

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0164.0A

P.C. DATE: December 17, 2019

SUBDIVISION NAME: Resubdivision of the West 40 feet of Lot 8, Lot 9 and the East 25 feet of Lot 10, Block I, Violet Crown Heights, Section Two

AREA: 0.57 acres

LOT(S): 3

OWNER/APPLICANT: David Whitworth
Development Company

AGENT: David Whitworth

ADDRESS OF SUBDIVISION: 1506 Ruth Ave.

WATERSHED: Shoal Creek

COUNTY: Travis

EXISTING ZONING: SF-3-NP

JURISDICTION: Full

NEIGHBORHOOD PLAN: Brentwood

PROPOSED LAND USE: Residential

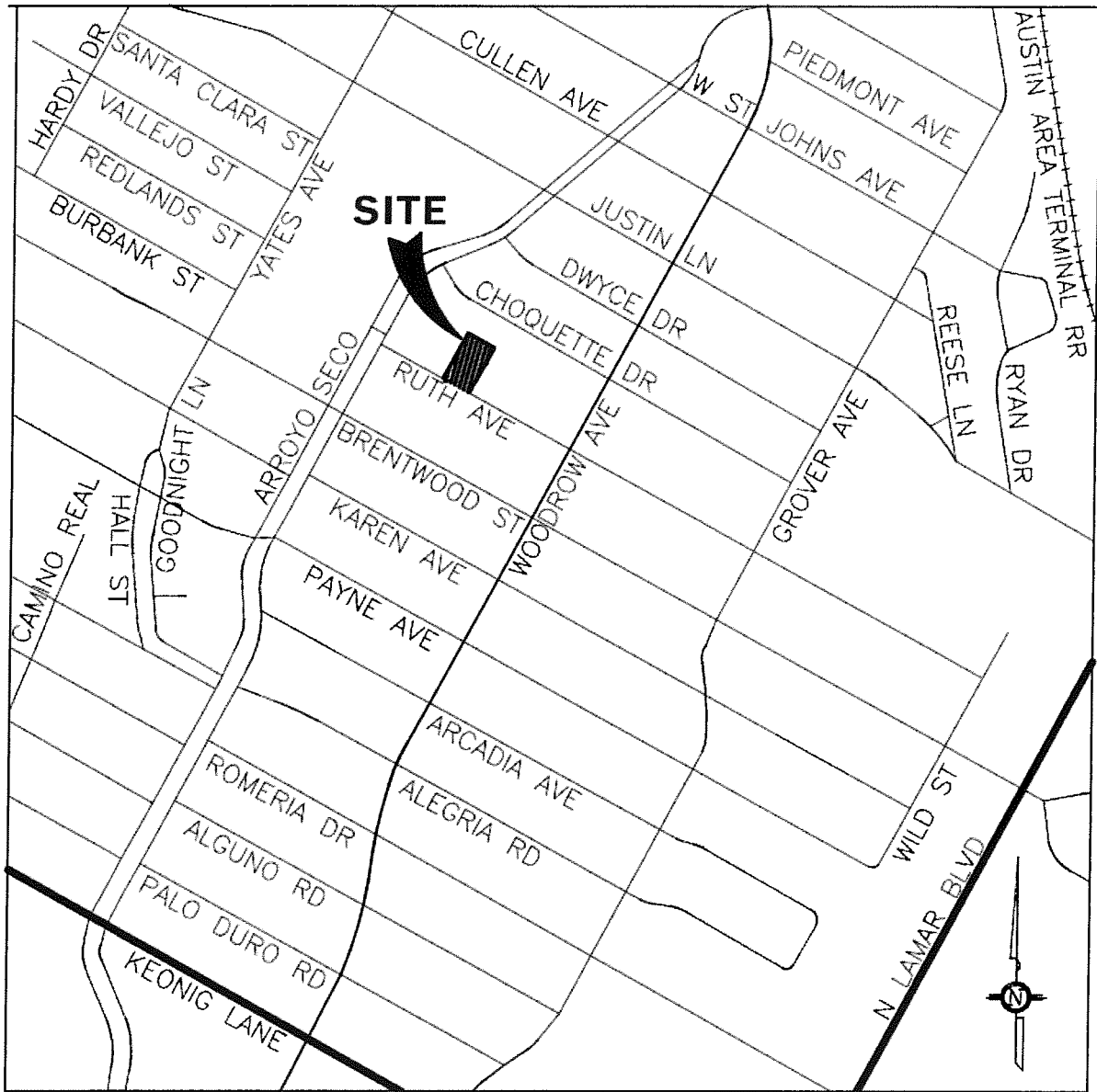
VARIANCES: A variance to section 25-4-175 to allow a residential flag lot has been requested. The applicant is proposing one residential flag lot with this application for Lot B. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin Water Utility, Austin Energy, and the City Arborist to verify there is adequate room for the required utilities and enhanced tree protection on the site. It is the Staff's opinion that the proposed subdivision is compatible with the surrounding development, and is consistent with other flag lots within the Brentwood neighborhood. It should also be noted that there are no known deed restrictions on the site, and a note has been added that requires all addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street for emergency responders. Because the application meets the flag lot criteria as required by the Land Development Code, the Staff recommends approval of the variance.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of the West 40 feet of Lot 8, Lot 9 and the East 25 feet of Lot 10, Block I, Violet Crown Heights, Section Two composed of three lots on 0.57 acres. The applicant is proposing to resubdivide an existing lot and portions of lots into a three lot subdivision for residential uses.

STAFF RECOMMENDATION: If the variance is approved, the staff recommends approval of the plat. With variance approval, this plat would meet all applicable State and City of Austin LDC requirements.

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

PHONE: 512-974-3404



VICINITY MAP

NOT TO SCALE



MEMORANDUM

TO: Members of the Planning Commission

FROM: Cesar Zavala, Planner Senior
Development Services Department

DATE: December 10, 2019

SUBJECT: C8-2018-0164.0A Resubdivision of the West 40 feet of Lot 8, Lot 9 and the East 25 feet of Lot 10, Block I, Violet Crown Heights, Section Two

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175(A)(2) of the Land Development Code to utilize a flag lot design in the resubdivision. In reviewing the variance request, staff evaluated the request based upon the criteria below, (see criteria and staff response):

(i) has provided accessibility for emergency responders;

The application has been reviewed by the Austin Fire Department and AFD staff has determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders.

