

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0065.0A**COMMISSION DATE:** July 25, 2023**SUBDIVISION NAME:** Sankofa Subdivision**ADDRESS:** 2208 E 13<sup>th</sup> St**APPLICANT:** Larry Yarak & Brenda Blair**AGENT:** Campbell Key (Southwest Engineers, Inc.)**ZONING:** SF-3-NP (single family residence)**NEIGHBORHOOD PLAN:** Chestnut**AREA:** 0.19 acre (8,276.4 sf)**LOTS:** 2**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Chestnut Ave and E 13<sup>th</sup> St.**DEPARTMENT COMMENTS:**

The request is for the approval of Sankofa Subdivision, a resubdivision out of the original A.E. Habicht's Subdivision of Outlot 34, Division B, comprised of 2 residential lots on 0.19 acre (8,276.4 sf).

**STAFF RECOMMENDATION:**

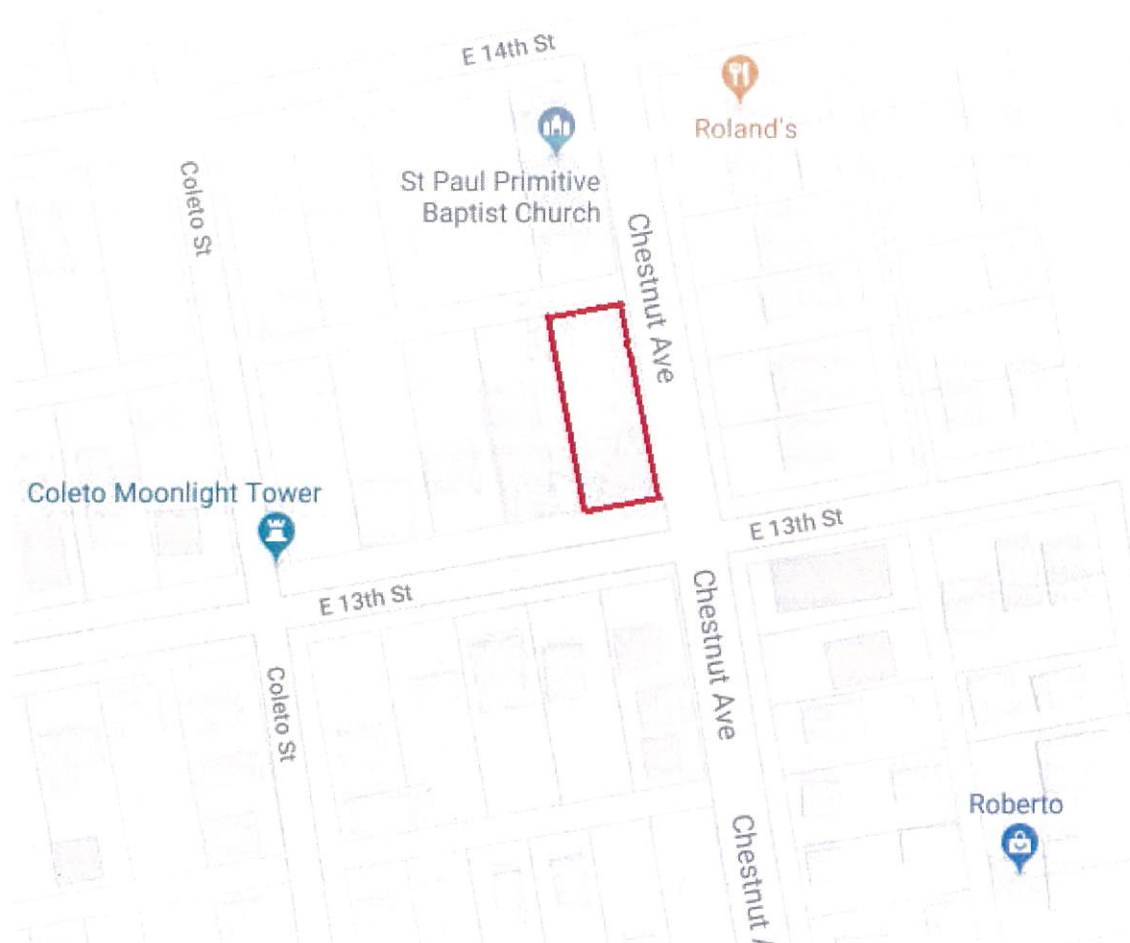
This plat meets all applicable State and City of Austin LDC requirements and staff recommends approval.

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

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated June 23, 2023

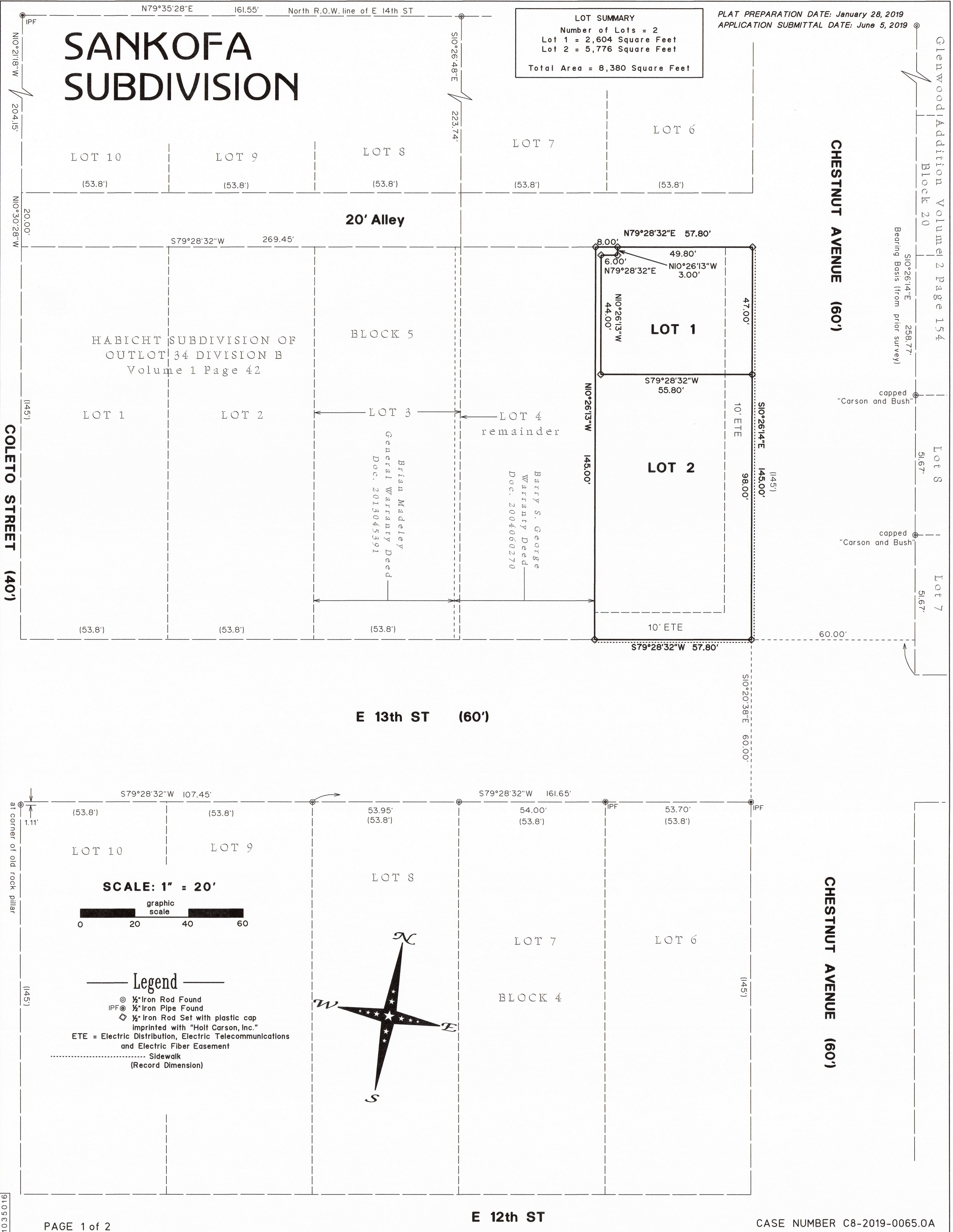


# *Location Map*

*2208 East 13th Street*

*Austin, TX 78702*







SANKOFA  
SUBDIVISION

PLAT PREPARATION DATE: January 28, 2019  
APPLICATION SUBMITTAL DATE: June 5, 2019

THE STATE OF TEXAS  
THE COUNTY OF \_\_\_\_\_  
KNOW ALL MEN BY THESE PRESENTS:

That we, Brenda R. Blair and Larry W. Yarak, owners of all of Lot 5 and a portion of Lot 4, Block 5, Habicht Subdivision of Outlot 34 Division B, a subdivision in Travis County, Texas, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1 Page 42 of the Plat Records of Travis County, Texas, as conveyed to us by General Warranty Deed recorded in Document Number 2015144965 of the 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 Lot 5 and portion of Lot 4 in accordance with the attached map or plat shown hereon to be known as

SANKOFA  
SUBDIVISION

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS OUR HANDS this the\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_ .

\_\_\_\_\_  
Brenda R. Blair  
1704 Amber Ridge Drive  
College Station, Texas 77845

\_\_\_\_\_  
Larry W. Yarak  
1704 Amber Ridge Drive  
College Station, Texas 77845

THE STATE OF TEXAS  
THE COUNTY OF \_\_\_\_\_  
I, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, did personally appear Brenda R. Blair and Larry W. Yarak, known to me to be the persons whose names are subscribed to the foregoing instrument of writing, and they acknowledged before me that they executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Commission Expires \_\_\_\_\_

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, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
Joey De La Garza, for  
Jose G. Roig, Interim Director, Development Services Department

ACCEPTED and AUTHORIZED for record by the Land Use Commission of the City of Austin, Texas, on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
Todd W. Shaw                      Chair                      Yvette Flores                      Secretary

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
I, Dyana Limon-Mercado, 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. and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D., at \_\_\_\_ o'clock \_\_\_\_ M., Plat Records of said County and State in Document No. \_\_\_\_\_ Official Public Records of Travis County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
Deputy

- NOTES:
- 1.No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
  2. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin 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.
  3. 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 this subdivision do not comply with such codes and requirements.
  4. 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.
  5. Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
  6. The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
  7. 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 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.
  8. 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 of deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
  9. 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 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.
  10. All restrictions and notes from the previous subdivision, Habicht Subdivision of Outlot 34 Division B according to the map or plat of record in Volume 1 Page 42 of the Travis County Plat Records, shall apply to this resubdivision plat.
  11. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc at all times. Necessary clearance informations (AE, OSHA, NESC, and NEC) may be found in Austin Energy's Design Criteria Manual -- Section 1.5.3.9. The manual is available on Austin Energy's website under contractors/electric service design and planning.
  12. 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: Chestnut Avenue and E 13th ST 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.
  13. No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin or Travis County.
  14. The property owner or assigns shall maintain all drainage easements on private property.
  15. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
  16. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
  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 Lots 1 and 2 requires approval of a separate Development Permit.
  18. Development activity for single family or duplex use for Lots 1 and 2 is not subject to Drainage Criteria Manual, 1.2.2.D. or E. in accordance with Drainage Criteria Manual Section 1.2.2.G. and Engineer's certification dated \_\_\_\_\_
  19. Lot 1 is to be developed as a Cottage Lot per 25-4-1444 (LDC) and as may be amended.
  20. Building Setback Lines shall be in conformance with City of Austin Zoning ordinance requirements.
  21. A fee-in-lieu of parkland dedication and park development has been paid for 1 residence. No fee was charged for the existing residence.
  22. The lots in this subdivision shall have independent sewer tap(s), independent water meter(s), and its private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.
  23. Participation in the Regional Stormwater Management Program through payment was granted for this subdivision on April 3, 2023 by the City of Austin Watershed Protection Department, Office of The Director. The RSMP case number for this project is BOG-RS-2023-0016R. Refer to RSMP Approval Letter and Agreement for conditions of participation.

I, Matthew A. Dringenberg, P.E., 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 City of Austin Land Development Code, and is true and correct to the best of my knowledge.

\_\_\_\_\_  
Matthew A. Dringenberg    P.E. 114250  
SOUTHWEST ENGINEERS, INC.  
205 Cimarron Park Loop Suite B  
Buda, Texas 78610    (512) 312-4336

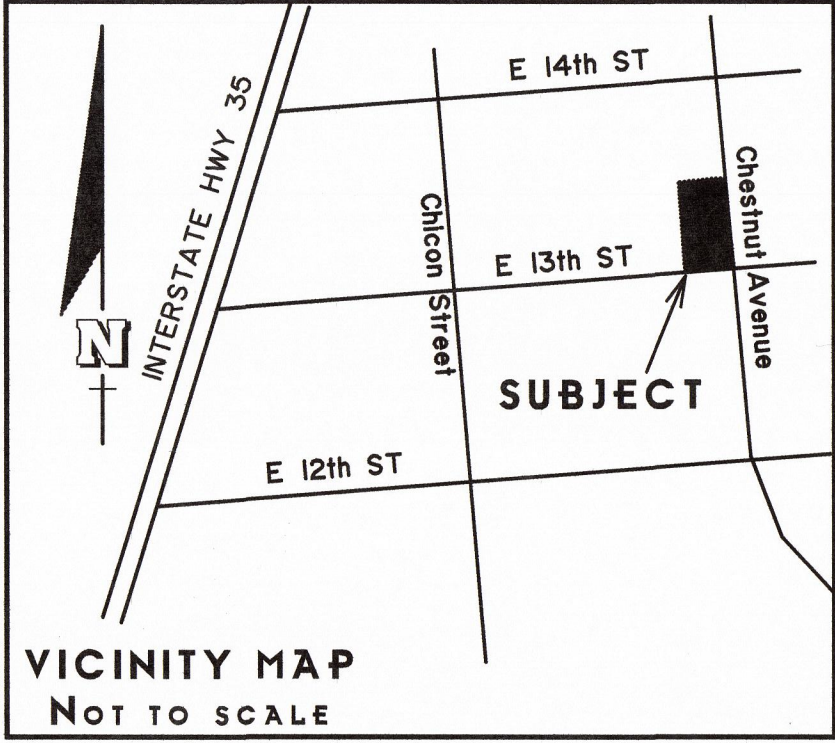
\_\_\_\_\_  
Date

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of 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 supervision on the ground.

\_\_\_\_\_  
Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.    FIRM 10050700  
1904 Fortview Road Austin, Texas 78704    (512)-442-0990

\_\_\_\_\_  
Date

CASE NUMBER C8-2019-0065.0A



VICINITY MAP  
Not to Scale



**CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**

CASE NUMBER: C8-2019-0065.0A  
UPDATE: U5  
CASE MANAGER: Joey de la Garza      PHONE #: 512-974-2664

PROJECT NAME: Sankofa Subdivision  
LOCATION: 2208 E 13TH ST

SUBMITTAL DATE: June 12, 2023  
FINAL REPORT DATE: June 23, 2023

**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria.

**UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):**

All comments must be addressed by filing an updated submittal prior to the update deadline of **June 15, 2023**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

**UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):**

1. Applicants must submit an update through the intake submittal webform:  
<https://www.austintexas.gov/page/subdivision-application-process>
2. Your update must include the following items:
  1. The revised plat/plan in pdf format
  2. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

**REVIEWERS:**

Planner 1: Tiffany Turpen  
PARD / Planning & Design: Scott Grantham

<b>Drainage Engineering Review - Joydeep Goswami - 512-974-3521</b>
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**DATE REVIEWED: 06/23/23**

**UPDATE #: U5**

**NO COMMENTS AT THIS TIME.**

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE 1. Provide a copy of the previous subdivision: Habicht Subdivision of Outlot 34 Division B.

**U1. Comment Cleared.**

DE 2. Please add the following notes: [LDC 25-7-152]

- "Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities."
- "All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards".

**U1. Comment Cleared.**

DE 3. Please add the following note:

**ON-SITE DETENTION**

"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) \_\_\_\_\_ Block(s) \_\_\_\_\_ requires approval of a separate Development Permit."

**U1. Comment Cleared.**

DE 4. Please add the following note:

**EXEMPTION FROM DETENTION (G)**

"Development activity for single family or duplex use for Lots \_\_\_\_\_ and \_\_\_\_\_ is not subject to Drainage Criteria Manual, 1.2.2.D. or E in accordance with Drainage Criteria Manual Section 1.2.2.G. and Engineer's certification dated \_\_\_\_\_."

\*Use this note in conjunction with the standard onsite note above

**U1. Comment Cleared.**

DE 5. Due to a process change for DCM 1.2.2 G cases, a feasibility meeting will be required. Please request a meeting at [RSMP@austintexas.gov](mailto:RSMP@austintexas.gov) and please include this reviewer.

U1. Comment Pending RSMP approval/payment.

U2. Comment Pending RSMP approval/payment.

U3. Comment Pending RSMP approval/payment.

U4. Comment Pending RSMP approval/payment.

**U5. Comment cleared.**

<b>PARD / Planning &amp; Design Review - Scott Grantham - 512-974-9457</b>
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Update 5:

PR1. The parkland dedication and park development fee is required (City Code 25-1-601) and must be paid prior to approval. It appears that the intention is to construct a total of 2 residential units on

the proposed 2 lots. However, no parkland fee will be collected for the existing residence, so the fee for 1 unit is required at this time. Park fee bills will be issued in AMANDA with the next update. Please confirm that the number of units is correct.

**U5: Park fees have been issued and invoices emailed to the applicant. Please inform this reviewer when invoices have been paid. Noting that Lot 1 is a cottage lot with only one buildable unit.**

**PR2. Comment cleared.**

<b>Site Plan Plumbing - Cory Harmon - 512-974-2882</b>
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**APPROVED**

The proposed final plat (C8-2019-0065.0A) is approved from a plumbing code perspective.

**End of Master Comment Report**