

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0051.0A**COMMISSION DATE:** May 26, 2020**SUBDIVISION NAME:** Dean Terrace, Resubdivision of Lot 4 Block D**ADDRESS:** 205 E Walnut Drive**APPLICANT:** Elliott Jempty**AGENT:** Hector Avila**ZONING:** SF-3-NP**NEIGHBORHOOD PLAN:** Georgian Acres**AREA:** 20,260 square feet (0.465 acres)**LOTS:** 2**COUNTY:** Travis**DISTRICT:** 4**WATERSHED:** Little Walnut Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed on the subdivision side of E Walnut Drive**VARIANCES:** Flag lot**DEPARTMENT COMMENTS:**

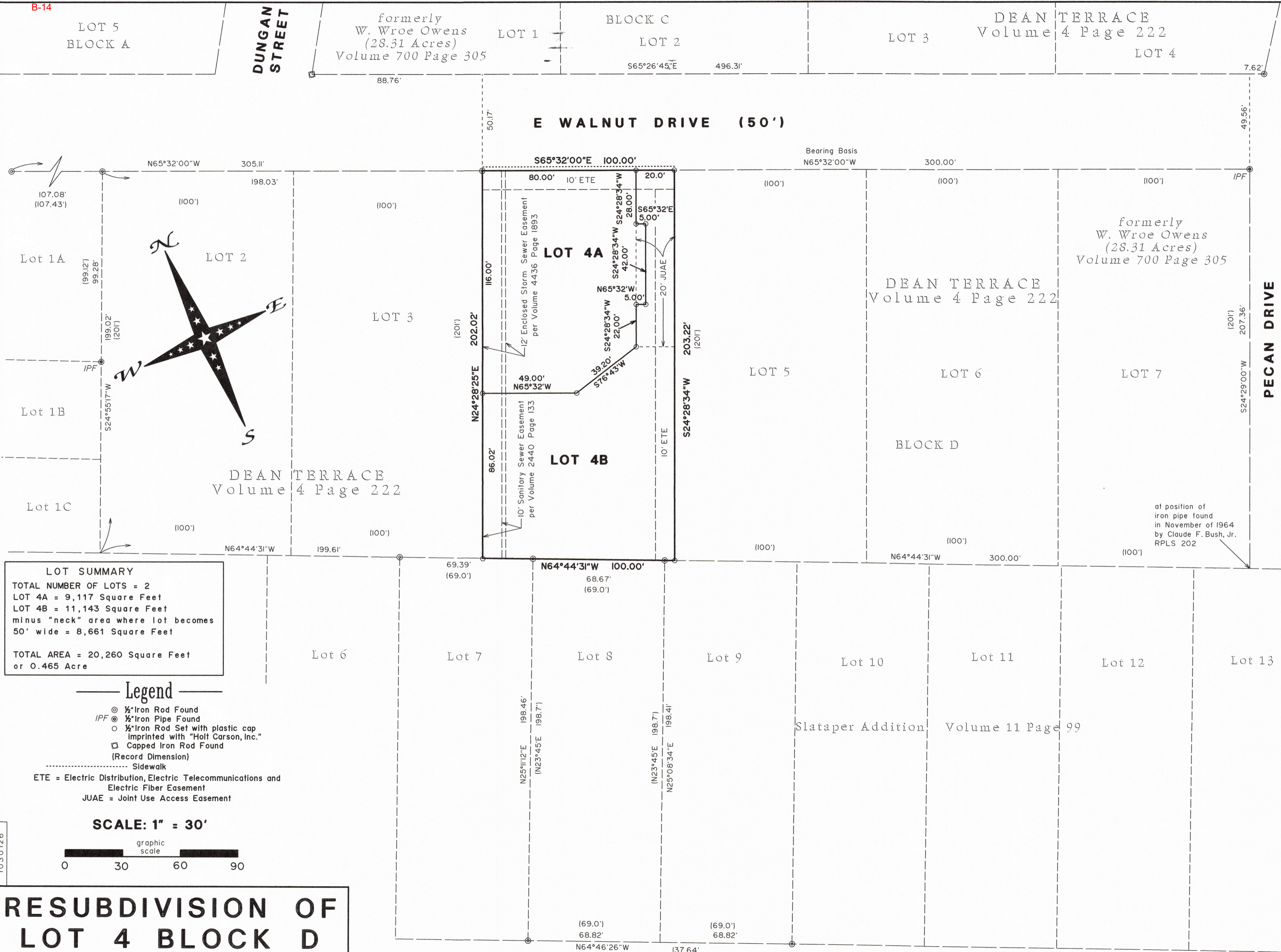
Request approval of the resubdivision of Lot 4, Block D of Dean Terrace, comprised of two lots on 20,260 square feet, with a variance for a flag lot. The applicant proposes to resubdivide an existing lot into two lots for residential use. The proposed lots comply with zoning requirements for use, lot width, and lot size.

