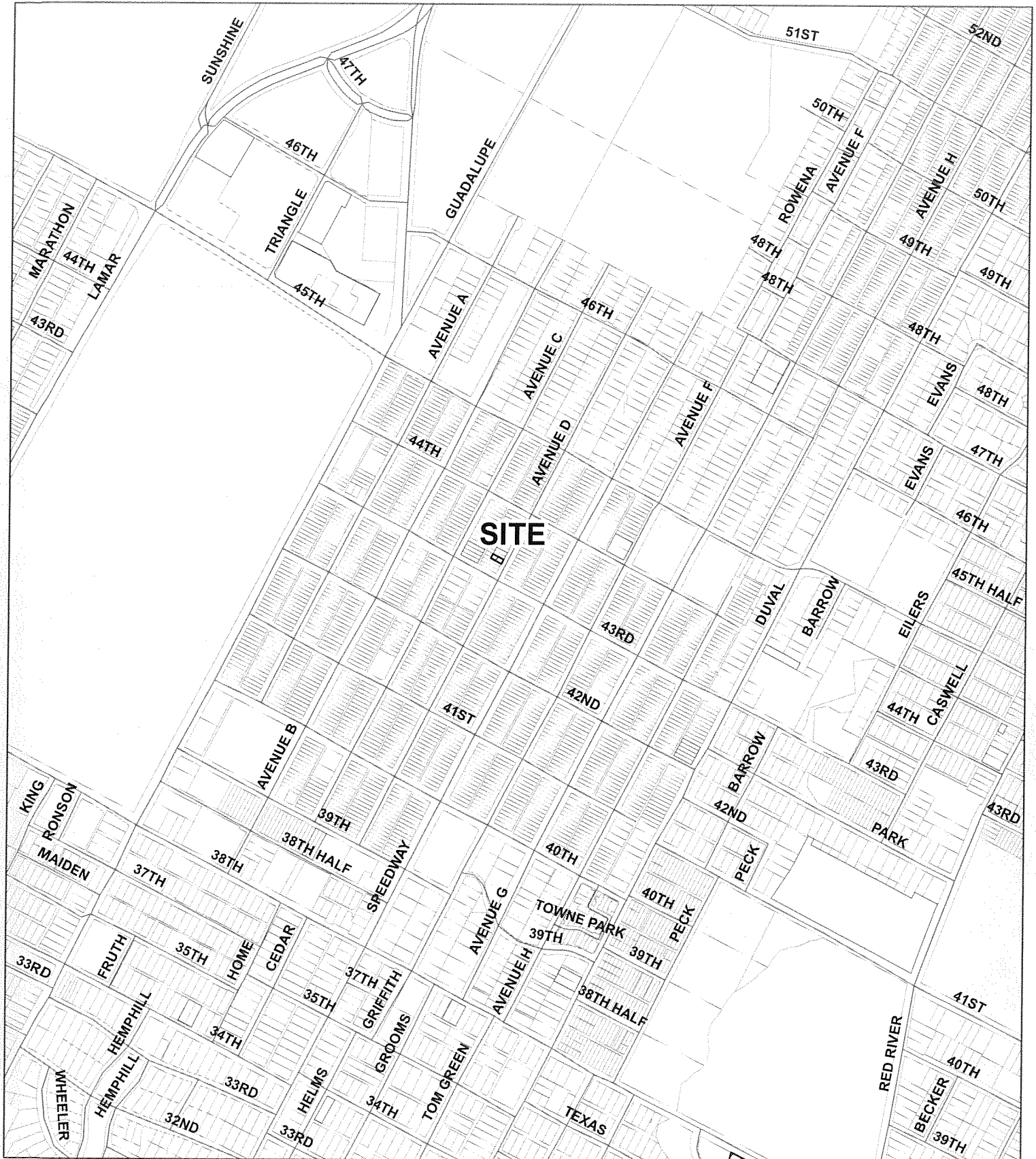


SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0084.0A**P.C. DATE:** October 22, 2019**SUBDIVISION NAME:** Resubdivision of Parts of Lots 19, 20, 21, and 22, Block 13
Hyde Park Addition**AREA:** 0.144 acres**LOT(S):** 1**OWNER/APPLICANT:** GTT Properties, LLC
(G. Tyson Tuttle)**AGENT:** Hector Avila**ADDRESS OF SUBDIVISION:** 4302 Avenue D**WATERSHED:** Waller Creek**COUNTY:** Travis**EXISTING ZONING:** SF-3-HD-HCCD-NP**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** Hyde Park**PROPOSED LAND USE:** Residential**VARIANCES:** none**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Parts of Lots 19, 20, 21, and 22, Block 13 Hyde Park Addition composed of one lot on 0.144 acres. The applicant proposes to resubdivide portions of lots into a one 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#: C8-2019-0081.0A
ADDRESS: 4302 AVENUE D
PROJECT: RESUBDIVISION OF PARTS OF LOTS 19, 20, 21 & 22,
BLOCK 13, HYDE PARK 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
PARTS OF
LOTS 19, 20, 21 AND 22
BLOCK 13
HYDE PARK ADDITION

Plat Preparation Date: March 15, 2018
Application Submittal Date: May 22, 2019

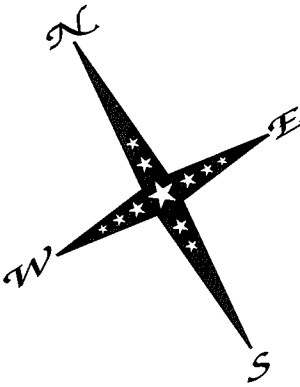
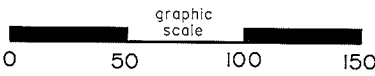
Legend

- ⊙ 1/2" Iron Rod Found
- IPF ⊙ 1/2" Iron Pipe Found (unless noted)
- ⊠ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⊛ Metal Bolt Found

Sidewalk

ETE = Electric Distribution, Electric Telecommunications
and Electric Fiber Easement
(Record Bearing and Distance)

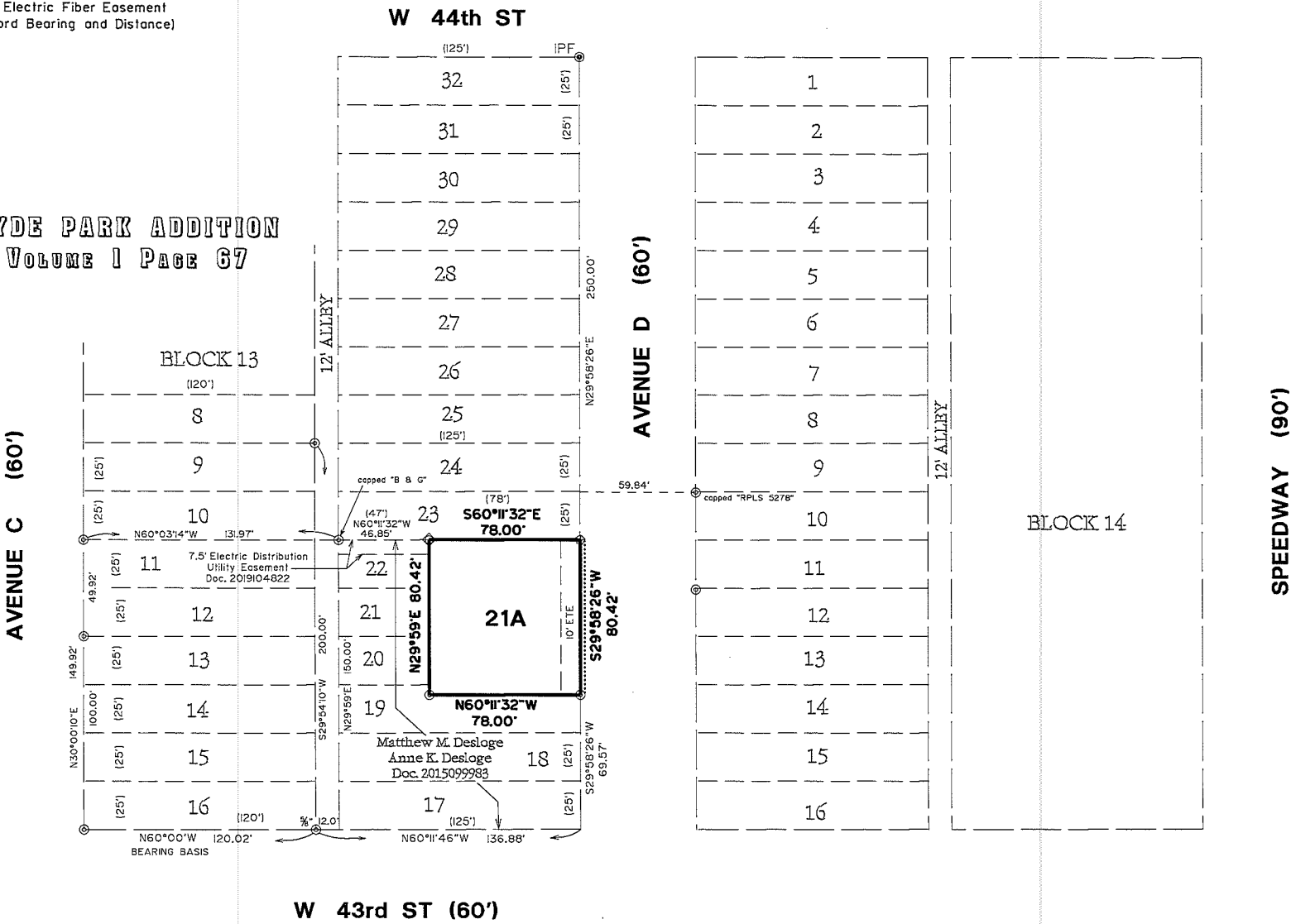
SCALE: 1" = 50'



