

C15-2023-0025

6506 HERGOTZ LN

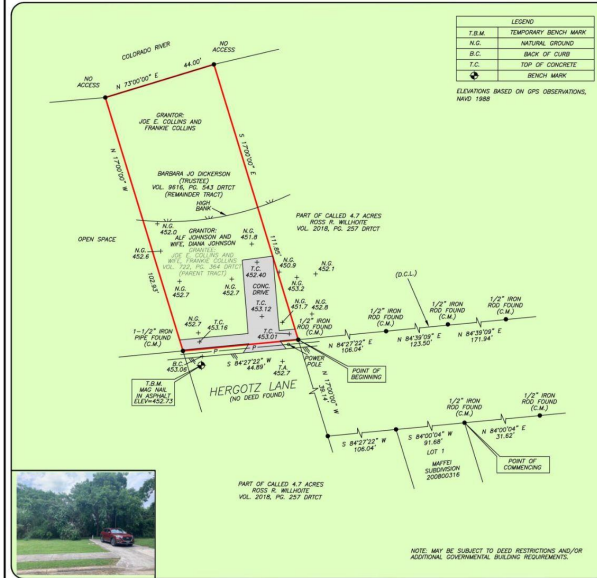
**APPLICANT: DANIEL DUNIGAN,
ON BEHALF OF LOT OWNER PAUL LE**

City of Austin Board of Adjustments Hearing
June 12, 2023

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
PANEL NO. 48453C D610 L
MAP REVISION: 01/22/2020
ZONE AE
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY

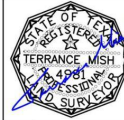
A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 722, PG. 364, D.R.T.C.T.

DRAWN BY: R8

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THERE ARE NO ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN HEREON. THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY AND ABSTRACTING PROVIDED IN THE ABOVE REFERENCED TITLE COMMITMENT WAS RELIED UPON IN PREPARATION OF THIS SURVEY.

TERRANCE MISH
PROFESSIONAL LAND SURVEYOR
NO. 4981
JOB NO. SA2020-01727
JUNE 8, 2020
REVISED: JULY 6, 2020 (TOPO)



ANDY BROWN &
ASSOCIATES
ANDREW BROWN
512-524-1595



PRECISION
surveyors

1-800-LANDSURVEY
www.precisionurveyors.com

281-496-1586	FAX 281-496-1867	210-829-4941	FAX 210-829-1555
950 THREAGNEZZLE STREET SUITE 150 HOUSTON, TEXAS 77079	1777 NE LOOP 410 SUITE 600 SAN ANTONIO, TEXAS 78217	FIRM NO. 10063700	

1-800-LANDSURVEY
www.precisionsurveyors.com



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.

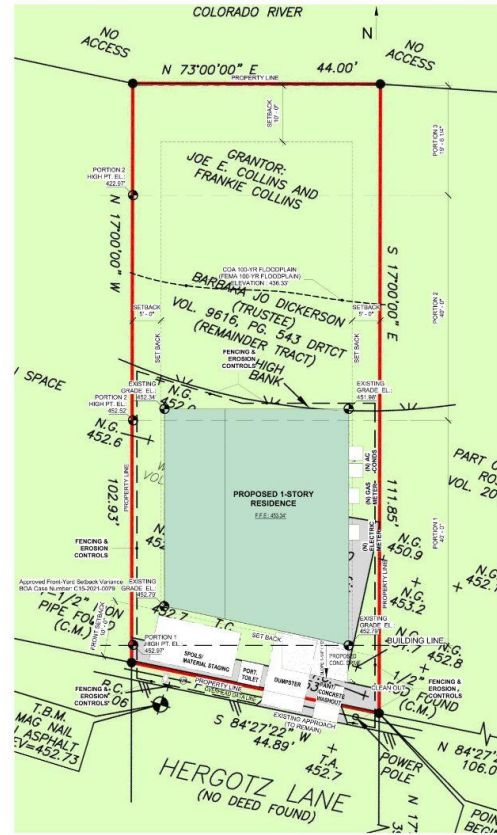
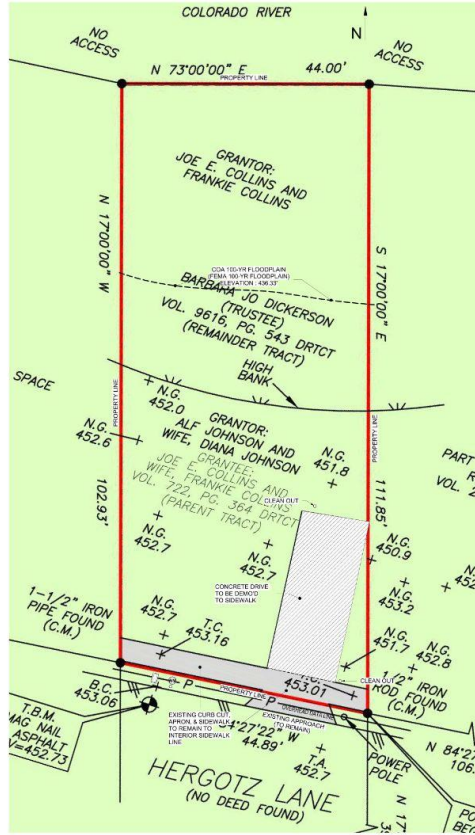
Additional Notes/Conditions:

