

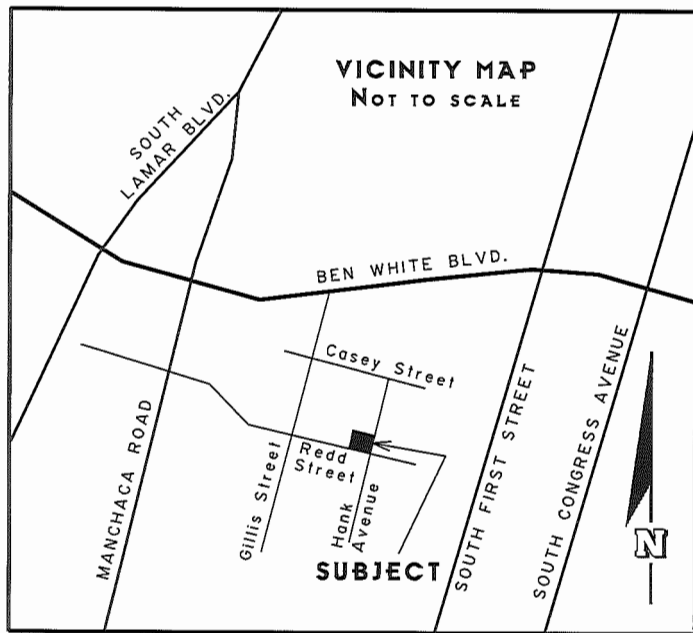
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0086.0A**PC DATE:** February 26, 2019**SUBDIVISION NAME:** Resubdivision of Lot 8, Block E of Banister Acres, Section 2**AREA:** 0.392 acre (17,086 sf)**LOTS:** 2**APPLICANT:** SLDM430 Hank, LLC**AGENT:** Kurt Prossner (Prossner and Associates, Inc.)**ADDRESS OF SUBDIVISION:** 4430 Hank Avenue**GRIDS:** MH40**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 5**LAND USE:** residential**NEIGHBORHOOD PLAN:** South Manchaca**SIDEWALKS:** Sidewalks will be constructed along Hank Ave. and Redd St.

