com  
1891 MacF 12505

Dear Mr. Wahlgren,

I am writing to you regarding Case # C8-2017-0010.0A. I will be out of town for the public hearing on Aug. 22, 2017 & I wanted to write to say that my husband & I object to the resubdivision on that lot. We are Dan & Sally Schuhmacher at 3301 Jamesborough St. & our phone # is (512) 419-7107.

Thank you,  
Sally Schuhmacher  
Dan Schuhmacher

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: C8-2017-0010.0A

Contact: David Wahlgren, 512-974-6455 or  
Elsa Garza, 512-974-2308

Public Hearing: August 22, 2017, Planning Commission

LOUISE ESTILL PERLITZ

Your Name (please print)

3303 JAMES BOROVON

☐ I am in favor  
☒ I object

Your address(es) affected by this application

Louise Estill Perlitz

Signature

Date

Daytime Telephone: 713 822-8101

Comments: That street is so  
small and so crowded,  
there is no place to park  
and we don't need any more  
houses. Thanks.

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

City of Austin - Development Services Department / 4<sup>th</sup> Fl

David Wahlgren

P. O. Box 1088

Austin, TX 78767-8810