(ii) has adequate room for required utilities

The applicant has provided a driveway and utility plan for review by the City of Austin Water and Wastewater Department and Austin Energy Department. The reviewers for both departments have determined that the utility/driveway plan has adequate room to provide utility service to both lots and utilities will not cross the proposed new lot lines.

(iii) enhances environmental and tree protection;

The applicant has provided a tree survey to arborist staff with the City of Austin and the arborist have no objections or further recommendations.

(iv) is otherwise compatible with the surrounding neighborhood;

The property is zoned SF-3-NP which allows a minimum lot size of 5,750 square feet. The proposed subdivision will meet the minimum lot size requirement with the lots having a size greater than 7,000 square feet. Additionally, other properties within the Brentwood Neighborhood have been resubdivided using flag lot configurations, such as property located between Burnet Rd, Woodrow Ave, and W. Koenig Lane, as well as property in the Romeria and N. Lamar area.

The immediate area is zoned SF-3-NP which is the appropriate zoning for the proposed use. See the attached Flag Lot Variance Exhibit map and accompanied maps which generally show the development pattern in the immediate vicinity.

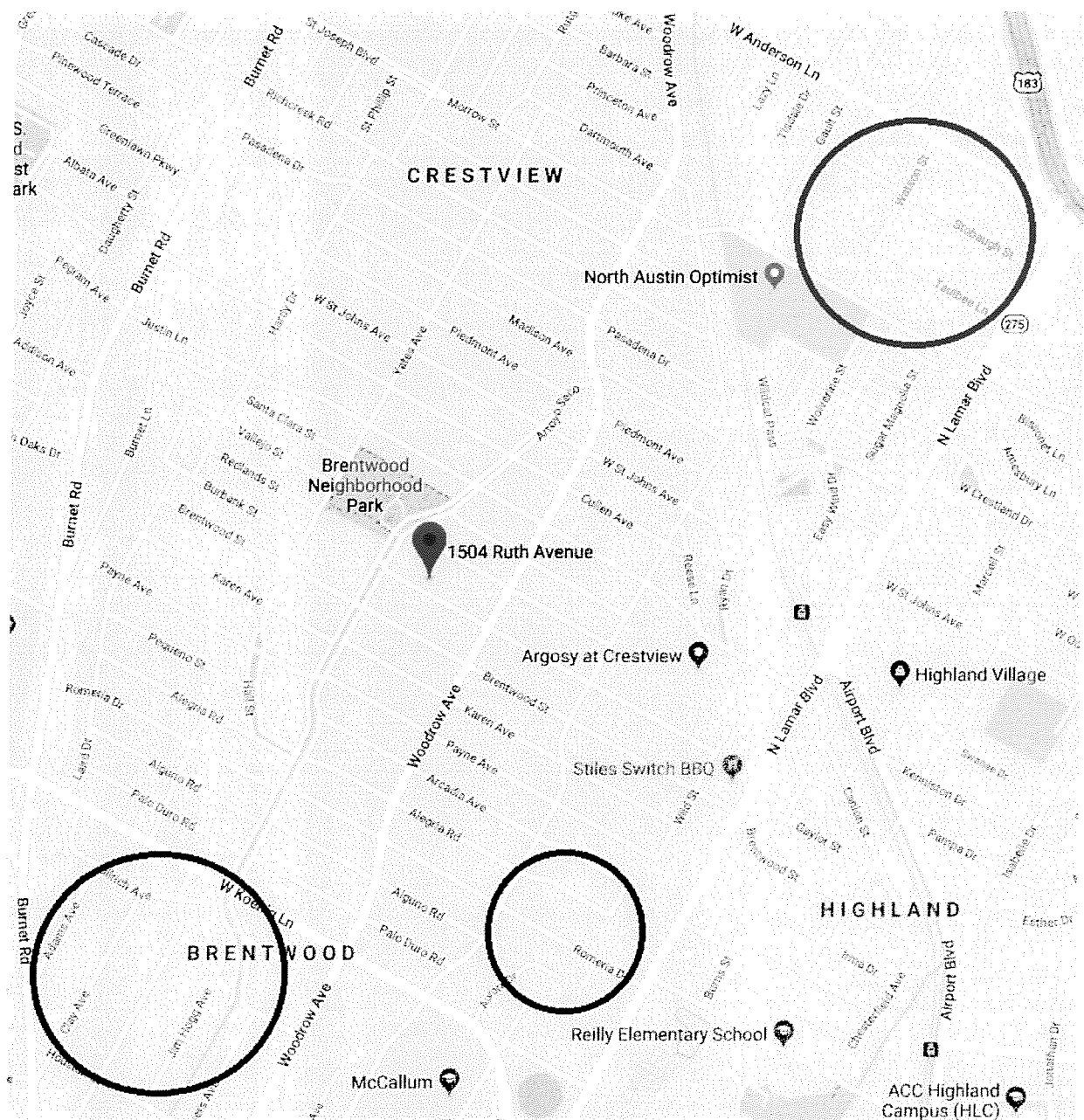
(v) the applicant provides a copy of any existing private deed restrictions;

The applicant has determined that there are no existing private deed restrictions that apply to this property.

