

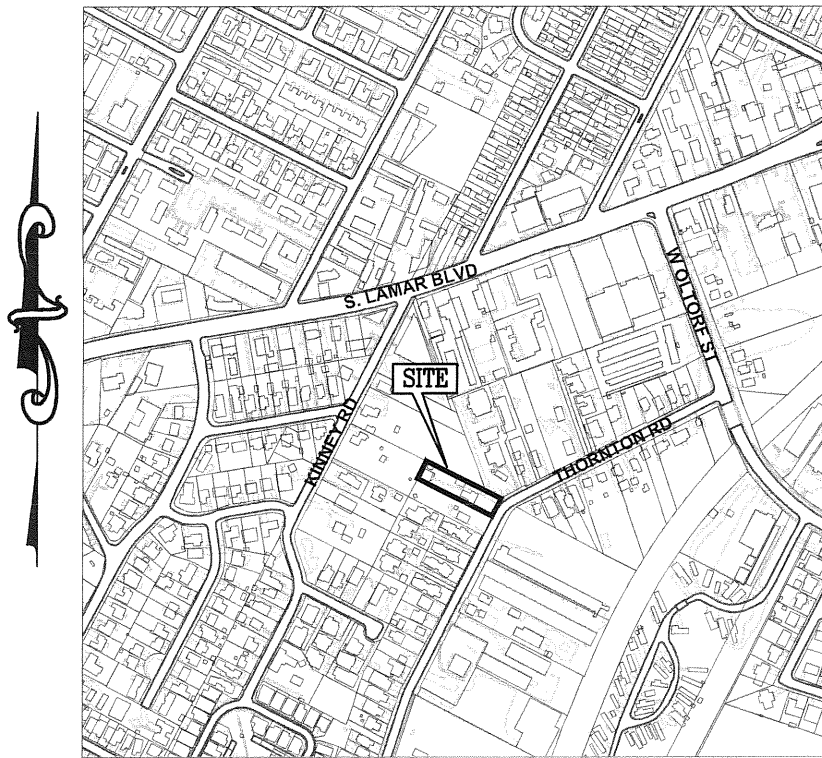
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0116.0A**PC DATE:** August 13, 2019**SUBDIVISION NAME:** Resubdivision of part of Lot 16, Block 2, Fredericksburg Road Acres**AREA:** 20,998 sf (0.482 acre)**LOTS:** 2**APPLICANT:** Happy East Homes, LLC (Mark Hutchinson)**AGENT:** Servant Engineering and Consulting PLLC (Mauricio Quintero-Rangel)**ADDRESS OF SUBDIVISION:** 2300 Thornton Road**GRIDS:** MG20**COUNTY:** Travis**WATERSHED:** West Bouldin Creek**JURISDICTION:** Full Purpose**ZONING:** SF-3**DISTRICT:** 5**LAND USE:** Residential**NEIGHBORHOOD PLAN:** South Lamar (suspended)**VARIANCE:** Flag lot variance**SIDEWALKS:** Sidewalks will be constructed along Thornton Road.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of a portion of Lot 16, Block 2, Fredericksburg Road Acres, with a flag lot variance. The plat is comprised of 2 lots on 20,998 square feet. The applicant proposes to resubdivide an existing lot into two lots for residential use. The proposed lots comply with zoning requirements for use, lot width and lot size, and the flag lot complies with the requirements for a flag lot variance. The Commission has discretion to determine if the flag lot is compatible with the surrounding neighborhood.

STAFF RECOMMENDATION: Staff recommends approval of the plat and the variance. The resubdivision and variance meet all applicable State and City of Austin Land Development Code requirements.

