

C13  
1

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2012-0154.0A

**P.C. DATE:** April 16, 2012

**SUBDIVISION NAME:** Red Bird Subdivision

**AREA:** 0.9496

**LOT(S):** 4

**OWNER/APPLICANT:** Moore Tate Projects & Design  
(Dawn Moore)

**AGENT:** McClendon & Assc. Dev.  
Consulting LLC  
(Carl McClendon)

**ADDRESS OF SUBDIVISION:** 710 Cardinal Lane

**GRIDS:** MH19

**COUNTY:** Travis

**WATERSHED:** West Bouldin Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** SF-3

**MUD:** N/A

**PROPOSED LAND USE:** residential

**ADMINISTRATIVE WAIVERS:** none

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Red Bird Subdivision. The proposed plat is composed of 4 lots on 0.9496 acres. The applicant proposes to resubdivide an existing legal lot into four lots for residential use. All lots will access existing Cardinal Lane. The City of Austin will provide all utilities. The applicant has paid for parkland dedication fees in lieu of land dedication. All costs associated with any required improvements will be paid by the applicant.

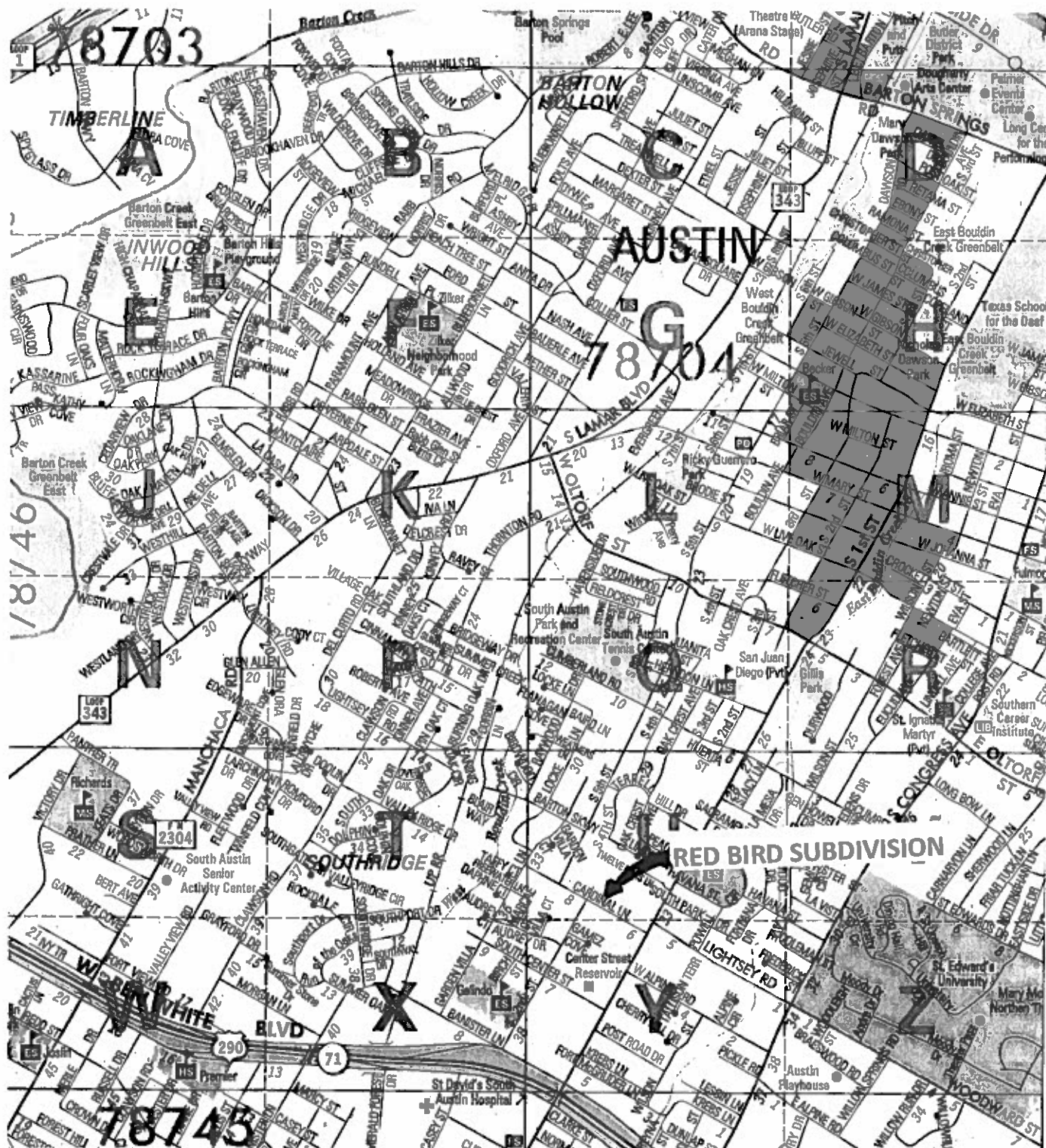
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