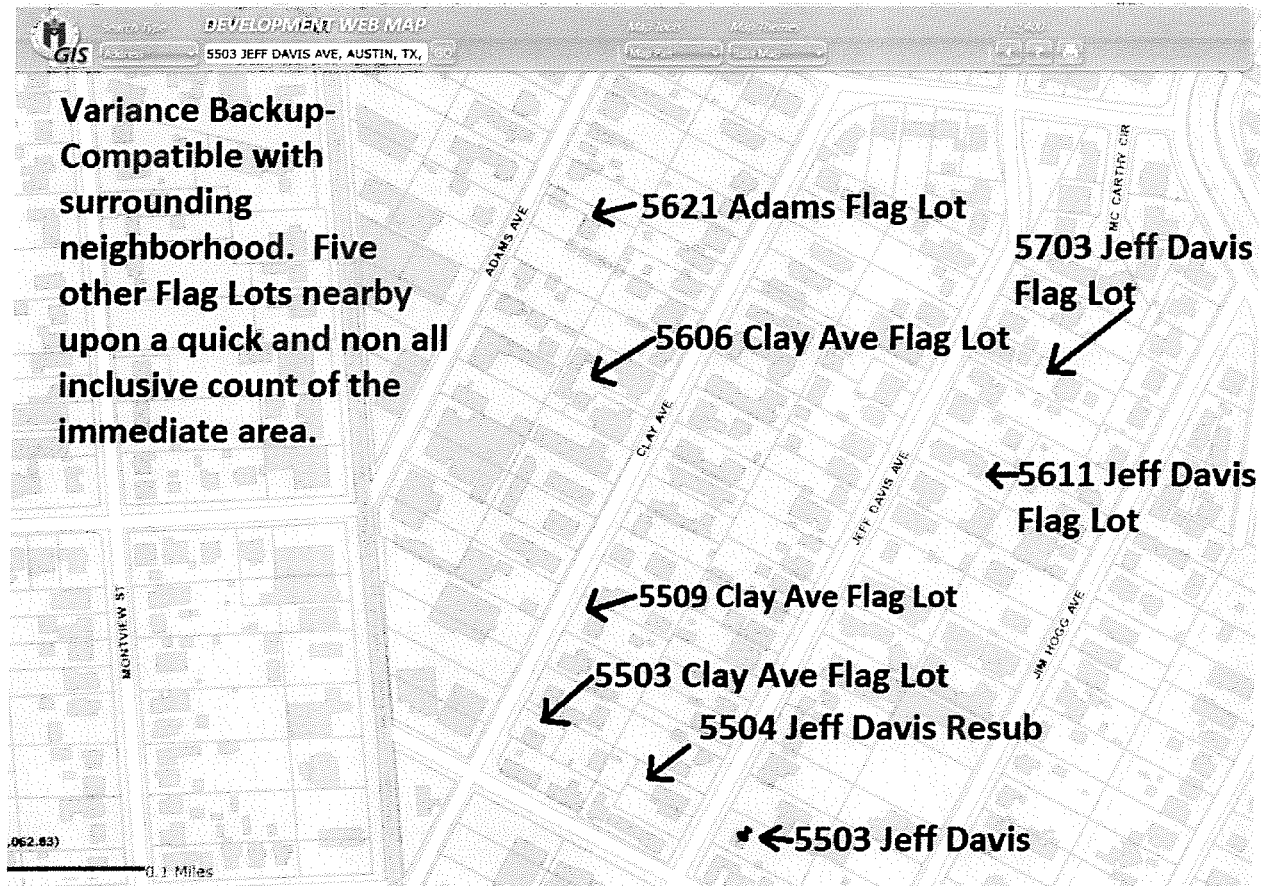
Based upon review of these criteria, staff **recommends** the variance request to develop a flag lot as a part of this resubdivision request.

Flag Lot "Variance" Backup Material: 25 SEPARATE FLAG LOTS NEARBY

Historically very large lots in the Brentwood/Crestview neighborhood that typically deeper than they are wide, have been resubdivided utilizing the flag lot configuration to make use of the ample land square footage for housing that lacks frontage to meet current code. Flag lots are compatible and there is a pattern and history of using the flag lot in Brentwood/Crestview. Furthermore the concept of a house at the back of a lot is well established and allowed by code with the adu ordinance. The resulting lot sizes are all large legal lots more than sufficient for housing and meet all code.



