

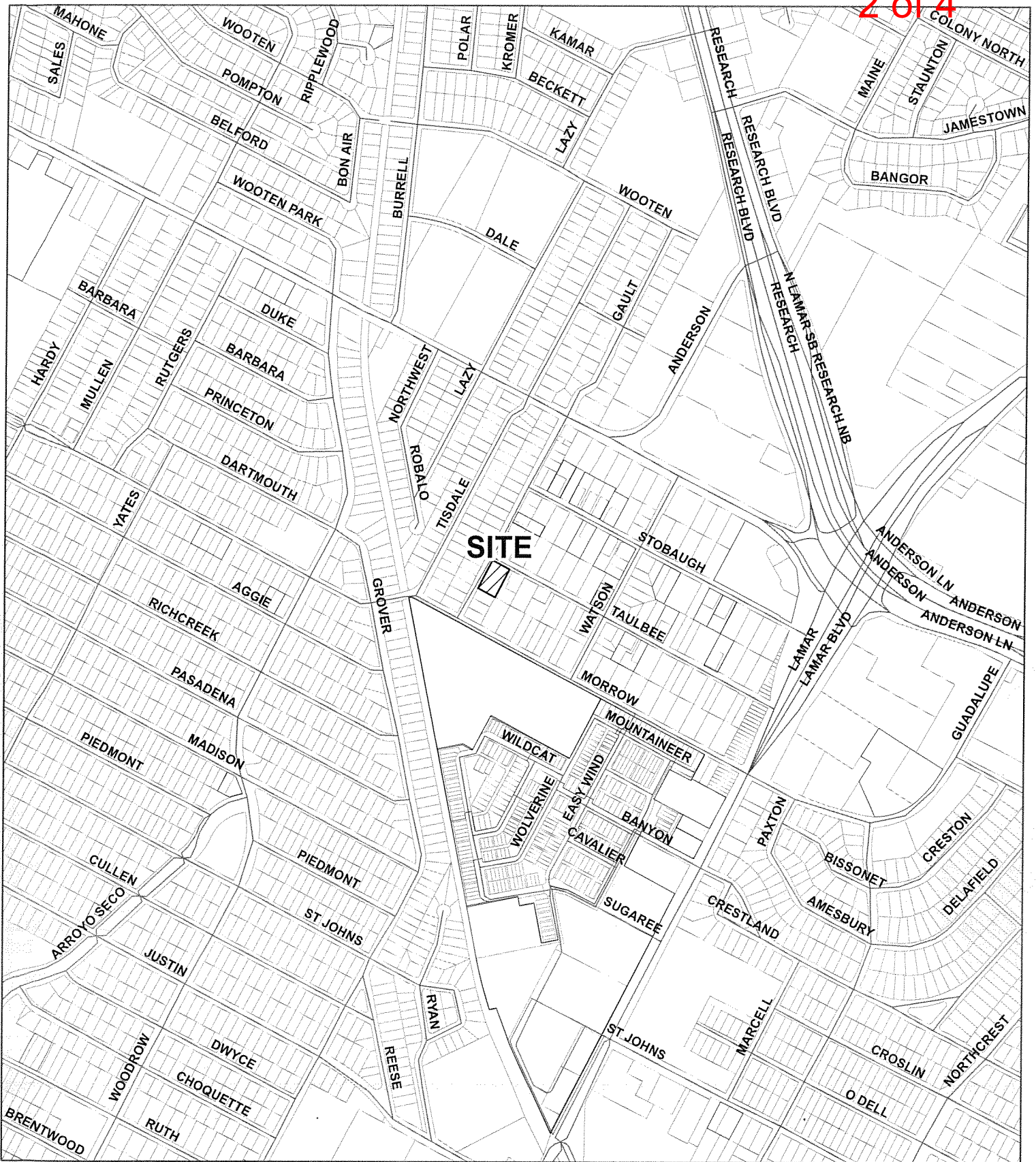
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0161.0A**P.C. DATE:** August 13, 2019**SUBDIVISION NAME:** Resubdivision of Lot 7 Block G North Gate Addition**AREA:** 0.559 acres**LOT(S):** 4**OWNER/APPLICANT:** 1211 Taulbee
(Graham Schmergel)**AGENT:** Stantec Consulting Services
(Juan Martinez, P.E.)**ADDRESS OF SUBDIVISION:** 1211 Taulbee Lane**WATERSHED:** Waller Creek**COUNTY:** Travis**EXISTING ZONING:** SF-3-NP**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** Crestview**PROPOSED LAND USE:** Residential**VARIANCES:** none

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 7 Block G North Gate Addition composed of four lots on 0.559 acres. The applicant proposes to resubdivide an existing lot into a four lot subdivision for residential use.

STAFF RECOMMENDATION: Staff recommends approval of the case, the plat meets applicable State and City of Austin Land Development Code requirements.

CASE MANAGER: Cesar Zavala
Email address: cesar.zavala@austintexas.gov

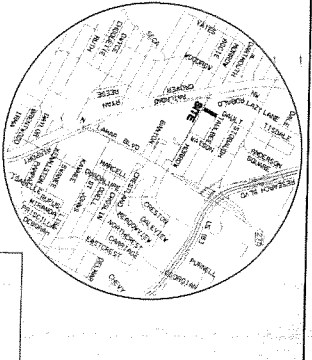
PHONE: 512-974-3404



CASE#: C8-2018-0161.0A
 ADDRESS: 1211 TAULBEE LANE
 PROJECT: RESUBDIVISION OF LOT 7 BLOCK G
 NORTH GATE ADDITION
 CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

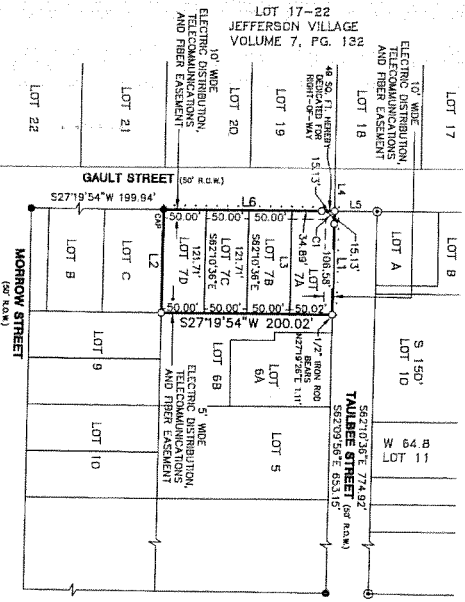
RESUBDIVISION OF LOT 7 BLOCK 'G' NORTH GATE ADDITION



VICINITY MAP
N.T.S.

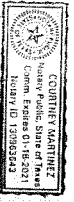
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
01	23.69'	15.00'	90°29'30"	N72°34'39"E	21.30'

LINE TABLE	NO.	BEARING	DISTANCE
L1	56270'38"E	121.71'	
L2	N62°10'38"W	121.71'	
L3	N62°10'38"E	121.71'	
L4	N62°31'58"W	49.94'	
L5	N27°16'10"E	49.88'	
L6	N27°19'54"E	200.02'	



LOT #	ACRES	SQ. FT.
7A	0.139	6038 SQ. FT.
7B	0.140	6098 SQ. FT.
7C	0.140	6098 SQ. FT.
7D	0.140	6098 SQ. FT.
R.O.W.	0.801	49 SQ. FT.
TOTAL	0.559	2345 SQ. FT.

BY: Valentin Schwengel DATE: 7/31/19
 1211 TAUBER LLC, ENGINEER, LICENSE NO. 11402
 1804 RICHMOND ROAD, UNIT A
 AUSTIN, TX 78727



THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 01 DAY OF August 2019 BY Valentin Schwengel 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 BY HIM OR HER AND IN THE CAPACITY HEREBIN STATED.

OPEN UNDER MY HAND AND SEAL OF OFFICE.
 THIS 01 DAY OF August 2019 A.D.
11/19/2021
 MY COMMISSION EXPIRES _____

FLOOD PLAIN NOTE:
 NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE FLOODPLAIN OF THE 100 YEAR FLOODPLAIN AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) THROUGH ITS TRANSFORMED DATA, SHOWN ON MAP NO. 48453005A1 DATED JANUARY 6, 2016 FOR ENGINEER'S CERTIFICATION.

