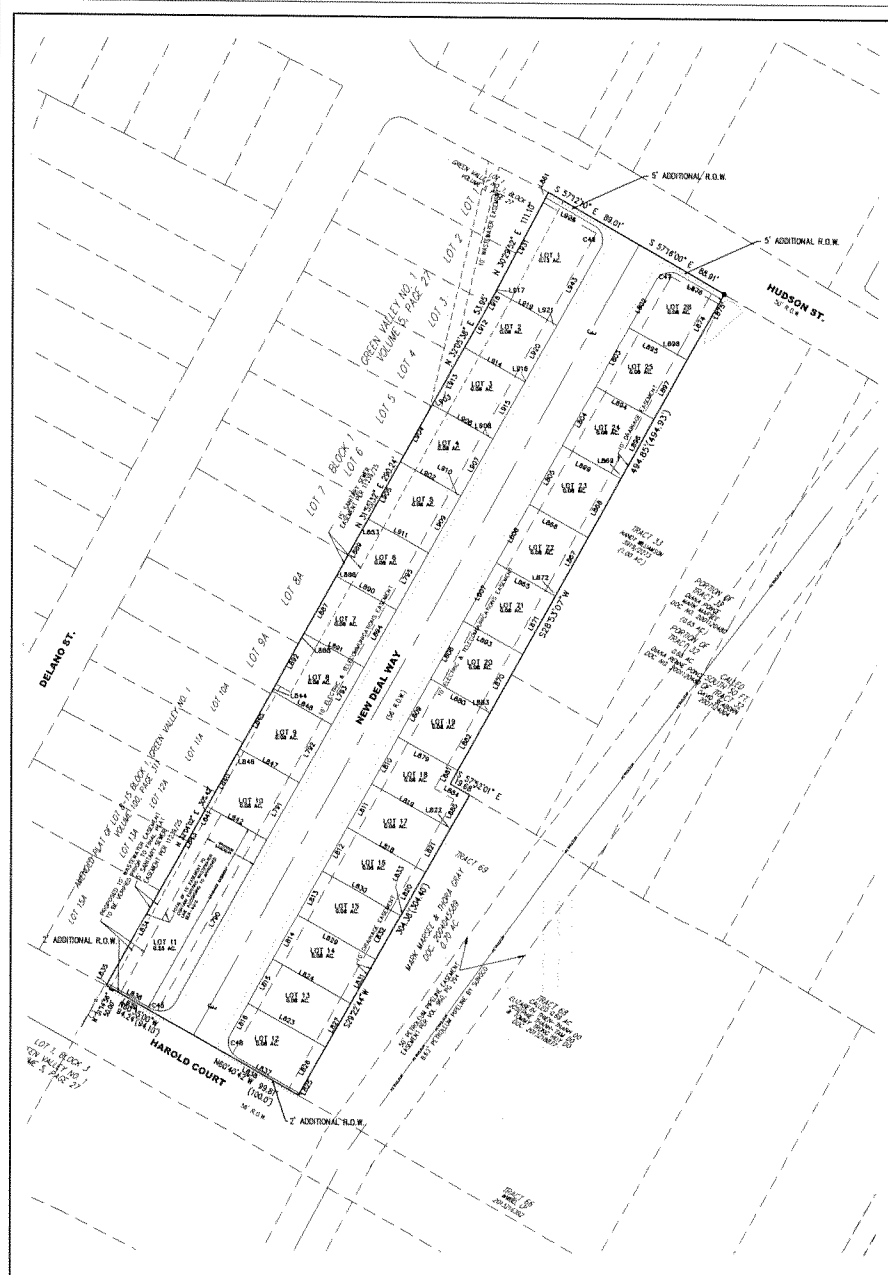


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-0105.SH**P.C DATE:** November 13, 2018**SUBDIVISION NAME:** Austin Gardens**AREA:** 3.4 acres**LOT:** 26**APPLICANT:** Interlocal Investments, LLC**AGENT:** Perales Engineering  
(Jerome Perales, P.E.)**ADDRESS OF SUBDIVISION:** 5606 Harold Court & 5605 Hudson St.**WATERSHED:** Fort Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP (Urban Home)**NEIGHBORHOOD PLAN:** M.L.K. - 183**PROPOSED LAND USE:** Residential

**DEPARTMENT COMMENTS:** The request is for the approval of the Austin Gardens Preliminary Plan consisting of 26 lots on 3.4 acres. The applicant proposes to subdivide the property into a 26 lot subdivision for residential uses. The preliminary plan follows the allowed neighborhood plan Urban Home use.

