

C. PUBLIC HEARINGS

4. Resubdivision: [C8-2018-0008.0A - Resubdivision of Lot 2, Block E, Summit Oaks, Section 2; District 10](#)

Location: 11605 Bell Avenue, Walnut Creek / Bull Creek Watersheds
Owner/Applicant: Richard Covey / Derek V. Keith
Agent: Stature Homes (Derek V. Keith)
Request: Approval of the resubdivision of an existing lot into a two lot subdivision on 0.59 acres.
Staff Rec.: **Recommended**
Staff: [Cesar Zavala](#), 512-974-3404
Development Services Department

Question: Commissioner Denkler

Is one lot accessing Bell, is the other lot accessing Ladera?

Answer: Staff

Attached are both Sheet 1 and 2 of the plat.
Lot 2A will have access to Bell Ave. and Lot 2B will have access to Ladera Vista Dr.
The applicant has included plat Note #29 restricting Lot 2B to only access Ladera Vista Dr. Lot 2B has the strip to Bell Ave to provide connection to the Austin Water Utilities lines on Bell Ave.

5. Preliminary Plan with Environmental Variance: [C8J-2018-0091 - Turners Crossing](#)

Location: 12500-13500 Turnersville Road North, Rinard Creek Watershed
Owner/Applicant: Estate of Harriet Heep Schaffer (Charles O. Grigson)
Agent: Kimley-Horn and Associates, Inc. (Robert Smith)
Request: Approval of the Turners Crossing Preliminary Plan consisting of 1,365 lots on 468.54 acres. Variance request as follows: 1. Request to vary from LDC 30-5-341 to allow cut to exceed not more than 14.7 feet of depth and LDC 30-5-342 for fill to exceed not more than 14.9 feet of depth.
Staff Rec.: Recommended with Environmental Commission's conditions.
Staff: [Sarah Sumner](#), 512-854-7687
[Jonathan Garner](#), 512-974-1665
Single Office

Question: Commissioner King

Regarding the following questions, if the requested variances are approved for this case,

1. What percentage of the 44.55 acres dedicated to single-family use will be graded?
2. What percentage of the 14.12 acres dedicated to multifamily use will be graded?
3. What percentage of the 30.27 acres dedicated to public/quasi-public use will be graded?
4. What percentage of the 118.86 acres for this development will be graded?
5. What percentage of the 118.86 acres will be impacted by the variance for cut to exceed not more than 14.7 feet of depth?
6. What percentage of the 118.86 acres will be impacted by the variance for fill to exceed not more than 14.9 feet of depth?

Will any of the single-family or multifamily housing be affordable to families earning at or below 60% median family income?

Will the development include any mass-transit options such as Capital Metro bus or on-demand services?

Are there any Travis County or City of Austin (COA) limits on the percentage of land that can be graded for new development in the COA 2-mile Extraterritorial Jurisdiction?

Answer: Pending

- | | |
|---------------------|---|
| 6. Site Plan | <u>SP-2014-0218C(XT2) - Challenger School - Pond Springs;</u> |
| Extension: | <u>District 6</u> |
| Location: | 13015 Pond Springs Road, Rattan Creek Watershed |
| Owner/Applicant: | BABB Investments, LLC (Fred Healy) |
| Agent: | Jones & Carter, Inc. (Shawn Graham) |
| Request: | Approval of a 5-year extension request to a previously approved site plan. |
| Staff Rec.: | Recommended |
| Staff: | <u>Anaiah Johnson</u> , 512-974-2932 |
| | Development Services Department |

