



SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0302.0A**P. C. DATE:** April 9, 2019
March 26, 2019**SUBDIVISION NAME:** Resubdivision of Lots 15 & 16, Block B, Ford Place No. 1**AREA:** 0.543 acres**LOT(S):** 3**OWNER/APPLICANT:** Short Ridge Ave LLC; Bite The Bullet LLC; BYB Inc. (Jeffery K. Davis)**AGENT:** LandDev Consulting LLC
(Judd Willmann)**ADDRESS OF SUBDIVISION:** 4412 & 4414 Merle Drive**GRIDS:** G-19**COUNTY:** Travis**WATERSHED:** Williamson Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 1**PROPOSED LAND USE:** Residential**NEIGHBORHOOD PLAN:** South Manchaca**SIDEWALKS:** Sidewalks will be provided along Merle Drive and Redd Street.**DEPARTMENT COMMENTS:** The request is for approval of the final plat, namely Resubdivision of Lots 15 & 16, Block B, Ford Place No. 1. The proposed plat is composed of 3 lots on 0.543 acres.**STAFF RECOMMENDATION:** The staff recommends approval the plat. This plat meets all applicable City of Austin and State Local Government code requirements.**PLANNING COMMISSION ACTION:** 3/26/19: Postponed to 4/9/19 by PC (9-0)**CASE MANAGER:** Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov**PHONE:** 512-974-2767



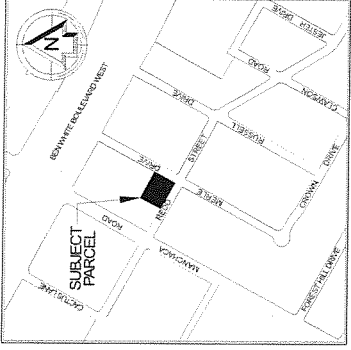
-  Subject Tract
-  Base Map

CASE#: C8-2017-0302.0A
LOCATION: 4414 & 4412 Merle Drive



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.



LOT TABLE

LOT #	ACRE	SQ. FT.
15A	0.242	10533
16A	0.150	6519
16B	0.151	6566

TABLE:
L-1 N 27°29'00" E 5.00'
L-2 N 62°43'42" W 3.71'

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO 484530085H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. NO PORTION OF THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

ENGINEER'S CERTIFICATION:

I, JUDD WILLMANN, P.E., AM AUTHORIZED UNDER THE LAWS OF STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEER IN TEXAS AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CODE OF ORDINANCES 0117/2018, AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JUDD WILLMANN, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 90356
T.B.P.E. FIRM #F-16384
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735

SURVEYOR'S CERTIFICATION:

I, WESLEY BRIAN HAAS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH TITLE 25 OF THE AUSTIN CODE OF ORDINANCES 0117/2018, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.



WESLEY BRIAN HAAS, R.P.L.S. #5341
EXACTA TEXAS SURVEYORS, INC.
512 E. 11th STREET
AUSTIN, TEXAS 78701
PHONE: 866-735-1916
FIRM REGISTRATION NUMBER 10193993

CASE NO.: C8-2017-0302.0A
1710.1319
SUBDIVISION PLAT
TRAVIS COUNTY

RESUBDIVISION OF LOTS 15 & 16, BLOCK B, FORD PLACE NO. 1

EXACTA TEXAS SURVEYORS, INC.
2132 E. 9th Street
www.exacta365.com phone: 866-735-1916 LIC. 10193993
Cleveland, Ohio

PLAT PREPARED 12/13/17
LAST REVISED 02/25/19
APPLICATION SUBMITTED 01/18/18



LEGEND:
..... INDICATES SIDEWALK TO BE BUILT.

GENERAL NOTES:

- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER 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.
- FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.
- ALL STREETS, DRAINAGE SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 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 OF SITE ALTERATION ON LOTS 15A, 16A & 16B, BLOCK B, REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO CITY OF AUSTIN DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ITS ASSIGNS.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 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 THE CONSTRUCTION OF ANY IMPROVEMENTS MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS, TO THE EXTENT NECESSARY TO KEEP ITS EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-3, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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.
- ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
- PARKLAND DEDICATION OR FEE IN LIEU IS REQUIRED PER ORDINANCE 2007062-1027, OR AS AMENDED, PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
- 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.
- WATER QUALITY CONTROLS AND IMPERVIOUS COVER WILL BE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE (L.D.C.) OF THE CITY OF AUSTIN.
- THE LOCATION OF EASEMENTS SHOWN HEREON, THAT ARE GRANTED BY SEPARATE INSTRUMENT, ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENT AND ARE NOT BEING PUBLICLY DEDICATED UNDER THIS PLAT.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG MERLE DRIVE AND REDD STREET AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED 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.
- 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 BUILDINGS, RETAINING WALLS OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN, TEXAS.
- 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, SEE THE LOTS WITHIN THIS SUBDIVISION THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO COMPLETE THE CONSTRUCTION OF THIS SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT, FOR THE CONSTRUCTION OF THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____ IN THE OFFICIAL PUBLIC RECORDS OF _____ COUNTY, TEXAS.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ON GOING 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE (NFPA 70E), CITY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO THE WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICES TO ANY OF THE PROPERTIES IF CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, FORD PLACE NUMBER ONE (VOLUME 4, PAGE 265), SHALL APPLY TO THIS RESUBDIVISION PLAT.
- A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 4 RESIDENCES. NO FEE WAS CHARGED FOR THE 2 EXISTING RESIDENCES.
- ACCESS TO REDD STREET SHALL BE PROHIBITED FROM LOT 16A.

DEDICATION:

STATE OF TEXAS)
COUNTY OF TRAVIS)

KNOW ALL MEN BY THESE PRESENTS:

THAT SHORT RIDGE AVE LLC, BEING OWNER OF UNIT 1, LOT 16, BLOCK B, FORD PLACE, DIVISION OF RECORD IN VOLUME 4, PAGE 265 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS COMPLETED BY DEED RECORDED IN DOCUMENT NUMBER 20181313, BEING THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BITE THE BULLET, LLC, BEING THE UNIT 2, LOT 16, BLOCK B, FORD PLACE NO.1, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 265 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NUMBER 201819915 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BYB INC, BEING OWNER OF LOT 15, BLOCK B, FORD PLACE NO.1, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 265 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS COMPLETED BY DEED RECORDED IN DOCUMENT NUMBER 2017172547 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION BY THE PUBLIC NOTICE AND HEARING PROVISIONS OF CHAPTER 211 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RE-SUBDIVIDE LOTS 15 AND 16, BLOCK B, FORD PLACE NO.1, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

RESUBDIVISION OF LOTS 15 & 16, BLOCK B FORD PLACE NO. 1.

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.

ACKNOWLEDGMENT:

STATE OF TEXAS)
COUNTY OF TRAVIS)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2019, BY KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2019, AD.

NOTARY PUBLIC
IN THE FOR THE STATE OF TEXAS.
MY COMMISSION EXPIRES: _____

CITY CERTIFICATIONS:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS _____ DAY OF _____, 2019.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS _____ DAY OF _____, 2019, AD.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS _____ DAY OF _____, 2019.

STEPHEN OLIVER, CHAIR

JAMES SHIEH, SECRETARY

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, FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2019, AD, 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, THIS _____ DAY OF _____, 2019, AD.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

ACKNOWLEDGMENT:

STATE OF TEXAS)
COUNTY OF TRAVIS)

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EXACTA TEXAS SURVEYORS, INC.
2132 E. 9th Street
www.exacta365.com phone: 866-735-1916 LIC. 10193993
Cleveland, Ohio

RESUBDIVISION OF LOTS 15 & 16, BLOCK B, FORD PLACE NO. 1

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: C8-2017-0302.0A
 Contact: Sylvia Limon, 512-974-2767 or
 Cindy Edmond, 512-974-3437
 Public Hearing: March 26, 2019, Planning Commission

CATHERINE LEE WEIR
 Your Name (please print)
 4410 MERLE DR. AUSTIN, TX 78745
 Your address(es) affected by this application

Catherine Lee Weir
 Signature
 3/26/19
 Date

Daytime Telephone: ~~512-653-4851~~ 512-653-4851 (Cell)

Comments: I object to subdivision of this property. This is a neighborhood of VERY modest 1950s era homes, i.e. one bathroom, carports, long-established trees & yards. Chopping lots into bits so "developers" can profit from cramming as many tall, boy, ugly structures as possible onto each lot is destroying the essential character of the neighborhood, dramatically impacting residential traffic and public safety in a way that is degrading property values.

I am in favor
 I object

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