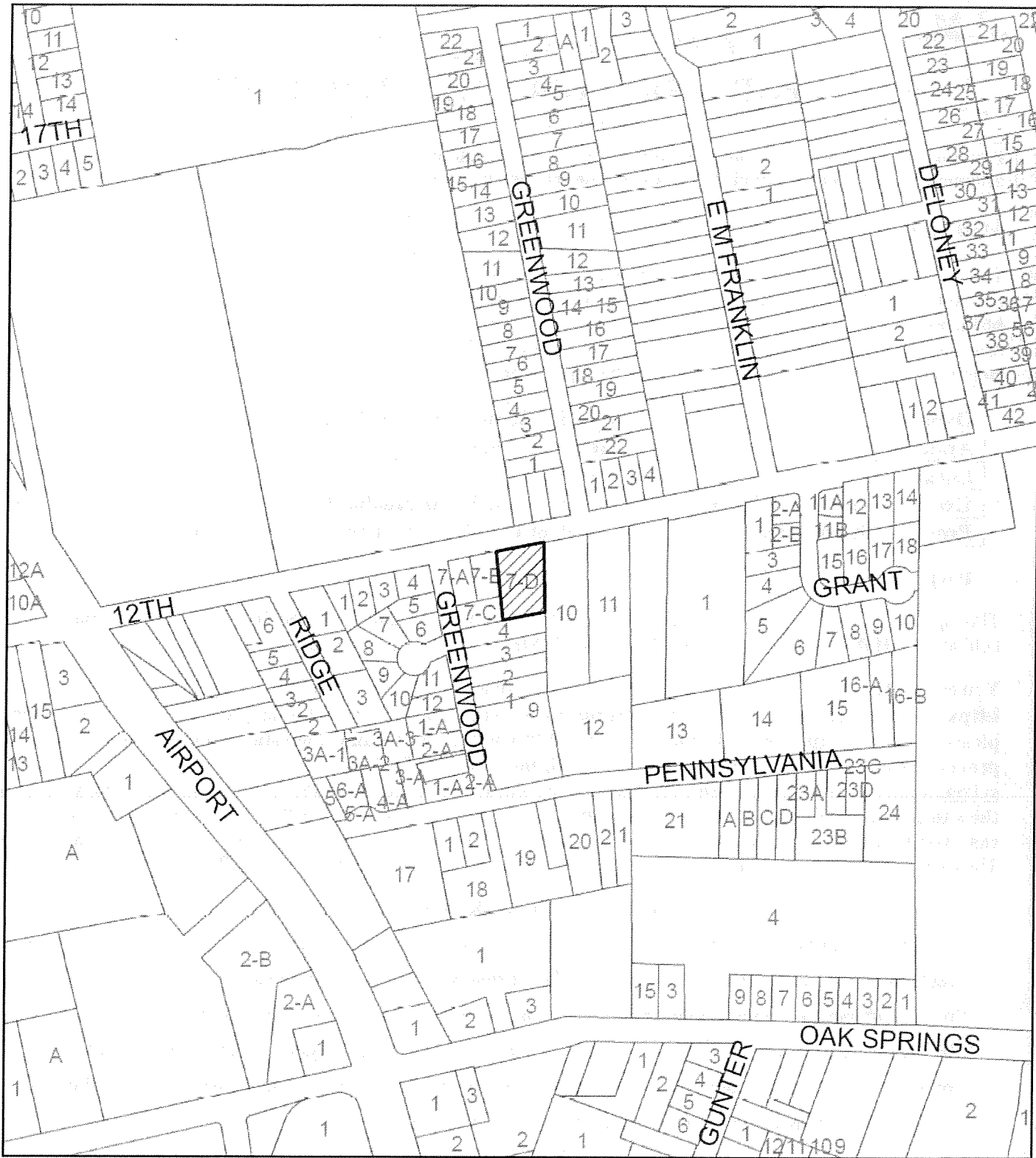




**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-0106.0A**P.C. DATE:** August 14, 2018**SUBDIVISION NAME:** Resubdivision of Lot 7D Of The Resubdivision Of Lot 7 Sam Huston Heights**AREA:** 0.498 acres**LOTS:** 2**APPLICANT:** Charles Brown, Sandra Waters & Anthony Hollins**AGENT:** Hector Avila**ADDRESS OF SUBDIVISION:** 3407 E 12<sup>th</sup> Street**GRIDS:** L-23**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 1**PROPOSED LAND USE:** Family Residential**NEIGHBORHOOD PLAN:** MLK/East MLK Combined**SIDEWALKS:** Sidewalks will be provided along E 12<sup>th</sup> Street.**DEPARTMENT COMMENTS:** The request is for Resubdivision of Lot 7D Of The Resubdivision Of Lot 7 Sam Huston Heights. The plat consists of 2 lots on 0.498 acres.**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision. This plat meets all applicable City of Austin Land Development and State Local Government requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