LOT SUMMARY

Total Number of Lots = 1
Lot 21A = 6,273 Square Feet
= 0.144 Acre
Total Area = 6,273 Square Feet

HYDE PARK ADDITION
Volume 1 Page 67



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

That I, G. Tyson Tuttle, owner of portions of Lots 19, 20 and 21, Block 13, Hyde Park Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1 Page 67 of the Plat Records of Travis County, Texas, as conveyed to me by Warranty Deed recorded in in Document No. 2000048921 of the Official Public Records of Travis County, Texas, and
That, GTT Properties, LLC, acting by and through its Manager, G. Tyson Tuttle, owner of portions of Lots 21 and 22, Block 13, Hyde Park Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1 Page 67 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document No. 2016053964 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 212.015, of the Local Government Code, do hereby resubdivide portions of said Lots 19, 20, 21 and 22 in accordance with the attached map or plat shown hereon pursuant to Chapter 212.014 of the Texas Local Government Code, to be known as

RESUBDIVISION OF PARTS OF LOTS 19, 20, 21 AND 22 BLOCK 13
HYDE PARK ADDITION

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

WITNESS MY HAND this the ____ day of _____, A.D. 20 ____.

G. Tyson Tuttle
individually and as Manager of
GTT Properties, LLC
608 Baylor Street
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 G. Tyson Tuttle, 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 _____

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 0465 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. 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.

18. 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.

19. All restrictions and notes from the previous subdivision, Hyde Park Addition according to the map or plat of record in Volume 1 Page 67 of the Travis County Plat Records, shall apply to this resubdivision plat.

20. 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: Avenue D. 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.

21. All streets will be constructed to City of Austin standards.

22. A variance to Section 25-2-492 (D), of the Land Development Code, was granted by the Board of Adjustment on August 12, 2019, to allow a 1.3 ft. building setback for the existing structures along the West lot line and a 3.1 ft. building setback for the existing structure along the South lot line.

RESUBDIVISION OF
PARTS OF
LOTS 19, 20, 21 AND 22
BLOCK 13
HYDE PARK ADDITION

Plat Preparation Date: March 15, 2018
Application Submittal Date: May 22, 2019

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 Planning Commission of the City of Austin, Texas, this the _____ day of _____, 20____, A.D.

Fayez Kazi Chair Yvette Flores 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.

Denise Lucas Director, Development Services Department

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I 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). I hereby 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 0465 J, dated January 6, 2016.

Kerri Pena P.E. No. 90255
GREEN CIVIL DESIGN, LLC
11130 Jollyville Road
Suite 101
Austin, Texas 78759
(512) 640-6590

Date

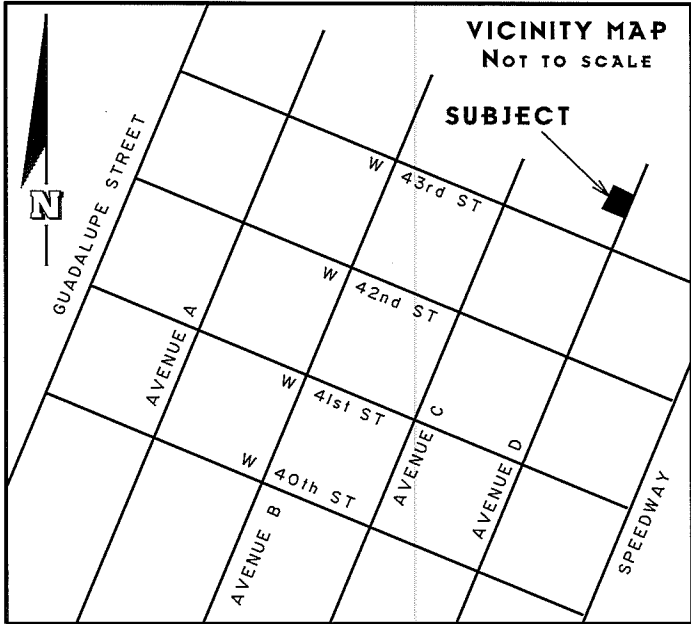
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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

Date

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: C8-2019-0084.0A

Contact: Cesar Zavala, 512-974-3404 or
Addison Ptomey, 512-974-3103

Public Hearing: Planning Commission, October 22, 2019

MATT DESLOGE

Your Name (please print)

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

4300 AVE D

Your address(es) affected by this application



Signature

10/10/19
Date

Daytime Telephone:

512 422 4637

Comments:

Tyson has a lovely little
"cottage court", and as a
bonus we have agreed to
re-route the cottages sewer &
electric to the far side of my
lot. Win-Win!

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