

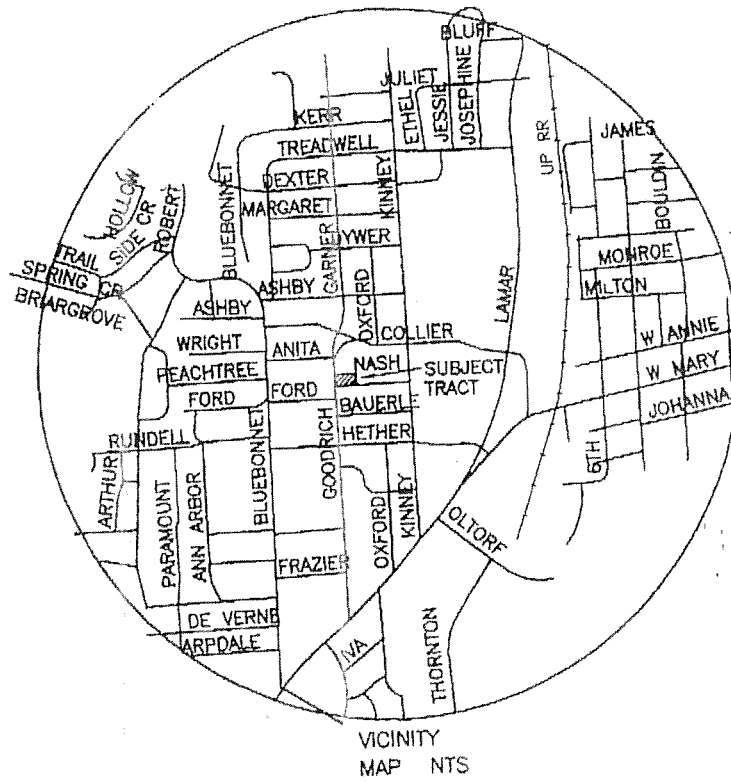
TOTAL VACATION SUBDIVISION REVIEW SHEET**CASE NO:** C8-07-0024.0A(VAC)**PC DATE:** August 13, 2019**SUBDIVISION NAME:** Nash Avenue Townhomes total plat vacation**LOTS:** 1-10**APPLICANT:** Keith Douglas**AGENT:** John Hussey, Site Specifics**ADDRESS OF SUBDIVISION:** Nash Ave. at Goodrich Ave**GRIDS:** 614G**COUNTY:** Travis**WATERSHED:** West Bouldin Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3**PROPOSED LAND USE:** residential**DEPARTMENT COMMENTS:**

The request is for approval of the total vacation of Lots 1-10 of the Nash Avenue Townhomes Subdivision. The applicant was the owner of the property at the time of the current resubdivision and is currently owner of all lots. The applicant wishes to vacate in order to revert back to the original adobe Villa Subdivision of 5 total lots. All existing improvements are existing from the original subdivision and there have been no new improvements since the recording of the current subdivision, proposed now to be vacated. All needed easements have been retained for the existing development.

STAFF RECOMMENDATION:

The staff recommends approval of the total vacation.

PLANNING COMMISSION ACTION:**CASE MANAGER:** Don Perryman**PHONE:** (512) 974-2786**Email:** don.perryman@austintexas.gov



NASH AVENUE TOWNHOMES
(RESUBDIVISION OF LOTS 1 THRU 5
ADOBIE VILLA SUBDIVISION,
PLAT BOOK 65, PAGE 57)

LINE	LENGTH	BEARING
L1	72.65	N30°11'00"E
L2	15.00	N59°57'00"W
L3	15.00	S59°57'00"E
L4	72.75	N30°08'00"E
L5	72.63	N30°13'00"E
L6	15.00	N59°57'00"W
L7	15.00	S59°57'00"E
L8	72.75	N30°13'00"E