-  Subject Tract
-  Base Map

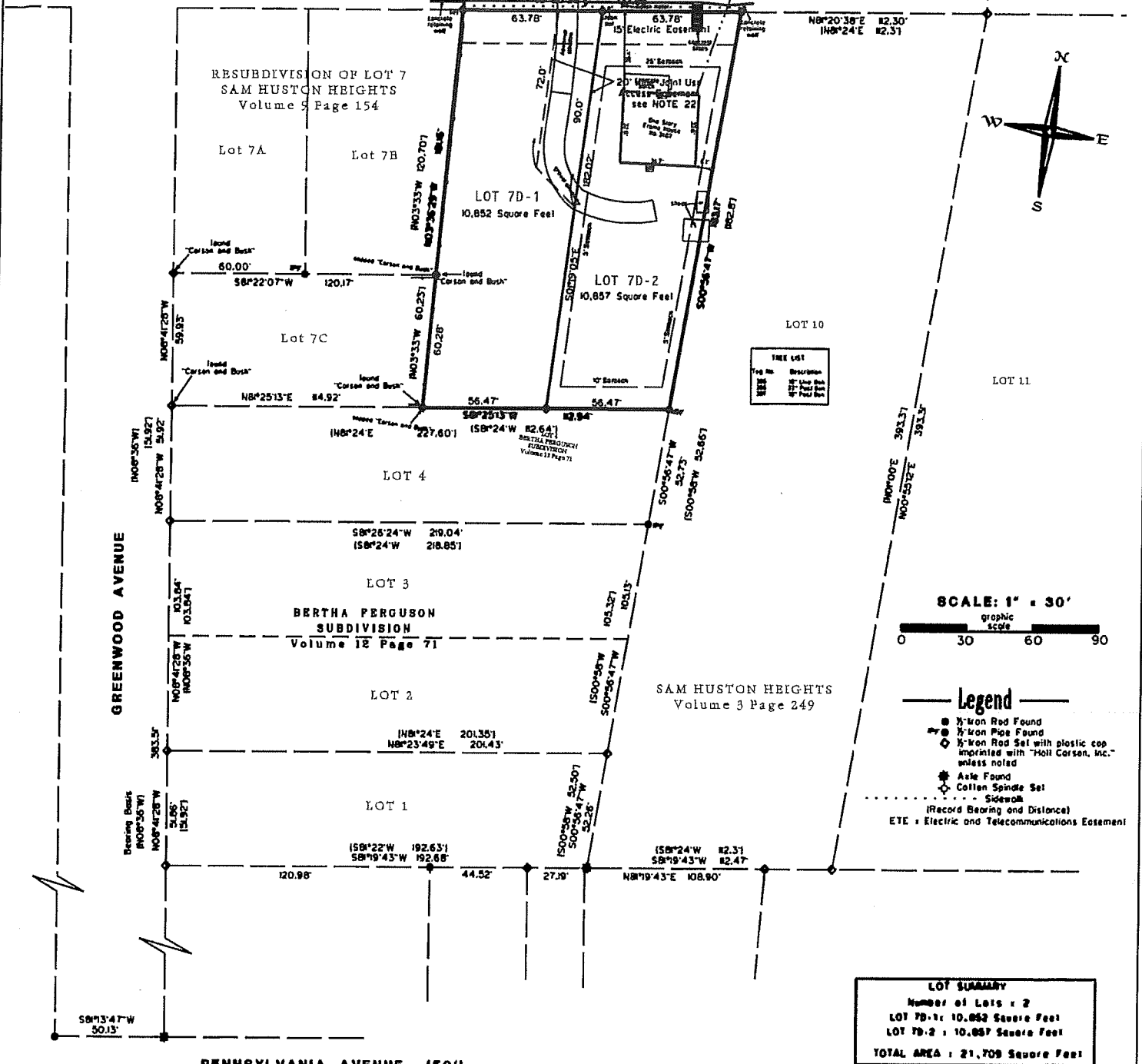
CASE#: C8-2017-0106.0A  
 ADDRESS: 3407 E. 12TH STREET

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

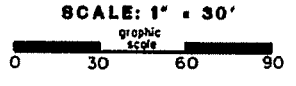
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# RESUBDIVISION OF LOT 7D OF THE RESUBDIVISION OF LOT 7 SAM HUSTON HEIGHTS

PLAT PREPARATION DATE: March 30, 2016  
APPLICATION SUBMITTAL DATE: June 14, 2017



| TREE LIST |             |
|-----------|-------------|
| Tag No.   | Description |
| 1001      | 10' Oak     |
| 1002      | 12' Oak     |
| 1003      | 15' Oak     |
| 1004      | 18' Oak     |
| 1005      | 20' Oak     |



- Legend**
- Iron Rod Found
  - Iron Pipe Found
  - ⊙ Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc." unless noted
  - ★ Axiel Found
  - ⊕ Collen Spindle Set
  - Sidewalk (Record Bearing and Distance)
  - ETE = Electric and Telecommunications Easement

| LOT SUMMARY                           |  |
|---------------------------------------|--|
| Number of Lots x 2                    |  |
| LOT 7D-1: 10,852 Square Feet          |  |
| LOT 7D-2: 10,657 Square Feet          |  |
| <b>TOTAL AREA: 21,709 Square Feet</b> |  |