Question: Commissioner King

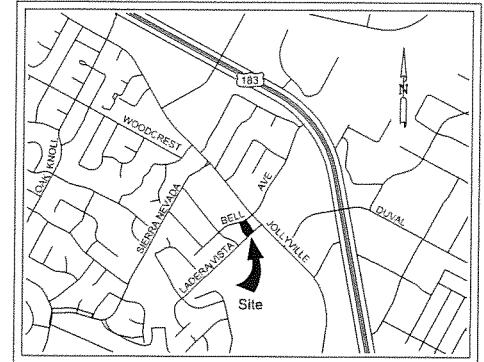
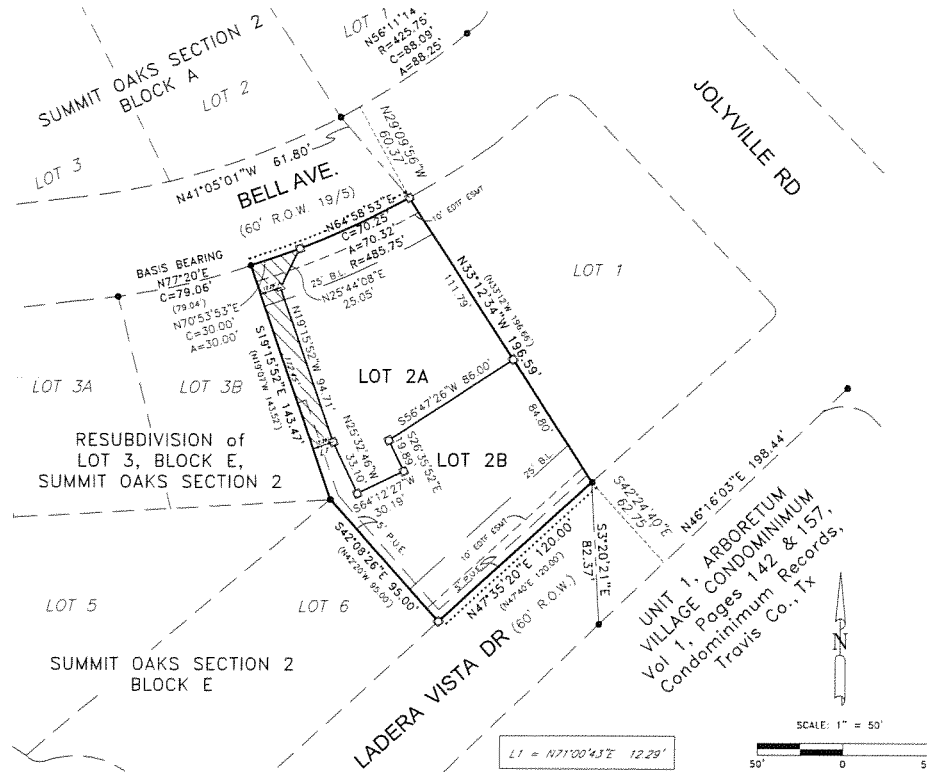
Did City staff visit the site to verify the information regarding work completed and work remaining referenced in the applicant's extension request letter?

Answer: Staff

Virtual site visits we're performed through detailed research into historic aerial photography and historic Google street view photography to verify the amount of site work completed. From the information available through this research, an in-person site visit was deemed an unnecessary use of time and resources.

RESUBDIVISION of LOT 2, BLOCK E SUMMIT OAKS, SECTION 2

Application Submittal Date: January 18, 2018



Location Map
Not to Scale

LEGEND	
●	IRON ROD FOUND
⊠	IRON ROD SET WITH PLASTIC CAP
△	DIVOT IN CONC. SET
()	DENOTES RECORD INFORMATION
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
EDTF	ELEC. DIST./TELCOM/FIBER ESMT.
---	PROPOSED SIDEWALK
▨	ACCESS ESMT. GRANTED FOR LOT 2A

LOT SUMMARY

Total Number of Lots = 2

Lot 2A = 12,530.09 Sq Ft (0.29 Ac)

Lot 2B = 13,256.36 Sq Ft (0.30 Ac)

Total Area = 25,786.41 Sq Ft = 0.59 Acre

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That Richard Covey and Derek V. Keith, owners of all of Lot 2, Block E, SUMMIT OAKS, SECTION 2, a subdivision in Travis County, Texas, as conveyed by General Warranty Deed recorded in Document Number 2015205733 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notice and hearing provision of Chapter 212.014 of the Local Government Code, do hereby resubdivide said Lot 2 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 2, BLOCK E, SUMMIT OAKS, SECTION 2
subject to any easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND this the ____ day of _____, 2018 A.D.

Richard Covey
2305 Vanderbilt Circle
Austin, Texas 78723

THE STATE OF THE TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, 2018 A.D., did personally appear Richard Covey, known to me to be the person whose name is subscribed in the foregoing instrument of writing and he acknowledged before me that he executed the same for the purpose and considerations herein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

WITNESS MY HAND this the ____ day of _____, 2018 A.D.