**STAFF RECOMMENDATION:**

Staff recommends approval of the plat and the flag lot variance. The resubdivision and variance meet all applicable State and City of Austin Land Development Code requirements.

**CASE MANAGER:** Jennifer Bennett-Reumuth**PHONE:** 512-974-9002**E-mail:** [jennifer.bennett-reumuth@austintexas.gov](mailto:jennifer.bennett-reumuth@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map  
Exhibit B: Proposed plat  
Exhibit C: Driveway utility plan



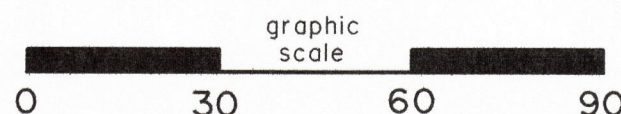
**LOT SUMMARY**  
TOTAL NUMBER OF LOTS = 2  
LOT 4A = 9,117 Square Feet  
LOT 4B = 11,143 Square Feet  
minus "neck" area where lot becomes  
50' wide = 8,661 Square Feet  
  
TOTAL AREA = 20,260 Square Feet  
or 0.465 Acre

**Legend**

- ⊙ 1/2" Iron Rod Found
- IPF ⊙ 1/2" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap  
imprinted with "Holt Carson, Inc."
- ⊠ Capped Iron Rod Found  
(Record Dimension)

----- Sidewalk  
ETE = Electric Distribution, Electric Telecommunications and  
Electric Fiber Easement  
JUA = Joint Use Access Easement

**SCALE: 1" = 30'**



**RESUBDIVISION OF  
LOT 4 BLOCK D  
DEAN TERRACE**

Plat Preparation Date: December 27, 2018  
Application Submittal Date: December 5, 2019

**OERTLI LANE**

B-14  
THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:

That we, Elliott M. Jemty and Stacie C. Jemty, owners of all of Lot 4, Block D, Dean Terrace, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 222 of the Plat Records of Travis County, as conveyed to us by Special Warranty Deed recorded in Document No. 2016098737 of the Official Public Records of Travis County, Texas,

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 tract of land in accordance with the attached map or plat shown hereon to be known as

## RESUBDIVISION OF LOT 4 BLOCK D DEAN TERRACE

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 OUR HANDS this the 5TH day of MAY, A.D. 2020

Elliott M. Jemty  
205 E. Walnut Drive  
Austin, Texas 78753

Stacie C. Jemty  
205 E. Walnut Drive  
Austin, Texas 78753

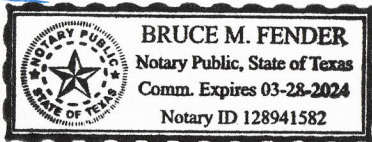
THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 5TH day of MAY, A.D., 2020 did personally appear Elliott M. Jemty and Stacie C. Jemty, known to me to be the persons whose names are subscribed to the foregoing instrument of writing, and they acknowledged before me that they executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC

Printed Name BRUCE M. FENDER

Commission Expires 03-28-2024



This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Steve Hopkins, for  
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\_\_\_\_, A.D.

Fayez Kazi, Chair

Yvette Flores, Secretary

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 x  
THE COUNTY OF TRAVIS x

I, Kerri Pena, 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.

