SUBDIVISION REVIEW SHEET

CASE NO.: C8-2015-0031.1A **P.C DATE:** May 10, 2016

SUBDIVISION NAME: E M Franklin Resubdivision of Lots 8 and 9, Block 2, Crest Haven Addition

AREA: 4.647 acres **LOTS:** 16

APPLICANT: EM Franklin GP, LLC **AGENT:** PSW Homes, LLC (Casey Giles)

ADDRESS OF SUBDIVISION: 2001 E M Franklin

GRIDS: L23 **COUNTY:** Travis

WATERSHED: Tannehill Branch **JURISDICTION:** Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Residential

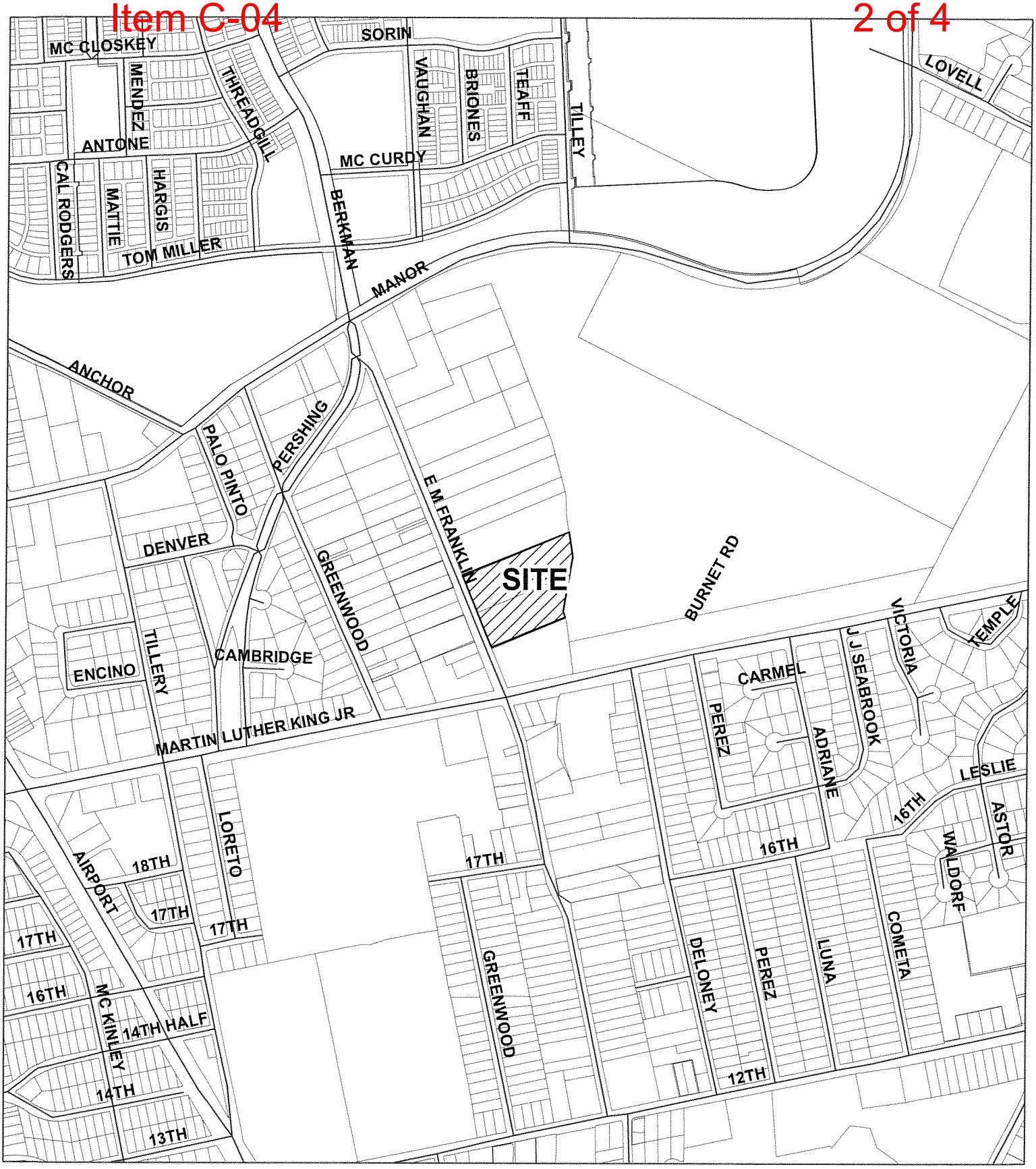
DEPARTMENT COMMENTS: The request is for the approval of the E M Franklin Resubdivision of Lots 8 and 9, Block 2, Crest Haven Addition consisting of 16 lots on 4.647 acres. The applicant proposes to resubdivide the property into a 16 lot subdivision for residential use.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: Staff recommends approval of the plat, the subdivision meets applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala **PHONE:** 512-974-3404
E-mail: cesar.zavala@austintexas.gov



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CASE#: C8-2015-0031.1A
ADDRESS: 2001 EM FRANKLIN AVE.
PROJECT: RESUBDIVISION OF LOTS 8 AND 9, BLOCK 2, CREST HAVEN ADDITION
CASE MANAGER: CESAR ZAVALA

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

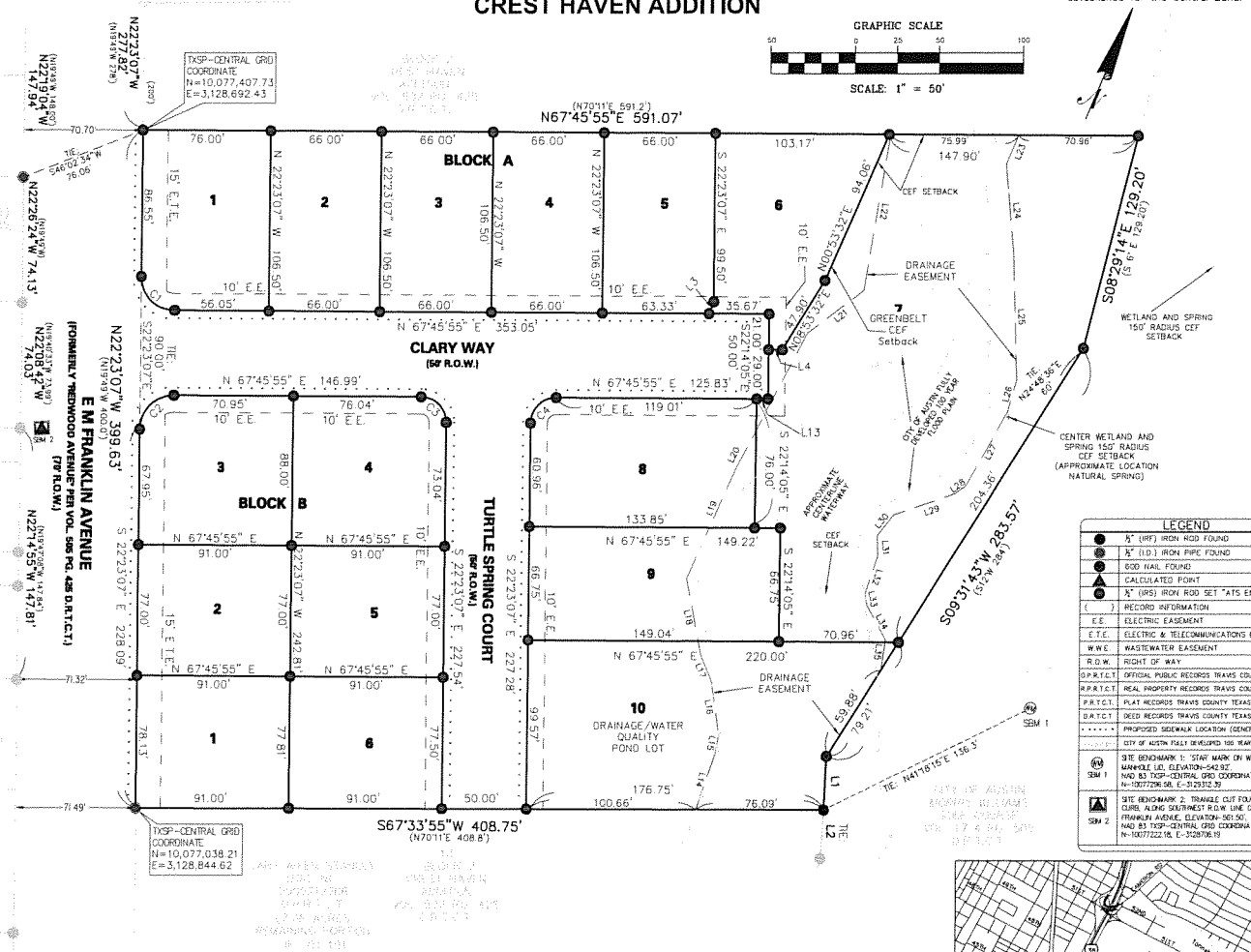
EM FRANKLIN RESUBDIVISION OF LOTS 8 AND 9, BLOCK 2, CREST HAVEN ADDITION

Surveyor's note: Bearings shown hereon are based on NAD83 (GRID) from Texas State Plane Coordinate System established for the Central Zone.