Brentwood South of Koenig-



Brentwood North of Koenig on Romeria-



Property Profile

Getting Around

Search & Identify Data

Drawing & Measurement

Printing & Reporting

Help



Address Search



Find Review Case



Parcel Search



Permits By
Address



Change visible
map layers



Historic Layers



Point



Query

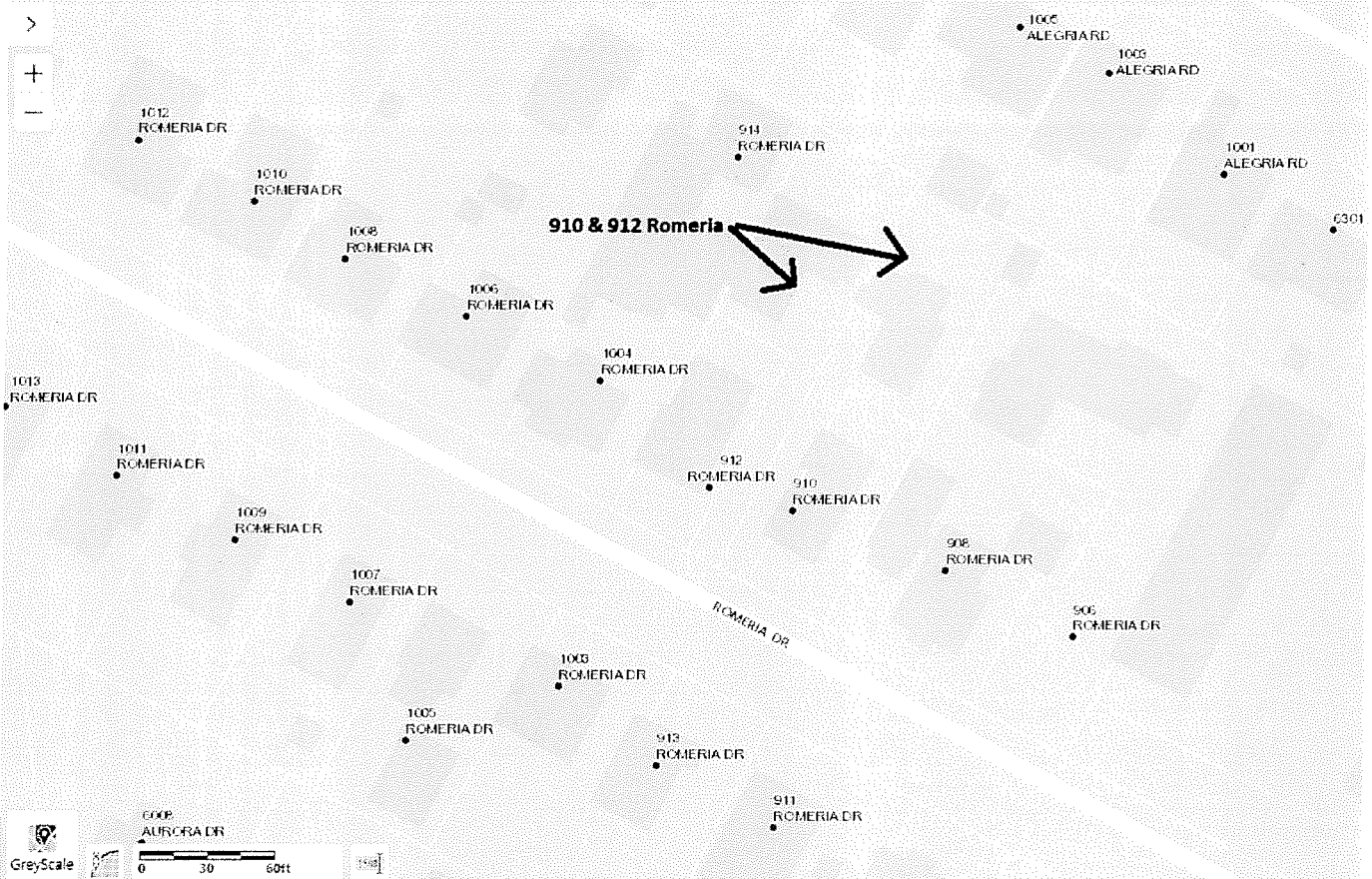


Filter

Search

Find Layers

Find Data



Crestview near Stobaugh/Taulbee-

Home | Printing & Reporting | Help

Change visible map layers

Historic Layers

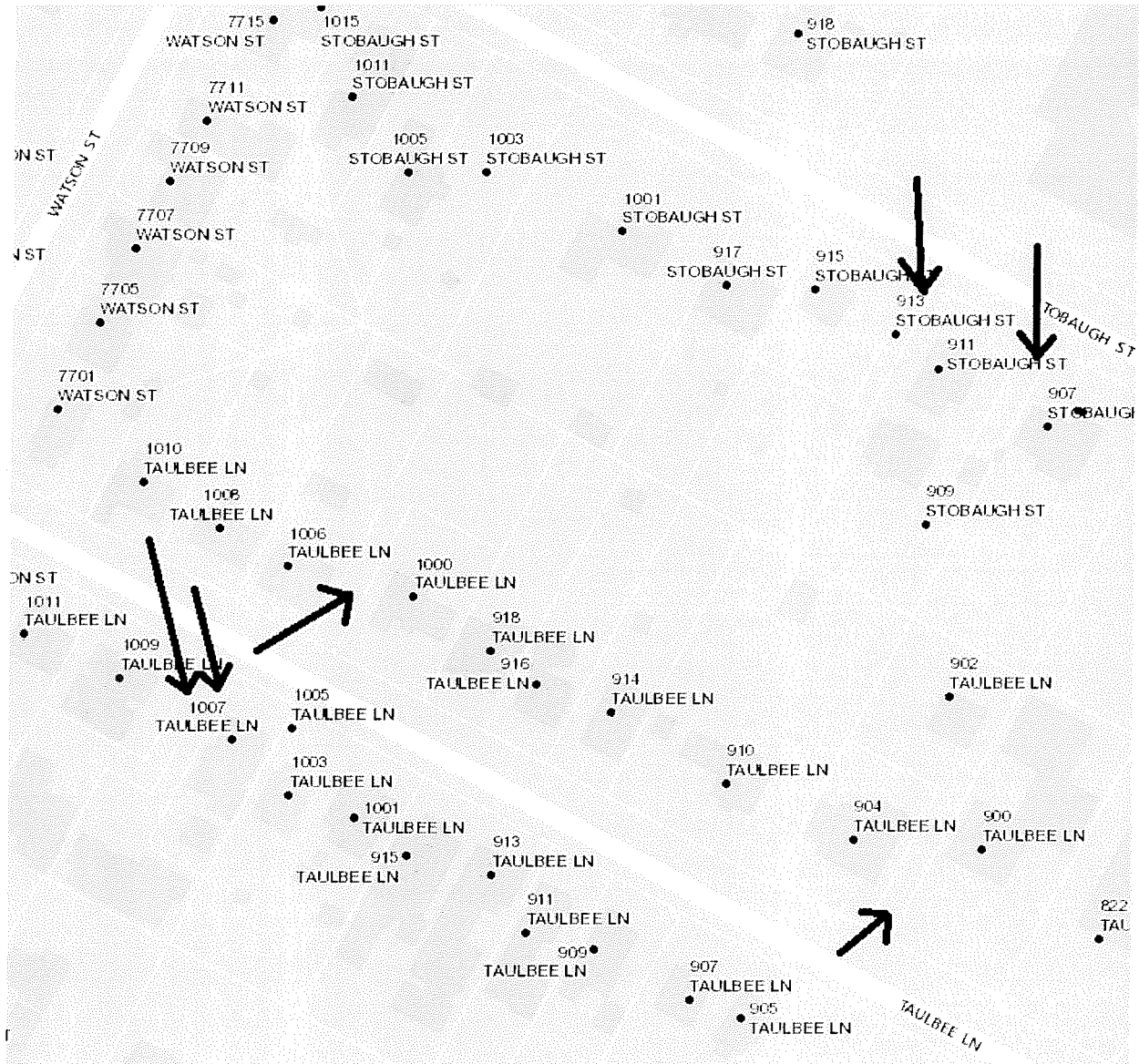
Point

Query

Filter

Find Layers

Find Data



File

Permits By
Address



Change visible
map layers



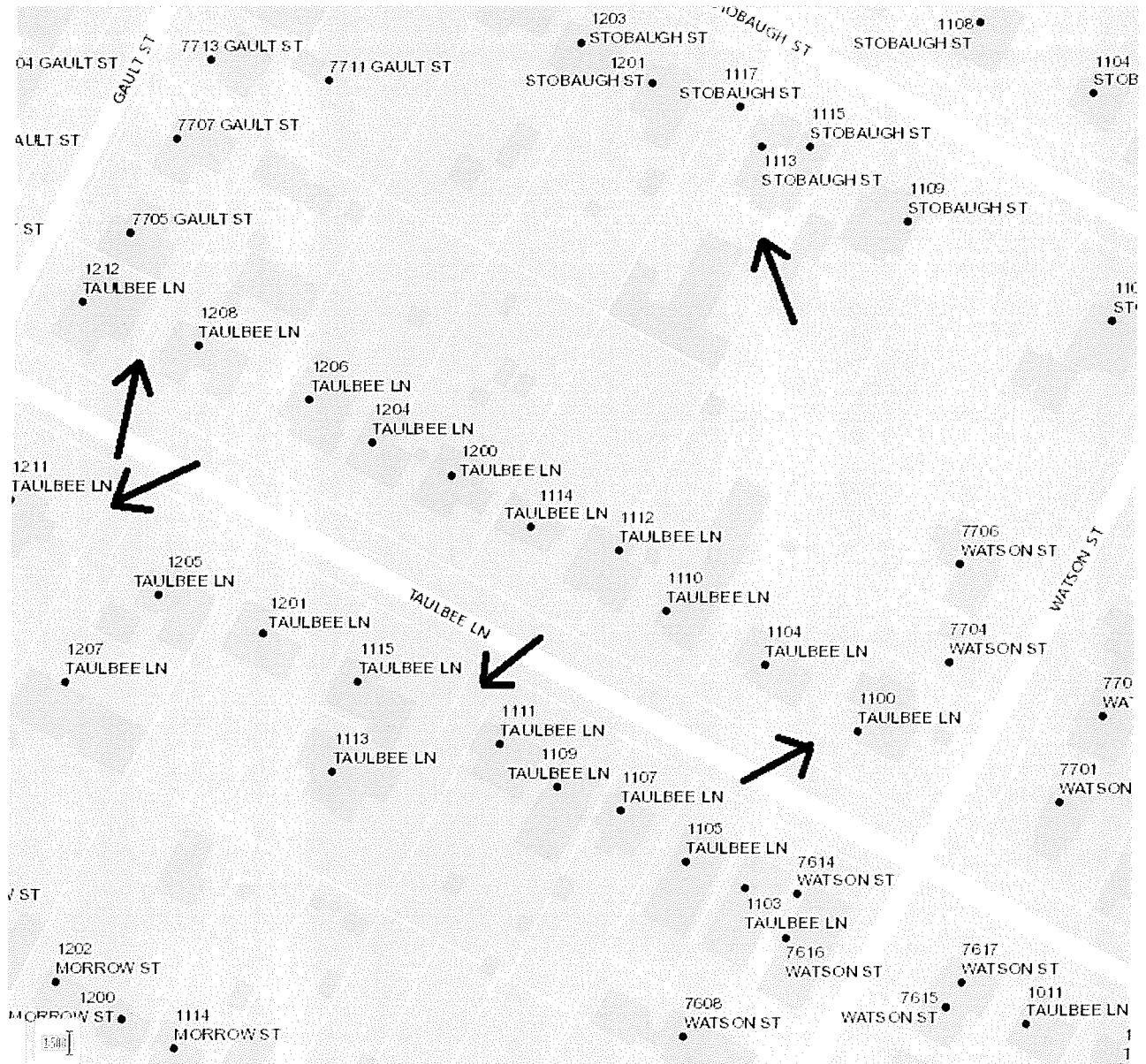
Historic Layers

 Point

 Query

 Filter

Find Data

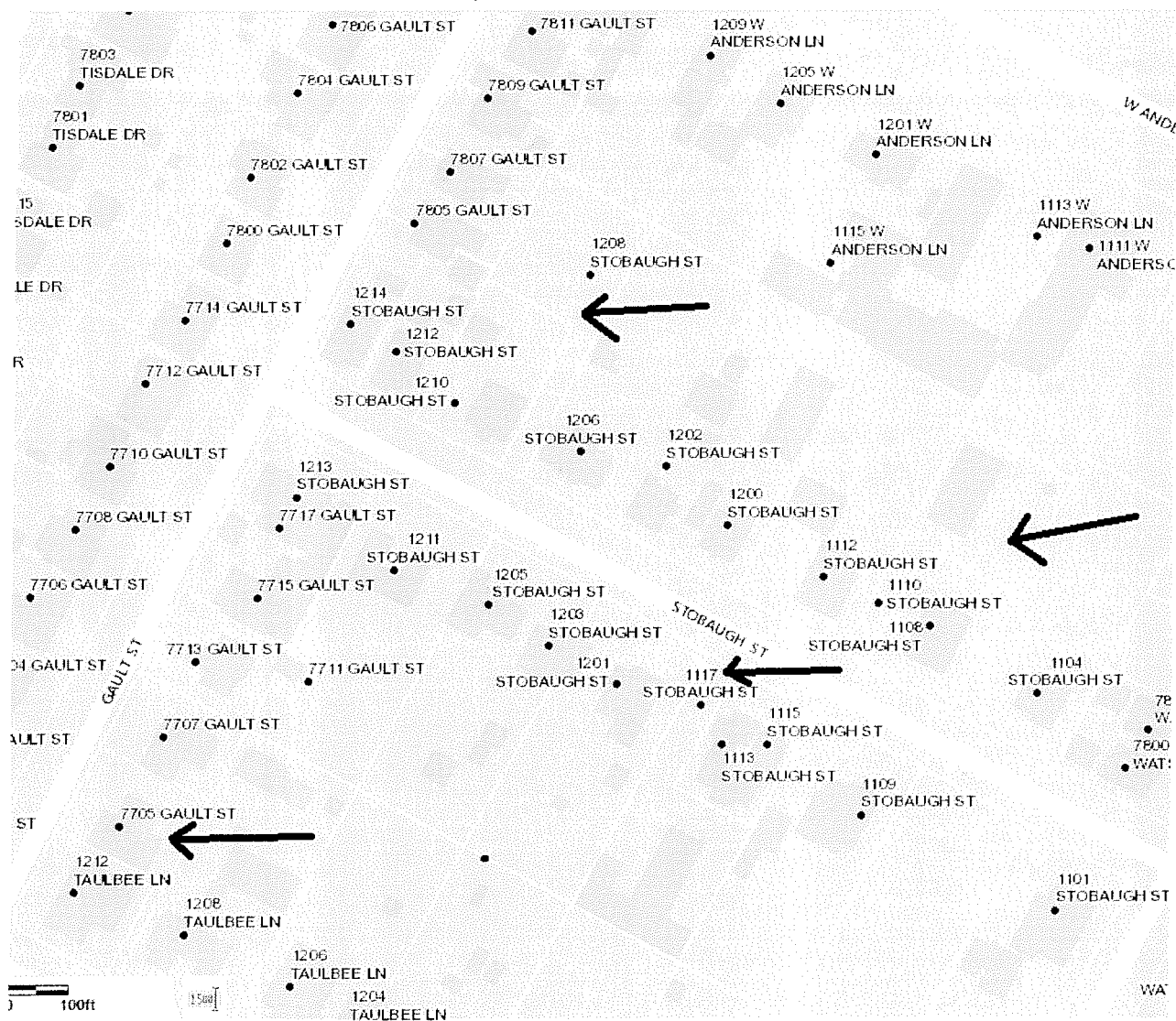


erty Profile

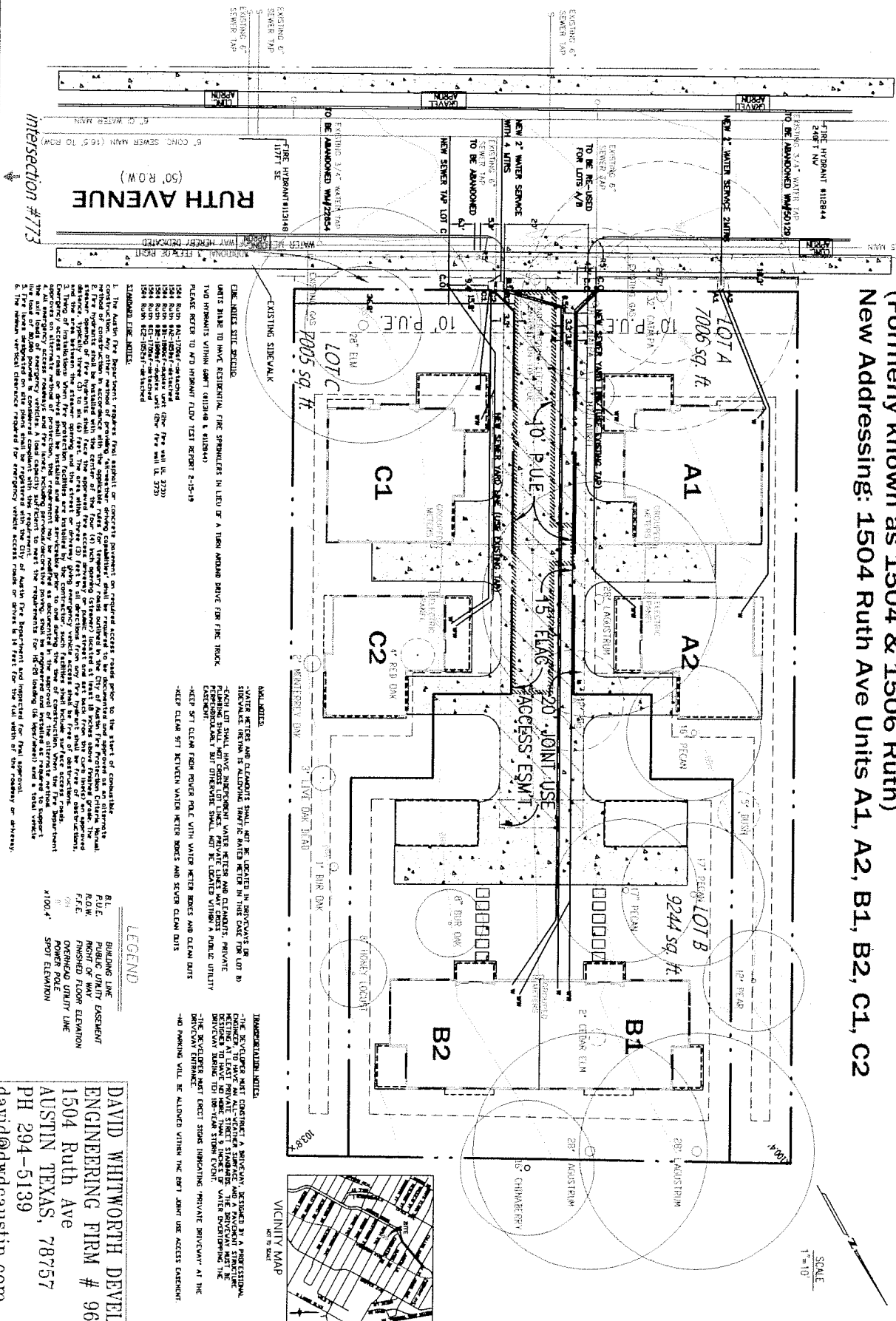
Help



Find Data



Resub W40' lot 8, lot 9, & E25' lot 10 Block 1 Violet Crown Heights Sec 2 Resub
(Formerly known as 1504 & 1506 Ruth)
New Addressing: 1504 Ruth Ave Units A1, A2, B1, B2, C1, C2



**BUILDABILITY EXHIBIT FOR RE-SUB PLAT
FIRE/TRANSPORTATION/TREE/ELECTRIC/W&WW**

DAVID WHITWORTH DEVELOPMENT CO.
ENGINEERING FIRM # 9671