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 0455 J, dated January 6, 2016.

Kerri Pena PE 90255  
GREEN CIVIL DESIGN, LLC  
Firm No. F-17563  
11130 Jollyville Road  
Austin, Texas 78759

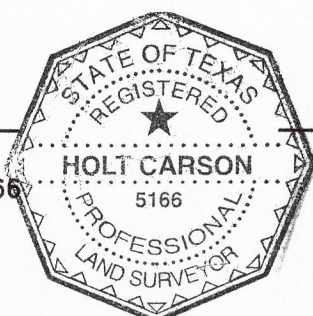


Date 5/5/2020

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



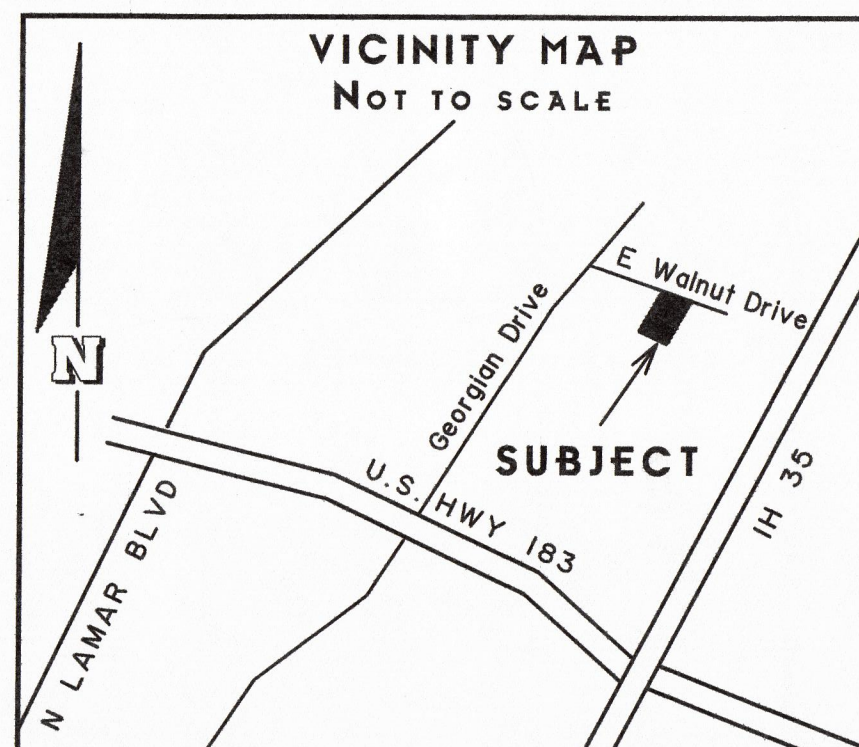
Date 5-05-2020

Plat Preparation Date: December 27, 2018  
Application Submittal Date: December 5, 2019

# RESUBDIVISION OF LOT 4 BLOCK D DEAN TERRACE

### 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 serving this subdivision must be in accordance with the City of Austin design criteria. The water and wastewater utility plan must be reviewed and approved by Austin Water. 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. No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
4. All drainage easements on private property shall be maintained by the property owner or his assigns.
5. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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 of deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
11. 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: E Walnut Drive. 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.
12. Water meters and cleanouts shall not be located in driveways or sidewalks.
13. 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).
14. 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.
15. Any relocation of electric facilities shall be at the landowner's/developer's expense.
16. All notes and restrictions from the existing subdivision, Dean Terrace as recorded in Volume 4 Page 222 of the Plat Records of Travis County, Texas, shall apply to this resubdivision plat.
17. Lots 4A and 4B within this subdivision shall have separate sewer taps, separate water meters and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.
18. A fee-in-lieu of parkland dedication and park development has been paid for 3 residences. No fee was charged for the existing residence.
19. Each lot shall have independent water meters and cleanouts and private plumbing shall not cross lot lines. Private lines may cross perpendicularly but otherwise shall not be located within a Public Utility Easement.
20. A variance to Section 25-4-<sup>175</sup>~~105~~(A)(2) of the Land Development Code was granted by the Planning Commission on \_\_\_\_\_.
21. All addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street.
22. Extended or obstructed fire access shall be mitigated with an AFD approved sprinkler system for all occupied buildings on Lot 4B.
23. The maintenance of the joint use driveway will be the responsibility of the owner(s) served by the joint use driveway.
24. 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 Utility.

