

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2018-0184.0A

**P.C. DATE:** February 11, 2020

**SUBDIVISION NAME:** Govalle Resubdivision, a resubdivision of a portion of Lot 1, Block 1, EC Goodwin Subdivision

**AREA:** 0.333 acres

**LOT(S):** 2

**OWNER/APPLICANT:** Ross Matthew  
Joshua Ross

**AGENT:** Civiltude  
(Eyad Kasemi)

**ADDRESS OF SUBDIVISION:** 3710 Govalle

**GRIDS:** ML22

**COUNTY:** Travis

**WATERSHED:** Boggy Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3-NP

**DISTRICT:** 3

**NEIGHBORHOOD PLAN:** Govalle

**PROPOSED LAND USE:** single-family

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Resubdivision of a portion of Lot 1, Block 1, EC Goodwin Subdivision. The proposed plat is composed of 2 lots on 0.333 acres. The applicant proposes to resubdivide an existing lot into two lots. The proposed use is single-family residential. All City of Austin utilities are available. The proposed lots will take access to Govalle Ave. The developer is responsible for all costs associated with any required improvements.

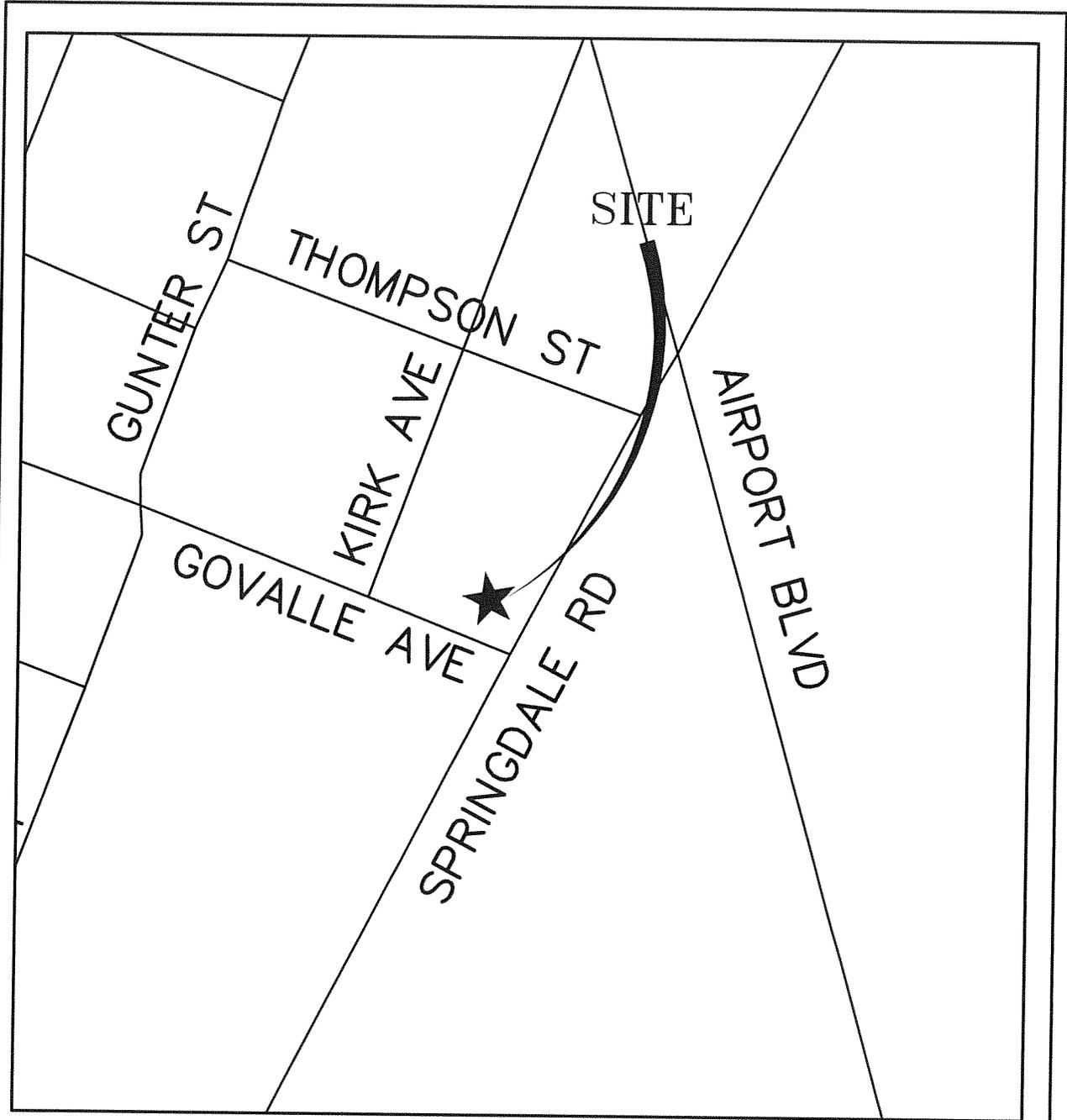
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

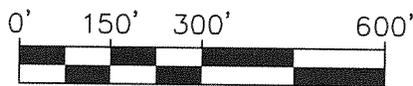
**PHONE:** 512-974-2786

**E-mail:** [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)



LOCATION MAP

GRID: L22  
MAPSCO: 586X

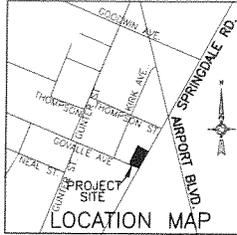


SCALE: 300'

NOTES

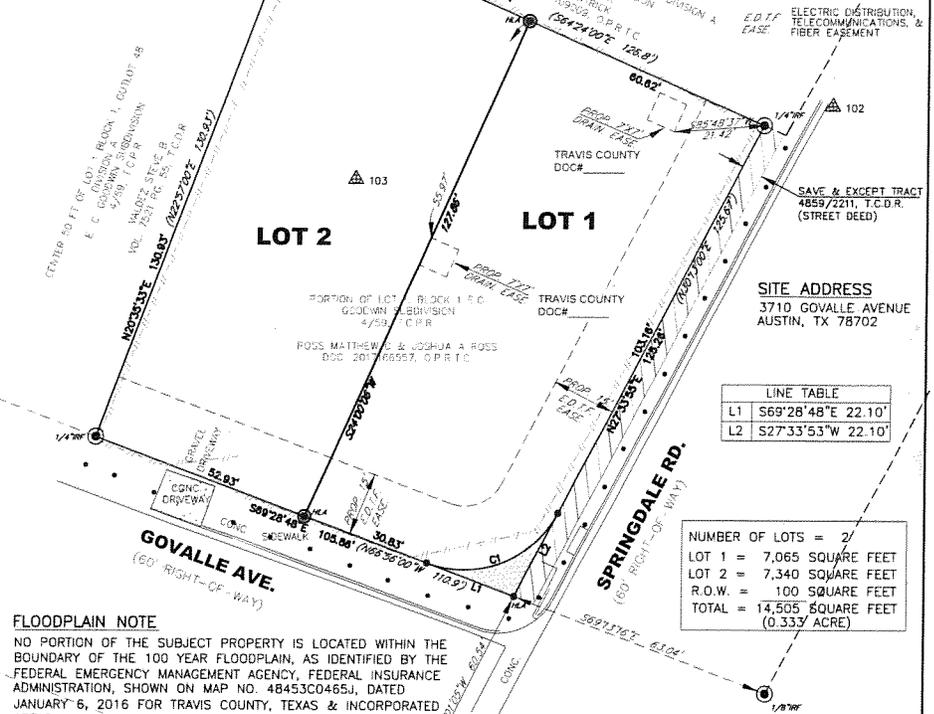
RESUBDIVISION OF PORTION OF LOT 1, BLOCK 1 E.C. GOODWIN SUBDIVISION CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

- 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.
3. 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.
4. 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 TO THE BUILDING AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
5. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR.
6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION.
7. 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.
8. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION.
9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
10. 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.
11. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
12. ALL STREETS, DRAINAGE, EROSION CONTROLS, WATER AND WASTE-WATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
13. 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: SPRINGDALE ROAD, GOVALLAVE THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED.
14. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES.
15. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/ DEVELOPER'S EXPENSE.
16. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
17. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
18. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, GEORGE L. ROBERTSON SUBDIVISION OF OUTLOT 2 & 3, DIVISION B, SHALL APPLY TO THIS RESUBDIVISION PLAT.
19. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 2 RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING 2 RESIDENCES.
20. VEHICULAR ACCESS TO AND FROM SPRINGDALE ROAD FOR LOT 1 IS PROHIBITED.
21. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
22. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
23. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
24. 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 & 2 BLOCK 1 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.



CURVE TABLE with columns: NO., RADIUS, DELTA, ARC, CHORD. Row 1: 25.00', 82°57'17", 36.20', 569'02'34"W, 33.12'

LEGEND listing symbols for IRON ROD FOUND, IRON PIPE FOUND, IRON ROD SET WITH 'HEAL LEE' CAP, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TRAVIS COUNTY PLAT RECORDS, TRAVIS COUNTY DEED RECORDS, PROPOSED SIDEWALK, ELECTRIC DISTRIBUTION, TELECOMMUNICATIONS, & FIBER EASEMENT.



LINE TABLE with columns: LOT, BEARING, DISTANCE. Row 1: L1 569'28'48"E 22.10'. Row 2: L2 527'33'53"W 22.10'

NUMBER OF LOTS = 2/
LOT 1 = 7,065 SQUARE FEET
LOT 2 = 7,340 SQUARE FEET
R.O.W. = 100 SQUARE FEET
TOTAL = 14,505 SQUARE FEET (0.333 ACRE)

FLOODPLAIN NOTE
NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARY OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, SHOWN ON MAP NO. 48453C0465J, DATED JANUARY 6, 2016 FOR TRAVIS COUNTY, TEXAS & INCORPORATED AREAS.

STATE OF TEXAS COUNTY OF TRAVIS KNOW ALL MAN BY THESE PRESENTS: THAT ROSS MATTHEW C & JOSHUA A ROSS, BEING OWNERS OF PART OF LOT 1, BLOCK 1, OUTLOT 48, DIVISION A, OF E.C. GOODWIN SUBDIVISION, A SUBDIVISION OF RECORD IN VOL. 4 PG. 59 OF THE TRAVIS COUNTY PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2017166557 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID PROPERTY IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED TO, TO BE KNOWN AS: RESUBDIVISION OF PART OF LOT 1, BLOCK 1 OF E.C. GOODWIN SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ON THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, A.D.

J. RODNEY GONZALES, DIRECTOR DEVELOPMENT SERVICES DEPARTMENT

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

CHAIR SECRETARY

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., 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 THE OFFICE OF THE COUNTY CLERK, THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

ROSS MATTHEW C. 7112 OUTFITTER DR. AUSTIN, TX 78744
JOSHUA A ROSS 7112 OUTFITTER DR. AUSTIN, TX 78744

COUNTY OF TRAVIS BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSS MATTHEW C. AND JOSHUA A ROSS, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND THEY ACKNOWLEDGED TO ME THAT THEY 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 THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, AD.

NOTARY PUBLIC, STATE OF TEXAS PRINTED NAME MY COMMISSION EXPIRES WITNESS MY HAND THIS THE \_\_\_ DAY OF \_\_\_, 20\_\_\_, A.D.

SURVEYOR'S CERTIFICATION I, CHIEN Y. LEE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CODE OF 1999, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

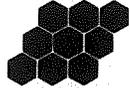
CHIEN Y. LEE, P.E., R.P.L.S., AICP 5-7-2019



ENGINEER'S CERTIFICATION I, FAYEZ KAZI, 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 AUSTIN CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. FAYEZ KAZI, P.E. 5-7-2019



PLAT PREPARED: 2-25-2019 APPLICATION SUBMITTED: 10-26-2018 CASE NO. C8-2018-0184.0A



CIVILITUDE ENGINEERS & PLANNERS 5110 LANCASTER COURT AUSTIN, TX 78756 PHONE: 512.761.6161 FAX: 512.761.6161 INFO@CIVILITUDE.COM

HEJL, LEE & ASSOCIATES, INC. ENGINEERING • SURVEYING • PLANNING 206 TAYLOR STREET, HUTTO, TEXAS 78634 Ph: (512) 642-3292

## 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: C8-2018-0184.0A

Contact: Don Perryman, 512-974-2786 or

Ramon Rezvanipour, 512-974-3124

Public Hearing: January 14, 2020, Planning Commission

Linda Rodriguez  
Your Name (please print)

3614 Gosselle Ave

Your address(es) affected by this application

Linda Rodriguez

Signature

Daytime Telephone: 512-796-4413

Date

1-9-2020

Comments: We have no parking in our neighborhood. We have a family living here and we come home and there is no parking. We lived here for over 30 years

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department / 4<sup>th</sup> Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2018-0184.0A

Contact: Don Perryman, 512-974-2786 or  
Ramon Rezvanipour, 512-974-3124

Public Hearing: January 14, 2020, Planning Commission

Javier Rodriguez  
Your Name (please print)

3614 Govalle Ave Austin TX 78702  
Your address (excepted by this application)



Signature

Date

Daytime Telephone: 512-297-1634

Comments: We have no parking in our  
neighbor hood on Govalle and Kirk.  
Traffic is backed up on Govalle and  
Springdale. We COME HOME AND THERE  
IS NO PARKING. We have lived  
here since 1966 and paid our  
taxes. People live here drunk.

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department / 4<sup>th</sup> Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810