

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0002.0A

Z.A.P. DATE: August 6, 2019
July 16, 2019

SUBDIVISION NAME: Resubdivision of Portions of Lots 3, 4 and 5, Block O, Highland Park West

AREA: 1.15 acres

LOT(S): 3

OWNER/APPLICANT: Karen Brimble

AGENT: Prossner & Assoc. Inc.
(Kurt Prossner)

ADDRESS OF SUBDIVISION: 4701 Crestway Drive

GRIDS: H – 27

COUNTY: Travis

WATERSHED: Taylor Slough

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

DISTRICT: 10

PROPOSED LAND USE: Residential

SIDEWALKS: Sidewalks will be provided along Crestway Drive and Perry Lane.

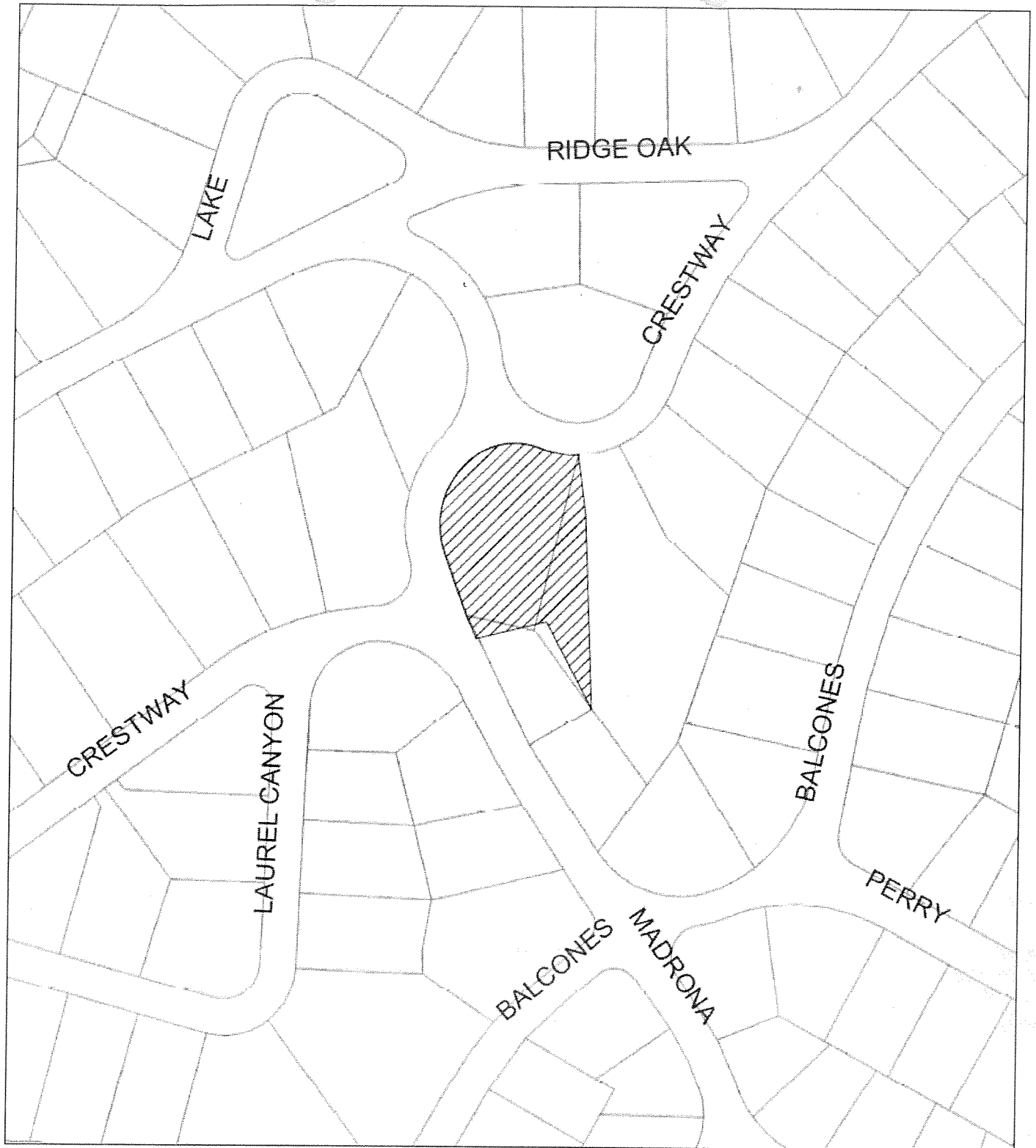
DEPARTMENT COMMENTS: The request is for approval of the resubdivision namely, Resubdivision of Portions of Lots 3, 4 and 5, Block O, Highland Park West. The proposed resubdivision consists of 3 lots on 1.15 acres.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision. This plat meets all applicable City of Austin and State Local Government code requirements.

ZONING AND PLATTING COMMISSION ACTION: 7/16/19: Postponed to 8/6/19 (7-0)

CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767



Subject Tract



Base Map

CASE#: C8-2019-0002.0A
LOCATION: 4701 Crestway 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.

Plat Preparation Date: October 15, 2018
Application Submittal Date: January 13, 2019

RESUBDIVISION OF PORTIONS OF LOTS 3, 4 AND 5 BLOCK O HIGHLAND PARK WEST

SCALE: 1" = 50'

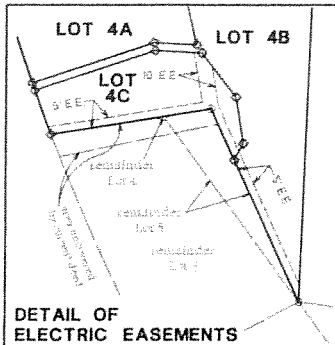
0 50 100 150
graphic scale

Legend

- Iron Rod Found
- Iron Pipe Found (unless noted)
- ◇ Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- Sidewalk
- ETE = Electric and Telecommunications Easement
- CEF = Critical Environmental Feature
- E.E. = Electric Easement (Record Bearing and Distance)

LOT SUMMARY

Total Number of Lots = 3
Lot 4A = 20,334 Square Feet
Lot 4B = 25,228 Square Feet
Lot 4C = 4,680 Square Feet
Total Area = 50,242 Square Feet = 1.15 Acres



CURVE DATA

① Δ = 5°20'51" R = 1312.54' T = 61.30' C = 122.46' A = 122.50' CB = N18°20'00"W	② Δ = 62°29'17" R = 118.29' T = 71.75' C = 122.71' A = 129.01' CB = N15°35'04"E	③ Δ = 64°38'30" R = 95.00' T = 60.11' C = 101.59' A = 107.18' CB = N79°08'58"E	④ Δ = 27°46'54" R = 145.00' T = 35.86' C = 69.62' A = 70.31' CB = S82°25'14"E
⑤ Δ = 34°07'36" R = 95.00' T = 29.16' C = 55.75' A = 56.58' CB = N63°53'31"E	⑥ Δ = 30°30'54" R = 95.00' T = 25.91' C = 50.00' A = 50.60' CB = S83°47'14"E	⑦ Δ = 1°18'35" R = 1312.54' T = 15.00' C = 30.00' A = 30.00' CB = N20°21'08"W	⑧ Δ = 3°49'11" R = 1312.54' T = 43.77' C = 87.48' A = 87.49' CB = N17°38'12"W
⑨ Δ = 0°13'05" R = 1312.54' T = 2.50' C = 5.00' A = 5.00' CB = S10°24'33"E			

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

That we, Karen Brimble and Ray Brimble, owners of that certain 1.15 acre tract of land being portions of Lots 3, 4 and 5, Block O, Highland Park West, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 4 Page 299 of the Plat Records of Travis County, Texas, as conveyed to us by General Warranty Deed recorded in Document Number 2018166755 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said portions of Lots 3, 4 and 5 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 PORTIONS OF LOTS 3, 4 AND 5 BLOCK O HIGHLAND PARK WEST

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS OUR HANDS this the _____ day of _____, A.D. 20____

Karen Brimble
2800 Robbs Run
Austin, Texas 78703

Ray Brimble
2800 Robbs Run
Austin, Texas 78703

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D. 20____, did personally appear Karen Brimble and Ray Brimble, known to me to be the persons whose names are subscribed to the foregoing instrument of writing, and they acknowledged before me that they executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

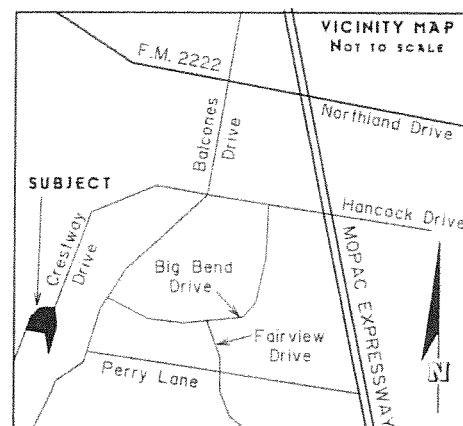
This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____, 20____, A.D.

