

C15-2023-0025

6506 HERGOTZ LN

**APPLICANT: DANIEL DUNIGAN,
ON BEHALF OF LOT OWNER PAUL LE**

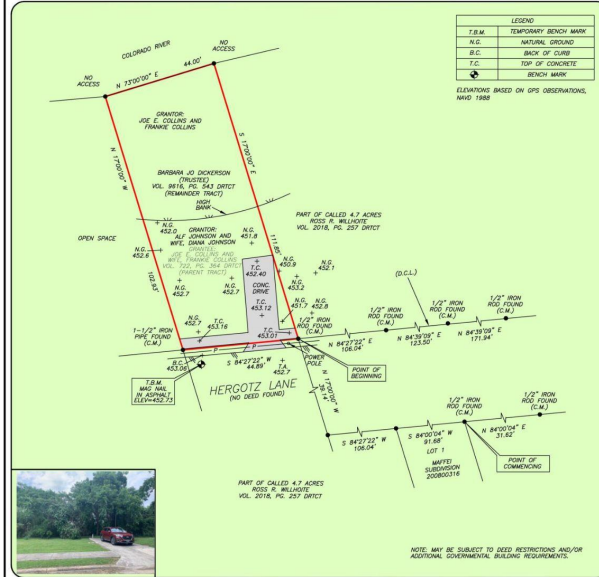
City of Austin Board of Adjustments Hearing
June 12, 2023

GF, NO. 20200664 STEWART TITLE
ADDRESS: 6506 HERGOTZ LANE
AUSTIN, TEXAS 78742
BORROWER: PAUL LE

TOPOGRAPHIC SURVEY
0.1085 ACRE
OUT OF THE SANTIAGO DEL VALLE GRANT
IN TRAVIS COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

ITEM 04/2-PRESENTATION

SCALE: 1" = 30'



THIS PROPERTY IS AFFECTED BY THE
100 YEAR FLOOD PLAIN AS PER FIRM
FIRM NO. 15052-0100-1
MAP REVISION: 01/26/2007
ZONE: XE
BASED ONLY ON VISUAL COMPARISON OF MAPS
INACCURACIES OF FEMA MAPS PRESENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY

A SURVEYOR'S INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 222, PG. 364, D.C.T.

DRAWN BY: RE

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
ON THE GROUND THAT THIS PLAN CORRECTLY
REPRESENTS THE FACTS FOUND AT THE TIME
OF SURVEY AND THAT THERE ARE NO
UNDISCOVERED INTERESTS OR CLAIMS
EXCEPT AS SHOWN HEREON. THIS SURVEY IS
CERTIFIED FOR THE TRANSCRIPTION ONLY AND
ABSTRACTS PROVIDED IN THE ABSTRACT
DETERMINED TITLE COMPLETION WAS RELIED
UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
PROFESSIONAL LAND SURVEYOR
JUN NO. 542020-01727
JUNE 8, 2020
REVISED: JULY 6, 2020 (TPO)



PRECISION
surveys

281-496-1596 FAX 281-496-1867 210-629-4941 FAX 210-629-1355
500 N. HANCOCK STREET SUITE 100 AUSTIN, TEXAS 78701 1777 N. LOOP 410 SUITE 800 SAN ANTONIO, TEXAS 78201
TOLL FREE 1-800-725-7262

ANDY BROWN &
ASSOCIATES
ANDREW BROWN
512-524-1595





ITEM04/3-PRESENTATION

**City of Austin
Planning and Development Review
Land Status Determination
1995 Rule Platting Exception**

March 15, 2013

File Number: **C8I-2013-0085**

Address: **6506 HERGOTZ LN**

Tax Parcel I.D. #**03022004060000** Tax Map Date: **06/30/2011**

The Planning & Development Review Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being a **portion of that certain 1/4 acre tract of land out of the Santiago Del Valle Grant, in Travis County, Texas** in the current deed, recorded on **Dec 08, 2010**, in **Document #2010182997**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Mar 21, 1986**, in Volume **00616**, Page **0543**, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **wastewater** service on **Jul 07, 1970**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

