

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0080.1A.SH
(C8-2017-0303.2A.SH)

Z.A.P. DATE: January 21, 2020

SUBDIVISION NAME: Persimmon

AREA: 14.66 acres

LOT(S): 1

OWNER/APPLICANT: Austin Habitat For Humanity, Inc.
(Andy Alcaron)

AGENT: Dunaway/UDG
(Vanessa Mendez)

ADDRESS OF SUBDIVISION: 7051 Meadow Lake Blvd.

GRIDS: H – 14

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-6

DISTRICT: 2

PROPOSED LAND USE: Multifamily Residential

SIDEWALKS: Sidewalks will be provided along Meadow Lake Blvd.

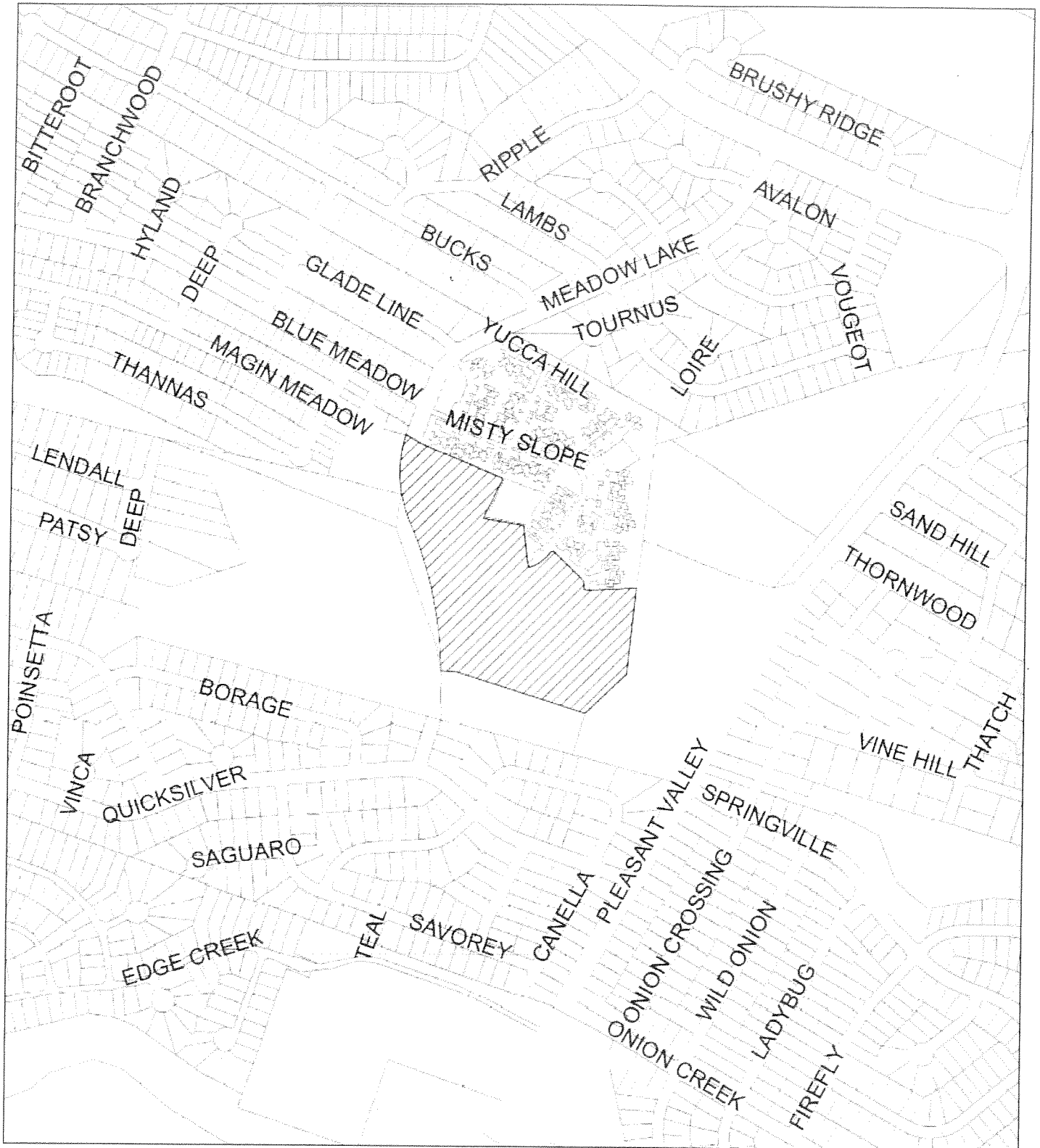
DEPARTMENT COMMENTS: The request is for approval of the final plat with preliminary subdivision namely, Persimmon. The proposed final plat subdivision consists of 1 lot with related right of way on 14.66 acres.