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



IN-MANSON ORDINANCE NOTES

- 1) All lots must be at least 100 feet wide and 100 feet deep.
- 2) Within the 50% CRZ there can be no lot or lot greater than 4 inches. Any work done within this zone must be approved. Any work done within this zone must be approved. Any work done within this zone must be approved.
- 3) Within the 20% CRZ, no coverage or disturbance of the ground is permitted.

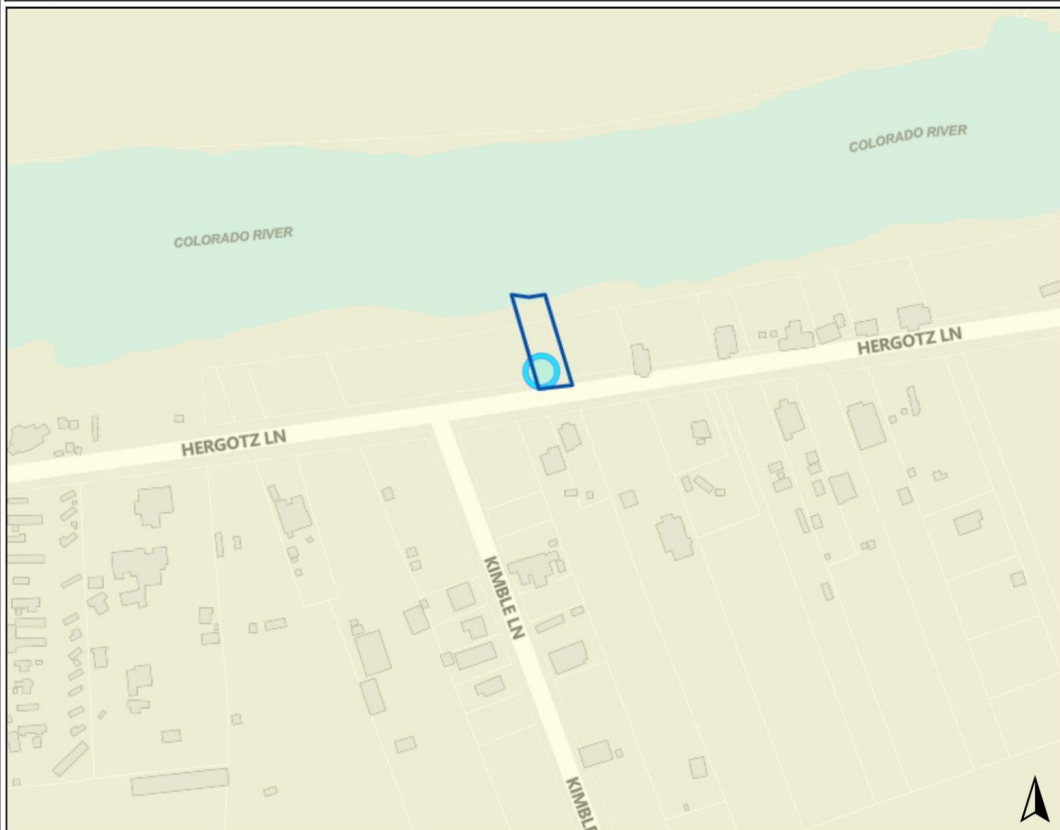
DEVELOPER	8506 Hergotz Lane, Austin, TX 78742
DESIGNER	8506 Hergotz Lane, Austin, TX 78742
STRUCTURAL	8506 Hergotz Lane, Austin, TX 78742
CIVIL	8506 Hergotz Lane, Austin, TX 78742
MEP	8506 Hergotz Lane, Austin, TX 78742
LANDSCAPING	8506 Hergotz Lane, Austin, TX 78742
ISSUE DATE	COMMENT
EXISTING/PROP SITE PLAN	
A0.02	
4/8/2023 4:33:56 PM	



Property Profile

Surrounding Structures of 6506 Hergotz Ln

ITEM04/5-PRESENTATION



Legend

Property

Jurisdictions (No Fill)

FULL PURPOSE

Jurisdictions Fill

Jurisdiction

FULL PURPOSE

0 350 700 ft

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.
- There was a home on the lot previously that was demolished
- 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.

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

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 S

ITEM04/7-PRESENTATION

[illegible][illegible]