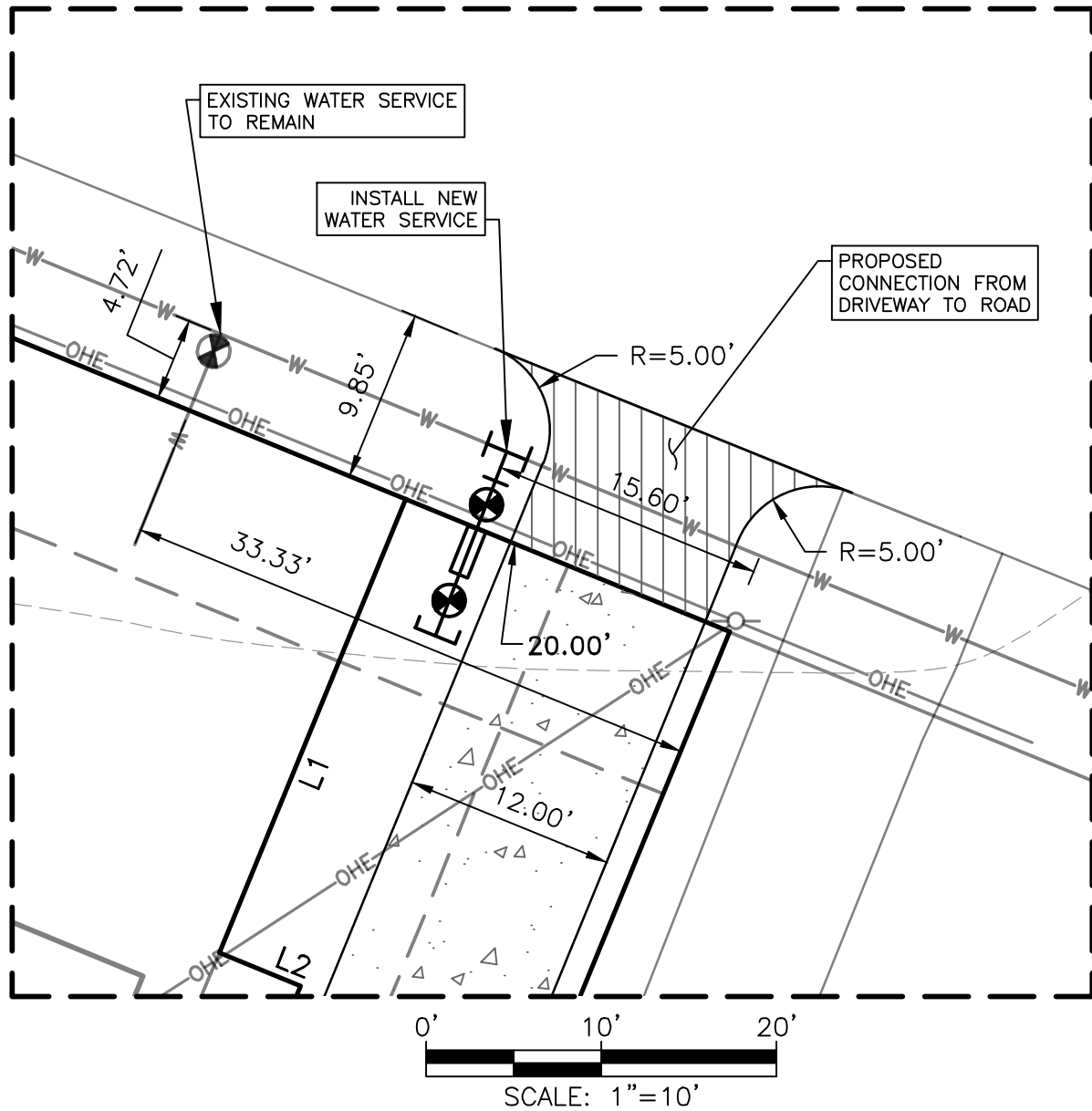


25. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION THROUGH PAYMENT ON \_\_\_\_\_ BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSMP CASE NUMBER FOR THIS PROJECT IS LWA-RS-2020-003R.