GRAPHIC SCALE

50 0 25 50 100

SCALE: 1" = 50'



LEGEND	
●	½" (IRF) IRON ROD FOUND
◎	½" (I.D.) IRON PIPE FOUND
●	60D NAIL FOUND
▲	CALCULATED POINT
◉	½" (IRS) IRON ROD SET "ATS ENGINEERS"
( )	RECORD INFORMATION
E.E.	ELECTRIC EASEMENT
E.T.E.	ELECTRIC & TELECOMMUNICATIONS EASEMENT
W.W.E.	WASTEWATER EASEMENT
R.O.W.	RIGHT OF WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS TRAVIS COUNTY TEXAS
P.R.T.C.T.	PLAT RECORDS TRAVIS COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY TEXAS
• • • • •	PROPOSED SIDEWALK LOCATION (GENERAL)
	CITY OF AUSTIN FULLY DEVELOPED 100 YEAR FLOOD PLAIN
SBM 1	SITE BENCHMARK 1: "STAR" MARK ON WATER MANHOLE LID. ELEVATION=542.93' NAD 83 TXSP-CENTRAL GRID COORDINATE : N=10077296.58, E=3129312.39
SBM 2	SITE BENCHMARK 2: TRIANGLE CUT FOUND IN TOP CURB, ALONG SOUTHWEST R.O.W. LINE OF E.M. FRANKLIN AVENUE, ELEVATION=501.50', NAD 83 TXSP-CENTRAL GRID COORDINATE : N=10077222.18, E=3128706.19

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S19°54'06"E	31.63'
(L1)	(S16 1/2°E)	(33.4')
L2	S19°09'10"E	28.58'
(L2)	(S16 1/2°E)	(28.6')
L3	S01°29'16"E	7.49'
L4	S67°45'55"W	8.19'
L5-L12	OMITTED	
L13	N67°45'55"E	6.82'
L14	N03°48'01"W	34.88'
L15	N11°41'04"W	11.10'
L16	N30°38'29"W	32.23'
L17	N45°51'42"W	16.45'
L18	N33°37'15"W	45.91'

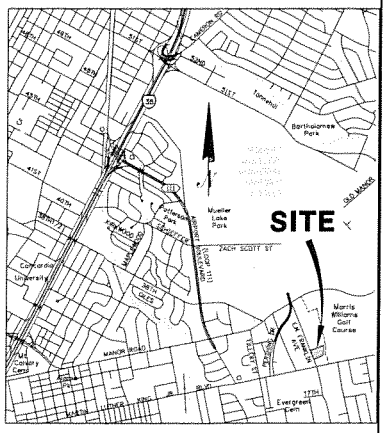
LINE DATA TABLE		
LINE	BEARING	DISTANCE
L19	N01°22'46"E	71.18'
L20	N05°10'59"E	89.81'
L21	N30°24'18"E	41.43'
L22	N13°03'57"W	93.63'
L23	S00°17'23"E	18.36'
L24	S27°25'36"E	53.94'
L25	S24°23'30"E	73.70'
L26	S06°50'42"E	18.83'
L27	S06°52'47"W	50.54'
L28	S11°25'36"W	7.84'
L29	S48°28'40"W	38.01'
L30	S16°44'38"W	15.66'
L31	S25°10'00"E	12.29'
L32	S03°56'15"E	23.33'
L33	S32°01'50"E	6.68'
L34	S51°11'12"E	23.33'
L35	S14°38'46"E	18.13'

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	20.00'	N67°18'36"W	28.25'	31.36'
C2	20.00'	N22°41'24"E	28.32'	31.47'
C3	15.00'	S67°18'36"E	21.19'	23.52'
C4	15.00'	N22°41'24"E	21.24'	23.60'

LOT SUMMARY			
LOTS	SQ. FT.	ACRE(S)	USE
1 BLOCK A	8008	0.184	SF
2 BLOCK A	7029	0.161	SF
3 BLOCK A	7029	0.161	SF
4 BLOCK A	7029	0.161	SF
5 BLOCK A	7020	0.161	SF
6 BLOCK A	8830	0.203	SF
7 BLOCK A	43222	0.992	PARK/CEF
8 BLOCK A	10131	0.233	SF
9 BLOCK A	9954	0.229	SF
10 BLOCK A	19069	0.438	DET/WQ
1 BLOCK B	7096	0.163	SF
2 BLOCK B	7007	0.161	SF
3 BLOCK B	7922	0.182	SF
4 BLOCK B	7960	0.162	SF
5 BLOCK B	7007	0.161	SF
6 BLOCK B	7067	0.162	SF
CLARY WAY	18819	0.432	R.O.W.
TURTLE SPRING CT	12217	0.280	R.O.W.
TOTAL	202416	4.647	

SF=SINGLE FAMILY
PARK/CEF=PARK OR GREENBELT/CRITICAL ENVIRONMENTAL FEATURE SETBACK
DET/WQ=DETENTION/WATER QUALITY POND LOT
R.O.W.=RIGHT OF WAY DEDICATION

NOTE: LOTS 7 AND 10 WILL BE USED FOR OPEN SPACE, PONDS, OR FOR AN ENVIRONMENTAL FEATURE (SEE LOT SUMMARY TABLE ABOVE). NO RESIDENTIAL USES ARE ALLOWED ON THESE LOTS.



VICINITY MAP

SCALE: Not To Scale

OWNER'S CERTIFICATION
STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

THAT EM FRANKLIN LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF 4.647 ACRES OF LAND, BEING ALL OF LOTS 8 AND 9, BLOCK 2, CREST HAVEN ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT AS RECORDED IN VOL. 502, PG. 425, DEED RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2013150759 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.647 ACRES TRACT OF LAND 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 SAID TRACT OF LAND TO BE KNOWN AS **EM FRANKLIN RESUBDIVISION OF LOTS 8 AND 9, BLOCK 2, CREST HAVEN ADDITION,** 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 MY HAND THIS ____ DAY OF_____, 20___

BY: EM FRANKLIN, LP

_____
J. RYAN DIEPENBROCK, MANAGER
2003 S. 1ST STREET
AUSTIN, TX 78704

STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. RYAN DIEPENBROCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
PRINTED NAME: _____

DATE NOTARY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS ____ DAY OF_____, 20___

_____

ENGINEER'S CERTIFICATION
I, CASEY GILES, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING UNDER THE LAWS OF THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A DESIGNATED SPECIAL FLOOD HAZARD AREA OR THE 100 YEAR FLOODPLAIN AS SHOWN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0465H FOR TRAVIS COUNTY, TEXAS, DATED 09-26-2008. THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON.

_____ _____
CASEY GILES, P.E. DATE
P.E. NO. 91797

SURVEYOR'S CERTIFICATION
I, PAUL UTTERBACK, 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, 1999 OF THE AUSTIN LAND DEVELOPMENT CODE; IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; AND WAS PREPARED FROM AN ACTUAL SURVEY, MADE UNDER MY SUPERVISION PERFORMED ON THE GROUND, OF THE PROPERTY.

_____ _____
PAUL UTTERBACK DATE
R.P.L.S. NO. 5738

SURVEYED BY:
ATS ENGINEERS, INSPECTORS & SURVEYORS
4910 WEST HIGHWAY 290, AUSTIN, TX 78735
(512) 328-6995

PLAT PREPARATION DATE	PLAT SUBMITTAL DATE
4/17/2015	4/24/2015
11/10/2015, 12/10/2015, 1/25/2016, 2/22/2016, 4/11/2016	

eileen merritt's ATS Engineers Inspectors & Surveyors
www.ats-engineers.com
TBPLS FIRM REG. #10126000
4910 West Hwy 290
AUSTIN, TEXAS 78735
(512) 328-6995
FAX: (512) 328-6998

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern *(it may be delivered to the contact person listed on a notice)*; or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: **http://www.austintexas.gov/development.**

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2015-0031.1A
Contact: Cesar Zavala, 512-974-3404 or Thomas Sievers, 512-974-1237
Public Hearing: Planning Commission, May 10, 2016

Justin Hennard
Your Name (please print)

☐ **I am in favor**
☒ **I object**

2014 EMF
Your address(es) affected by this application

Signature

4.28.16
Date

Daytime Telephone: 512.626.9690

Comments: To many "duplexs" that do Not fit with our Neighborhood. Because of our "SS Seabrook" proximity to the Mueller development, every developer believes it is OK for them to extend the design of that project into the surrounding neighborhood. Our "NA" should have more power over how and if these developments happen. As it stands now, this city is owned

If you use this form to comment, it may be returned to:
City of Austin – Development Services Department / 4th Fl
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810