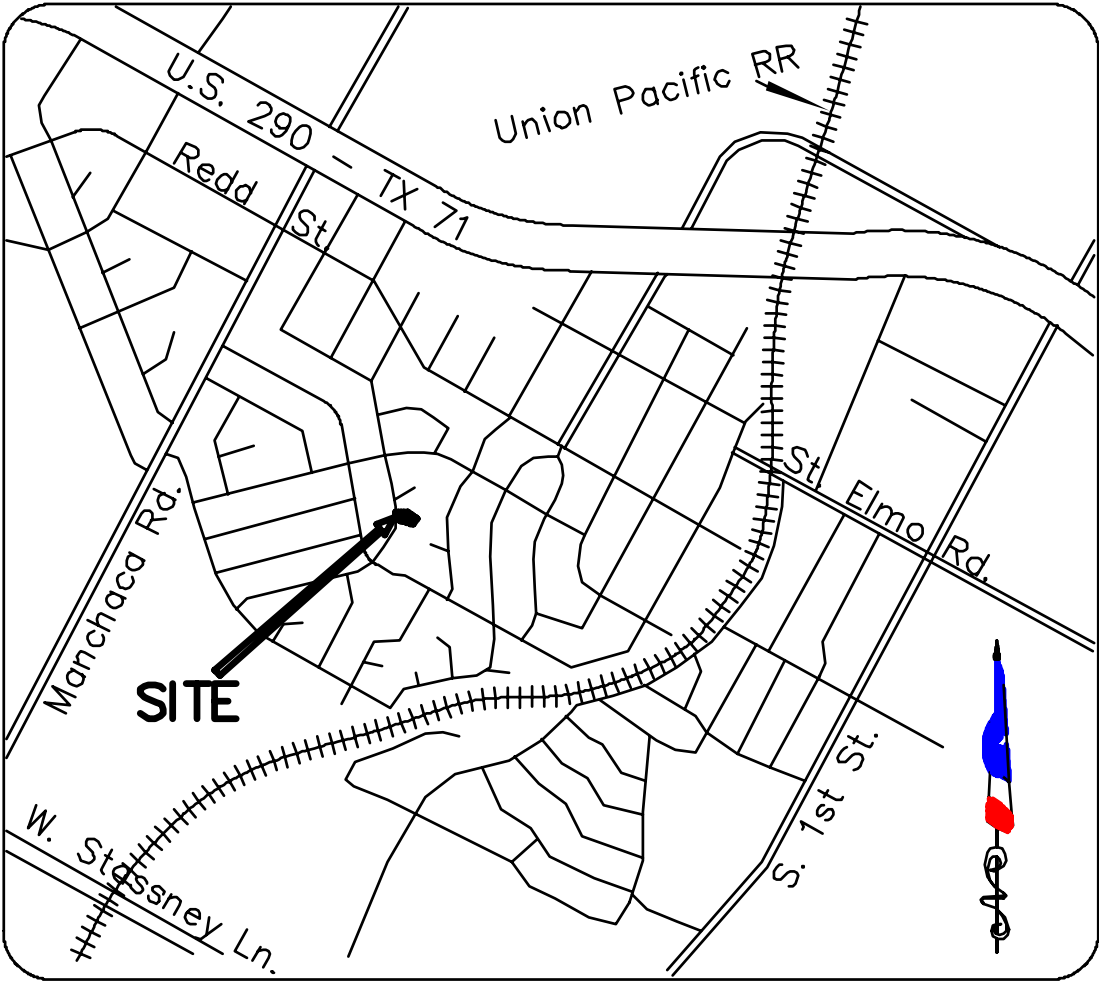


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0052.0A**PC DATE:** May 18, 2021**SUBDIVISION NAME:** Gibson's Grotto**AREA:** 12,690 sf**LOTS:** 2**OWNER/APPLICANT:** Austin APG Properties, Glenn Gibson**AGENT:** Perales Engineering LLC, Jerry Perales**ADDRESS OF SUBDIVISION:** 4703 CLAWSON RD**COUNTY:** Travis**WATERSHED:** Williamson Creek**JURISDICTION:** Full Purpose**ZONING:** SF-4A, SF-4A-CO**DISTRICT:** 5**VARIANCE:** flag lot variance**SIDEWALKS:** Sidewalks will be constructed along all internal streets.**DEPARTMENT COMMENTS:** The request is for the approval of the resubdivision of Lot 18, Block A of Park Forrest, section 6, comprised of two lots on 12,690 sf, with a flag lot variance.

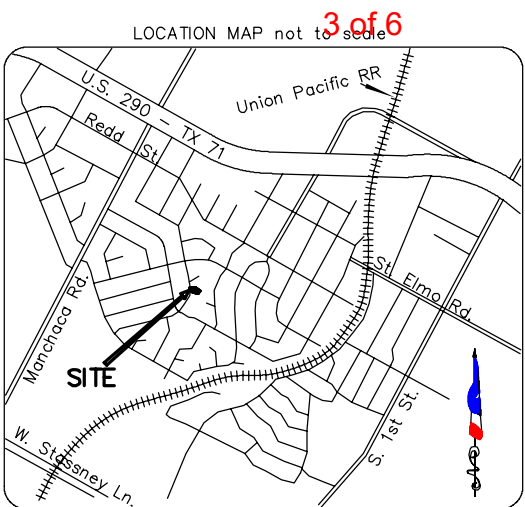
This application was submitted on May 15, 2019 and has not expired because subdivision deadlines have been suspended until December 31, 2021 (Order No. 20200815-019). Because this plat was submitted under the regulations in effect prior to HB3167, it requires a public hearing and a commission variance for the flag lot. The flag lot variance complies with the criteria of approval in LDC 25-4-175(A) because all reviewers have approved the plat and the driveway/utility plan, it is compatible with the surrounding neighborhood because it is located in a single family residential neighborhood and can be developed with a single family house, and staff is not aware of any private deed restrictions.

STAFF RECOMMENDATION: The staff recommends approval of the plat. With the variance, the plat meets all applicable State and City of Austin Land Development Code requirements.**LAND USE COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov

LOCATION MAP not to scale



GIBSON'S GROTTO
RESUBDIVISION OF LOT 18, BLOCK A
PARK FOREST, SECTION 6



TWO LOTS/ONE BLOCK
LOT 18A- 5753 SQ FT/ 0.1321 AC
LOT 18B- 6937 SQ FT/ 0.1592 AC
[18B FLAG LOT: 5760 SQ.FT, 0.1322 ACRES]
[18B FLAG POLE: 1177 SQ.FT, 0.0270 ACRES]
BLOCK TOTAL- 12690 SQ FT/0.2913AC




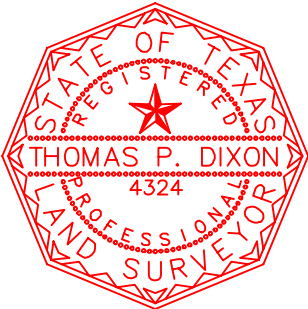
BEARING BASE
THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)
CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK
GPS OBSERVATIONS.

NUM	BEARING	DISTANCE
L1	S52°48'01"E	12.23'
L2	S74°28'17"W	68.32'
L3	N74°28'17"W	68.32'
L4	S55°59'19"E	19.81'
L5	N52°48'01"W	12.23'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	2°44'28"	20.00'	418.09'	N2°55'07"E	20.00'
C2	5°31'56"	40.36'	417.99'	N1°13'06"W	40.34'

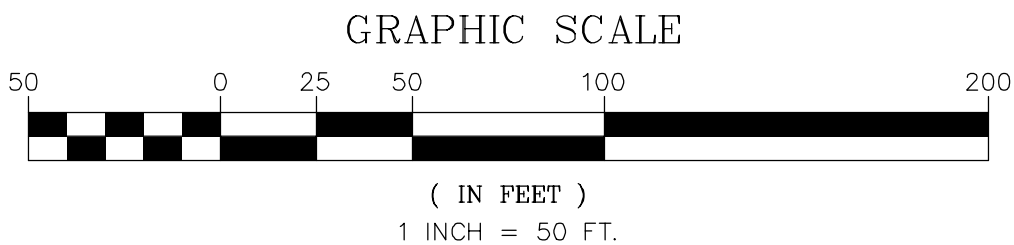
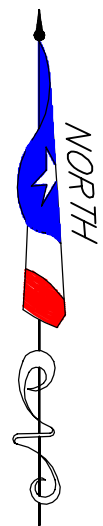
SURVEYOR'S CERTIFICATION:
I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON JANUARY 25, 2019.


THOMAS P. DIXON R.P.L.S. #4324
DECEMBER 12, 2020
DATE



LEGEND
FINISHED FLOOR FF
BENCH MARK (B.M.)
Set "Δ" on curb
Elevation 675.61' NAVD88
POINT OF BEGINNING P.O.B.

overhead electric power pole
FOUND 1/2" IRON ROD FIR
FOUND IRON ROD W/CAP FIRC
FOUND 1/2" IRON PIPE FIP
SET 1/2" IRON ROD W/CAP SIRC
LABELED "WATERLOO RPLS 4324"



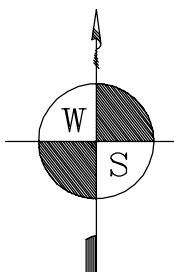
PROJECT DATA

OWNER:
GLENN A. GIBSON

LEGAL DESCRIPTION:
LOT 18, BLOCK A, PARK FOREST, SECTION 6, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 104, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TWO LOTS/ONE BLOCK