STAFF RECOMMENDATION: The staff recommends approval of the final plat with preliminary subdivision. This plat meets all applicable City of Austin and State Local Government code requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767



-  Subject Tract
-  Base Map

CASE#: C8-2019-0080 **BAISH**
 LOCATION: 7051 MEADOW LAKE BLVD

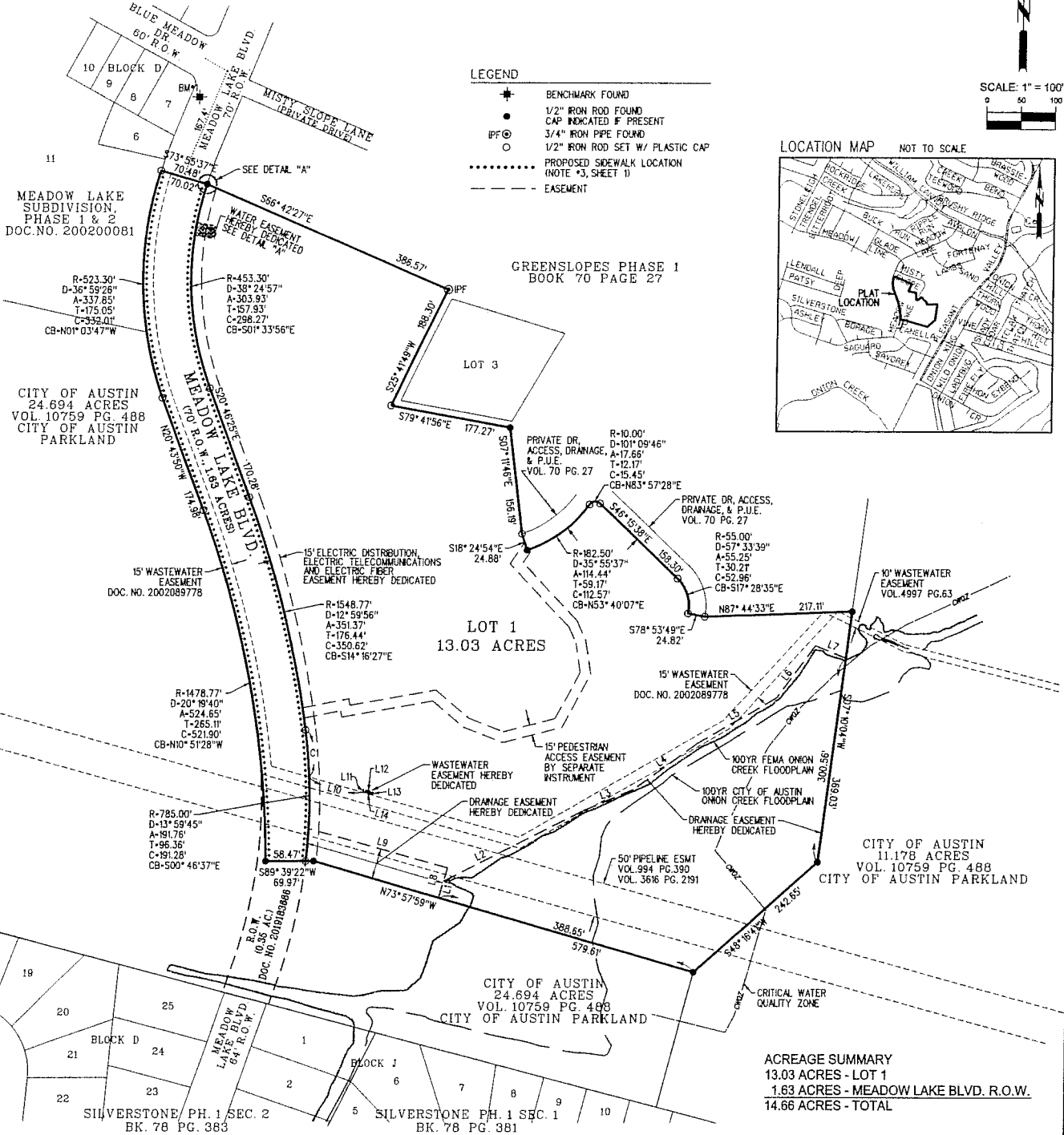
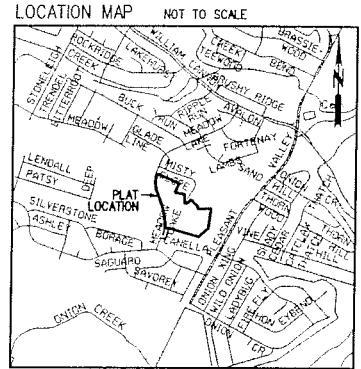
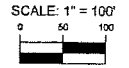
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