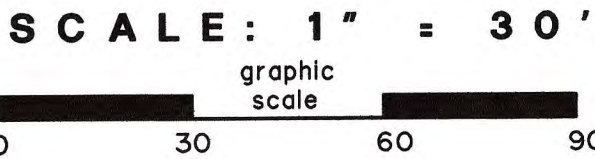
PLANNING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

2300 Thornton Road Subdivision Location Map



NOT TO SCALE

RESUBDIVISION OF PART OF
LOT 16 BLOCK 2
FREDERICKSBURG ROAD ACRES



LOT SUMMARY
Total Area = 20,998 Square Feet = 0.482 Acre
Total Number of Lots = 2
Lot 16A = 12,521 Square Feet
Lot 16B = 8,477 Square Feet

Plat Preparation Date: April 30, 2018
Application Submittal Date: August 30, 2018



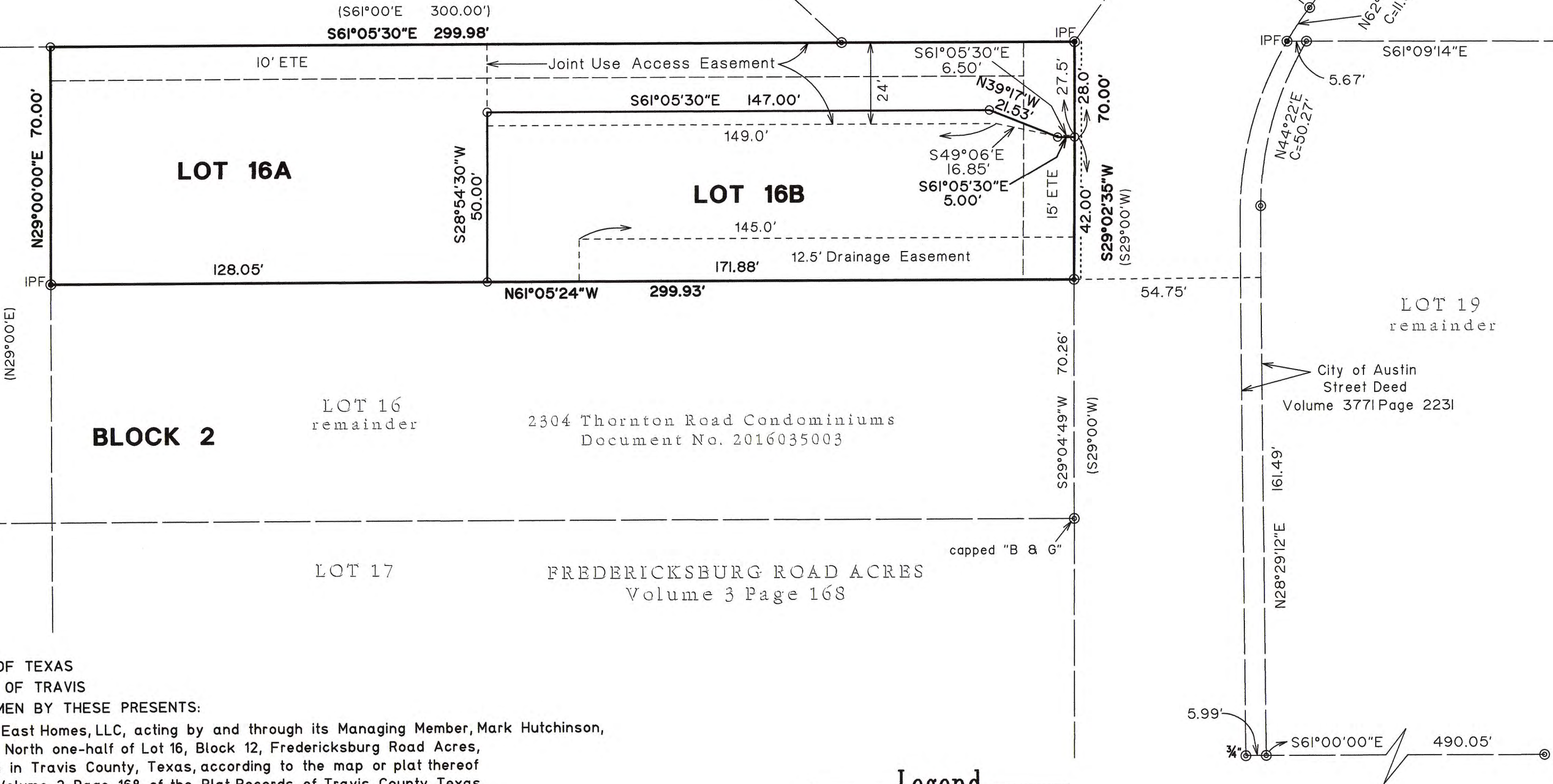
FREDERICKSBURG ROAD ACRES
Volume 3 Page 168

LOT 11

LOT 10

THORNTON ROAD (50')

LOT 18



THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:
That, Happy East Homes, LLC, acting by and through its Managing Member, Mark Hutchinson, owner of the North one-half of Lot 16, Block 12, Fredericksburg Road Acres, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 168 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document No. 2018053720 of the Official Public Records of Travis County, Texas, and 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 portion of Lot 16 in accordance with the attached map or plat to be known as

RESUBDIVISION OF PART OF
LOT 16 BLOCK 2
FREDERICKSBURG ROAD ACRES

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

WITNESS MY HAND this the _____ day of _____, A.D. 2019.

Mark Hutchinson
Happy East Homes, LLC
1901 East 8th Street
Austin, Texas 78702

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned authority, on this the _____ day of _____, A.D., 2019, did personally appear Mark Hutchinson, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein 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 _____, 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 DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

- Legend
- IPF⊙ 1/2" Iron Pipe Found
 - ⊙ 1/2" Iron Rod Found (unless noted)
 - 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
 - Sidewalk
 - ETE = Electric Distribution, Electric Telecommunications and Electric Fiber Easement (Record Dimension)

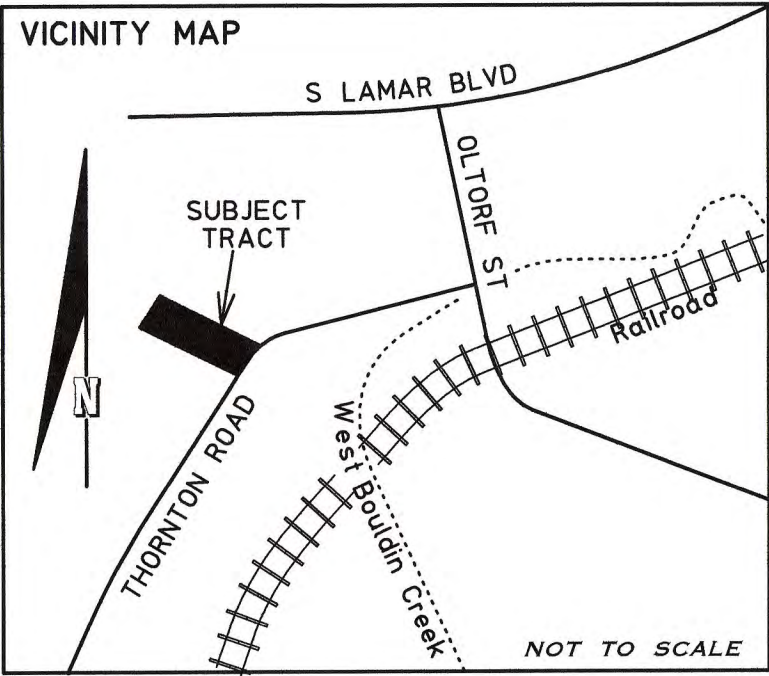
This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the _____ day of _____, 20____.

