

SUBDIVISION REVIEW SHEET

C4
7

CASE NO.: C8J-2012-0091.0A

Z.A.P. DATE: March 5, 2013

SUBDIVISION NAME: Limon-Hidrogo Addition Resubdivision of Lot 1

AREA: 16.05 acres

LOT(S): 2 total lots

OWNER/APPLICANT: Regulo Bahena, Norberto Padron, and Martha Martinez Padron

AGENT: Prossner and Associates, Inc. (H. Avila)

ADDRESS OF SUBDIVISION: 11106 Hollow Hook

GRIDS: Q-22

COUNTY: Travis

WATERSHED: Elm Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: County

MUD: N/A

PROPOSED LAND USE: Two Single Family Lots

ADMINISTRATIVE WAIVERS: None.

VARIANCES: None.

SIDEWALKS: Sidewalks are not required due to the roadway geometry into the lots.

DEPARTMENT COMMENTS: The request is for approval of the Limon-Hidrogo Addition Resubdivision of Lot 1, composed of two single family lots on 16.05 acres. Water service will be provided by Austin Water Utility, and wastewater will be provided by on-site septic facilities.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision final plat, which meets all applicable state, county, and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Michael Hettenhausen

PHONE: 854-7563

Email address: Michael.Hettenhausen@co.travis.tx.us

C4
1/2

MLK JR BLVD

US HWY 183

JOHNNY MORRIS RD

LOTOLA LN

DECKER LN

FM 969

HOLLOW
HOOK

IMPERIAL
DR

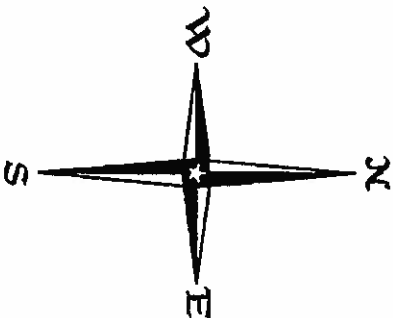
BLUE BLUFF RD

J.M. HOLLOWAY
DRIVE

FM 973

SH 130

WEBBERVILLE RD



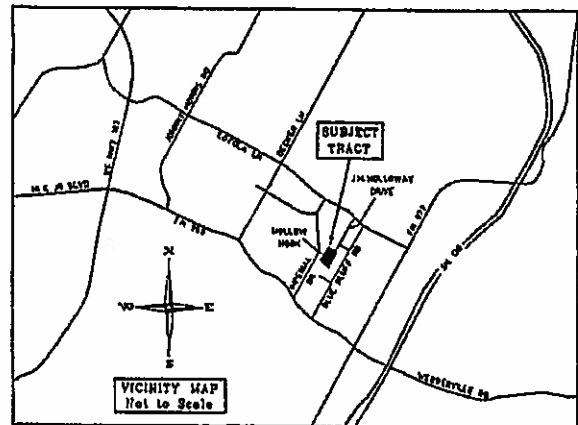
VICINITY MAP
Not to Scale

SUBJECT
TRACT



c43

**LIMON - HIDROGO
ADDITION
RESUBDIVISION OF
LOT 1**



CONSUMER PROTECTION NOTICE

FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENT RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

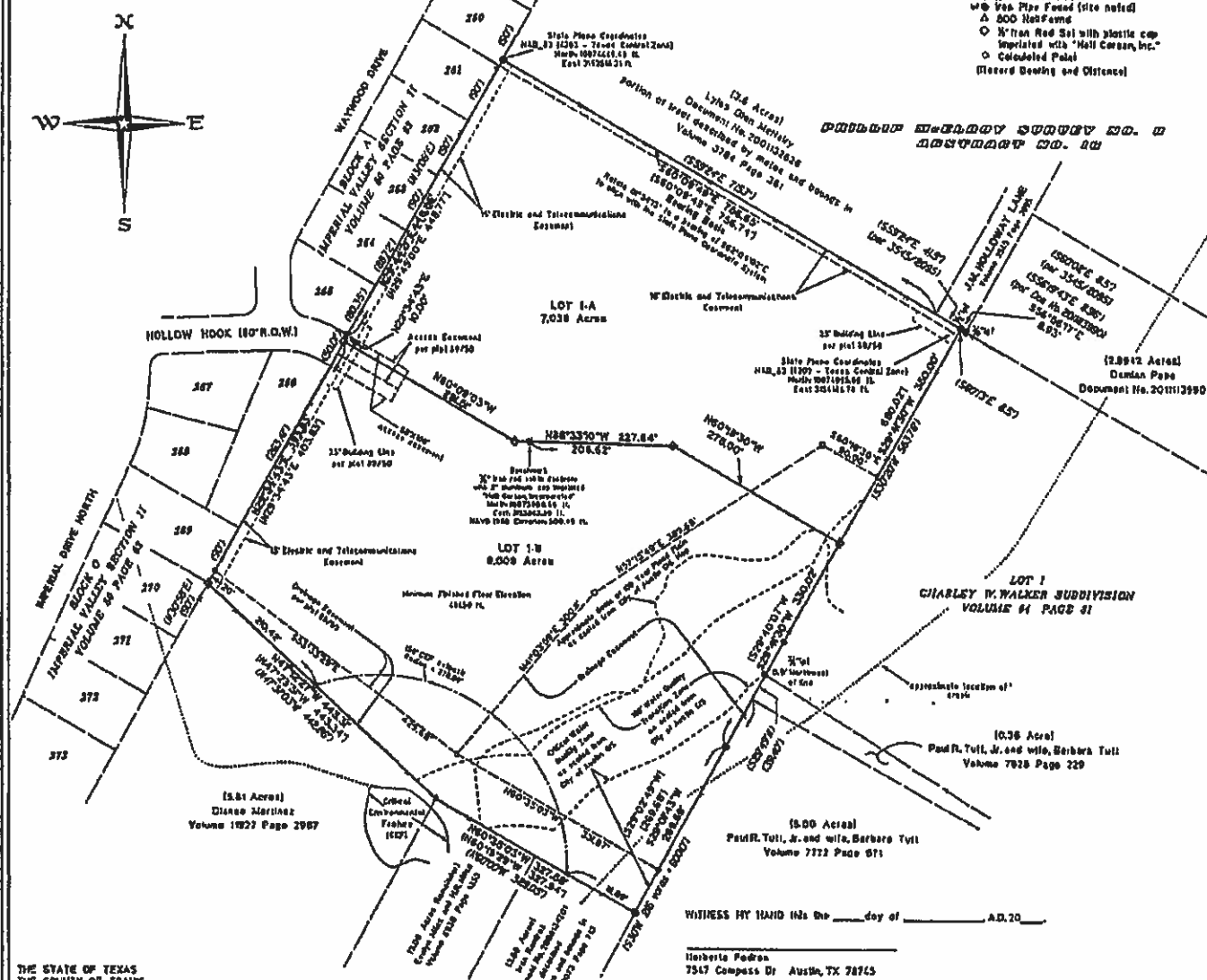
$$\frac{C4}{4}$$

PREPARED: MAY 10, 2011

LOT 1A 7.039 Acres Residential Use
 LOT 1B 9.008 Acres Residential Use
 TOTAL AREA : 16.047 Acres

- X-Iron Red Found
- Ven Pipe Found (site noted)
- ▲ 800 NetFrame
- X-Iron Red Sol with plastic cap imprinted with "Hall Corrosn, Inc."
- Colored Paint

(Record Bearing and Distance)



Consultation Expires

LIMON - HIDROGO ADDITION RESUBDIVISION OF LOT 1

NOTES:

1. No lot in this subdivision shall be occupied until connected to an on-site sewage facility approved by Travis County's On-Site Waste Water Program.
2. No lot shall be occupied until the structure is connected to the City of Austin water utility system and an approved on-site sewage facility.
3. The water utility system serving this subdivision must be in accordance with the City of Austin utility design criteria.
4. The Water utility plan must be reviewed and approved by the Austin Water Utility.
5. All public water construction must be inspected by the City of Austin.
6. The landowner must pay the City inspection fee with the utility construction.
7. A Travis County Site Development Permit is required prior to any site development.
8. No buildings, fences, landscaping, or other structures are permitted in drainage easements except as approved by the City of Austin and Travis County.
9. All drainage easements on private property shall be maintained by the property owner or his assigns.
10. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
11. 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 plan violation or replanning may be required at the owner's sole expense, if plan to construct this subdivision do not comply with such codes and requirements.
12. Prior to construction on any lot in this subdivision, a Site Development Permit must be obtained from the City of Austin.
13. All streets, drainage, sidewalks, erosion controls, and water lines are required to be constructed and installed in City of Austin Standards.
14. The owner/developer of this subdivision shall provide the electric service provider 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 easement 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 the City of Austin Land Development Code.
15. 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 the electric service provider's work within the limits of construction for this project.
16. All signs shall comply with the Austin Sign Ordinance.
17. 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 owner of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City of Austin to deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
18. Erosion/sedimentation controls are required for all development, including single family and duplex construction pursuant to the City of Austin Land Development Code and the Environmental Effects Manual.
19. For a minimum travel distance of 25 ft from the roadway edge, driveway, grade may exceed 15% only with specific approval of surface and geoslope design proposals by the City of Austin.
20. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
21. The seller is required to provide the occupant of each lot, at the time of occupancy, a homeowner environmental education packet that has been approved by the Watershed Protection and Development Review Department. This packet shall include an Integrated Pest Management Plan (IPMP) for pest prevention and source control of pesticides and herbicides; and, a Public Education Program describing measures to reduce non-point source pollution.
22. Drainage plans shall be submitted to the City of Austin and Travis County for review prior to the development. Rainfall-run-off shall be held in the amount existing at undeveloped status by ponding or other approved methods.
23. 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 25-6, Subchapter B of the City of Austin Land Development Code.
24. Water quality controls are required for all development with impervious cover in excess of 25% of the lot area in accordance with the Land Development Code.
25. All activities within the CIP buffer must comply with the City of Austin Land Development Code. The natural riparian cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited.
26. Off-site water improvements, as described in the approved service extension request, are required to provide adequate flow flow in the subdivision unless alternate methods of the protection are approved by the Travis County Fire Marshal.
27. Access from Lot 1-A to J.M. Holloway Lane is prohibited.
28. Lots 1-A and Lot 1-B are restricted to taking access to Hollow Hook.

In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The Owner(s) of the subdivision shall construct the subdivision's street and drainage improvements (the "improvements") to County Standards in order for the County to accept the public improvements for maintenance or to release fiscal liability to secure private improvements. To secure this obligation, the Owner(s) must post fiscal security with the County in the amount of the estimated cost of the improvements. The Owner(s)' obligation to construct the improvements to County Standards and to post the fiscal security to secure such construction is a continuing obligation binding on the Owners and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County Standards.

The authorization of this plat by the Commissioners Court for filing of the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or street traffic control signs, such as speed limits, cross signs, and yield signs, which is considered to be part of the developer's construction.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned, being duly qualified, do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 13152(c), and I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

A portion of this subdivision lies within the boundaries of the 100-year flood plain of a waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48153C 0450 H, dated September 28, 2008.

[Signature]
Kurt Probst, P.E. No. 36791
13377 Pond Springs Road, Austin, Texas 78746-3343
Professional Engineer
2/1/13
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 and subdivision is based upon an actual survey made on the ground, and is true and correct to the best of my knowledge.

[Signature]
Holt Carson
Registered Professional Land Surveyor No. 5166
1901 Parkway Road Austin, Texas 78704 (512) 412-0950
2-01-2013
Date

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES

1. No structure in this subdivision shall be occupied until connected to a public sewer system or a private on-site sewage disposal system which has been approved by the Travis County On-Site Wastewater Program.
 2. No structure in this subdivision shall be occupied until connected to a potable water supply from an approved public water system.
 3. No on-site wastewater disposal system may be installed within 100 feet of a private water well nor may an on-site wastewater disposal system be installed within 150 feet of a public water well.
 4. No construction may begin on any lot in this subdivision until plans for the private on-site sewage disposal system are submitted to and approved by the Travis County On-Site Wastewater Program.
 5. All development on all lots in this subdivision must be in accordance with the minimum requirements of Texas Administrative Code Chapter 269 and Travis County Code Chapter 26.
 6. These restrictions are enforceable by the Travis County On-Site Wastewater Program.
- [Signature]* Brandon Couch, D.R. 2/6/13
For: Brandon Couch, D.R. Program Manager
On-Site Wastewater Program
Travis County - TIR

This subdivision is located in the 2 mile ETJ of the City of Austin
This is the _____ day of _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____ A.D.

ONE OVERSEER, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW
Accepted and authorized for record by the Zoning and Planning Commission of the City of Austin, Texas, this the _____ day of _____, 20____.

Chairperson Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, Dana DeBeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that on the _____ day of _____, 20____ A.D., the Commissioners' Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order was duly entered in the minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE of the County Court of said County, this the _____ day of _____ A.D., 20____.

DANA DEBEAUVOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

By _____ Deputy

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, Dana DeBeauvoir, 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 _____ A.M., duly recorded on the _____ day of _____, 20____ A.D., at _____ o'clock _____ A.M., of said County and State in Document Number _____.

Official Public Records of Travis County.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, this the _____ day of _____, 20____ A.D.

Dana DeBeauvoir, County Clerk
Travis County, Texas