FILE: P:\Projects\1116 - Elliot Jemph\001 - 205 E Walnut Drive\Utility and driveway.dwg TAB: EXHIBIT-24236-L PLOTTED: 1/15/2020 4:12 PM BY: SIETLANA DOYBAN



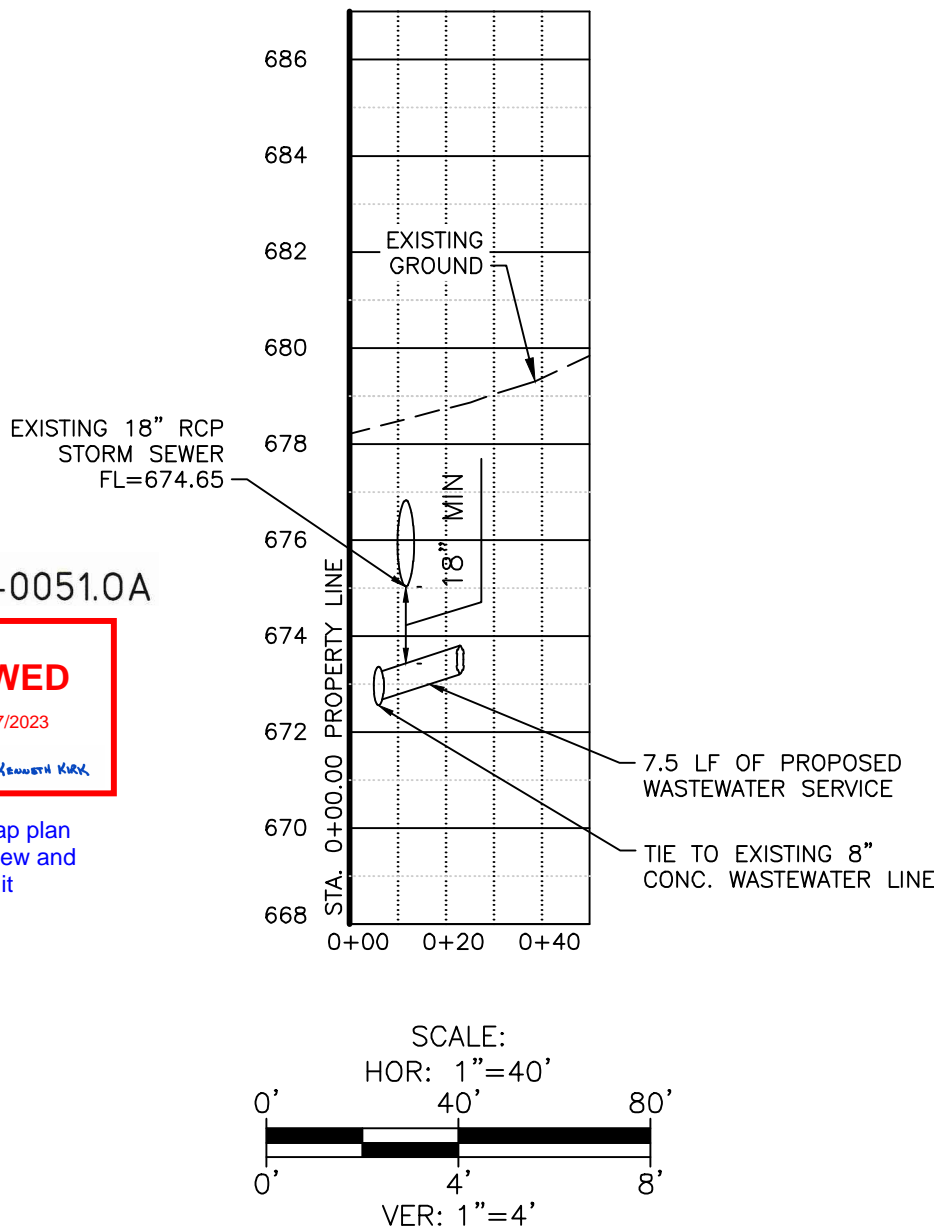
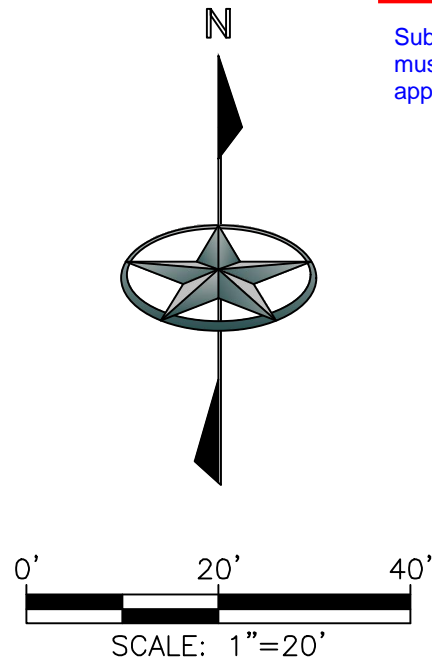
| LINE TABLE |        |                  |
|------------|--------|------------------|
| LINE #     | LENGTH | DIRECTION        |
| L1         | 28.00  | S22° 17' 16.29"W |
| L2         | 5.00   | S67° 43' 16.46"E |
| L3         | 41.00  | S22° 17' 16.03"W |
| L4         | 5.00   | N67° 43' 16.46"W |
| L5         | 12.00  | S22° 17' 15.37"W |
| L6         | 43.01  | S76° 44' 25.25"W |
| L7         | 45.00  | N67° 43' 17.53"W |



CASE NUMBER C8-2019-0051.0A

**AUSTIN WATER REVIEWED**  
DATE: 01/17/2020 EXPIRATION DATE: 01/17/2023  
Austin Water Representative:

Subdivision review only - An engineered tap plan must be submitted to Austin Water for review and approval prior to obtaining a building permit



CASE NUMBER C8-2019-0051.0A

NOTES:  
NO WATER METERS OR CLEANOUTS  
IN DRIVEWAYS OR SIDEWALKS

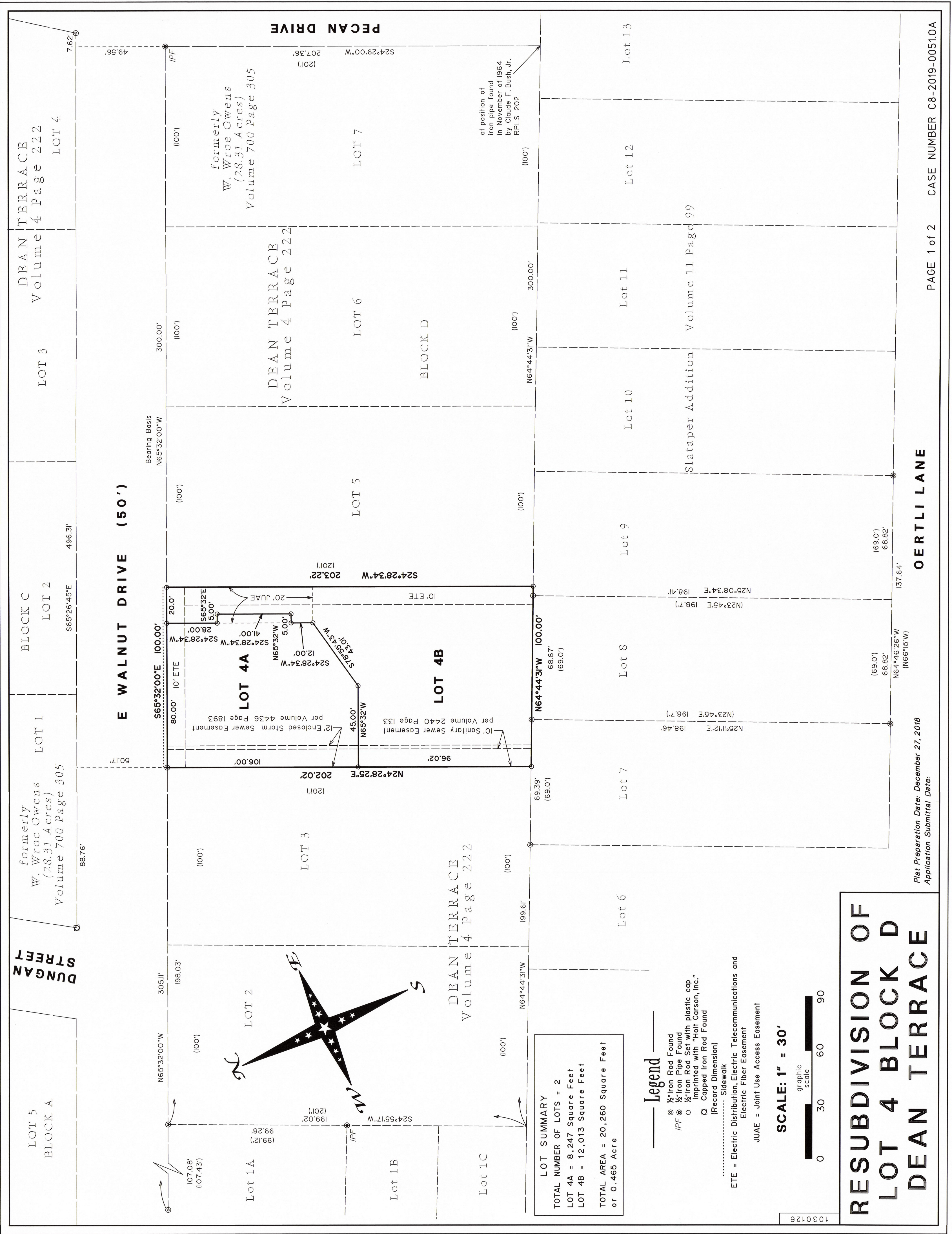


**Green Civil Design**  
Engineering & Consulting  
Texas Registered Engineering Firm F-17563

11130 Jollyville Rd., Ste. 101  
Austin, Texas 78759  
(512) 640-6590

205 E WALNUT DRIVE  
AUSTIN, TX 78753

DRIVEWAY & UTILITY EXHIBIT A



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

That we, Elliott M. Jemty and Stacie C. Jemty, owners of all of Lot 4, Block D, Dean Terrace, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 222 of the Plat Records of Travis County, as conveyed to us by Special Warranty Deed recorded in Document No.2016098737 of the Official Public Records of Travis County, Texas,

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 tract of land in accordance with the attached map or plat shown hereon to be known as

RESUBDIVISION OF LOT 4 BLOCK D  
DEAN TERRACE

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 OUR HANDS this the\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

Elliott M. Jemty  
205 E. Walnut Drive  
Austin, Texas 78753

Stacie C. Jemty  
205 E. Walnut Drive  
Austin, Texas 78753

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_ did personally appear Elliott M. Jemty and Stacie C. Jemty ,known to me to be the persons whose names are subscribed to the foregoing instrument of writing, and they acknowledged before me that they executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC \_\_\_\_\_

Printed Name \_\_\_\_\_

Commission Expires \_\_\_\_\_

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Steve Hopkins, for  
Denise Lucas Acting 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\_\_\_\_, A.D.

James Shieh, Chair Patricia R. Seeger, Secretary

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 x  
THE COUNTY OF TRAVIS x

I, Kerri Pena, 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.

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 0455 J, dated January 6, 2016.

Kerri Pena PE 90255  
GREEN CIVIL DESIGN, LLC  
Firm No. F-17563  
11130 Jollyville Road  
Austin, Texas 78759

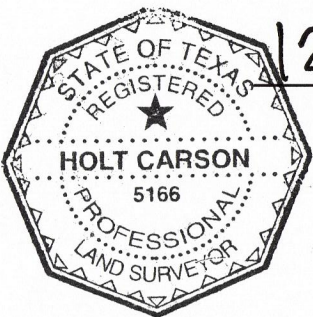


12/4/2019  
Date

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



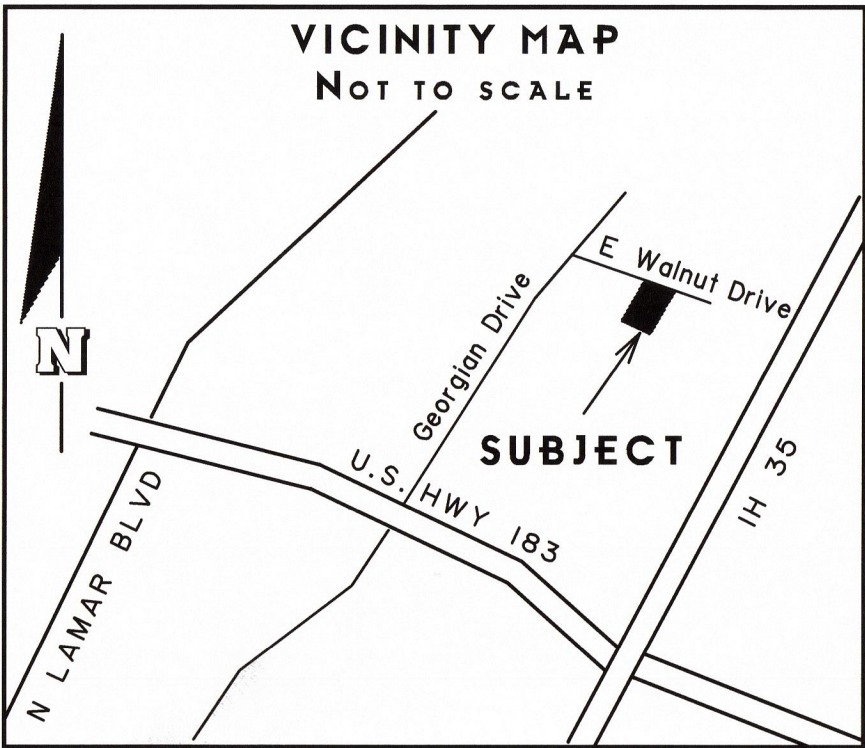
12-03-2019  
Date

RESUBDIVISION OF  
LOT 4 BLOCK D  
DEAN TERRACE

Plat Preparation Date: December 27, 2018  
Application Submittal Date:

NOTES:

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7. 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.
8. 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.
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10. 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 of deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
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20. A variance to Section 25-4-185(A)(2) of the Land Development Code was granted by the Planning Commission on \_\_\_\_\_.
21. All addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street.
22. Extended or obstructed fire access shall be mitigated with an AFD approved sprinkler system for all occupied buildings on Lot 4B.



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: C8-2019-0051.0A**

**Contact: Jennifer Bennett-Reumuth, 512-974-9002 or**

**Cindy Edmond, 512-974-3437**

**Public Hearing: May 26, 2020, Planning Commission**

Marvin Buel Spafford  
Your Name (please print)

☐ I am in favor  
☒ I object

204 Oak Plaza Austin TX 78753  
Your address(es) affected by this application

M. B. Spafford 5/18/2020  
Signature Date

Daytime Telephone: 512-736-6319

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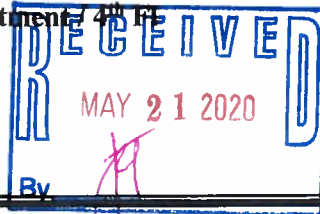
If you use this form to comment, it may be returned to:

City of Austin – Development Services Department, 4th Fl.

Jennifer Bennett-Reumuth

P. O. Box 1088

Austin, TX 78767-8810





## EXHIBIT A LOCATION MAP

