

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0061.0A**COMMISSION DATE:** March 9, 2021**SUBDIVISION NAME:** Ford Place No. 2, Resubdivision of Lot 1, Block E**ADDRESS:** 4425 Jester Dr**APPLICANT:** Scott Turner (4425 Jester, LLC)**AGENT:** A. Ron Thrower (Thrower Design)**ZONING:** SF-3-NP (single family residence)**NEIGHBORHOOD PLAN:** South Manchaca**AREA:** 0.27 acre (11, 761.2 sf)**LOTS:** 2**COUNTY:** Travis**DISTRICT:** 5**WATERSHED:** Williamson Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Jester Dr. and Redd St.**DEPARTMENT COMMENTS:**

The request is for the approval of Ford Place No. 2, Resubdivision of Lot 1, a resubdivision of Lot 1, Block E of the Ford Place No. 2 Subdivision comprised of 2 lots on 0.27 acre (11,761.2 sf).

STAFF RECOMMENDATION:

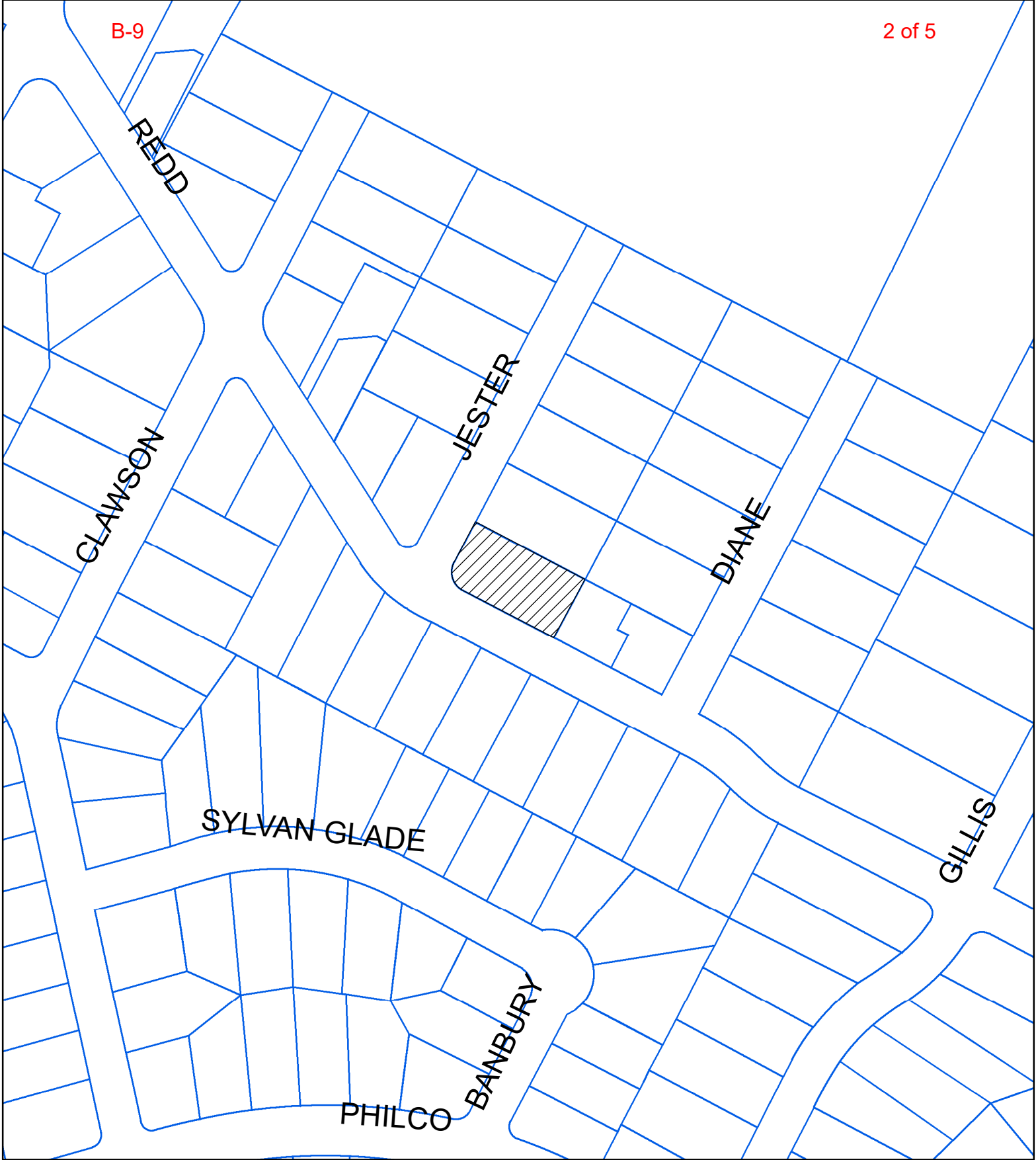
Staff recommends approval of this resubdivision plat as it meets all State and local minimum requirements for resubdivision.



CASE MANAGER: Joey de la Garza**PHONE:** 512-974-2664**E-mail:** joey.delagarza@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Opposition email from Debra Bailey



-  Subject Tract
-  Base Map

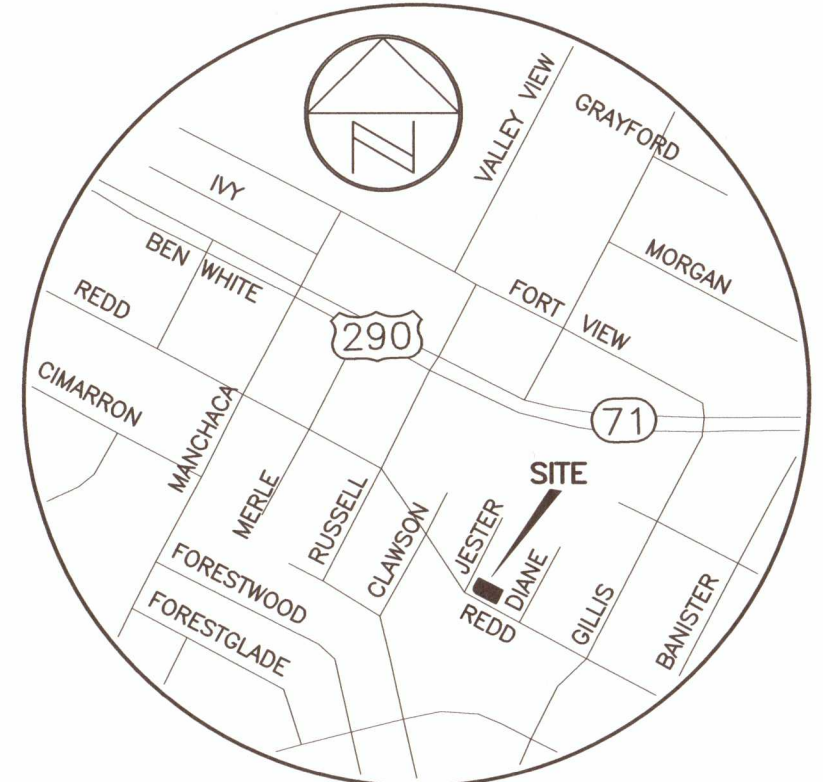
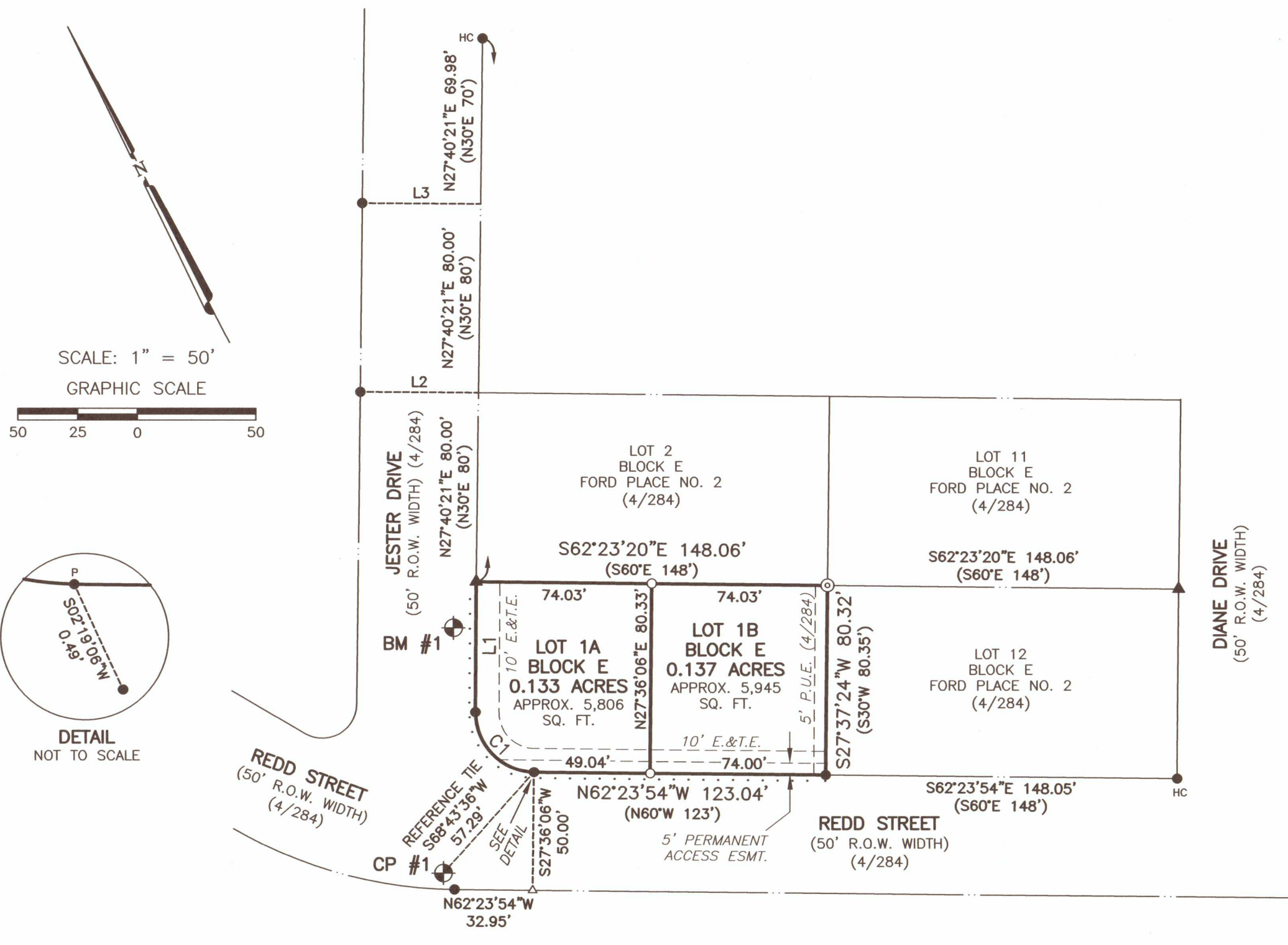
CASE#: C8-2019-0061.0A
 LOCATION: 4425 JESTER DRIVE



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. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF LOT 1, BLOCK E, FORD PLACE NO. 2



LOT SUMMARY

TOTAL ACREAGE: 0.270 ACRES
 R.O.W. TO BE DEDICATED: NONE
 TOTAL NUMBER OF LOTS: 2
 LOT 1A: 0.133 ACRES
 LOT 1B: 0.137 ACRES

THIS IS A SURFACE DRAWING

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS OBSERVATIONS ON CONTROL POINT #1.

MAG NAIL SET IN CONCRETE

TEXAS STATE PLANE COORDINATES:
 N 10054822.803
 E 3101162.576

ELEVATION = 684.87'
 VERTICAL DATUM: NAVD 88 (GEOID 12B)

COMBINED SCALE FACTOR = 0.999900010
 (FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
 (FOR GRID TO SURFACE CONVERSION)

THETA ANGLE: 1°18'44"

BENCHMARK INFORMATION:

BM #1: SQUARE CUT ON BACK OF CURB ALONG THE SOUTHEAST SIDE OF JESTER DRIVE APPROX. 80' NORTHEAST OF THE INTERSECTION OF JESTER DRIVE AND REDD STREET AND APPROX. 14' NORTH OF A WATER METER & WATER VALVE LOCATED ALONG THE NORTHEAST SIDE OF JESTER DRIVE AND ON THE SUBJECT TRACT.

ELEVATION = 685.44'
 VERTICAL DATUM: NAVD 88 (GEOID 12B)

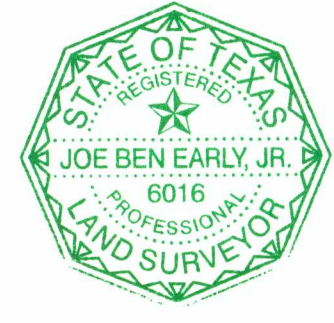
LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- ^P 1/2" REBAR WITH "PREMIER" CAP FOUND
- ^{HC} 1/2" REBAR WITH "HOLT" CAP FOUND
- ⊙ 3" ALUMINUM FENCE POST FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
- △ CALCULATED POINT
- ⊕ BENCHMARK LOCATION
- E.&T.E. ELECTRIC AND TELECOM/FIBER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- · · · · SIDEWALK LOCATION
- () RECORD INFORMATION

SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND APRIL 2, 2019.

Joe Ben Early, Jr. 1/15/21
 JOE BEN EARLY, JR., R.P.L.S. 6016



SURVEYING BY:
 EARLY LAND SURVEYING, LLC
 P.O. BOX 92588
 AUSTIN, TX 78709
 512-202-8631

ENGINEER'S CERTIFICATION:

I, CHRIS MCCOMB, 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 CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0585H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

CHRIS MCCOMB
 PROFESSIONAL ENGINEER NO. 80442
 STATE OF TEXAS

ENGINEERING BY:
 AMC DESIGN GROUP, INC.
 REGISTERED ENGINEERING FIRM F-1708
 P.O. BOX 341555
 AUSTIN, TEXAS 78734
 512-385-2911
 512-560-0378 CELL

LINE TABLE

LINE	BEARING	DISTANCE	(RECORD)
L1	N27°28'22"E	55.29'	(N30°E 55.35')
L2	N62°36'31"W	49.80'	
L3	N62°38'00"W	49.90'	
L4	N03°43'26"W	2283.00'	

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	25.00'	89°47'17"	39.18'	N17°11'14"W	35.29'	(N15°00'W 35.36')

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.



P.O. BOX 92588
 AUSTIN, TX 78709
 512-202-8631
 FIRM NO. 10194487

PROJECT NO.: 1001-002
 DRAWING NO.: 1001-002-PL1
 PLOT DATE: 1/15/21
 PLOT SCALE: 1" = 50'
 DRAWN BY: JBE
SHEET 1 OF 2

RESUBDIVISION OF LOT 1, BLOCK E, FORD PLACE NO. 2

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT 4425 JESTER, LLC, BEING OWNER OF LOT 1, BLOCK E, FORD PLACE NO. 2, A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 284 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2019027905 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOT 1 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO TO BE KNOWN AS:

RESUBDIVISION OF LOT 1, BLOCK E, FORD PLACE NO. 2

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

4425 JESTER, LLC

By: _____

PRINTED NAME: _____

1409 W 6TH STREET
AUSTIN, TX 78703

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, 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 THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

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

TODD SHAW, CHAIR

YVETTE FLORES, SECRETARY

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS,

THIS THE ____ DAY OF _____, 20__, AD.

JOEY DE LA GARZA, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

PLAT NOTES:

1. ALL NOTES AND RESTRICTIONS FROM THE PREVIOUS PLAT, "FORD PLACE NO. 2", A SUBDIVISION OF RECORD IN VOLUME 4, PAGE 284 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
2. 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: REDD STREET AND JESTER 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.
3. EACH LOT 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.
4. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 3 RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.
5. THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____ 20__.
6. THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
7. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. 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 THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9. 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.
10. 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 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.
11. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
12. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH PAYMENT UNDER DCM 1.2.2(G) WAS GRANTED FOR THIS SITE PLAN ON DECEMBER 16, 2020 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSMP CASE NUMBER FOR THIS PROJECT IS RS-2020-0067R.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____ A.D. 20__ AT ____ O'CLOCK ____ M., AND DULY

RECORDED ON THE ____ DAY OF _____, A.D. 20__ AT ____ O'CLOCK ____ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____,

20__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
FIRM NO. 10194487

PROJECT NO.:
1001-002
DRAWING NO.:
1001-002-PL1
PLOT DATE:
1/15/21
PLOT SCALE:
1" = 50'
DRAWN BY:
JBE

SHEET
2 OF 2

From:
To: [de la Garza, Joey](#)
Subject: Case Number C8-2019-0061.0A Monday,
Date: February 22, 2021 10:40:11 AM

*** External Email - Exercise Caution ***

Good Morning Sir

I received a notice for proposed re-subdivision at 4425 Jester Drive Austin Texas 78745

I would like to go on record as being not in agreement or no approval of this request in its current ask. Four houses on a .27 acre lot it too many, I would be agreeable to two houses on the .27 acre lot.

I moved from Bouldin Creek 78704 to here in 78745 because of the single family restrictions on the lots in this neighborhood. This neighborhood needs to stay single family and you can continue with deep densities in the urban core of downtown and 78704 but not this neighborhood of Forrest Oaks 78745.

Thank you for documenting my request on this case.

Additionally would you please inform me as to how I may email my non approval to the Planning Commission members for review?

~ in gratitude

debra bailey
(pronouns: she/her/hers)
(512) 751-6157
[baileysolutions.com](#)
[gracestillstanding.com](#)

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