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

Denise Lucas Acting Director, Development Services Department

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

Jolene Kiobassa, Chair Ana Aguirre, Secretary



RESUBDIVISION OF PART OF
LOT 16 BLOCK 2
FREDERICKSBURG ROAD ACRES

- NOTES:
1. No portion of this subdivision is within the boundaries of any special flood zone area according to the Federal Flood Administration FIRM Panel No.48453C 0585 H, dated September 26, 2008.
 2. All restrictions and notes from the previous subdivision, Fredericksburg Road Acres, recorded in Volume 3 Page 168, Travis County Plat Records, shall apply to this resubdivision plat.
 3. The owner of this subdivision and his or her successors and assigns, assumes responsibilities 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 replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
 4. Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
 5. 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.
 6. 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: Thornton Road. 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 of utility company.
 7. 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.
 8. 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 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.
 9. 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 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.
 10. The owner of this 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 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.
 11. Any relocation of electric facilities shall be at the landowner's/developer's expense.
 12. No lot shall be occupied until the structure is connected to the City of Austin Water and Wastewater Utility System.
 13. All addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street.
 14. Vehicular Access to and from Thornton Road for Lot 16A and one unit on Lot 16B (maximum of three units) shall be provided through the Joint Use Access Easement only. Vehicular Access to and from Thornton Road for only one or two units on Lot 16B shall be provided with a sole driveway outside of the Joint Use Access Easement.
 15. This subdivision is exempt from stormwater detention requirements per Section 1.2.2.G of the City of Austin Drainage Criteria Manual.
 16. Water meters and cleanouts shall not be located in driveways or sidewalks.
 17. Each lot shall have independent water meters and cleanouts and private plumbing shall not cross lot lines. Private lines may cross perpendicularly but otherwise shall not be located within a Public Utility Easement.
 18. Extended or obstructed fire access shall be mitigated with an AFD approved sprinkler system for buildings located on Lot 16A.

THE STATE OF TEXAS x
THE COUNTY OF TRAVIS x
I, Mauricio Quintero-Rangel, 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 portions of Title 25 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge.

Mauricio Quintero-Rangel P.E. 94975
Servant Engineering and Consulting, PLLC
F-16504
12000 Manchaca Road Suite C
Austin, Texas 78748

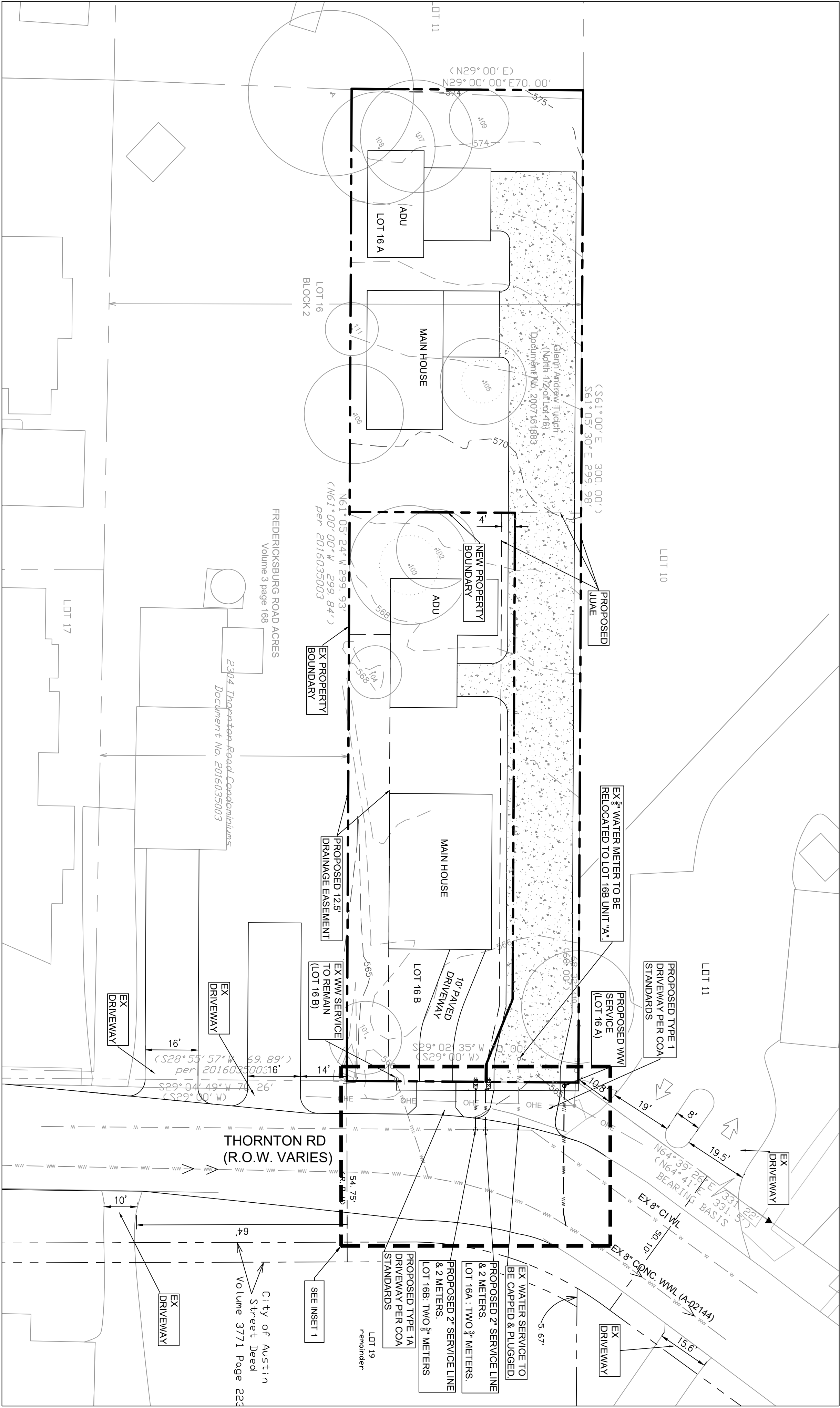
Date

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. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990



