

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0168.0A

COMMISSION DATE: June 28, 2022

SUBDIVISION NAME: Lot 10A, Block 1, Chernosky Subdivision No. 7 (resubdivision)

ADDRESS: 1106 Mansell Avenue

APPLICANT: Patrice Rios

AGENT: Southwest Engineers, Inc. (Gabriel Hovdey)

ZONING: SF-3-NP

NEIGHBORHOOD PLAN: MLK-183

AREA: 3,582 square feet (0.082 acres)

LOTS: 1

COUNTY: Travis

DISTRICT: 1

WATERSHED: Tannehill Branch

JURISDICTION: Full-Purpose

SIDEWALKS: Sidewalk required on the subdivision side of Mansell Avenue

VARIANCE: On August 8, 2016, the Board of Adjustment (BOA) approved a variance request to reduce the minimum lot area and lot width for this property.

DEPARTMENT COMMENTS:

This request is for the approval of the resubdivision of a portion of Lots 10 and 11, Block 1, Chernosky Subdivision No. 7, consisting of one lot on 3,582 square feet (0.082 acres).

This application predates H.B. 3167 (shot clock) regulations.

As of the submittal of this request, this application was still pending the approval of a site plan exemption drainage plan. This is necessary to address the steep slope and drainage issues associated with building on this site.

STAFF RECOMMENDATION:

Staff's recommendation is pending the approval of the site plan exemption associated with this property.

CASE MANAGER: Jennifer Bennett

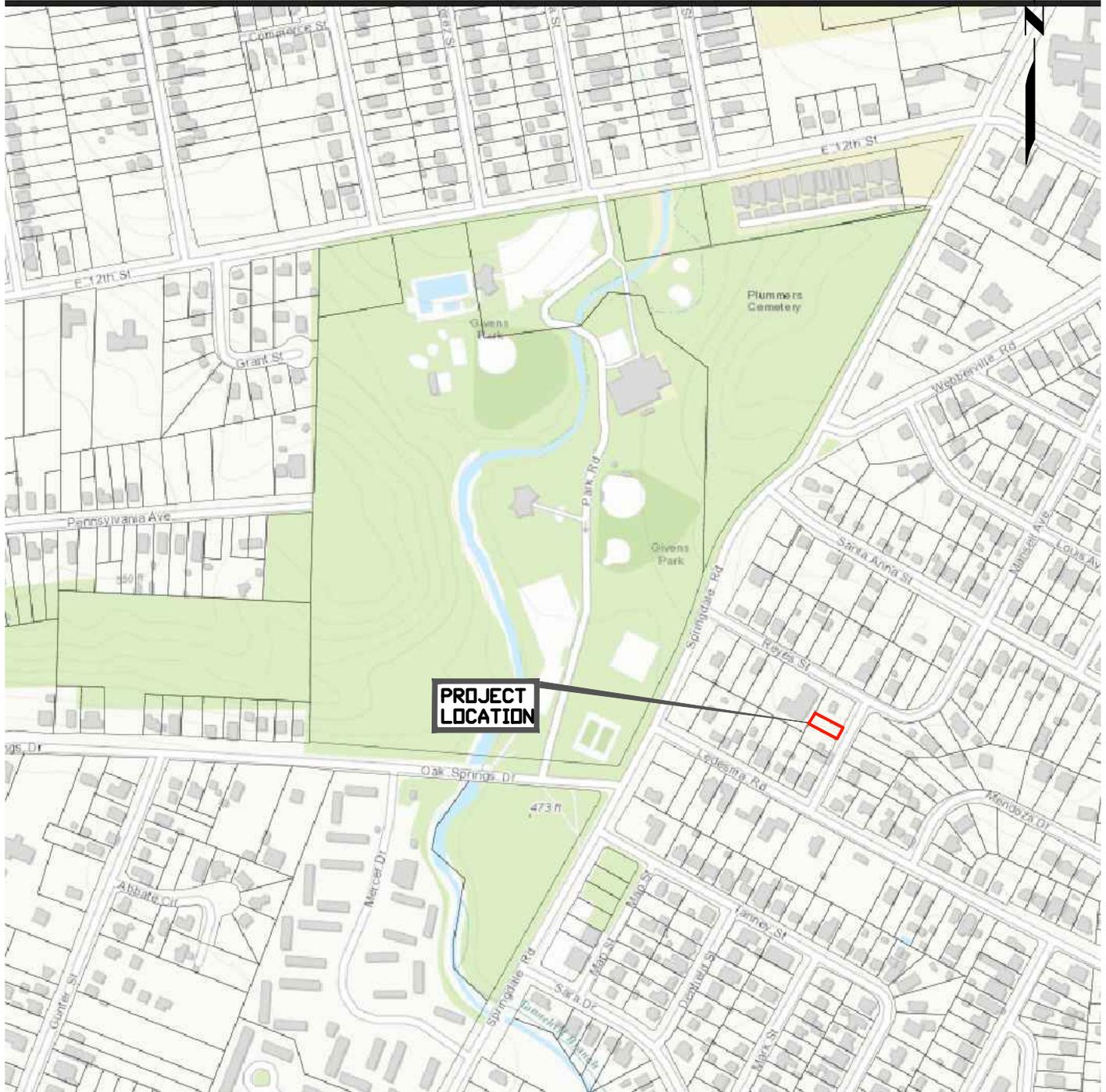
PHONE: 512-974-9002

E-mail: jennifer.bennett@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat



Southwest Engineers Inc.



Civil
Environmental
Planning

TBPE No.: 1909
www.swengineers.com

142 Cimarron Park Lp
Buda, Texas 78610
(512) 312-4336

LOCATION MAP

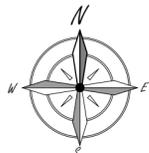
1106 MANSELL AVE
LOT 10A, BLOCK 1, CHERNOSKY
SUBDIVISION NO. 7

Date: 08/15/2016
File: Location Exhibit
Scale: N.T.S.
Tech: MI
Project No.: 0662-001-16

LOT 10A, BLOCK 1, CHERNOSKY SUBDIVISION NO. 7

SHEET 1 OF 1 SHEET(S)

A RESUBDIVISION OF A PORTION OF LOTS 10 & 11, BLOCK 1, CHERNOSKY SUBDIVISION NO. 7



VICINITY MAP
NO SCALE

REFERENCE LEGEND:

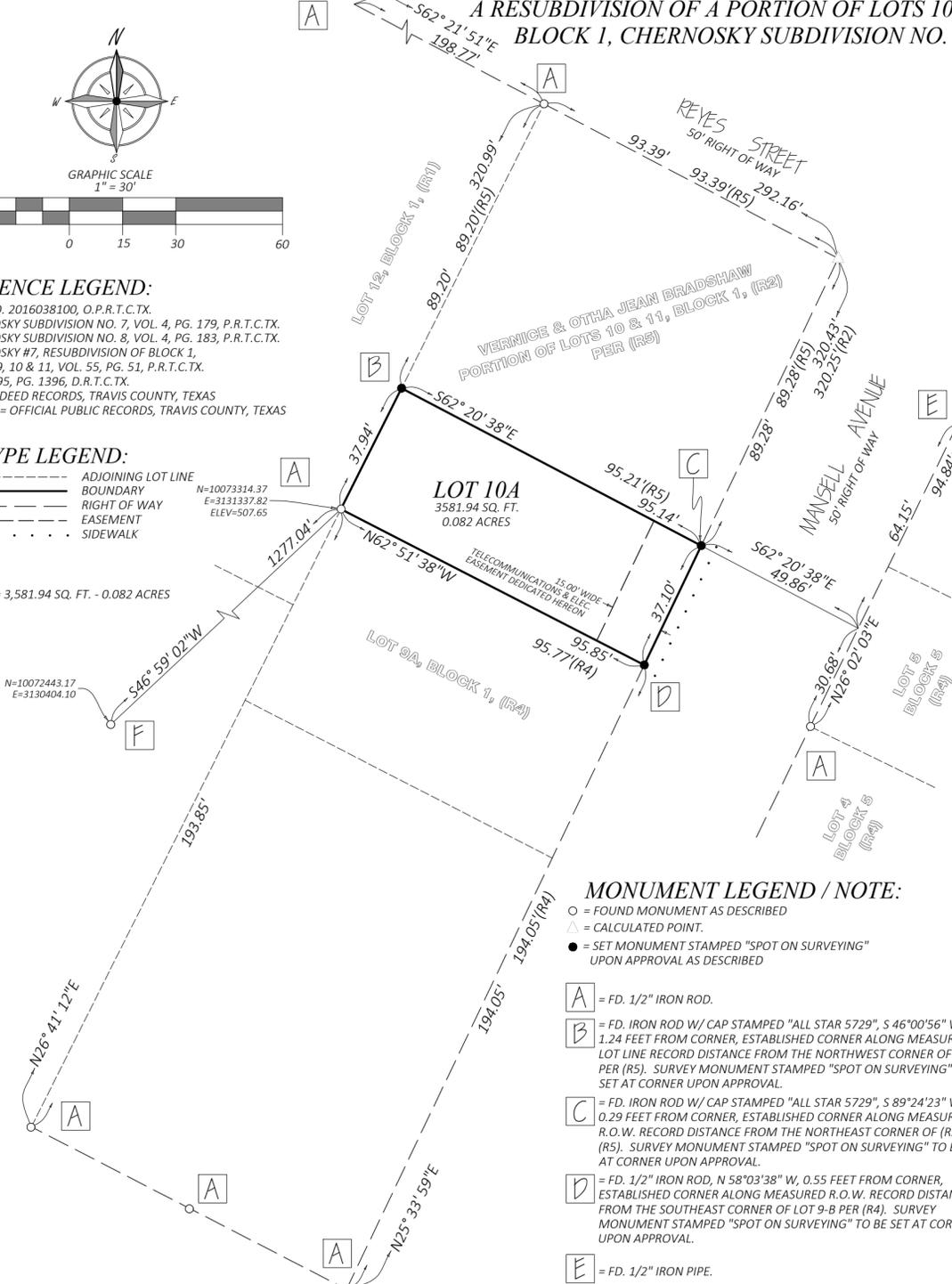
R1 = DOC. NO. 2016038100, O.P.R.T.C.TX.
 R2 = CHERNOSKY SUBDIVISION NO. 7, VOL. 4, PG. 179, P.R.T.C.TX.
 R3 = CHERNOSKY SUBDIVISION NO. 8, VOL. 4, PG. 183, P.R.T.C.TX.
 R4 = CHERNOSKY #7, RESUBDIVISION OF BLOCK 1, LOTS 8, 9, 10 & 11, VOL. 55, PG. 51, P.R.T.C.TX.
 R5 = VOL. 4295, PG. 1396, D.R.T.C.TX.
 D.R.T.C.TX. = DEED RECORDS, TRAVIS COUNTY, TEXAS
 O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

LINE TYPE LEGEND:

--- ADJOINING LOT LINE
 --- BOUNDARY
 --- RIGHT OF WAY
 --- EASEMENT
 --- SIDEWALK

AREA:

TOTAL AREA = 3,581.94 SQ. FT. - 0.082 ACRES



MONUMENT LEGEND / NOTE:

- = FOUND MONUMENT AS DESCRIBED
 - △ = CALCULATED POINT.
 - = SET MONUMENT STAMPED "SPOT ON SURVEYING" UPON APPROVAL AS DESCRIBED
- A** = FD. 1/2" IRON ROD.
- B** = FD. IRON ROD W/ CAP STAMPED "ALL STAR 5729", S 46°00'56" W, 1.24 FEET FROM CORNER, ESTABLISHED CORNER ALONG MEASURED LOT LINE RECORD DISTANCE FROM THE NORTHWEST CORNER OF (R5) PER (R5). SURVEY MONUMENT STAMPED "SPOT ON SURVEYING" TO BE SET AT CORNER UPON APPROVAL.
- C** = FD. IRON ROD W/ CAP STAMPED "ALL STAR 5729", S 89°24'23" W, 0.29 FEET FROM CORNER, ESTABLISHED CORNER ALONG MEASURED R.O.W. RECORD DISTANCE FROM THE NORTHEAST CORNER OF (R5) PER (R5). SURVEY MONUMENT STAMPED "SPOT ON SURVEYING" TO BE SET AT CORNER UPON APPROVAL.
- D** = FD. 1/2" IRON ROD, N 58°03'38" W, 0.55 FEET FROM CORNER, ESTABLISHED CORNER ALONG MEASURED R.O.W. RECORD DISTANCE FROM THE SOUTHEAST CORNER OF LOT 9-B PER (R4). SURVEY MONUMENT STAMPED "SPOT ON SURVEYING" TO BE SET AT CORNER UPON APPROVAL.
- E** = FD. 1/2" IRON PIPE.
- F** = FD. CITY OF AUSTIN MONUMENT NO. L-22-2001 (CB36), BEING A 3" BRASS DISK IN SIDEWALK, WEST SIDE OF SPRINGDALE ROAD AT THE SOUTHWEST CORNER OF TANNEHILL BRANCH CREEK AND SOUTH OF SARA DRIVE. WITH A PUBLISHED ELEVATION OF 472.73 FEET.

1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTE WATER UTILITY SYSTEM.
4. 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 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.
5. PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
6. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. 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.
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 25-8, 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. THESE EASEMENTS AND/OR ACCESS 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.
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. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
12. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, WATER AND WASTE WATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
13. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG MANSELL AVE. AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. 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.
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 REGULATIONS 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. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, CHERNOSKY SUBDIVISION NO. 7, SHALL APPLY TO THIS RESUBDIVISION PLAT.
16. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
17. 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(S) 10A, BLOCK(S) 1 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
18. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 1 DWELLING UNIT.
19. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON JUNE 16, 2017 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSPM CASE NUMBER FOR THIS PROJECT IS RS-2017-00140.
20. A CITY OF AUSTIN BOARD OF ADJUSTMENT VARIANCE WAS APPROVED ON AUGUST 8TH, 2016 FOR MINIMUM LOT SQUARE FOOTAGE, MINIMUM LOT WIDTH, AND AN INCREASE IN MAXIMUM LOT IMPERVIOUS COVER AS IT RELATES TO SECTION 25-2-492 (D) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC).

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

FLOOD CERTIFICATION:

THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE, PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBER 48453C0465J, DATED JANUARY 6, 2016 FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS §
 COUNTY OF TRAVIS §
 KNOWN ALL MEN BY THESE PRESENTS:

THAT JOSE L. RIOS BEING OWNER OF A PORTION OF LOTS 10 AND 11, BLOCK 1, CHERNOSKY SUBDIVISION NO. 7, AN ADDITION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 4, PAGE 179, PLAT RECORDS, OF TRAVIS COUNTY, TEXAS, BEING 0.082 ACRES, CONVEYED BY DEED OF RECORD AS INSTRUMENT NO. 2016038100 OF 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 0.081 ACRE TRACT IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS: (LOT 10A, BLOCK 1, CHERNOSKY SUBDIVISION NO. 7) AND DO HEREBY DEDICATE TO THE PUBLIC USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETO GRANTED AND NOT RELEASED.

BY _____ DATE _____

STATE OF TEXAS §
 COUNTY OF TRAVIS §
 KNOWN ALL MEN BY THESE PRESENTS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20__ BY _____, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20__ A.D.

 DATE
 NOTARY PUBLIC
 IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
 COUNTY OF TRAVIS §
 KNOWN ALL MEN BY THESE PRESENTS:

I DANA DEBEAUVOR, 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. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN INSTRUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

BY _____ DEPUTY

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

_____, CHAIR _____, SECRETARY

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

JENNIFER BENNETT-REUMUTH FOR:
 DENISE LUCAS, DIRECTOR
 DEVELOPMENT SERVICES DEPARTMENT

ENGINEER'S CERTIFICATION:

I, PAUL VIKTORIN, 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 AND WITH THE DEVELOPMENT ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE CITY OF AUSTIN AND OTHER FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS IN EFFECT ON THIS DATE.

DATE: _____
 PAUL VIKTORIN - P.E. 66879
 SOUTHWEST ENGINEERS, INC.
 205 CIMARRON PARK LOOP, SUITE B
 BUDA, TX. 78610
 TEXAS FIRM NO.: F-1909



SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, 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 CITY CODE, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATE: 03/25/2022
 SCOTT A. HAHN - RPLS NO. 6375
 SPOT ON SURVEYING
 614 JERRYS LANE
 BUDA, TX. 78610
 TEXAS FIRM NO.: 10193894 - SOS J/N:0016-16-055
 DATES:
 FIELD WORK COMPLETED - JULY 25, 2016
 1ST PLAT SUBMITTAL - AUGUST 3, 2016
 UPDATED PER COMMENTS - MARCH 23, 2021
 UPDATED PER COMMENTS - FEBRUARY 04, 2022



APPLICATION SUBMITTAL DATE: AUG. 24, 2016
 CASE NO.: C8-2016-0168-0A