1504 Ruth Ave
AUSTIN TEXAS, 78757
PH 294-5139
David@dwdcaustin.com

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>.

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: C8-2018-0164.0A

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, 512-974-3124

Public Hearing: December 17, 2019 Planning Commission

Your Name (please print)

David Whitworth

☒ I am in favor
☐ I object

Your address(es) affected by this application

1504 + 1506 both Ave

Signature

12/10/19
Date

Daytime Telephone:

Comments:

This 1/2 Acre lot

is a beautiful location

for additional families

+ homes near a school

and a park.

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

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>.

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: C8-2018-0164.0A

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, 512-974-3124

Public Hearing: December 17, 2019 Planning Commission

Karen B. Thormahlen

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

1405 Choquette Dr.

Signature

Date

Daytime Telephone: _____

Comments: _____

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 78767-8310

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>.

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: C8-2018-0164.0A

Contact: Cesar Zavala, 512-974-3404 or

Ramon Rezvanipour, 512-974-3124

Public Hearing: December 17, 2019 Planning Commission

ANTONIO ESPARZA

Your Name (please print)

6706 Woodlake Ave.

Your address(es) affected by this application

Antonia Esparza

Signature

11-29-2019

Date

Daytime Telephone: 512-945-4641

Comments: Water Damage, Environmental Impact
Rising Appraisals of Surrounding home, gentri-
fication, health issues - too many
people in one section.

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

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>.

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: C8-2018-0164.0A
Contact: Cesar Zavala, 512-974-3404 or
Ramon Rezvanipour, 512-974-3124
Public Hearing: December 17, 2019 Planning Commission

Linda Avitt

Your Name (please print)

☐ I am in favor
☒ I object

1500 Brentwood St

Your address(es) affected by this application

Linda Avitt

Signature

12-4-19

Date

Daytime Telephone: 512-468-1542

Comments:

There is already too much parking and traffic in the neighborhood. You can barely drive down some of our streets because of all the cars!