### **ZONING AND PLATTING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman  
**e-mail:** don.perryman@austintexas.gov


**PHONE:** 974-2786

C13/2



SITE LOCATION MAP


CANNED



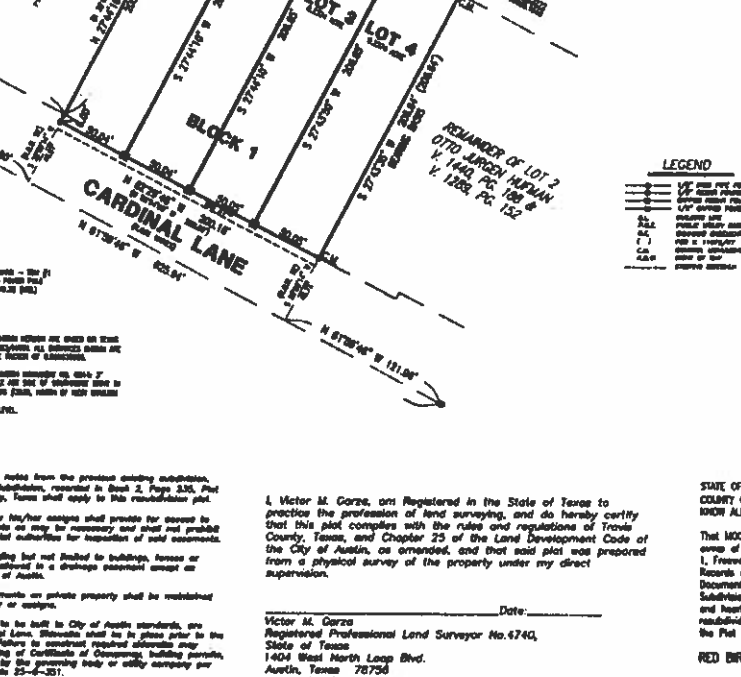
ONID NORTH

## RED BIRD SUBDIVISION

BEING A RESUBDIVISION OF A PORTION OF LOT 2, BLOCK 1, FREEDOMER ADDITION, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



SITE



VICINITY MAP  
NOT TO SCALE

AREA TABULATION

LOT #	LOT AREA
1	0.0000 ACRES
2	0.0000 ACRES
3	0.0000 ACRES
4	0.0000 ACRES
TOTAL	0.0000 ACRES

**LEGEND**

- 1 LOT AND PLOT RIGHT
- 2 LOT AND PLOT RIGHT
- 3 LOT AND PLOT RIGHT
- 4 LOT AND PLOT RIGHT
- 5 LOT AND PLOT RIGHT
- 6 LOT AND PLOT RIGHT
- 7 LOT AND PLOT RIGHT
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- 97 LOT AND PLOT RIGHT
- 98 LOT AND PLOT RIGHT
- 99 LOT AND PLOT RIGHT
- 100 LOT AND PLOT RIGHT