**NOTE:**  
Lots 7D-1A and 7D-2 of this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.

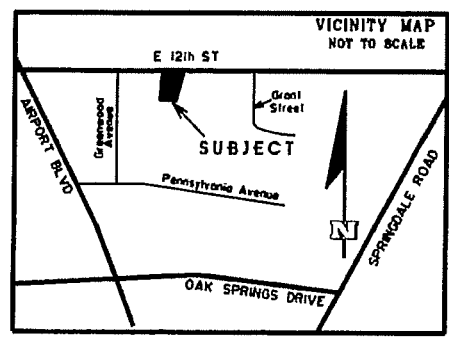
This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

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

ACCEPTED and AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Stephen Oliver Chair                      James Smith Secretary



THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

PLAT PREPARATION DATE: March 30, 2016  
APPLICATION SUBMITTAL DATE: June 14, 2017

**RESUBDIVISION OF LOT 7D OF THE  
RESUBDIVISION OF LOT 7  
SAM HUSTON HEIGHTS**

KNOW ALL MEN BY THESE PRESENTS

That we, Charles E. Brown, Sandra K. Waters and Charles Anthony Hollins, owners of all of Lot 7D, Resubdivision of Lot 7, Sam Huston Heights, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 9 Page 154 of the Plat Records of Travis County, Texas, as conveyed to us by virtue of Ownership Agreement recorded in Document No. 2015191474 of the Official Public 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 said Lot 7D in accordance with the attached map or plat shown hereon, to be known as

**RESUBDIVISION OF LOT 7D OF THE  
RESUBDIVISION OF LOT 7  
SAM HUSTON HEIGHTS**

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 the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

Charles E. Brown  
3407 E. 12th Street  
Austin, Texas 78721

WITNESS MY HAND this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

Sandra K. Waters

WITNESS MY HAND this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

Charles Anthony Hollins

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2016, did personally appear Charles E. Brown, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Commission Expires \_\_\_\_\_

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2016, did personally appear Sandra K. Waters, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Commission Expires \_\_\_\_\_

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2016, did personally appear Charles Anthony Hollins, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Commission Expires \_\_\_\_\_

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, 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. and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By: \_\_\_\_\_  
Deputy

NOTES:

- No lot shall be occupied until the structure is connected 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.
- The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
- Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
- No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
- 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 plot vacation or replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- Prior to any development on any lot, a drainage plan must be submitted to and approved by the City of Austin.
- All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
- Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with Chapter 25-6, Subchapter B of the City of Austin Land Development Code.
- The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with 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 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.
- 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.
- 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: E 12th 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.
- 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.
- 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 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.
- Development of these lots shall comply with requirements of the Airport Hazard and Compatible Land Use Regulations, (Chapter 25-13), as amended.
- All electric easements must be shown on all plan 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 (AE, OSHA, NESC, and NEC) may be found in Austin Energy's Design Criteria Manual -- Section 15.3.9. The manual is available on Austin Energy's website under contractors/electric service design and planning.
- All restrictions as recorded in Volume 9 Page 154, Travis County Plat Records, shall apply to this resubdivision plat.
- A fee-in-lieu of parkland dedication and park development has been paid for 3 residences. No fee was charged for the existing residence.
- 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 of undeveloped status by ponding or other approved methods. All proposed construction or site alteration on Lots 7D-1 and 7D-2 requires approval of a separate Development Permit.
- No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin. No structure shall be occupied until the detention facility has been constructed, inspected and accepted by the City of Austin. For Maintenance of the detention facility, see the agreement filed in Document No. \_\_\_\_\_ Travis County Official Public Records.
- Access for Lots 7D-1 and 7D-2 to E 12th Street shall only be through the joint use access easement as shown on the plat.

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act. This plat complies with Title 25 of the Austin City Code.

No portion of this subdivision is within the boundaries of the 100-year flood plain (Zone X) according to the Federal Flood Administration FIRM panel 48453C 0465 J, dated January 6, 2016.

Kerri Pena P.E. 90255  
GREEN CIVIL DESIGN, LLC  
201 University Oaks Boulevard Suite 540 PMB 101  
Round Rock, Texas 78665

Date

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, Holt Carson, 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 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Farview Road Austin, Texas 78704 (512)-442-0990

Date



**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: **C8-2017-0106.0A**  
 Contact: **Sylvia Limon, 512-974-2767** or  
**Elsa Garza, 512-974-2308**  
 Public Hearing: **June 26, 2018, Planning Commission**

**HELEN BOHIFELM**  
 Your Name (please print)  
 3407 Remond  
 78729  
 Your address(es) affected by this application

*Helen Bohifelm*  
 Signature  
 6-17-18  
 Date

Daytime Telephone: \_\_\_\_\_

Comments: I object to the Resubdivision.  
At 3407 SE 12th St.

I am in favor  
 I object

If you use this form to comment, it may be returned to:  
**City of Austin – Development Services Department / 4<sup>th</sup> Fl**  
**Sylvia Limon**  
**P. O. Box 1088**  
**Austin, TX 78767-8810**

←