1. JOHN P. MARTINEZ, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS LEGIBLE FROM ANY OF THE AUSTIN CODE OF 1991, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DATE: 7/31/19
 JOHN P. MARTINEZ, P.E.
 TEXAS REGISTRATION NO. 106156
 ENGINEERING CONSULTING SERVICES, INC.
 AUSTIN, TEXAS 78723



SURVEYOR'S CERTIFICATION:
 I, JOHN T. BLONSKI, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS LEGIBLE FROM ANY OF THE AUSTIN CODE OF 1991, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

DATE: 7/31/19
 JOHN T. BLONSKI, R.L.S.
 SURVEY REGISTRATION NO. 4998
 STANTEC CONSULTING SERVICES, INC.
 AUSTIN, TEXAS 78723

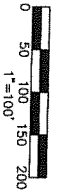


GENERAL NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEMS SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER CONSTRUCTION PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER, ALL WATER AND WASTEWATER CONSTRUCTIONS MUST BE PERMITTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROL SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- PERMIT TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. PERMIT FEE SHALL BE HELD TO THE AMOUNT EXISTING AT THE UNDEVELOPED STATUS. THIS SUBDIVISION DOES NOT REQUIRE A SEPARATE PERMIT FEE FOR CONSTRUCTION ON SITE ALTERATION ON LOTS 7A-7D (BLOCKS) - THIS REQUIRES APPROVAL OF A SEPARATE 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 THE OWNER UNDERSTANDING THAT THE CITY OF AUSTIN HAS THE RIGHT TO REVIEW AND APPROVE ALL PERMITS AND REQUIREMENTS OF THE CITY OF AUSTIN. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- AUSTIN ENERGY HAS THE RIGHT TO REMOVE AND/OR REPAIR LINES, SERVICE AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EXISTING CLEAR ACCESS. AUSTIN ENERGY WILL BE RESPONSIBLE FOR THE COST OF REMOVAL AND/OR REPAIR OF ALL STREETS AND FACILITIES REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THE BUILDING AND WILL NOT BE RESPONSIBLE FOR THE COST OF CONSTRUCTION OF THIS SUBDIVISION.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH AN EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRICAL SERVICE TO THE BUILDING AND WILL NOT BE RESPONSIBLE FOR THE COST OF CONSTRUCTION OF THIS SUBDIVISION.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRICAL UTILITY WORK REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT.
- ANY RELOCATION OF ELECTRICAL FACILITIES SHALL BE AT OWNERS EXPENSE.
- PRIOR TO CONSTRUCTION, SUBJECT PARTNERED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- NO BUILDING, FENCE, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN FOR THIS COUNTY.
- ALL ORANGE 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 PREVENT ACCESS BY GOVERNMENTAL AUTHORITIES.
- A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 7 RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, NORTH GATE ADDITION, SHALL APPLY TO THIS SUBDIVISION PLAT.
- PUBLIC STREETS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A LOT BOUNDARY. PUBLIC STREETS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE CITY OF AUSTIN. A LOT BOUNDARY SHALL BE THE CENTERLINE OF THE STREET. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE DEVELOPER OR UTILITY COMPANY.
- THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, IN THE CITY OF AUSTIN, TEXAS. THE SUBDIVIDER IS RESPONSIBLE FOR THE COST OF THE CONSTRUCTION AND ACCEPTANCE AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, TEXAS. THE SUBDIVIDER SHALL BE RESPONSIBLE FOR THE COST OF THE CONSTRUCTION AND ACCEPTANCE AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, TEXAS.
- EACH LOT WITHIN 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.

LEGEND

- 1/2" IRON ROD WITH "B" C SURVEYING" CAP FOUND
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- 1/2" IRON ROD WITH STAVITE CAP SET
- 1" IRON PIPE FOUND
- SIDEWALK



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____ 20____.

CITY CERTIFICATIONS:
 APPROVED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS
 THE _____ DAY OF _____ 20____ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE _____ DAY OF _____ 20____ A.D.

DENISE LUNDS, ACTING DIRECTOR
 DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS §
 COUNTY OF TRAVIS §
 I, DAN DEBRAVOUR, 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 _____ 20____ A.D. AT _____ O'CLOCK _____ M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____ 20____ A.D.
 DAN DEBRAVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY
 FILED FOR RECORD AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____ 2019 A.D.
 DAN DEBRAVOUR, COUNTY CLERK
 TRAVIS COUNTY, TEXAS

RESUBDIVISION OF LOT 7 BLOCK 'G' NORTH GATE ADDITION



4.4 LOT SUBDIVISION
 CONSISTING OF 0.559 ACRES
 SUBMITTAL DATE: SEPTEMBER 24, 2018

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: C8-2018-0161.0A
Contact: Cesar Zavala, 512-974-3404 or
Ramon Rezvanipour; (512) 974-3124
Public Hearing: August 13, 2019, Planning Commission

Lourdes Jones

Your Name (please print)

I am in favor
 I object

7601 Gault St. 78757

Your address(es) affected by this application

Lourdes Jones
Signature

7.29.19
Date

Daytime Telephone: 512-409-8798

Comments: additional traffic that
will be generated by this
much construction. It will be
tremendous.

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