**GENERAL NOTES**

- All easements and notes from the previous subdivision, "Freedomer Addition" Subdivision, recorded in Book 2, Page 230, Plat Records, Travis County, Texas shall apply to this subdivision plat.
- Property owner or his/her assigns shall provide for access to the drainage easements as may be necessary and shall not prohibit access by governmental authorities for inspection of said easements.
- The plat, including but not limited to buildings, fences or landscaping shall be shown in a drainage easement except as approved by the City of Austin.
- All drainage easements on private property shall be maintained by the property owner or assignee.
- Public utilities, to be built to City of Austin standards, are shown along Cardinal Lane. Situations shall be in place prior to the plat being recorded. Future to construct required easements may be in the subdivision of Cardinal Lane, including but not limited to, or utility easements by the City of Austin.
- No lot shall be occupied until the structure is connected to City of Austin water and sewerage system.
- Building setbacks shall be in accordance with the City of Austin Land Development Code and zoning ordinance requirements.
- 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 must be designed 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 fees and the utility construction.
- Grasses/landscaping, etc. are required for all construction in accordance with the City of Austin standards.
- The owner of this subdivision, and his or her successors, shall be responsible for the construction of SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND ORDINANCES OF THE CITY OF AUSTIN, THE CITY ENGINEER AND APPROVED THAT PLAT RECORDS OR REGULATIONS MAY BE REQUIRED AS THE OWNER'S SOLE EXPENSE. IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND ORDINANCES.
- All CURB, GUTS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND BRICKS AND INTERLOCKER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- AUSTIN ENERGY HAS THE RIGHT TO PILE AND/OR REMOVE TRUCKS, EQUIPMENT AND OTHER CONSTRUCTION TO THE EXTENT NECESSARY TO KEEP THE EXISTENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL THE TRUCKS IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE REQUIRED FOR THE INSTALLATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE EASEMENTS AND/OR ACCESS TO THE CITY OF AUSTIN AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF EROSION CONTROL, EROSION CONTROL AND TREE PROTECTION, IN ADDITION TO THOSE REQUIRED FOR THE INSTALLATION AND MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE EASEMENTS AND/OR ACCESS TO THE CITY OF AUSTIN AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN AGREES TO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBSEQUENT OBLIGATIONS REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. CONSTRUCTION OF ANY INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CHARGE FOR THE CITY TO CITY APPLICABLE FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

**STATE OF TEXAS**

**COUNTY OF TRAVIS**

**KNOW ALL MEN BY THESE PRESENTS:**

That MOORE-TATE PROJECTS AND DESIGN, L.L.C. A TEXAS LIMITED LIABILITY COMPANY, owner of that called 0.05 acre tract of land, known as a portion of Lot 2, Block 1, Freedomer Addition, A Subdivision of record in Volume 2, Page 230, of the Plat Records of Travis County, Texas, conveyed to us in instrument of record in Document Number 2013150870, Official Public Records of Travis County, Texas, said Subdivision having been approved for subdivision pursuant to the public subdivision and hearing provision of Chapter 212.014 of the Local Government Code, do hereby redivide that called 0.05 acre Portion of said Lot 2, Block 1 in accordance with the Plat shown heron, to be known as:

**RED BIRD SUBDIVISION**

and do hereby dedicate to the public use of the streets and easements as shown thereon. Subject to any easements and restrictions heretofore granted and not relevant, Pursuant to Chapter 212 of the Texas Local Government Code and Title 25 of the Austin City Code.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
MOORE-TATE PROJECTS AND DESIGN, L.L.C.  
12140 RANCHO TRAIL  
SAN ANTONIO, TX 78242

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_.

Notary \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**ENGINEER'S CERTIFICATION:**

This Subdivision is not within the 100 year flood plain of any watercourse, per Federal Flood Insurance Administration (FIRM) Panel Number 4945300025H, dated September 26, 2008 for the City of Austin, Travis County, Texas.

I certify that I have personally conducted a topographic review and field investigation of the existing and proposed flow patterns for stormwater runoff from the subject subdivision to the main stem of West Boulder Creek. At built-out conditions allowable by zoning, restrictive covenant, or plat rules, the stormwater flows from the subject subdivision will not cause any increase in flooding conditions to the interior of existing building structures, including basement areas, for storms of magnitude up through the 100-year event.

JAMES C. ALVIS, P.E.  
CIVIL ENGINEER FIRM NO. F-11284  
10701 SCOTTS COURT  
AUSTIN, TEXAS 78747  
(512) 217-0823

**STATE OF TEXAS**

**COUNTY OF TRAVIS**

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 \_\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M. PLAT RECORDS 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By \_\_\_\_\_ DEPUTY

FILE # 80700112\_PLAT DATE 10/22/12

**SCANNED**

CASE # CB-2012-