The will definitely contribute to the flooding in Brentwood - something that we have until all these multi-family projects have gone in.

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

RESUBDIVISION OF THE WEST 40' OF LOT 8, LOT 9 AND THE EAST 25' OF LOT 10, BLOCK I, VIOLET CROWN HEIGHTS, SECTION TWO "RESUBDIVISION"

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That David Whitworth Development Company, owner of the west forty (40) feet of Lot 8, all of Lot 9 and the east twenty-five (25) feet of Lot 10, Block I, Violet Crown Heights, Section Two "Resubdivision", a subdivision of record in Volume 5, Page 68, of the Plat Records of Travis County, Texas, conveyed to me in instruments of record in Document No. 2018116507 and Document No. 2018116512, Official Public Records of Travis County, Texas; said property having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014 of the Texas Local Government Code, do hereby resubdivide said lots in accordance with the Plat shown hereon, to be known as:

RESUBDIVISION OF THE WEST 40' OF LOT 8, LOT 9 AND THE EAST 25' OF LOT 10, BLOCK I, VIOLET CROWN HEIGHTS, SECTION TWO "RESUBDIVISION"

and do hereby dedicate to the public, the use of the streets and easements shown thereon, subject to any easements and/or restrictions heretofore granted and not released.

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

DAVID WHITWORTH DEVELOPMENT COMPANY
1504 RUTH AVENUE
AUSTIN, TEXAS 78757

NOTARY'S CERTIFICATE

Before me, the undersigned authority, on this day personally appeared DAVID WHITWORTH, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__, A.D.

Notary Public In and For the State of Texas

Printed Name of Notary
My Commission Expires:_____

ENGINEER'S CERTIFICATION

I, David Whitworth, 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 related portions of the City of Austin Subdivision Ordinance.

No portion of this subdivision is within a special flood hazard area as identified by the Federal Emergency Management Agency as shown on the Federal Flood Insurance Rate Map No. 48453C0455J, dated January 6, 2016.

David Whitworth, P.E. No. 91217
David Whitworth Development Company
1504 Ruth Avenue
Austin, Texas 78757
(512) 294-5139

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TRAVIS §

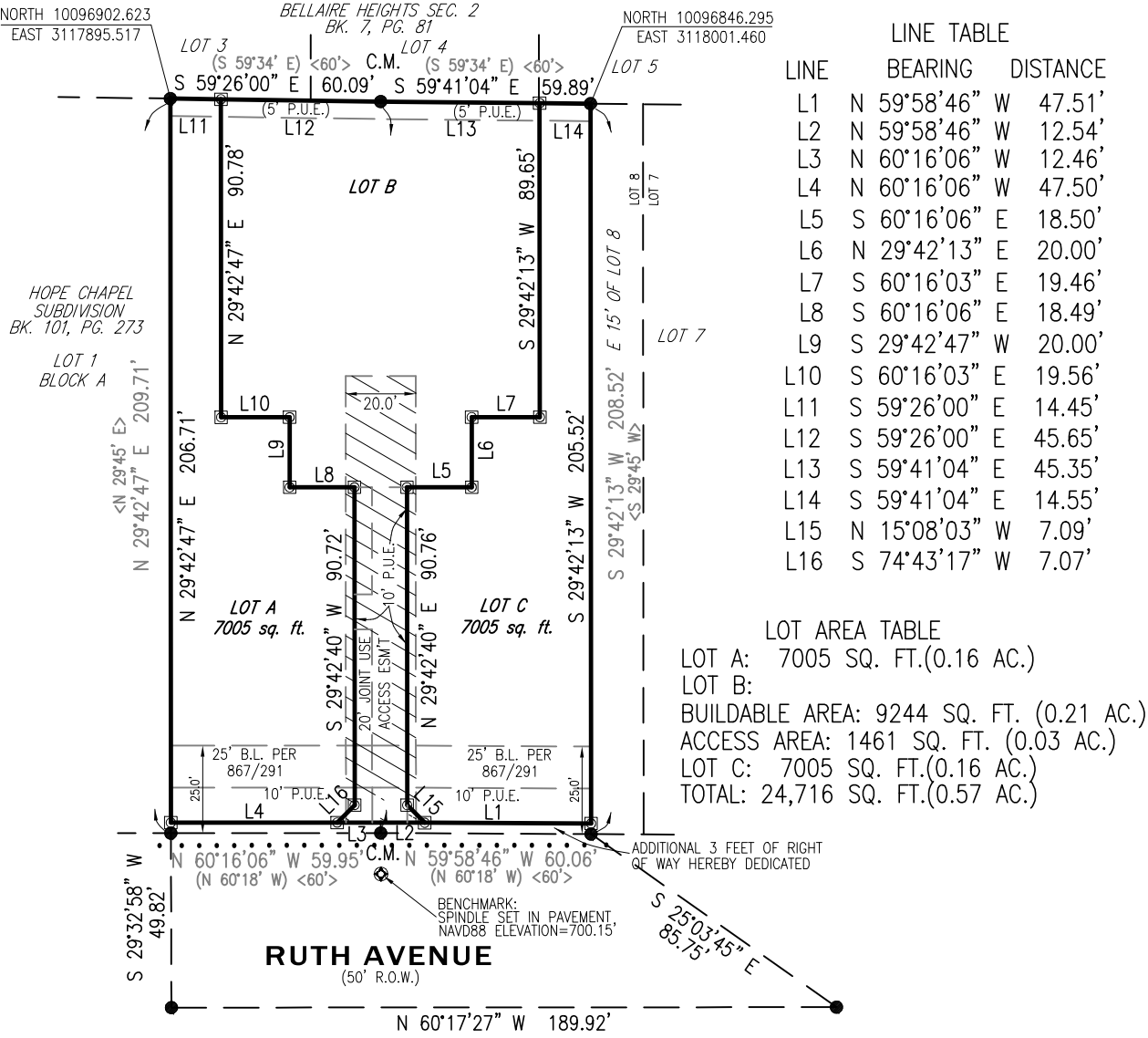
I, Victor M. Garza, am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Travis County, Texas, and Title 25 of the Austin City Code, as amended, and that said plat was prepared from a physical survey of the property under my direct supervision.