PERSIMMON

- LEGEND**
- ◆ BENCHMARK FOUND
 - 1/2" IRON ROD FOUND
CAP INDICATED F. PRESENT
 - IPF ○ 3/4" IRON PIPE FOUND
 - 1/2" IRON ROD SET W/ PLASTIC CAP
(NOTE *3, SHEET 1)
 - PROPOSED SIDEWALK LOCATION
(NOTE *3, SHEET 1)
 - - - - - EASEMENT



CURVE TABLE

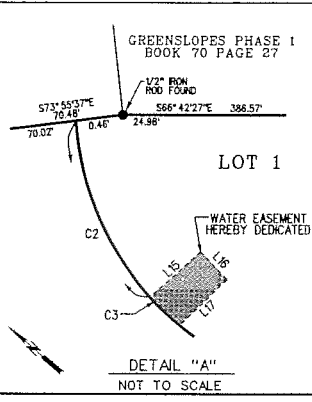
Curve ID	Bearing	Distance
C1	R-785.00'	D-13°59'45"
C2	R-453.30'	D-02°24'53"
C3	R-1478.77'	D-20°19'40"

LINE TABLE

ID	Bearing	Distance
L1	S66°21'W	25.43'
L2	S62°59'41"W	226.98'
L3	S66°46'29"W	80.03'
L4	S53°55'9"W	114.90'
L5	S59°49'22"W	134.13'
L6	S36°31'6"W	94.81'
L7	S67°48'32"E	47.64'
L8	S16°21'W	45.47'
L9	N74°31'53"W	211.54'
L10	S74°13'0"E	81.49'
L11	N15°46'59"E	5.00'
L12	S74°13'0"E	15.00'
L13	S15°46'59"W	5.00'
L14	N74°13'0"W	15.00'
L15	S80°45'00"E	30.09'
L16	S09°15'00"W	19.10'
L17	N80°45'00"W	30.05'

BEARING BASIS:
THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE. ALL BEARINGS, DISTANCES AND ACREAGES SHOWN HEREON RELATE TO THIS DATUM AND GRID COORDINATE SYSTEM.

BENCHMARK INFORMATION:
BM #1
SQUARE SET ATOP OF CURB RETURN AT SOUTHWEST CORNER OF MEADOW LAKE BLVD AND BLUE MEADOW DRIVE, BEING 50.4 FEET SOUTHWESTERLY ALONG THE CENTERLINE FROM THE INTERSECTION OF SAID STREETS AND 22.8 FEET NORTHWESTERLY TO A SQUARE CUT. ELEVATION 587.07 (NAVD88/ GEODN12A)



DUNAWAY UG
TX Registered Engineering Firm #F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252
TBPLS 10065900

PERSIMMON

APPLICATION SUBMITTAL DATE: 01/23/2019
ORIGINAL PREPARATION DATE: 10/12/2017

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT AUSTIN HABITAT FOR HUMANITY, INC. BEING THE OWNER OF THAT CERTAIN 14.6548 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT A-24 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED RECORDED IN DOCUMENT NO. 2013094920 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 14.6548 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS: PERSIMMON AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE 8 DAY OF January 2020, A.D.