CASE# C8-2019-0052.0A
PAGE 1 OF 2


WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
T.B.P.L.S. FIRM#10124400
J15662P
DRAWN BY: BOBO

GIBSON'S GROTTO
RESUBDIVISION OF LOT 18, BLOCK A
PARK FOREST, SECTION 6

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL PERSONS BY THESE PRESENTS:
THAT I, GLENN A. GIBSON, OWNER OF 0.2913 ACRES OF LAND, BEING LOT 18, BLOCK A
OF PARK FORREST, SECTION 6, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 104, OF THE PLAT RECORDS
OF TRAVIS COUNTY, TEXAS, SAID LOT 18, BLOCK A HAVING BEEN CONVEYED TO ME BY
WARRANTY DEED WITH VENDOR' LIEN RECORDED IN DOCUMENT No. 2017140817, OFFICIAL
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS: SAID SUBDIVISION HAVING BEEN APPROVED
FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF
CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID
0.2913 ACRES TO BE KNOWN AS:

GIBSON'S GROTTO
RESUBDIVISION OF LOT 18, BLOCK A, PARK FOREST, SECTION 6

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO
THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO
ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFOR GRANTED AND NOT RELEASED.

GLENN A. GIBSON
1801 S. MOPAC, STE 100
AUSTIN, TEXAS 78746

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GLENN
A. GIBSON, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THE HE EXECUTED THE SAME FOR
THE PURPOSE AND CONSIDERATION THEREIN EXPRESSES AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF
_____, 20___, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY: _____
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT: I, JERRY PERALES, P.E., AM AUTHORIZED UNDER THE LAWS
OF THE STATE OF TEXAS TO PRACTICE THE PROFFESION OF ENGINEERING AND HEREBY
CERTIFY THAT THIS PLAT IS FEASABLE FROM AN ENGINEERING STANDPOINT AND
COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF
AUSTIN LAND DEVELOPEMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY
KNOWLEDGE.

NO PORTION OF THE SUBJECT PROPERTY IS WITHIN THE BOUNDARIES OF THE 100
YEARS FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY
(FEMA) FLOOD INSURANCE RATE MAP (FIRM) No. 48453C0585H, FOR TRAVIS COUNTY,
TEXAS, DATED SEPTEMBER 26, 2008.

12-14-20
JEROME PERALES, P.E. 94676
PERALES LAND DEVELOPMENT, LLC
FIRM REGISTRACITION F-20933
8705 SHOAL CREEK BLVD, SUITE 213
AUSTIN, TEXAS 78757
(512) 297-5019



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

FAYEZ KAZI, CHAIR YVETTE FLORES, SECRETARY

JURISDICTION:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE
CITY OF AUSTIN, THIS THE _____ DAY OF _____ 20____, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT
SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS ON THIS
THE _____ DAY OF _____, 20___ AD.

STEVE HOPKINS, FOR
DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF
AUSTIN WATER AND WASTEWATER UTILITY.
2. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED
TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
3. 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.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY
FOR THE 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.
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 OWNERS OR
HIS ASSIGNS.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY
AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. 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-A, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. 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. THESES 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 25-8 OF THE CITY OF AUSTIN L.D.C.
- 10.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.
- 11.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 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.
- 12.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 TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, SITE PLAN
APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 13.A 10 FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG THE ROW OF
CLAWSON ROAD.
- 14.ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, PARK FORREST SEC. 6, AS
RECORDED IN VOLUME 9, PAGE 104, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS
RESUBDIVISION PLAT.
- 15.A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 3 DWELLING UNITS
DUE TO SF-3 ZONING. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.
- 16.A VARIANCE TO §25-4-175(A)(2), OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE
PLANNING COMMISSION ON _____.
- 17.ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED
AT THE CLOSEST POINT OF ACCESS TO A PUBLIC STREET.
- 18.WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
- 19.EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS AND PRIVATE
PLUMBING SHALL NOT CROSLOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT
OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.
20. LOTS 18A & 18B ARE SUBJECT TO THE JUAE RECORDED IN DOCUMENT
No. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- 21.LOT 18A IS SUBJECT TO THE DRAINAGE EASEMENT RECORDED IN DOCUMENT
No. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
22. EXTENDED OR OBSTRUCTED FIRE ACCESS SHALL BE MITIGATED WITH AN AFD APPROVED
SPRINKLER SYSTEM FOR BUILDINGS ON LOT 18B.

PROJECT DATA

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GLENN A. GIBSON

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VOLUME 9, PAGE 104, PLAT RECORDS OF TRAVIS COUTNY, TEXAS.

TWO LOTS/ONE BLOCK

CASE# C8-2019-0052.0A
PAGE 2 OF 2



Note: Should additional backup be submitted after the online publishing of this staff report, it may be found at the following link:

https://www.austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm