### SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0219.0A

**ZAP DATE:** Dec 18, 2018

**SUBDIVISION NAME:** Talia Homes

**AREA** 0.321 ac

**LOT(S)**: 2

**OWNER:** Glenn Latta

**AGENT/APPLICANT:** Eyad Kasemi

ADDRESS OF SUBDIVISION: 7505 Wynne Ln. COUNTY: Travis

**WATERSHED:** South Boggy Creek

**EXISTING ZONING:** SF-2

**PROPOSED LAND USE:** Single Family

**<u>DEPARTMENT COMMENTS</u>**: The request is for approval of the Talia Subdivision, Lots 1 & 2 (0.161 ac. each), formerly Lot 11, Block A of Brownleaf Estates.

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

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

**CASE MANAGER:** David Wahlgren

**PHONE:** 512-974-6455

**EMAIL:** david.wahlgren@austintexas.gov









Subject Tract
Dona Man

CASE#: C8-2017-0219.0A LOCATION: 7505 Wynne Lane

This product is for informational purposes and may not have been prepared for or be suitable to legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

#### 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: <a href="http://www.austintexas.gov/development">http://www.austintexas.gov/development</a>.

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: C8-2017-0219.0A

Contact: Joey de la Garza, 512-974-2664	
Elsa Garza, 512-974-2308 Public Hearing: December 4, 2018, Zoning and Pla	atting Commission
SEAN FRIEND	☐ I am in fayor
Your Name (please print)	⊠I object
7602 Forest Wood Rd	
Your address(es) affected by this application	
Sean Friend	Nov 28,2018
Signature	Date
Daytime Telephone: 512 - 779 - 0848	
Comments: The lots along Wynne	· Ware
the smallest in the area	
the size by half is not	appropriete
for the area, This neighbor	4.63
one of the last large lot	ares
in this broad area and it	
should remain as-is.	
If you use this form to comment, it may be returned to:	ath was
City of Austin – Development Services Department / Joey de la Garza	4" F1
P. O. Box 1088	
Austin, TX 78767-8810	

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Case Number: C8-2017-0219 0A

Contact: Joey de la Garza, 512-974-2664
Elsa Garza, 512-974-2308 Public Hearing: December 4, 2018, Zoning and Platting Commission
Minerva Wastinez I am in favor Your Name (please print)
1803 Wynne M. Your address(es) affected by this application
Muser Martin 11-24-2019 Signature Date
Daytime Telephone: 572 - 785 - 4904
Comments:  people who fought property  in this area blood to  prelish because there was  room between houses  and we have the prively  that we seek.
If you use this form to comment, it may be returned to:  City of Austin – Development Services Department / 4 <sup>th</sup> Fl  Joey de la Garza  P. O. Box 1088  Austin, TX 78767-8810

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Case Number: C8-2017-0219.0A Contact: Joey de la Garza, 512-974-2664 Elsa Garza, 512-974-2308 Public Hearing: December 4, 2018, Zoning and Platting Commission GILBERTO V. MARTINEZ
Your Name (please print)

7 SO 3 WYNNELAR AUGINTX 78784
Your address(es) affected by this application

11-24-2018
Signature
Date Daytime Telephone: 5/2 300 - 8-55 6 Comments:\_\_ If you use this form to comment, it may be returned to: City of Austin - Development Services Department / 4th Fl Joey de la Garza P. O. Box 1088 Austin, TX 78767-8810

# Item C-02

# TALIA SUBDIVISION

A SUBDIVISION 0.321 ACRE OF LAND LOCATED IN THE LOT 11 BLOCK A BROWNLEAF ESTATES

STATE OF TEXAS & COUNTY OF TRAVIS &

KNOW ALL MEN BY THESE PRESENTS:

NATURA ALL MALE BY THESE PROSERVIS:

HATE EVAD KASSEM BEING OWNER OF A 0.321 ACRE OF LAND LOCATED IN THE LOT 11 BLOCK A
BROWNLEAF ESTAIRS A SUBMISSION OF RECORD VOLUME 31, PAGE 48 OF THE OFFICIAL PUBLIC RECORDS
OF TRANS COUNTY, TEXAS, CONVEYED BY OSCIED OF RECORDS HAVE A 19 THE OFFICIAL PUBLIC RECORDS
OF TRANS COUNTY, TEXAS, AND SUBDIVISION BEEN APPROVED FOR
PROPERTY RECORDS OF TRANS COUNTY, TEXAS, AND SUBDIVISION BEEN APPROVED FOR THE PROPERTY OF THE PUBLIC RECORDS OF TRANSPORMENT OF CHAPTER 21 EVAD
THE FUNDAMENT CODE, ON HEREBY RESUBBINING HEARING PROMISIONS OF CHAPTER 21 EVAD
THE MAP OR PLAT ATTACHED HEREBY RESUBBINING SAID G.321 ACRE OF LAND IN ACCORDANCE WITH
THE MAP OR PLAT ATTACHED HEREBY RESUBBINING SAID G.321 ACRE OF LAND IN ACCORDANCE WITH
TALLS SUBDIVISION
AND DO HEREBY DEDICATE TO THE PUBLIC USE OF ALL STREETS AND EASEMENT SHOWN HEREON, SUBJECT
TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_DAY OF \_\_\_\_

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE LINESTISCHED AUTHORITY, PERSONALLY APPEARED EYAD KASEMI, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBGORDED TO THE FORCING INSTRUMENT AND ACKNOWLEGED TO ME THAT HE EXECUTED MUSIC FOR THE PURPOSES AND CONSECUTION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME MY COMMISSION EXPINES

I, NIAT M. HO. A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION TAKS DEED GIVEN TO THIS PLAT AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS FLAT COMPTY WITH CHAPTER 25 OF THE AUSTIN CITY COOK, AS AMENDED.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS DELINEATED ON THE PLOOD INSURNMENT RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48453CD0465J, REVISED JAULARY B, (2016.

NHAT M. HO REGISTERED PROFESSIONAL ENGINEER NO. 119194

CIVILITUDE 1210 ROSEWOOD AVENUE AUSTIN, TEXAS 78702

DATE

I, LARRY A PROBECK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HERBEY CERTIFY THAT THIS PLAT COMPULES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TIME AND CORRECT TO THE SET OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

LARRY A. PROBECK, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5187

PROBECK LAND SURVEYORS. PO BOY SSORES AUSTIN, TEXAS 75355

GENERAL NOTES:

1. ALL RESTRICTIONS AND NOTES FROM THE PREMIOUS EXISTING SUBDIMINEN, BROWNLEAF ESTATES, SHALL APPLY TO THIS RESUBDIMISION PLAT.

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

3. 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 PLAN MUST BE REVEWED 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.

4. THE OWNER OF THIS SUBBINISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBBINISION IMPROVEMENTS WHICH COMPLY WITH APPROVING FOR AND RECOURABILITY OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACCOUNTED THE TAY A VICATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, BY PLANS TO CONSTRUCT THIS SUBBINISHON ON TO COMPLY WITH SUCH COORS AND RECOURAGEMENTS.

5. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LDT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE MIDICATED, FOR THE INSTALLATION AND ONCORING MANHEAWACE OF OVERHEAD AND UNDERGROUNDE LEGITIC FACILITIES TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CORE.

Austin Energy has the right to prune and/or remove trees, shrubbery and other costructions to the extret in recessary to keep the easements clear. Austin before will perform all tree work in compliance with the city of alignin land development code.

7. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY ERDSION CONTROL. REVEGETATION AND THEE PROTECTION, IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRINCIPLE AND THE REMOVAL THAT IS WITHIN TEM FEET OF THE CONTROL LINE OF THE PROPOSED. THE PROPOSED AND THE PROPOSED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUGSTH EMERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE 8. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAN IARNING CLEARANCES INCLUDED BY INC. NATIONAL ELECTRIC SAFETY CODE, COCUPATIONAL SAFETY AND HEALTH ADMINISTRATION CODEN, REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEDUS STATE LAWS PERTAINING TO CLEARANCES WHEN MORNION IN CLOSE PROVIDENTLY TO CHERREAD POWER LINES AND EQUIPMENT, AUSTIN CLEARANCES MEMBER AUGUST AND EQUIPMENT, AUSTIN CURRED BECAUSE OF FALLIGING SERVICE UNLESS REQUIRED CLEARANCES MILL BE CHARGED TO THE COMPANY WITH THE REQUIRED CLEARANCE OF THE COMPANY WITH THE PROPERTY OF THE COMPANY

9. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO CELICATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBGIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPER IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE EVELOPER MAY FOR OWNERS OF THE LOTS BEING OCCUPED, FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO GITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DEMY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS. SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

11. 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.

12. EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.

13. AN INCREASE IN EMERGENCY VEHICLE ACCESS DISTANCE HAS BEEN APPROVED FOR LOT 2. AS SHOWN ON THE FINAL PLAT FOR CITY OF AUSTIN CASE NUMBER C8-2016-0186.04, AS REQUESTED BY THE OWNER, PER EXCEPTION 3 TO SECTION SOL3.11 OF THE COT OF AUSTIN FIRE CODE IN FIFECT ON SEPTEMBER 16, THE CITY OF AUSTIN FIRE CODE IN FIFECT ON SEPTEMBER 16, BUT OF AUSTIN ENCEPTION IS LIMITED TO CONSTRUCTION OF NO MORE THAN TWO SINGLE FAMILY RESIDENCES IMPACTED BY THE WIGGENED EMERGENCY SENICLE ACCESS DISTANCE.

14. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAWLAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW, RANK-RLI RUW-OFF SHALL BE HELD TO THE AUGUST ENSTING AT TO THE UNDEVLOPED STATUS BY PROMING OR OTHER APPROVED LETHIOS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT 1 & 2 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

15. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 4 DWELLING UNITS DUE TO SF-3 ZOWING.

16. FUBLIC SDEWALKS, BURLT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE FLAT: WINNE LANE. THESE SDEWALKS SHALL BE IN PLACE FIRST TO THE LOT BEING COCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SDEWALKS MAY RESULT IN THE WITHHOLDING OF CEPTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR URLITY CONNECTIONS BY THE COVERNING BOOY OF UTILITY COMPANY.

17. ALL ELECTRIC EASSMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTENANCE OF A 24/7 BASIS IN PERPETUITY AND MAINTENANCE INFORMATION (AC GRIA, NESS, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL SCIENCE SECTION 1.5.3.9 THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.

18. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

19. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

20. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE AUSTIN, TRAVIS COUNTY, TEXAS, ON THIS THE DAY OF OF THE CITY OF

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAWS, TEXAS, THIS THE \_\_\_\_\_\_DAY OF \_\_\_\_\_

J. RODNEY GONZALES DIRECTOR DEVELOPMENT SERVICES DEPARTMENT

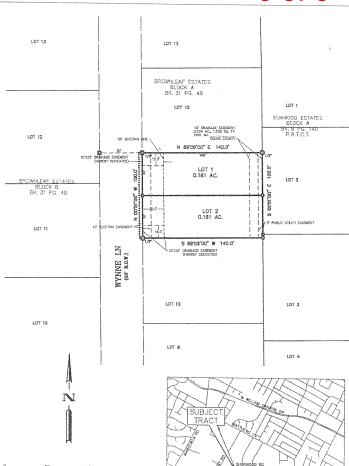
STATE OF TEXAS \$ COUNTY OF TRAVIS

I, DANA DEBEAUYOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FORECORD INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 20 A.D., AT OCLOCK M., AND DLLY RECORDED ON THE DAY OF 20 A.D., AT OCLOCK M., OF SAID COUNTY AND STATE IN DOCUMENT NO. CFICIAL PUBLIC RECORDS OF THAMS

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE \_\_\_\_\_ DAY OF

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPLITY





LEGEND

PLAT RECORDS OF TRAVIS COUNTY TEXAS RIGHT-OF-WAY FOUND 1/2\* IRON PIPE (UNLESS NOTED) SIDEWALK P.R.T.C.T 0

BEARING BASIS NOTE:

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD-83.

APPLICATION SUBMITTAL DATE: SEP 14, 2017 PLAT PREPARATION DATE: SEP 14, 2017

LOT AR	EA TABLE
LOT	SQ. FT.
1	7,000
2	7,000
TOTAL	14,000



**ENGINEERS & PLANNERS** 

1210 ROSEWOOD AVE PHONE 512 761 6161 FIRM REG NO. F12469

SHEET 1 OF 1