ACCEPTED AND AUTHORIZED for record by the Zoning and Platting Commission of the City of Austin, this the _____ day of _____, 20____, A.D.

Jolene Klobbassa Chair Ana Aguirre Secretary

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the _____ day of _____, 20____, A.D.

Sylvia Liman, for
Denise Lucas, Acting Director
Development Services Department



Plat Preparation Date: October 15, 2019
Application Submittal Date: January 13, 2019

RESUBDIVISION OF PORTIONS OF LOTS 3, 4 AND 5 BLOCK O HIGHLAND PARK WEST

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 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.
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 replating 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. 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.
14. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
15. 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 0435 J, dated January 6, 2016.
16. 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).
17. Lots 4A and 4B 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.
18. 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.
19. 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.
20. All restrictions and notes from the previous subdivision, Highland Park West according to the map or plat of record in Volume 4 Page 295 of the Travis County Plat Records, shall apply to this resubdivision plat.
21. 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: Perry Lane and Crestway Drive. 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.
22. Vehicular Access for Lot 4B to and from Perry Lane is hereby prohibited.
23. Lot 4C is hereby restricted from any development.
24. The presence of a Critical Environmental Feature on or near a property may affect development. All activities within the CEF buffer must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited, and wastewater disposal or irrigation is prohibited.
25. The site is subject to the City of Austin's Voids and Mitigation Rule.
26. An Administrative Variance to LDC 25-8-28(C)(1)(a) was granted to reduce the Critical Environmental Feature buffer to 50 feet.
27. A fee-in-lieu of parkland dedication and park development has been paid for 2 dwelling units due to SF-3 zoning. No fee was charged for the existing 2 residences.
28. Slopes in excess of 15% are located within this subdivision. Construction on slopes in excess of 15% is limited per the Land Development Code.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Kurt M. Prossner, 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), thereby 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 0435 J, dated January 6, 2016.

Kurt M. Prossner, P.E. No. 58151
PROSSNER AND ASSOCIATES
13777 Pond Springs Road
Austin, Texas 78729



6/4/19
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 DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By _____
Deputy

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. 5168
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990



6-04-2019
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>.

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Case Number: C8-2019-0002.0A

Contact: Sylvia Limon, 512-974-2767 or Elsa Garza, 512-974-2308
Public Hearing: Jul 16, 2019, Zoning and Platting Commission

Your Name (please print) William Paver

Your address(es) affected by this application 4613 Ridge Oak Dr

AUSTIN 78731

Signature

Date

Daytime Telephone: 512-458-9446

Comments: We oppose dividing this lot.

☐ 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

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Case Number: C8-2019-0002.0A

Contact: Sylvia Limon, 512-974-2767 or Elsa Garza, 512-974-2308

Public Hearing: Jul 16, 2019, Zoning and Planning Commission

Charles Bell

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

4406 Laurel Canyon Dr Austin TX 78731

Signature

Date

Daytime Telephone:

512-484-6487

Comments:

This is a unique and historic neighborhood with larger lot sizes to accommodate less traffic, less accidents and more privacy. These lots are also on a dangerous corner where allowing multiple houses increases the potential for life-altering accidents. Please reject this request and keep this downtown neighborhood unique.

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

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Case Number: C8-2019-0002.0A
 Contact: Sylvia Limon, 512-974-2767 or Elsa Garza, 512-974-2308
 Public Hearing: Jul 16, 2019, Zoning and Platting Commission

David Gamble

Your Name (please print)

☐ I am in favor
☒ I object

4615 Laurel Canyon Austin 78731

Your address(es) affected by this application

David Gamble

Signature

Date

Daytime Telephone: 512-454-0641

Comments: The intersection that the lot in question borders is a

dangerous one to begin with adding additional traffic and parking along that street will only compound the danger. I don't understand how the proposed platting of that lot is in the public interest. I will be out of town on July 16.

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