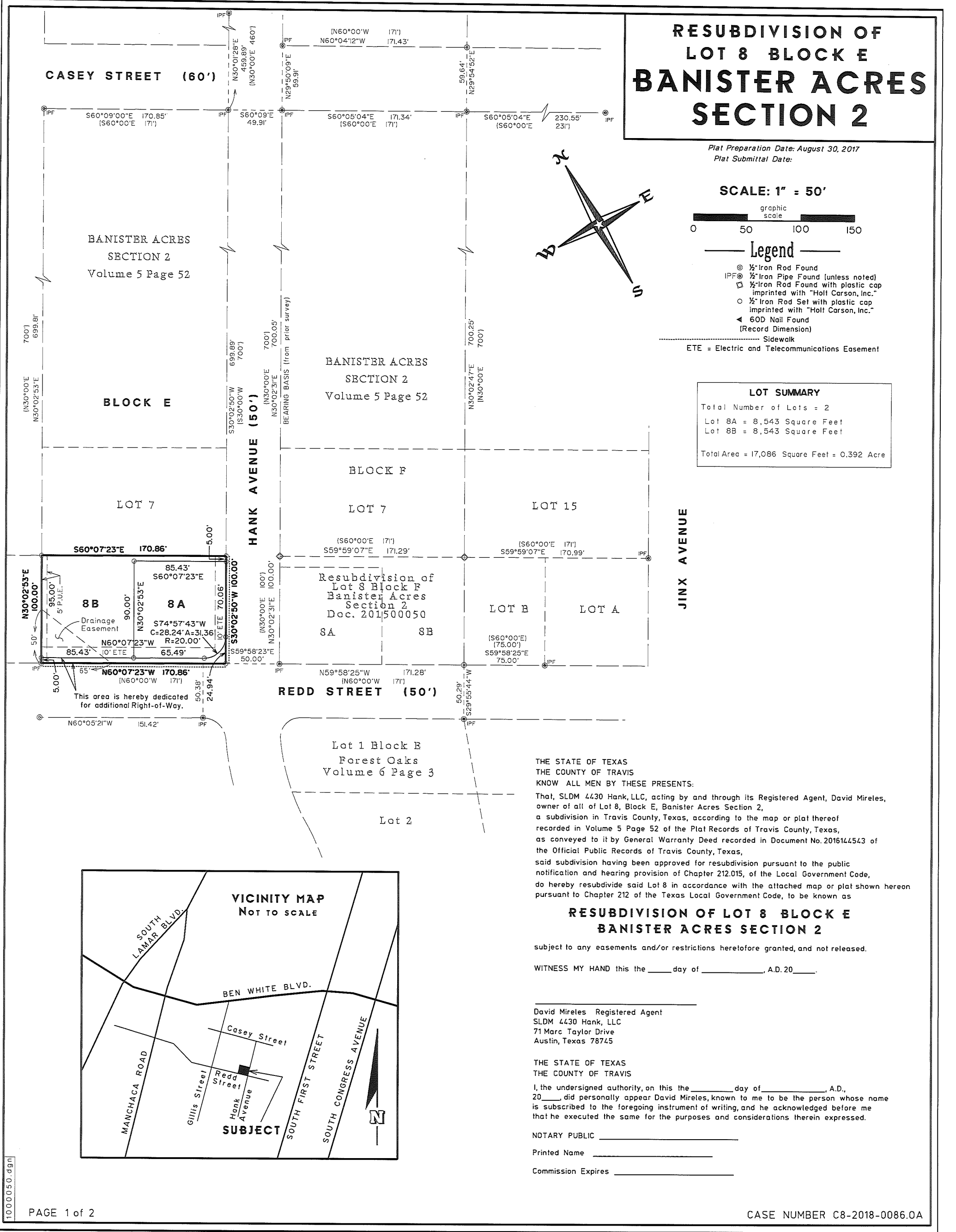
DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 8, Block E of Banister Acres, Section 2. The plat is comprised of 2 lots on 17,086 sf. The applicant proposes to resubdivide an existing lot into two lots for residential use. The proposed lots comply with zoning requirements 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

Item C-15 2 of 4





1000050.dgn

NOTES:

- 1.No lot shall 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 Austin Water. 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.Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
- 4.No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
5. All drainage easements on private property shall be maintained by the property owner or his assigns.
- 6.Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
7. 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 replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
8. Prior to construction, except detached single family on any lot in this subdivision, a Site Development Permit must be obtained from the City of Austin.
9. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
10. 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 the City of Austin Land Development Code.
11. 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.
12. 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.
13. 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 _____, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Document No. _____ in the Official Public Records of Travis County, Texas.
14. 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: Redd Street and Hank Avenue. 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.
15. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
16. Lot 8A and Lot 8B, 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.
17. 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.
18. 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 established by the Regional Detention Plans approved by the City of Austin, except that run-off in excess of the amount established for the regional detention system shall be detained by the use of onsite ponding or other approved methods.
19. All restrictions and notes from the previous subdivision, Banister Acres Section 2 according to the map or plat of record in Volume 5 Page 52 of the Travis County Plat Records, shall apply to this resubdivision plat.
20. Vehicular access to and from Lot 8A shall be through Hank Avenue only. Vehicular access to and from Lot 8B shall be through Redd Street only.
21. A fee-in-lieu of parkland dedication and park development has been paid for 3 residences. No fee was charged for the existing residence.

RESUBDIVISION OF
LOT 8 BLOCK E
BANISTER ACRES
SECTION 2

Plat Preparation Date: August 30, 2017
Plat Submittal 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 Fortview Road Austin, Texas 78704
(512)-442-0990

Date

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.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0585 H, dated September 26, 2008.

Kurt Prossner P.E. No. 58191
PROSSNER and ASSOCIATES
13377 Pond Springs Road
Austin, Texas 78729

Date

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 DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin
this the _____ day of _____, 20____.

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

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, on this the _____ day of _____, 20____.

James Shieh Chair

Patricia R. Seeger Secretary

NOTE:
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, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.