Phyllis Snodgrass
PHYLLIS SNOGRASS, FOR:
AUSTIN HABITAT FOR HUMANITY, INC.
500 W BEN WHITE BLVD
AUSTIN, TX 78704-7030

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANY ALARCON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS 25 DAY OF January 2020, A.D.

Notary Public, State of Texas
Patricia Farr
PRINTED NAME
NOTARY NUMBER 129340284



March 11, 2021
MY COMMISSION EXPIRES

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE ___ DAY OF ___ 20__

JOLENE KIOLBASSA, CHAIR ANA AGUIRRE, SECRETARY

THE STATE OF TEXAS
THE 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 ___ 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 NO. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ___ DAY OF ___ 20__ A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

GENERAL NOTES:

- 1. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
3. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG MEADOW LAKE BLVD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. SIDEWALKS SHALL BE IN PLACE PRIOR TO LOTS 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.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
7. 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 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.
8. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
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 REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
10. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
11. 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-B, 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 ELECTRICAL 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.
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 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.
14. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCE 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.
15. 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. 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.
16. 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.
17. 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 AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT 1 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
18. LOT 1 SHALL BE TRANSECTED BY A MINIMUM 15 FT PUBLIC ACCESS EASEMENT FOR A MINIMUM 5 FT SIDEWALK CONNECTING MEADOW LAKE BLVD WITH THE EXISTING ACCESS EASEMENT WITHIN THE ADJACENT GREENSLOPES SUBDIVISION. CONSTRUCTION OF THE 5 FT SIDEWALK SHALL COMPLY WITH CITY OF AUSTIN STANDARDS. ALIGNMENT AND DESIGN OF THE 5 FT SIDEWALK SHALL BE REVIEWED AND APPROVED WITH THE SITE PLAN APPLICATION. DEDICATION OF THE 15 FT PUBLIC ACCESS EASEMENT BY SEPARATE INSTRUMENT SHALL OCCUR PRIOR TO SITE PLAN APPROVAL.
19. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES, NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE ___ OF THE CITY OF AUSTIN ON THIS THE ___ DAY OF ___ 20__

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ___ DAY OF ___ 20__ A.D.

SYLVIA LIMON FOR DENISE LUCAS, ACTING DIRECTOR DEVELOPMENT SERVICES DEPARTMENT

ENGINEER'S CERTIFICATE:

I, JOHN NOELL, 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 TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS LOCATED WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD HAZARD AREA, AS INDICATED ON FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0595J, DATED 1/6/2016.

Signature of John Noell, 1-8-20

JOHN NOELL, P.E. NO. 42657
DUNAWAY/JDG
TEXAS FIRM # F-1114
5707 SOUTHWEST PKWY.
Bldg. 2, STE. 250
AUSTIN, TEXAS, 78735
(512) 396-8252



SURVEYOR'S CERTIFICATE:

I, JOHN NOELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

Signature of John Noell, 1-8-20

JOHN NOELL
REGISTERED PROFESSIONAL
DUNAWAY/JDG
TEXAS FIRM # F-1114
LAND SURVEYOR NO. 2433
TEPLS FIRM NO. 10065900



DUNAWAY/JDG
TX Registered Engineering Firm #F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252
TBPLS 10065900

GENERAL NOTES continued:
20. AN EXEMPTION TO THE PARKLAND DEDICATION ORDINANCE HAS BEEN GRANTED FOR 126 CERTIFIED AFFORDABLE DWELLING UNITS. THE PARKLAND DEDICATION ORDINANCE IS SUBJECT TO ENFORCEMENT IF THIS DEVELOPMENT NO LONGER COMPLES WITH AFFORDABLE HOUSING REQUIREMENTS SET FORTH IN THE APPROVAL FROM THE NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT