

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0157.0A

P.C. DATE: March 10, 2020

SUBDIVISION NAME: Resubdivision of Lot 2, Block B, Ford Place No. 2
(a.k.a. 1706 Redd Street Subdivision)

AREA: 0.312 acres

LOTS: 2

APPLICANT: David Hernandez

AGENT: Austin Civil Engineering
(Hunter Shadburne)

ADDRESS OF SUBDIVISION: 1706 Redd Street

GRIDS: G- 18/19

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

DISTRICT: 5

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: South Manchaca/South Austin Combined NPA

SIDEWALKS: Sidewalks will be installed on Redd Street.

VARIANCE: From 25-4-175, Land Development Code (LDC) to allow for flag lot.

DEPARTMENT COMMENTS: The request is for approval of a flag lot variance and resubdivision namely, Resubdivision of Lot 2, Block B, Ford Place No. 2. The proposed resubdivision consists 2 lots on 0.312 acres.

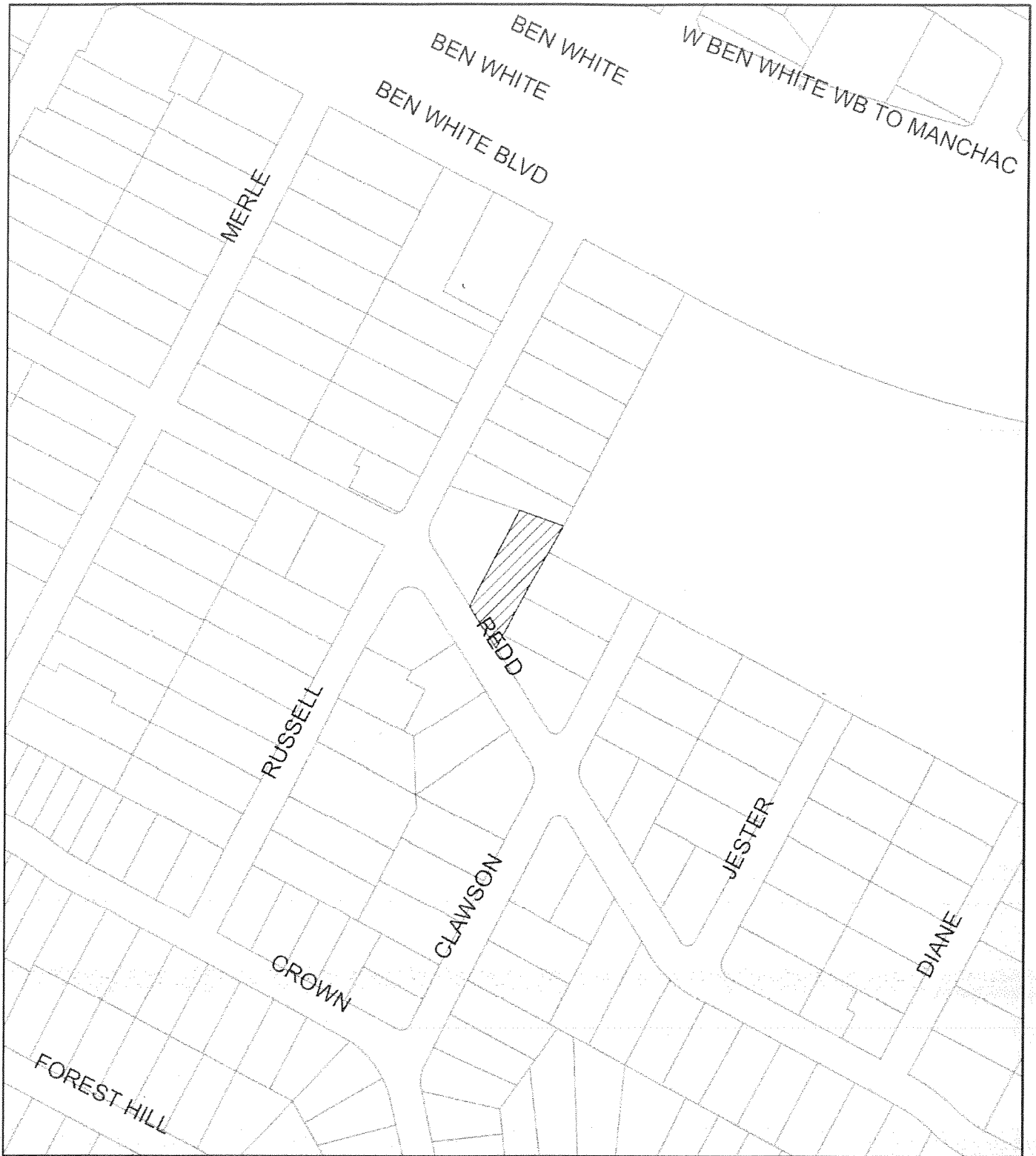
Don Perryman was the case manager and subdivision reviewer on this subdivision application prior to his retirement. Mr. Perryman confirmed the plat has cleared all related comments and is ready for final approval.



STAFF RECOMMENDATION: Staff recommends approval of the variance and the resubdivision. With approval of the variance - this plat will meet all current applicable City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767



-  Subject Tract
-  Base Map

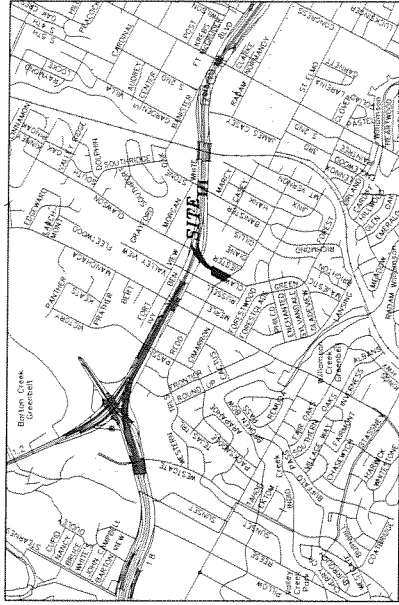
CASE#: C8-2017-0157.0A
 LOCATION: 1706 Redd Street



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 Planning and Development Review Department for the sole purpose of geographic reference.

RESUBDIVISION OF LOT 2, BLOCK "B" FORD PLACE NO. 2



LOCATION MAP N.T.S.

FLOOD PLAN NOTE :

NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOOD PLAIN AS CONTAINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION AS SHOWN ON COMMUNITY PANEL NO 48453C0585H DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. NO PORTION OF THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

ENGINEER'S CERTIFICATION :

I, HUNTER SHADBURNE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH ALL APPLICABLE ENGINEERING STANDARDS AND REGULATIONS. TITLE 30 OF THE AUSTIN CODE 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

HUNTER SHADBURNE P.E. #74382
TYPE FIRM REGISTRATION NUMBER F-001018
AUSTIN CIVIL ENGINEERING INC.
4910 W US HWY 290 SERVICE RD, SUITE 220
AUSTIN, TEXAS 78735
PH: (512) 366-0018

SURVEYOR'S CERTIFICATION

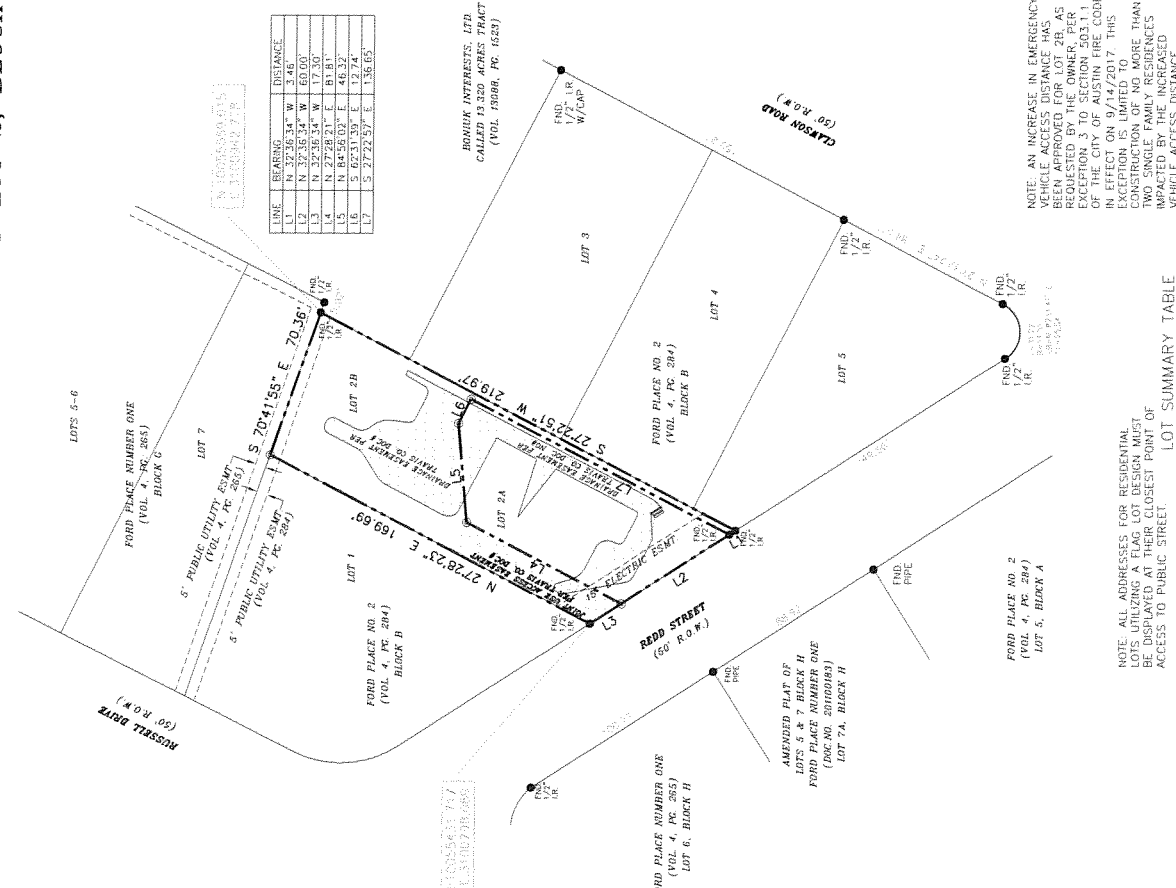
I, ROY JOHN RONNFELDT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

ROY JOHN RONNFELDT R.P.L.S. #3520
AMERISURVEYORS, LLC.
1100 NW LOOP 410, SUITE 546, SAN ANTONIO, TEXAS 78213
PHONE: (210) 572-1995
FIRM REGISTRATION NUMBER 10146400

RESUBDIVISION OF LOT 2, BLOCK "B" FORD PLACE NO. 2

BEARING BASIS, NOTE --
BASIS OF BEARING, TEXAS CENTRAL MAD 83.
A 2 LOT SUBDIVISION CONSISTING OF 0.31
ACRES

SUBMITTAL DATE: JULY 2017
APPROVED BY: ROY JOHN RONNFELDT



NOTE: AN INCREASE IN EMERGENCY VEHICLE ACCESS DISTANCE HAS BEEN APPROVED FOR LOT 2B, AS SHOWN ON THIS PLAN, UNDER EXCEPTION 3 TO SECTION 505.11 OF THE CITY OF AUSTIN FIRE CODE IN EFFECT ON 9/14/2017. THIS EXCEPTION IS LIMITED TO THE TWO SINGLE FAMILY RESIDENCES IMPACTED BY THE INCREASED VEHICLE ACCESS DISTANCE.

LOT SUMMARY TABLE

LOT #	ACRES	SQ. FT
LOT 2A	0.134	5839.2
LOT 2B	0.178 (0.142)	7761.7 (6198)
TOTAL	0.312	13601

NOTE: ALL ADDRESSES FOR RESIDENTIAL FLAG LOTS DOES NOT COUNT TOWARD TOTAL LOT SIZE.

DATE	BY	REVISION
05/23/17	MAY/M	1. ASSESS TREE
	MAY/M	2. REVISE BOUNDARY QUANTITIES

AMERISURVEYORS, LLC
A PROFESSIONAL CORPORATION
1100 NW LOOP 410, SUITE 546, SAN ANTONIO, TEXAS 78213
PHONE: (210) 572-1995
FIRM REGISTRATION NUMBER 10146400

DATE: 05/23/17
BY: MAY/M
REVISION: 1. ASSESS TREE
2. REVISE BOUNDARY QUANTITIES

APPROVED BY: ROY JOHN RONNFELDT

GRAPHIC SCALE
0' 40' 80'
1 inch = 40 Feet
CASE NO: CB-2017-0157.0A
PAGE 1 OF 2

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER 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 CITY OF 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. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.
4. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
5. 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 LOTS 2A AND 2B, BLOCK B, REQUIRE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
6. NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO CITY OF AUSTIN DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ITS ASSIGNS.
9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
10. 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 OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ITS 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 SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
13. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
14. A FEE IN LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR THREE RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.
15. 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.
16. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
17. WATER QUALITY CONTROLS AND IMPERVIOUS COVER WILL BE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
18. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE (L.D.C.) OF THE CITY OF AUSTIN.
19. THE LOCATION OF EASEMENTS SHOWN HEREON ARE GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATIONS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH SEPARATE INSTRUMENT AND ARE NOT BEING PUBLICLY DEDICATED UNDER THIS PLAT.
20. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG REDD STREET AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED 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. 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 BUILDINGS RETAINING WALLS, OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN, TEXAS.
22. 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 OR 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.
23. 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 ACCESSSES ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS 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.
24. 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 REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES. CLEARANCES ARE REQUIRED FOR OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MET. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
25. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, LOT 2, BLOCK "B", FORD PLACE NO. 2, VOLUME 4, PAGE 284, SHALL APPLY TO THIS SUBDIVISION PLAT.
26. ACCESS TO LOTS 2A AND 2B SHALL BE PROVIDED THROUGH THE JOINT USE ACCESS EASEMENT, DOCUMENT NUMBER _____ RECORDED WITH TRAVIS COUNTY.
27. WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
29. EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS. PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY, BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.

**STATE OF TEXAS:
COUNTY OF TRAVIS:**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, DAVID M. HERNANDEZ, BEING OWNER OF THAT CERTAIN TRACT OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 2, BLOCK "B" FORD PLACE NO. 2 A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 284 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO DAVID M. HERNANDEZ, BY DEED RECORDED IN DOCUMENT NO. 2015066925 IN THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DO HEREBY SUBDIVIDE SAID LOT 2 IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS:

RESUBDIVISION OF LOT 2, BLOCK "B", FORD PLACE NO. 2.

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 (SUBJECT PROPERTY) IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS, 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

DAVID M. HERNANDEZ,
1706 REDD STREET
AUSTIN, TX 78745

**STATE OF TEXAS:
COUNTY OF TRAVIS:**

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 2020, BY _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2020, A.D.

NOTARY PUBLIC
IN THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

**STATE OF TEXAS
COUNTY OF TRAVIS**

I, DANA DEBEAUVOUR, 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 _____, 2020, A.D. AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 2020, 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 _____, 2020, A.D.

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS
1000 GUADALUPE STREET
AUSTIN, TEXAS 78701

BY _____
DEPUTY

FILED FOR RECORD AT _____ O'CLOCK _____ M. THIS _____ DAY OF _____, 2020 A.D.

DANA DEBEAUVOUR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

CITY CERTIFICATIONS:

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 2020, A.D.

J. RODNEY GONZALES
DEVELOPMENT SERVICES DEPARTMENT

NOTE:
A VARIANCE TO SECTION 25-4-175 OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE ZONING AND PLATING COMMISSION/
PLANNING COMMISSION ON _____

PLANNING COMMISSION APPROVAL

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE _____ DAY OF _____, 2020

STEPHEN OLIVER, CHAIR

JAMES SHEH, SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON _____ DAY OF _____, 2020