Date: 5/24/19
Victor M. Garza
Registered Professional Land Surveyor No.4740,
State of Texas
1404 West North Loop Blvd. Austin, Texas 78756
Phone (512) 458-6969

GENERAL NOTES

- 1. 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.
- 2. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFFS SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- 3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 4. 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.
- 5. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 6. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
- 8. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 9. 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.
- 10. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 11. AUSTIN ENERGY HAS THE RIGHT TO CUT 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.
- 12. 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 EASEMENT 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.
- 13. 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.
- 14. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 15. THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS.
- 16. NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD ADMINISTRATION FIRM PANEL 48453C0455J, DATED JANUARY 6, 2016.
- 17. 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 ENVIROMENTAL CRITERIA MANUAL (ECM).
- 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.

COORDINATES ARE BASED ON NAD 1983
TEXAS STATE PLANE, CENTRAL ZONE



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 59°58'46" W	47.51'
L2	N 59°58'46" W	12.54'
L3	N 60°16'06" W	12.46'
L4	N 60°16'06" W	47.50'
L5	S 60°16'06" E	18.50'
L6	N 29°42'13" E	20.00'
L7	S 60°16'03" E	19.46'
L8	S 60°16'06" E	18.49'
L9	S 29°42'47" W	20.00'
L10	S 60°16'03" E	19.56'
L11	S 59°26'00" E	14.45'
L12	S 59°26'00" E	45.65'
L13	S 59°41'04" E	45.35'
L14	S 59°41'04" E	14.55'
L15	N 15°08'03" W	7.09'
L16	S 74°43'17" W	7.07'

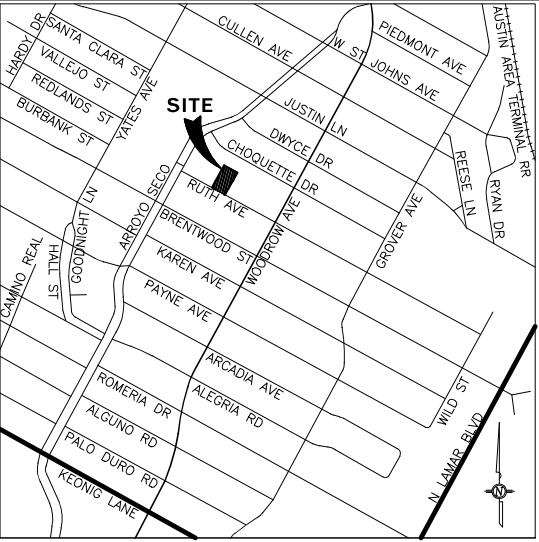
LOT AREA TABLE

LOT A:	7005 SQ. FT.(0.16 AC.)
LOT B:	
BUILDABLE AREA:	9244 SQ. FT. (0.21 AC.)
ACCESS AREA:	1461 SQ. FT. (0.03 AC.)
LOT C:	7005 SQ. FT.(0.16 AC.)
TOTAL:	24,716 SQ. FT.(0.57 AC.)

- 19. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 2 RESIDENCES. NO FEE WAS CHARGED FOR THE 4 EXISTING RESIDENCES.
- 20. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET.
- 21. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, VIOLET CROWN HEIGHTS, SECTION TWO RESUBDIVISION, RECORDED IN BOOK 5, PAGE 68, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- 22. A VARIANCE TO SECTION 25-4-175 OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE PLANNING COMMISSION ON _____.
- 23. SOLE ACCESS TO RUTH AVENUE FOR LOTS A, B AND C SHALL BE PROVIDED THROUGH THE JOINT USE ACCESS EASEMENT.
- 24. VEHICULAR PARKING IS PROHIBITED WITHIN THE 20 FOOT JOINT-USE ACCESS EASEMENT.
- 25. WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
- 26. EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS AND PRIVATE PLUMBING SHALL NO CROSS LOT LINES (UNLESS DEEMED TO SATISFY UPC 609.7 OR UPC 721.2 BY AWU STAFF). PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.
- 27. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON SEPTEMBER 25, 2019, BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR.
- 28. EXTENDED OR OBSTRUCTED FIRE ACCESS SHALL BE MITIGATED WITH AN AFD APPROVED SPRINKLER SYSTEM FOR BUILDINGS ON LOT B.
- 29. 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: RUTH AVENUE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

LEGEND

- 1/2" REBAR FOUND
- 1/2" CAPPED REBAR SET
- SPINDLE FOUND
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- () PER VOL. 5, PG. 68
- C.M. CONTROL MONUMENT
- BM BENCHMARK
- R.O.W. RIGHT OF WAY
- P.O.B. PLACE OF BEGINNING
- OH OVERHEAD UTILITY LINE
- < > POWER POLE
- - - - - CALCULATED FROM RECOD DATA
- EXISTING 4 FT SIDEWALK
- W&WW WATER & WASTEWATER



VICINITY MAP
NOT TO SCALE

STATE OF TEXAS §
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. duly recorded on the ____ day of _____, 20____ A.D., at ____ o'clock ____M. of said County and State in Document Number ____ Official Public Records of Travis County.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK,
this the ____ day of _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

THIS SUBDIVISION PLAT 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 DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, AD.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

FAYEZ KAZI, CHAIR

YVETTE FLORES, SECRETARY

TRAFFIC CONTROL NOTE:

This note is being placed on the plan set in the absence of a temporary traffic control strategy with the full understanding that a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by Right of Way Management Division. Standard Details are not a Traffic Control Plan. The owner/representative further recognizes that a review fee, as prescribed by the most current version is submitted to Right of Way Management Division for review.

The following must be taken into consideration when developing future traffic control strategies:

- Pedestrian and bicycle traffic access must be maintained at all times, unless otherwise authorized by Right of Way Management.
- No Long term lane closures will be authorized, unless Right of Way Management determines that adequate accommodations have been made to minimize traffic impact.
- Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities

REVISED: 11/21/19
REVISED: 08/02/19
REVISED: 05/24/19
REVISED: 03/04/19
REVISED: 11/08/18

JOB #: B0905318_PLAT
DATE: 09/17/18
SCALE: 1"= 50'

CASE # C8-2018-0164.0A
PLAT PREPARATION DATE: 09/17/18
APPLICATION SUBMITTAL DATE: 09/27/18



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00

WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512-458-6969