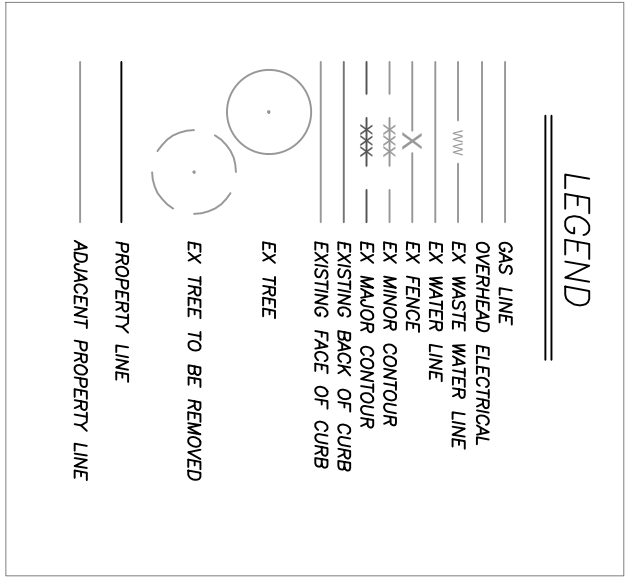
5-15-2019
Date



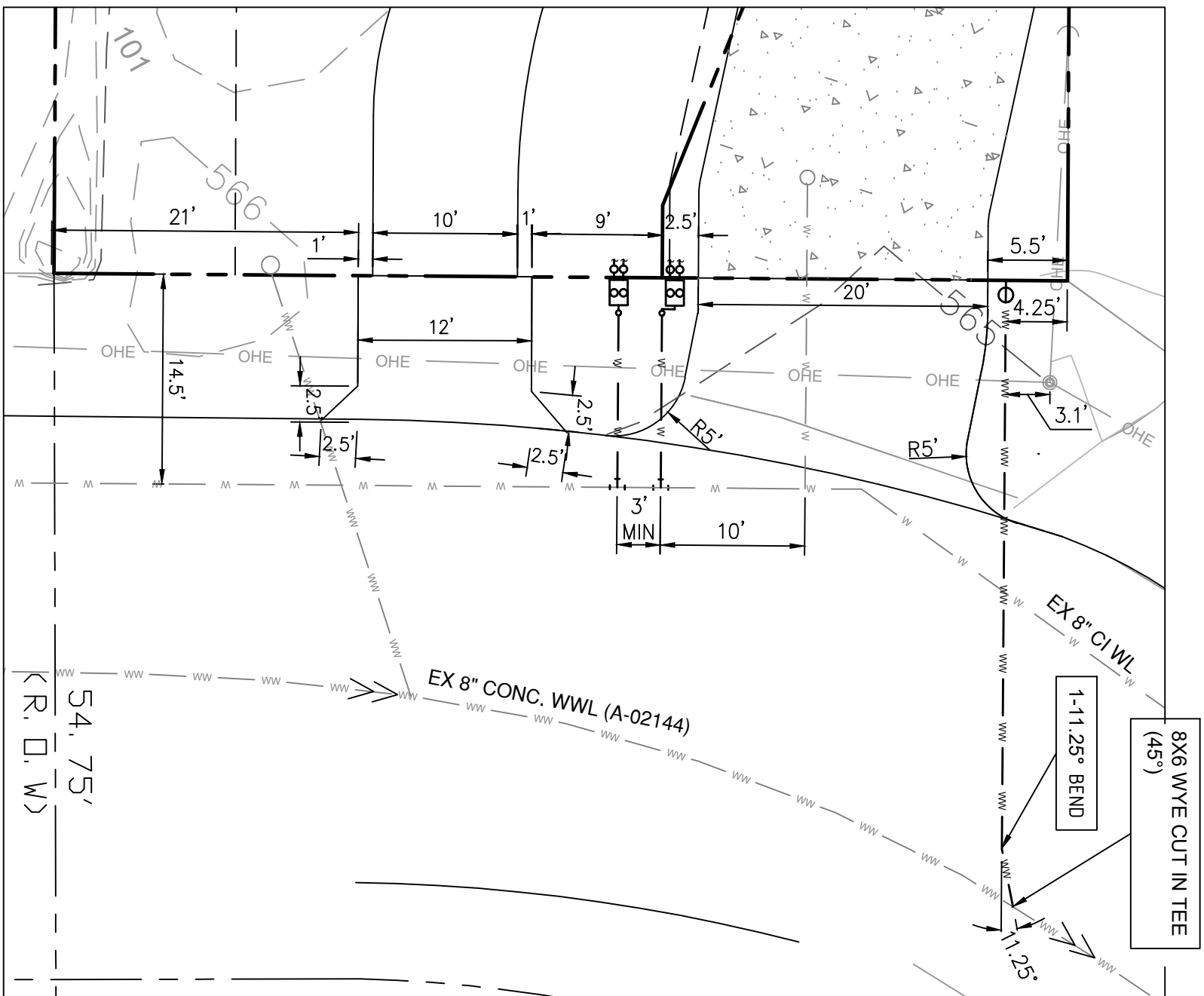
AUSTIN WATER REVIEWED
DATE: 06/22/2019 EXPIRATION DATE: 06/22/2022
Austin Water Representative *[Signature]* Kwanan Mack

Subdivision review only - An engineered tap plan must be submitted to Austin Water for review and approval prior to obtaining a building permit

C8-2018-0116-.0A



TREE LIST	
A	25" Pecan
101	12" Chinberry
102	18" Pecan
103	18" Pecan
104	6" and 8" Chinberry (11" total)
105	13" Live Oak
106	15" Hockberry
107	10" and 12" Ash (17" total)
108	17" Ash
109	9" Ash
110	17" Hockberry
111	8" Hockberry



INSET 1:
DRIVEWAY DIMENSION PLAN
SCALE 1"=10'

NO.	REVISION/CORRECTION	BY	DATE

DATE: 04/24/2019
FILE: 2300 THORNTON
DRAWN: A.O.
SHEET
1
OF 1

DRIVEWAY & UTILITY PLAN
(CONCEPTUAL SITE PLAN)
RESUBDIVISION OF PART OF LOT 16 BLOCK 2
FREDERICKSBURG ROAD ACRES
2300 THORNTON ROAD
AUSTIN, TEXAS 78704



**SERVANT
ENGINEERING
& CONSULTING PLLC**

12000 MANCHACA ROAD, SUITE C
F-16504 AUSTIN, TEXAS 78748 (512) 368-5251 TEL.