**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan, the subdivision meets 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



Line Table			Line Table			Curve Table				
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord
L791	114.25	N29° 05' 10.38"E	L805	48.05	N29° 05' 10.38"E	C45	23.84	10.000	090.303°	N29° 14' 17.13"E
L792	58.34	N29° 05' 10.38"E	L806	44.87	N29° 05' 10.38"E	C46	23.87	15.000	091.310°	N29° 34' 44.93"E
L793	58.34	N29° 05' 10.38"E	L807	5.87	N29° 05' 10.38"E	C47	23.77	15.000	090.688°	S74° 25' 13.07"W
L794	58.34	N29° 05' 10.38"E	L808	78.74	N29° 05' 10.38"E	C48	23.587	15.000	089.534°	N15° 14' 48.85"W
L795	57.67	N29° 05' 10.38"E	L809	78.97	S29° 05' 10.38"W					
L796	47.25	S29° 05' 10.38"W	L810	43.70	N29° 22' 43.65"E					
L801	58.87	S29° 05' 10.38"W	L811	44.40	N29° 22' 43.65"E					
L802	58.87	S29° 05' 10.38"W	L812	2.38	N29° 22' 43.65"E					
L803	58.87	S29° 05' 10.38"W	L813	118.99	S29° 05' 10.38"W					
L804	2.07	S29° 05' 10.38"W	L814	44.87	N29° 22' 43.65"E					
L805	58.38	S29° 05' 10.38"W	L815	44.87	N29° 22' 43.65"E					
L806	58.18	S29° 05' 10.38"W	L816	83.17	N29° 30' 33.72"E					
L807	58.98	S29° 05' 10.38"W	L817	91.81	N29° 40' 41.79"E					
L808	58.78	S29° 05' 10.38"W	L818	81.24	S29° 34' 58.92"E					
L809	58.64	S29° 05' 10.38"W	L819	56.71	S29° 05' 10.38"W					
L810	47.37	S29° 05' 10.38"W	L820	1.72	S29° 05' 10.38"W					
L811	44.14	S29° 05' 10.38"W	L821	60.07	S29° 54' 48.82"E					
L812	44.28	S29° 05' 10.38"W	L822	58.47	S29° 05' 10.38"W					
L813	44.40	S29° 05' 10.38"W	L823	1.81	S29° 05' 10.38"W					
L814	44.52	S29° 05' 10.38"W	L824	1.81	S29° 05' 10.38"W					
L815	44.65	S29° 05' 10.38"W	L825	1.81	S29° 05' 10.38"W					
L816	21.54	S29° 05' 10.38"W	L826	1.81	S29° 05' 10.38"W					
L817	78.20	S29° 05' 10.38"W	L827	80.07	S29° 54' 48.82"E					
L818	78.42	S29° 05' 10.38"W	L828	80.07	S29° 54' 48.82"E					
L819	31.85	N29° 22' 43.65"E	L829	0.18	S29° 59' 24.84"E					
L820	31.85	N29° 22' 43.65"E	L830	1.20	S29° 54' 58.70"E					
L821	31.81	N29° 22' 43.65"E	L831	58.24	N29° 40' 41.79"E					
L822	78.28	N29° 40' 41.79"E	L832	1.39	S29° 59' 24.84"E					
L823	78.28	N29° 40' 41.79"E	L833	1.39	S29° 59' 24.84"E					
L824	78.52	S29° 40' 41.79"E	L834	1.26	S29° 58' 24.84"E					
L825	1.92	N29° 22' 43.65"E	L835	58.28	S29° 58' 24.84"E					
L826	80.48	S29° 54' 48.82"E	L836	80.48	S29° 54' 48.82"E					
L827	80.31	S29° 54' 48.82"E	L837	80.31	S29° 54' 48.82"E					
L828	27.07	S29° 59' 24.84"E	L838	27.07	S29° 59' 24.84"E					
L829	58.47	N29° 40' 41.79"E	L839	58.47	N29° 40' 41.79"E					
L830	8.38	N29° 53' 07.48"E	L840	58.47	N29° 40' 41.79"E					
L831	51.85	N29° 53' 07.48"E	L841	58.41	N29° 40' 41.79"E					
L832	58.98	N29° 53' 07.48"E	L842	50.24	N29° 53' 07.48"E					
L833	58.98	N29° 53' 07.48"E	L843	58.83	N29° 53' 07.48"E					
L834	32.88	S29° 14' 44.36"E	L844	8.10	N29° 53' 07.48"E					
L835	53.58	N29° 53' 07.48"E	L845	58.83	N29° 40' 41.79"E					
L836	1.07	N29° 53' 07.48"E								
L837	43.02	N29° 14' 44.36"E								
L838	89.03	N29° 11' 23.47"E								
L839	56.10	S29° 14' 44.36"E								
L840	58.80	N29° 40' 41.79"E								
L841	58.65	N29° 40' 41.79"E								
L842	12.42	N29° 53' 07.48"E								
L843	18.89	N29° 40' 41.79"E								
L844	30.13	N29° 22' 43.65"E								

**NOTES:**

BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

ROADWAY SURFING SHALL BE CONCRETE.

PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND ADJACENT BY A DOTTED LINE ON THE FACE OF THE PLAT: HAROLD COURT, NEW DEAL WAY, HUDSON 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 THE CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

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

VEHICULAR ACCESS IS PROHIBITED TO HUDSON STREET FROM LOTS 1 & 25.

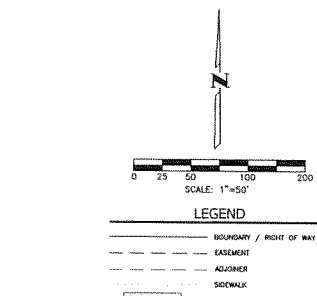
ALL LOTS ON THE EAST SIDE OF NEW DEAL WAY, CONSTRUCTION WITHIN 50 FEET OF THE FACE OF THE BUILDING SHALL BE OF NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIAL APPROVED BY THE FIRE CHIEF. ROOFING SHALL BE OF SOLID CORE FINISHED DOUBLE PANE WINDOW, OR DOUBLE PANE LOW "E" GLAZING CONSTRUCTION WITHIN 100 TO 200 FEET OF THE BUILDING MASS. ALL EXTERIOR CONSTRUCTION AND OPENINGS IN ACCORDANCE WITH THE IBC. EXTERIOR CONSTRUCTION SHALL BE OF NONCOMBUSTIBLE OR LIMITED COMBUSTIBLE MATERIAL APPROVED BY THE FIRE CHIEF. ROOFING MUST BE A MINIMUM OF CLASS II OR AND COMPATIBLE WITH THE ROOF ASSEMBLY. MEASUREMENTS ARE FROM THE CENTERLINE OF THE FINISH EXTERIOR FINISH ON THIS PLAT.

STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DESIGNATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL PLAT.

LOT 11 OPEN SPACE LOT/AREA WILL BE MAINTAINED BY THE HOA, OR OTHER GROUP.

**Summary Tables:**

- Lot Summary Table: Lists lot numbers and areas.
- Subtotal Number of Lots: 80.
- Lot Impervious Cover Summary Table: Lists impervious cover percentages.



**PERALES ENGINEERING, L.L.C.**  
Land Development and Environmental Consulting Services  
T.S.P.E. # F-12013

**AUSTIN GARDENS**  
5603 HUDSON ST, AUSTIN, TX 78721  
**PRELIMINARY PLAN**

**FOR CITY USE ONLY:**

**PRELIMINARY SUBDIVISION APPROVAL**

FILE NUMBER: **08-207-00582** APPLICATION DATE: **8-8-17**

APPROVED BY: **JUNING W. PLETCHER** CHAIRMAN OF THE CITY OF AUSTIN CODE

EXPIRATION DATE: **10-31-18** CASE MANAGER: **DEBRA J. JAMES**

PROJECT EXPIRATION DATE: **10-31-18** (10-31-18, 11-30-18, 1-31-19)

FOR CITY USE ONLY: PRELIMINARY ESTIMATED ON \_\_\_\_\_ UNTIL \_\_\_\_\_

**DATE:** 7/26/2018  
**DRAWN BY:** JWS  
**DESIGNED BY:** JWS  
**REVIEWED BY:** JWS  
**PROJECT NO.:** 076101

**SHEET 3 OF 5**



**SITE**



CASE#: C8-2017-0105.SH  
ADDRESS: 5605 HUDSON ST & 5606 HAROLD CT  
PROJECT: AUSTIN GARDENS  
CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.