Derek V. Keith
11729 Bell Ave., No. A
Austin, Texas 78759

THE STATE OF THE TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, 2018 A.D., did personally appear Derek V. Keith, known to me to be the person whose name is subscribed in the foregoing instrument of writing and he acknowledged before me that he executed the same for the purpose and considerations herein 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 _____, 2018, A.D., at ____ o'clock ____ M., and duly recorded on the ____ day of _____, 2018, 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 _____, 2018, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY _____
Deputy

Print Name _____

RESUBDIVISION of LOT 2, BLOCK E SUMMIT OAKS, SECTION 2

Application Submittal Date: January 18, 2018

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the ____ day of _____, 2019.

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the ____ day _____, 2019 A.D.

Denise Lucas, Acting Director, Development Services Department

ACCEPTED AND AUTHORIZED for record by the Zoning & Platting Commission, City of Austin, Texas, on this the ____ day _____, 2019 A.D.

Jolene Klobassa, Chair

Ana Aguirre, Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Melvin Hodgkiss, am authorized under the laws of the State of Texas to practice the profession of land surveying and hereby certify that this plat complies with Title 25 of the City of Austin Code, and is true and correct and was prepared from an actual survey of the property made by me on the ground on August 20, 2015 and May 10, 2016.

Melvin B. Hodgkiss
Melvin Hodgkiss, R.P.L.S. No. 2808
Hodgkiss Surveying, Firm Reg. No. 100575
4401 Twisted Tree Drive
Austin, Texas 78735
(512) 892-6303

09/10/2018
Date



THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Melvin Hodgkiss, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of Title 25 of the City of Austin Code and is true and correct to the best of my knowledge.

No portion of this tract is within the boundaries of a 100 year flood plain that is within the Federal Emergency Management Agency, National Flood Insurance Program as shown on FIRM Panel No. 48453C0245J dated January 6, 2017, for Travis County Texas and incorporated areas.

Melvin B. Hodgkiss
Melvin Hodgkiss, P.E. No. 42678
Hodgkiss Engineering, Firm Reg. No. F-2418
4401 Twisted Tree Drive
Austin, Texas 78735
(512) 892-6303

09/10/2018
Date



Notes:

1. Water and sewer service for this subdivision will be provided by the City of Austin.
2. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater system.
3. 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 City of Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee and the utility construction.
4. The owner of this subdivision and his or her successors and assigns, assumes responsibility for plans and 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 owners sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
5. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall runoff shall be held to the existing developed and undeveloped status by ponding or other approved methods.
6. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
7. No building, fences, landscaping, or other obstructions are permitted in drainage easements.
8. All drainage easements on private property shall be maintained by the property owner or his assigns.
9. Property owners shall provide access to drainage easements as may be necessary and shall not prohibit access by government authorities.
10. Prior to construction, except detached single family on any lot in this subdivision, a Site Development Permit must be obtained for the City of Austin.
11. All streets, drainages, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
12. 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.
13. The owner/developer of the subdivision may provide Austin Energy with an 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. 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.
14. 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 electric 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.
15. 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.
16. The landowner is responsible for providing the subdivision infrastructure, including water and wastewater utility development.
17. No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of the study of the Federal Flood Administration FIRM Panel No. 48453C0245J, dated January 6, 2016.
18. 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).
19. Lot 2A and Lot 2B of this subdivision shall have separate sewer taps, separate water meters, and their respective private water and wastewater service lines shall be positioned or located in a manner that will not cross lot lines.
20. 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 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.
21. All restrictions and notes from the previous subdivision, Summit Oaks, Section 2, according to the map or plat of record in Volume 19, Page 5 of the Travis County Plat Records, shall apply to this subdivision plat.
22. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.
23. The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric services 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.
24. 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 tree pruning and tree removal that is within ten feet of the center line of the proposed overhead electric 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.
25. The owner of the property is responsible for maintaining clearance 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.
26. Any relocation of electric facilities shall be at the landowner's/developer's expense.
27. This project is subject to the Void and Water Flow Mitigation Rule (City of Austin Environmental Criteria Manual and City of Austin Standard Specifications Manual).
28. A fee-in-lieu of parkland dedication and park development has been paid for 1 residential unit. No fee was charged for the existing residence.
29. Vehicular access to and from Bell Ave. from Lot 2B is prohibited.
30. 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: Bell Ave. and Ladera Vista Dr. These sidewalks shall be in place prior to the Lot 2B 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.
31. Water meters and cleanouts shall not be located in driveways or sidewalks.
32. Each lot shall have an independent water meter and cleanout and private plumbing shall not cross lot lines. Private lines may cross perpendicularly but otherwise shall not be located within a public utility easement.