LOT SUMMARY

LOT 1	4,273 SQ. FT., 0.10 ACRE
LOT 2	3,179 SQ. FT., 0.07 ACRE
LOT 3	4,265 SQ. FT., 0.10 ACRE
LOT 4	3,183 SQ. FT., 0.07 ACRE
LOT 5	4,280 SQ. FT., 0.10 ACRE
LOT 6	3,171 SQ. FT., 0.07 ACRE
LOT 7	4,263 SQ. FT., 0.10 ACRE
LOT 8	3,187 SQ. FT., 0.07 ACRE
LOT 9	3,161 SQ. FT., 0.07 ACRE
LOT 10	4,288 SQ. FT., 0.10 ACRE
TOTAL	37,250 SQ. FT., 0.85 ACRE

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

THAT I, KEITH A. DOUGLAS, OWNER OF LOTS 1 THRU 5 OF THE ADOBIE SUBDIVISION, A SUBDIVISION RECORDED IN PLAT BOOK 65, PAGE 57 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO ME BY INSTRUMENT RECORDED IN VOLUME 12863, PAGE 1955 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTERS 212.015 AND 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOTS 1 THRU 5 IN ACCORDANCE WITH THE MAP OR PLAT AS SHOWN HEREON TO BE KNOWN AS NASH AVENUE TOWNHOMES AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON. SAID TRACT IS SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

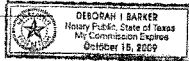
WITNESS THE HAND OF KEITH A. DOUGLAS THIS 27th DAY OF August, 2007, A.D.

Keith A. Douglas
P.O. BOX 1712
Austin, Texas 78767

STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 27th day of August, 2007, A.D., by Keith A. Douglas.

Deborah I. Barker
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
My Commission expires: 10-15-09



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, ON THIS THE 25th DAY OF September, 2007.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 25th DAY OF September, 2007 A.D.

Victoria HSU, P.E., DIRECTOR
WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS THE 25th DAY OF September, 2007 A.D.

Dave Sullivan, CHAIRPERSON
Cid Galindo, 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 WAS FILED FOR RECORD IN MY OFFICE ON THE 17th DAY OF October, 2007 A.D. AT 11 O'CLOCK PM AND DULY RECORDED ON THE 17th DAY OF October, 2007. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY AND STATE BY DOCUMENT NO. 20070310

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF 17th DAY OF October, 2007 A.D.

Dana Debeaumont, COUNTY CLERK, TRAVIS COUNTY, TEXAS
Mary Clark, DEPUTY



THIS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I PARTICIPATED IN THE PREPARATION OF THE PLAN SUBMITTED HEREWITH, AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE PLAN COMPLIES WITH CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE OF 1999, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON.
NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C 0205E, DATED JUNE 16, 1993.

WITNESS MY HAND THIS 20 DAY OF August, 2007, A.D.

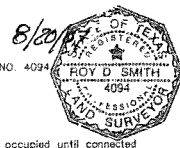
Robert C. (Ric) Thompson, P.E., No. 69524
CARLSON, BRIGANCE & DOERING
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748
512-250-5100



I, ROY D. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25, 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

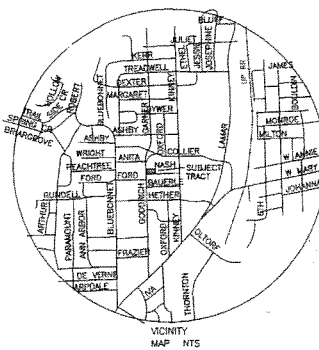
SURVEYED BY:
ROY D. SMITH SURVEYORS, P.C.
1214 W. 5th Street - Suite A
Austin, Texas 78703

Roy D. Smith
REGISTERED PROFESSIONAL SURVEYOR NO. 4094



NOTES:

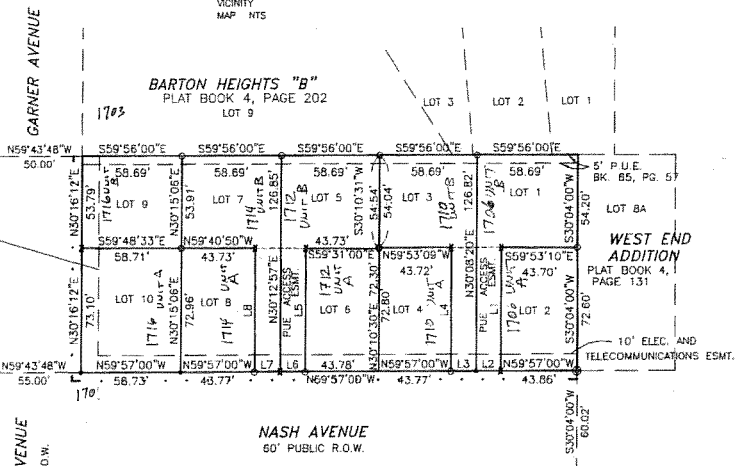
- No lots in this subdivision shall be occupied until connected to the City of Austin Water and Wastewater utilities.
- The water and wastewater utility system serving this subdivision must be in accordance with the City design criteria. The plan must be reviewed and approved by the Austin Water Utility. The construction must be inspected by the City.
- This project is located in West Bosdin Creek Watershed, classified as Urban. The site is not over Edwards Aquifer Recharge Zone.
- All lots meet the criteria for single family attached, Land Development Code Section 25-7.772.
- This subdivision shall be developed, constructed and maintained in conformance with the terms and conditions of the Land Development Code of the City of Austin.
- Off-street loading and unloading facilities shall be provided on all commercial and industrial lots.
- Erosion controls are required for all construction on individual lots, including detached single family and duplex construction, in accordance with the City of Austin's Environmental Criteria Manual and Section 25-8-181 of the Land Development Code.
- 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.
- 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 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.
- No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin or Travis County.
- All drainage easements on private property shall be maintained by the property owner or assigns.
- Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- Building setback lines shall be in accordance with the City of Austin Zoning Ordinance Requirements.
- Austin Energy has the right to prune and/or remove trees, obstructions and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 25-B, Subchapter B of the City of Austin Land Development Code.
- The owner/developer of this subdivision/lot shall provide the City of Austin Electric Utility Department 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 service to the building, and will not be located so as to cause the site to be out of compliance with Chapter 25-B of the City of Austin Land Development Code.
- Any relocation of electric facilities shall be at owners expense.
- 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 removal that is within 10 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.
- 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 plot vacation or replating may be required, at the owner's sole expense, if plans to construction this subdivision do not comply with such codes and requirements.
- There are no slopes greater than 15% within this subdivision.
- Water Quality Controls are required for all development with impervious cover in excess of 20% of the net site of each lot pursuant to LDC Section 25-B-211.
- All restrictions and notes from the previous existing subdivision Adobie Villa Subdivision shall apply to this resubdivision plat.
- Public sidewalks, built to City of Austin standards, are required along Goodrich Avenue and Nash Avenue on the subdivision side of the street. 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. LDC, 25-6-351.
- For a minimum travel distance of 25' from the roadway edge, driveway grades may exceed 14% only with specific approval of surface and geometric design proposals by the City of Austin.
- In accordance with Chapter 25-4-233, a declaration of covenants, conditions, and restrictions for this subdivision has been recorded by separate instrument in Document No. 2007191318, in the Official Public Records of Travis County, Texas.
- Joint access will be provided to Nash Avenue from Lots 1, 2, 3 and 4. Joint access will be provided to Nash Avenue from Lots 5, 6, 7 and 8.
- No lot will be occupied until the structure is connected to the City of Austin water and wastewater utility system.
- The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The water and wastewater utility construction must be inspected by the City. The landowner must pay the City inspection fee with the utility construction.
- 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 through detention or other approved methods.



LEGEND

- 1/2" IRON PIN FOUND
- 1/2" CAPPED IRON PIN SET
- 3/4" IRON PIPE FOUND
- "X" SET IN CONCRETE
- CONCRETE SIDEWALK

SCALE 1" = 50'



13284