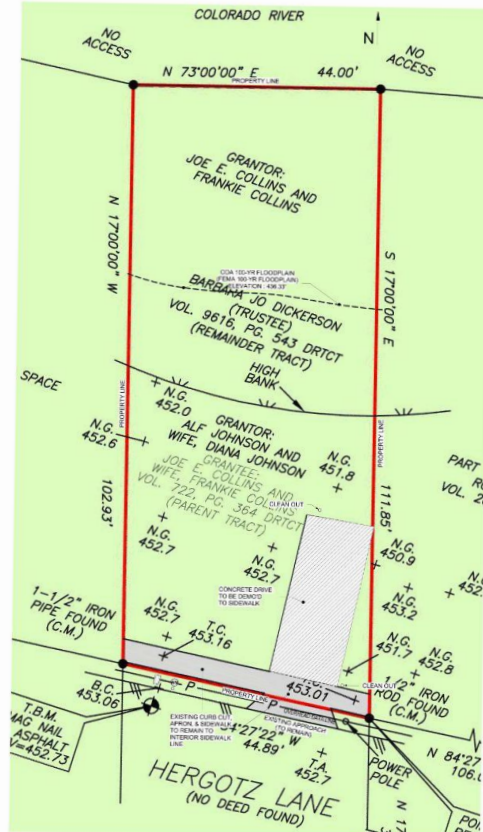
Additional Notes/Conditions:

NONE

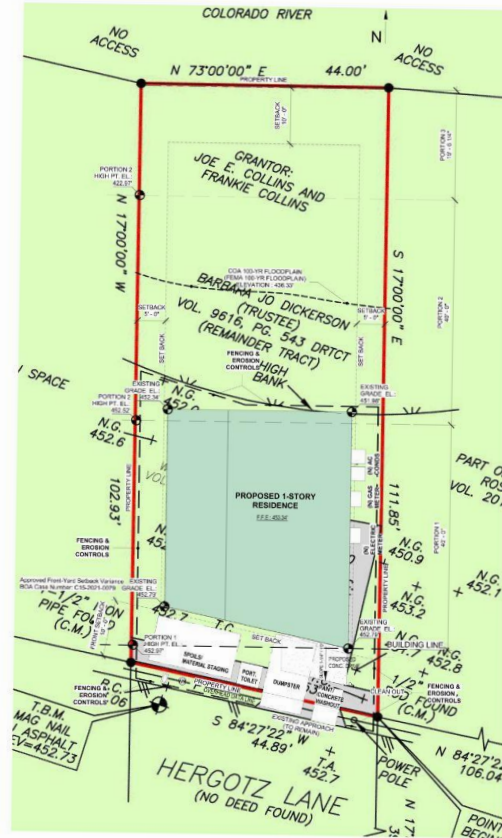
This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: *Michelle Casillas*
Michelle Casillas, Representative of the Director
Planning and Development Review Department

ITEM04/4-PRESENTATION



2 SITE PLAN EXISTING
18" = 1'-0"



1 SITE PLAN PROPOSED
18" = 1'-0"

CRITICAL ZONE COVERAGE

- 1) At least 50% of the CRZ must be preserved at natural grade, with natural ground cover.
- 2) Within the CRZ, there can be no cut or fill greater than 4 inches. Any work done within this zone shall be as specified. Any work done within this zone must be graded on undisturbed ground. Any other structure placed within this zone must be hand-dug, no excavation.
- 3) Within the CRZ, no coverage or disturbance of the ground is permitted.

DEVELOPER
The City of Austin
Austin, TX 78701

DESIGNER
K. J. H. & S. J. H.
K. J. H. & S. J. H. Engineering, Inc.
Austin, TX 78701

STRUCTURAL
K. J. H. & S. J. H.
K. J. H. & S. J. H. Engineering, Inc.
Austin, TX 78701

CIVIL
K. J. H. & S. J. H.
K. J. H. & S. J. H. Engineering, Inc.
Austin, TX 78701

MEP
K. J. H. & S. J. H.
K. J. H. & S. J. H. Engineering, Inc.
Austin, TX 78701

LANDSCAPING
K. J. H. & S. J. H.
K. J. H. & S. J. H. Engineering, Inc.
Austin, TX 78701

6506 Hergutz Lane
6506 Hergutz Lane, Austin,
TX 78742

ISSUE DATE: COMMENT

EXISTING/PROPOSED SITE PLAN

A0.02

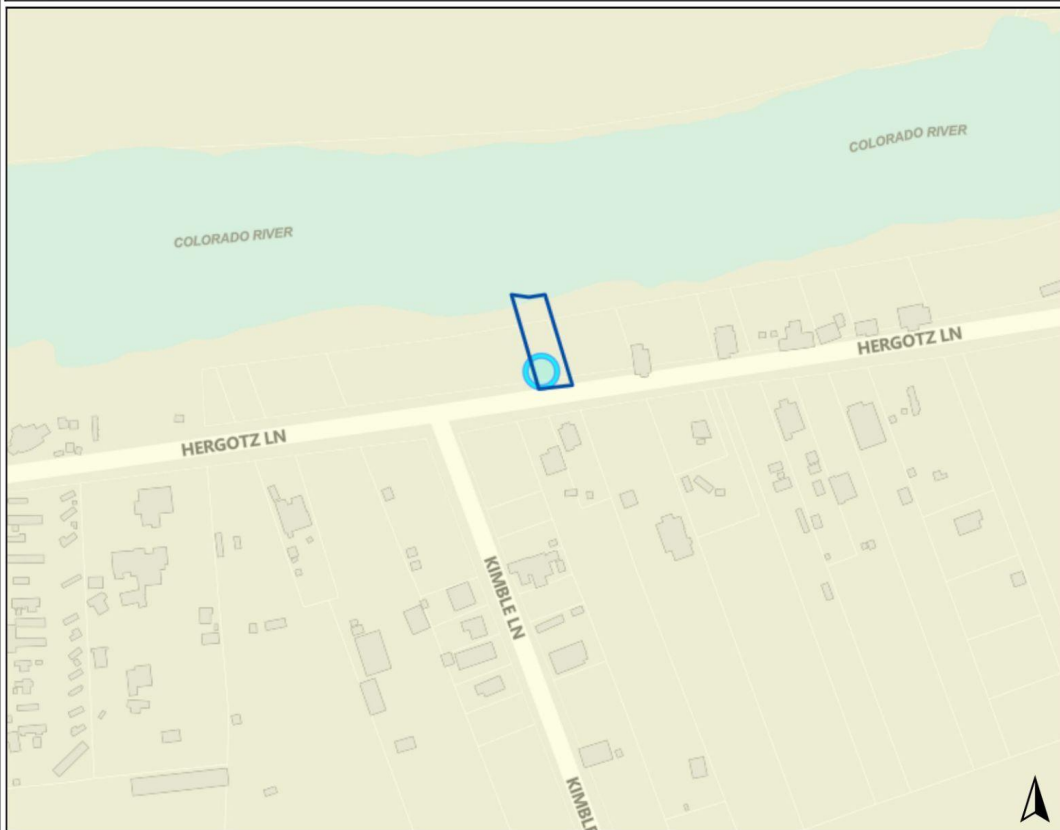
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Property Profile

Surrounding Structures of 6506 Hergotz Ln

ITEM04/5-PRESENTATION



Legend

Property

Jurisdictions (No Fill)

FULL PURPOSE

Jurisdictions Fill

Jurisdiction

FULL PURPOSE



4/12/2023

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. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

ITEM04/6-PRESENTATION

NOTES:

- When Hergotz City ROW was established it bisected the lot, thus creating a substandard lot.

6506 Hergotz Lane -
Subject Lot Seeking
Sub-standard
Development Approval

- It is difficult to determine, without surveys, if the nearby lots have lot-widths less than 50 feet, but their lot size is less than required thus a possible precedent has been set to allow this in this neighborhood.

110 Kimble Lane

111 Kimble Lane

SUBSTANDARD LOT
NEARBY

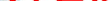
114 Kimble
Lane

116 Kimble Lane

Developed SF-3
Sub-standard Lots Nearby
to 6506 Hergotz Lane

110 KIMBLE LANE - LOT SIZE: 4,792 SF

ITEM 04/7-PRESENTATION


[illegible]

114 KIMBLE LANE - LOT SIZE: 5,227 SF


Development
 SERVICES DEPARTMENT
 Planning and Construction Center 15101 Williamson Drive, Austin, TX 78742 | (512) 375-6800

[illegible]