

January 15, 2019 Zoning and Platting Commission Agenda Question and Answer Report

4. **Resubdivision with variance:** [C8-2017-0308.0A - Cogbill Subdivision – Resubdivision of Lots 7 & 8; District 5](#)
- Location: 1001 Cogbill Street, South Boggy Creek Watershed
- Owner/Applicant: 2nd Street and 5th Street, LLC (Kirk Smith)
- Agent: Stansberry Engineering Co, Inc (Blayne Stansberry)
- Request: Approval of the Cogbill Subdivision - a resubdivision of Lots 7 & 8, composed of 4 lots on 0.83 acres. In addition, the Applicant requests a variance from Section 25-4-175 in order to resubdivide a lot using a flag lot design.
- Staff Rec.: **Recommended**
- Staff: [Don Perryman](#), 512-974-2786
Development Services Department

Question: Chair Kiolbassa

- 1) What is the length of the driveway for the flag lot?
- 2) Also, the letter from Stansberry Engineering states that the width of the driveway is 20' yet the easement detail on page 3 of the backup seems to indicate the width is 25'. Which is correct? The larger rendering indicates the driveway curbcut is 40'. Is this correct?

Answer:

Staff, information provided from Applicant

The total width of the pole of the flag lot is 20 feet wide. The corners are “clipped” at Cogbill St. to allow room for the utility meters creating the 40 ft wide dimension. See attached plat. But the 40’ width quickly reduces to the standard 20’ width for the flag pole.

Originally proposed a 20’ driveway within the flag pole that would accommodate a fire truck for the rear lot. However, AFD requires the driveway to be 25’ wide. AFD only requires the 25’ width for a portion of the flag pole which is why the 25’ easement is shown and the flag pole remains 20’ wide. The total length of the flag pole is 78 feet and the total length of the 25’ easement is 40 feet.

Question: Commissioner Denkler

- 1) The applicant indicates that they are using 2008 floodplain data. Is that the most current data that can be utilized?
- 2) Can you send me fire's comments? I couldn't pull them up on Amanda. Why aren't they requiring sprinklers in the back residential lot. Is this because the driveway width is 20', not 15'.

Answer

Staff, and information provided by Applicant

Below, (in order of updates 0-3) are the fire department comments you requested. The engineer has informed me that the floodplain data for 2008 is the latest data available and sent me the following response to your questions:

I've attached the floodplain report from the City of Austin Flood Pro website. 2008 is the current map. The South Boggy Creek floodplain is approximately 7/10 of a mile from the resubdivision.

The plat notes include a sprinkler system for the rear lot to mitigate any access issues. Please refer to note 21. We had originally proposed a 20' fire lane for a portion of the flag pole driveway which was not accepted by AFD. We provided a 25' wide easement to address AFD concerns. In addition, AFD required a engineered driveway which would require a geotech consultant to address that comment. The Owner felt the requirements for the pavement design would be too costly for the lot and that a sprinkler would be a less expensive option for addressing fire safety. The approved utility plan included as part of the plat review also noted a NFPA 13D system for the rear lot. AFD requires one of the other, not both – either a sprinkler or driveway access.

Fire For Site Plan Review - Tom Migl - 512-974-0164

U0 Rejected 2/20/18

1. A replat must provide fire access per Section (A) Item (2) of the Flag Lot Ordinance. The IFC Section 503.1.1 Exception 3 note is not an option due to LDC Section 25-4-175 (A), (2). Note on the plat either:
 - a. "AFD access approved by the Fire Marshal shall be built prior to residential permit approval for Lot/Lots XX", or a note
 - b. "Extended or obstructed fire access shall be mitigated with an AFD approved sprinkler system for buildings on Lot/Lots XX"

2. Please demonstrate shared access drive complies with IFC and Fire Protection Criteria in regards to width (25 feet), radius, maximum slope, stripping signage, approved depth or turn-around type II driveway, and pavement design by geotechnical engineer stating the proposed pavement section will support a 80,000 pound apparatus.
3. Please provide typical cross-section of driveway design.
4. Depending on the location of buildings if two dwelling are proposed for each lot the following note may need to be added to the plan: "Building separation from other buildings shall be a minimum 10 feet or fire separation distance of 5 feet. Construction with less than 5 feet of fire separation distance shall conform to 2012 IRC Table R302.1(1) with 1-hour rated construction and openings as allowed or shall conform to Table R302.1(2) with minimum 13D fire sprinklers and rated construction as specified."
5. An AFD flow test must be obtained to help demonstrate the available water supply for the project. Impacts to the Austin Water Utility's (AWU) piping system due to providing the required fire flow for a development project are evaluated by and resolved through the staff of AWU. If there are on-site mains and hydrants, calculations must be provided to prove that the fire flow can be delivered through the private water system. The maximum velocity permitted in private or public fire mains is 10 feet/second. Fire flow information shall be shown on the cover sheet, required fire flow, reduced fire flow for sprinkled building based on sprinkler system (Full13,13R,13D as applicable), building construction type, fire flow from field report with static and residual. Please provide a copy of the fire flow report to this reviewer with your next update.
6. FYI - Gates for two way fire lanes should be 25 ft or at least full width of the fire lane. If this community is proposed to be gated, please note the minimum requirements: Gates across fire access roads must have the appropriate width and electric gates must be provided with a Knox key switch per IFC 503.6. Power operated gates across fire access roads must be equipped with gate operators listed in accordance with UL 325. Gates intended for automatic operation must be designed, constructed and installed per ASTM F2200. A manual means of opening the gate in the event of power loss is required.
7. Provide standard fire notes on the Fire protection plan.
8. Verify trees are shown and identified. Trees may conflict with 14 foot vertical clearance and aerial operations if determined to be required. Further coordination with City Arborist may be required. Verify with AFD staff on building density, height, and slopes if AFD Operations will utilize a ladder and access shall be sized appropriately for outriggers.

U1 Rejected 6/13/18

1. A replat must provide fire access per Section (A) Item (2) of the Flag Lot Ordinance. The IFC Section 503.1.1 Exception 3 note is not an option due to LDC Section 25-4-175 (A), (2). Note on the plat either:
 - a. "AFD access approved by the Fire Marshal shall be built prior to residential permit approval for Lot/Lots XX", or a note **(NOTE on FPP as well)**
 - ~~b. "Extended or obstructed fire access shall be mitigated with an AFD approved sprinkler system for buildings on Lot/Lots XX"~~
2. Please demonstrate shared access drive complies with IFC and Fire Protection Criteria in regards **to width (25 feet)**, radius, maximum slope, stripping signage, approved depth or turn-around **type II driveway, and pavement design by geotechnical engineer** stating the proposed pavement section will support a 80,000 pound apparatus.
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~~intended for automatic operation must be designed, constructed and installed per ASTM F2200. A manual means of opening the gate in the event of power loss is required.~~

7. Provide standard fire notes on the Fire protection plan(FPP). The Driveway Utility plan is for DSD and AW. Please provide a separate FPP for AFD sign off.
8. ~~Verify trees are shown and identified. Trees may conflict with 14 foot vertical clearance and aerial operations if determined to be required. Further coordination with City Arborist may be required. Verify with AFD staff on building density, height, and slopes if AFD Operations will utilize a ladder and access shall be sized appropriately for outriggers.~~

U3 Rejected 8/2/18

- ~~1. A replat must provide fire access per Section (A) Item (2) of the Flag Lot Ordinance. The IFC Section 503.1.1 Exception 3 note is not an option due to LDC Section 25-4-175 (A), (2). Note on the plat either:
c. "AFD access approved by the Fire Marshal shall be built prior to residential permit approval for Lot/Lots XX", or a note **(NOTE on FPP as well)**
d. "Extended or obstructed fire access shall be mitigated with an AFD approved sprinkler system for buildings on Lot/Lots XX"~~
2. Please demonstrate shared access drive complies with IFC and Fire Protection Criteria in regards **to width (25 feet min.)**, radius, maximum slope, stripping signage, approved depth or turn-around **type II driveway, and pavement design by geotechnical engineer** stating the proposed pavement section will support a 80,000 pound apparatus. Please note on FPP, "An Engineer's concurrence letter is required for installation of fire access in accordance with approved Fire Protection Plan."
- ~~3. Please provide typical cross-section of driveway design.~~
4. Depending on the location of buildings if two dwelling are proposed for each lot the following note may need to be added to the plan: "Building separation from other buildings shall be a minimum 10 feet or fire separation distance of 5 feet. Construction with less than 5 feet of fire separation distance shall conform to 2012 IRC Table R302.1(1) with 1-hour rated construction and openings as allowed or shall conform to Table R302.1(2) with minimum 13D fire sprinklers and rated construction as specified."

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Austin Fire Department	
Fire Design Codes	International Fire Code Edition with City of Austin Local Amendments
Fire Flow Demand @ 20 psi (gpm)	Most demanding building's calculated fire flow demand – 2012 IFC Appendix B, table B105.1
Intended Use	Most demanding building's intended use
Construction Classification	Most demanding building's IBC construction classification
Building Fire Area (s.f.)	Most demanding building's fire area in gross square feet (all floor levels combined) per 2012 IFC Appendix B.
Automatic Fire Sprinkler System Type (If applicable)	The sprinkler system type that is in the most demanding building's fire area - NFPA 13, NFPA 13R or NFPA 13D
Reduced Fire Flow Demand @ 20 psi for having a sprinkler system (gpm) (If applicable)	NOTE; for the value here, the minimum fire flow the City of Austin allows at any commercial site is 1500gpm, the fire flow cannot be less than this even with a sprinkler system.
AFD Fire Hydrant Flow Test Date	Date. It be an AFD flow test 3yrs old or less.
AFD Fire Hydrant Flow Test Location	Block, Street Name, and Type
High-Rise	Yes or No
Alternative Method of Compliance AMOC (If applicable)	AMOC number and the date the AMOC was approved by the City.

5. ~~FYI— Gates for two-way fire lanes should be 25 ft or at least full width of the fire lane. If this community is proposed to be gated, please note the minimum requirements: Gates across fire access roads must have the appropriate width and electric gates must be provided with a Knox key switch per IFC 503.6. Power operated gates across fire access roads must be equipped with gate operators listed in accordance with UL 325. Gates intended for automatic operation must be designed, constructed and installed per ASTM F2200. A manual means of opening the gate in the event of power loss is required.~~
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Fire For Site Plan Review - Tom Migl - 512-974-0164

U3 Approved 10/24/18

1. ~~A replat must provide fire access per Section (A) Item (2) of the Flag Lot Ordinance. The IFC Section 503.1.1 Exception 3 note is not an option due to LDC Section 25-4-175 (A), (2). Note on the plat either:~~
 - e. ~~“AFD access approved by the Fire Marshal shall be built prior to residential permit approval for Lot/Lots XX”, or a note (NOTE on FPP as well)~~
 - f. ~~“Extended or obstructed fire access shall be mitigated with an AFD approved sprinkler system for buildings on Lot/Lots XX”~~ **Note has been added to plat.**
2. ~~Please demonstrate shared access drive complies with IFC and Fire Protection Criteria in regards to width (25 feet min.), radius, maximum slope, stripping signage, approved depth or turn around type II driveway, and pavement design by geotechnical engineer stating the proposed pavement section will support a 80,000 pound apparatus. Please note on FPP, “An Engineer’s concurrence letter is required for installation of fire access in accordance with approved Fire Protection Plan.”~~

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**9. Restrictive
Covenant
Termination:**

C14-85-392(RCT) - Lakeline at 183A; District 6

Location: 14115 North U.S. Highway 183A Northbound Service Road,
Buttercup Creek, South Brushy Creek and Lake Creek Watersheds

Owner/Applicant: C.H. Revocable Trust and as trustee of the David A. Hartman
Irrevocable Non-Exempt Family Trust (Claudette Hartman, Trustee)

Agent: The Drenner Group, PC (Amanda Swor)

Request: To terminate conditions of the existing public restrictive covenant

Staff Rec.: **Recommended**

Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Question: Commissioner King

1. Will current city code apply to this site if the request to terminate the restrictive covenant (RC) and remove the zoning site plan are approved as recommended by staff?
2. How will termination of the RC and removal of the zoning site plan affect grandfathering of development rights or entitlements for this site?
3. Is this site subject to any grandfathered development rights or entitlements?
4. Is the 3,400 square foot sinkhole buffers specified in the RC smaller than would be required under current city code?

Answer

- 1) Yes, this property will be subject to current Code requirements.
- 2) and 3) Any new development on this property will require a site plan that will be reviewed for compliance with the Code by the City staff. This property will not be subject to grandfathering as it is undeveloped and not platted.
- 4) The CEFs on the property will have to comply with current Code requirements for setbacks/buffers.

10. Rezoning: [C14-2018-0133 - Lakeline at 183A; District 6](#)
Location: 14115 North U.S. Highway 183A Northbound Service Road,
Buttercup Creek, South Brushy Creek and Lake Creek Watersheds
Owner/Applicant: C.H. Revocable Trust and as trustee of the David A. Hartman
Irrevocable Non-Exempt Family Trust (Claudette Hartman, Trustee)
Agent: The Drenner Group, PC (Amanda Swor)
Request: CH, GO, and GR to GR-MU
Staff Rec.: **Recommended**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Question: Commissioner King

1. Is the applicant willing to prohibit the following uses via conditional overlay?
 - Alternative Financial Services
 - Bail Bond Services
 - Pawn Shop Services
2. Will a new site plan be required for the proposed development?
3. Specifically how will the proposed development facilitate City policies to promote racial and economic diversity?
4. Specifically how will the proposed development support City policies that address institutional racism, systemic inequities, and economic segregation?

Answer:

Staff

- 1) I will send your request to add a conditional overlay with prohibited uses to the applicant for their review and response.
- 2) The proposed multifamily development will not be subject to grandfathering as the property is currently undeveloped and not platted.
- 3) and 4) The staff and Commission are considering if GR-MU, Community Commercial-Mixed Use, land use is appropriate at this location. The specific proposed development of this property will be reviewed during the site plan process.

13. Zoning: [C14-2018-0098 - Howard Lane Residential; District 7](#)
Location: 1208 East Howard Lane, Harris Branch Watershed
Owner/Applicant: Continental Homes of Texas, L.P. for Ruth May Mullenex, et al
Agent: McLean & Howard, LLP (Jeffrey Howard)
Request: I-RR to SF-2
Staff Rec.: **Recommendation of SF-2-CO**
Staff: [Sherri Sirwaitis](#), 512-974-3057
Planning and Zoning Department

Question: Commissioner King

1. Why is Austin Transportation Department not requiring access to East Howard Lane? The portion of the property that immediately abuts East Howard Lane is owned by the same entity that owns the property associated with this case. Case C14-2018-0099 for the portion of the property that abuts East Howard Lane was withdrawn by the applicant this past December.
2. Why did the applicant change the zoning request from SF-6 to SF-2?

Answer:

Staff, and information provided by Applicant

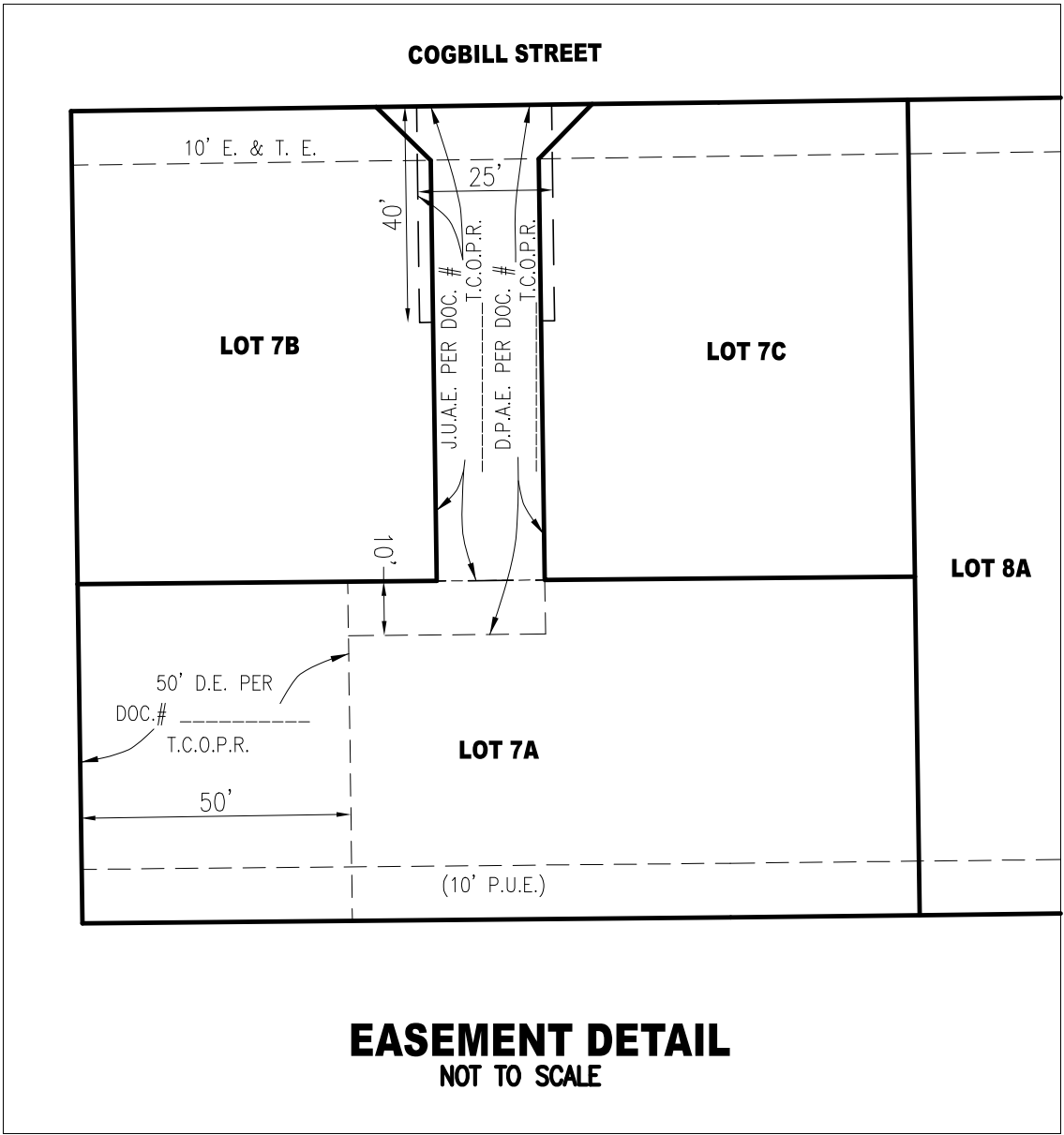
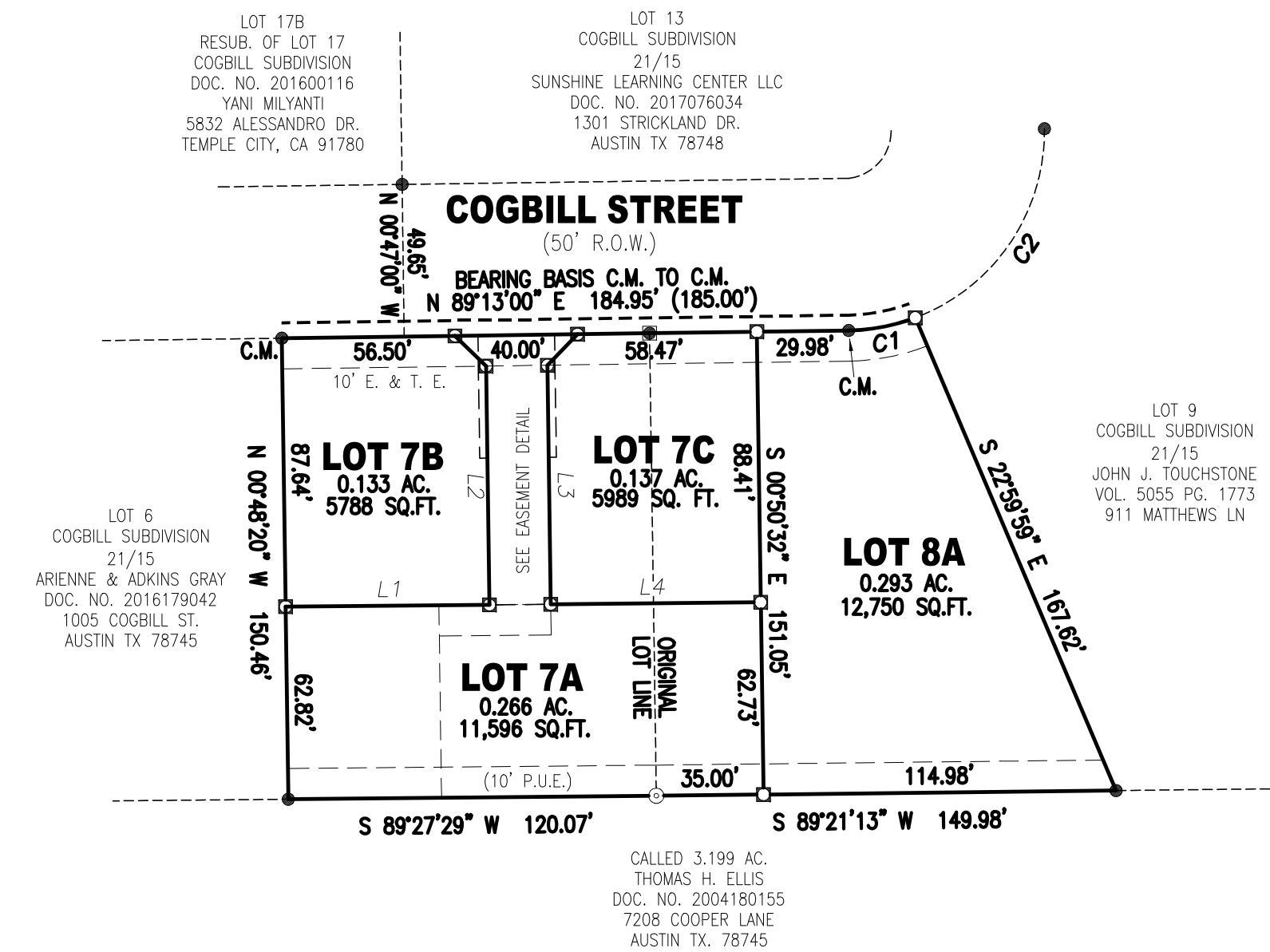
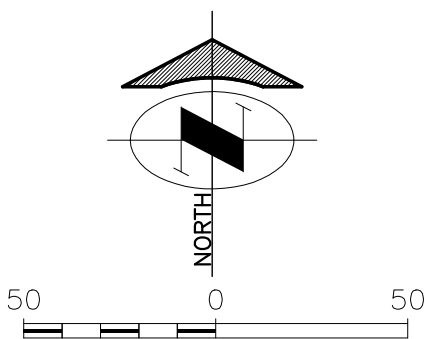
Due to environmental constraints, connection with the adjacent property to the south for access to E Howard Lane is impossible. Please see the attached site plan (Exhibit B) which shows a tributary in the 100-year floodplain crossing at the zoning boundary to the south. This area of the property is in the critical water quality zone. Therefore, if feasible, staff recommends vehicular access to the south and west properties.

Staff will review the right-of-way connection and block length standards at the time of the subdivision application.

Applicant - As for the reason for the change in zoning, the SF-2 proved more appropriate considering the proposed configuration of the development as a result of environmental constraints. We initially request SF-6 based on surrounding zoning, but have since determined that SF-2 would be sufficient.

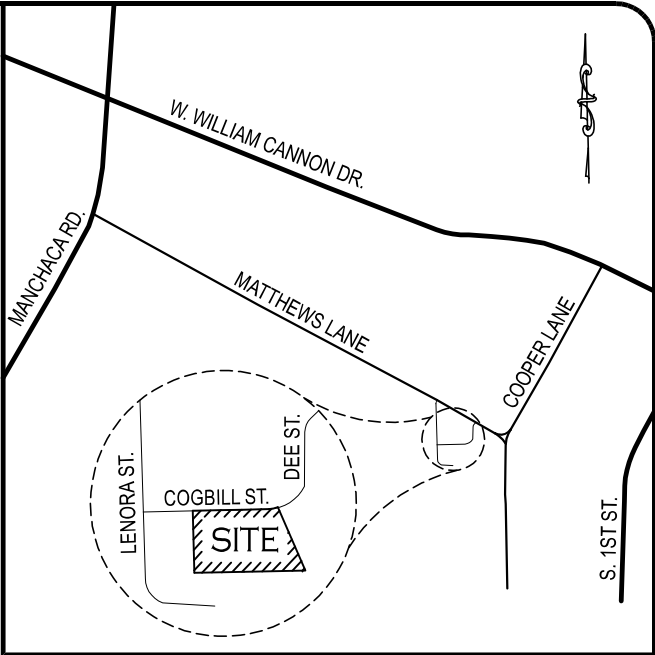
RESUBDIVISION OF LOTS 7 & 8 COGBILL SUBDIVISION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	22.23'	65.00'	19°35'37"	S 79°12'04" W	22.12'
C2	77.13'	65.00'	67°59'15"	S 33°16'35" W	72.68'

LINE	BEARING	DISTANCE
L1	N 89°28'05" E	66.50'
L2	N 00°48'18" W	77.93'
L3	S 00°48'14" E	78.02'
L4	N 89°28'05" E	66.28'



VICINITY MAP - NOT TO SCALE

LEGEND	
	1/2" REBAR FOUND
	1/2" CAPPED REBAR SET
	1/2" IRON PIPE FOUND
	60D NAIL FOUND
	CAPPED REBAR FOUND
	"X" SET IN CONCRETE
	"X" FOUND IN CONCRETE
	SPINDLE FOUND
	PROPOSED SIDEWALK
	BUILDING LINE
	PUBLIC UTILITY EASEMENT
	DRAINAGE EASEMENT
	PER FLAT
	CONTROL MONUMENT
	RIGHT OF WAY
	ELECTRIC & TELECOMMUNICATIONS EASEMENT
	JOINT USE ACCESS EASEMENT
	TRAVIS COUNTY OFFICIAL PUBLIC RECORDS
	DRAINAGE POND ACCESS EASEMENT

AREA TABULATION

LOT 7A	11,596 SQ. FT.
LOT 7B	5,788 SQ. FT.
LOT 7C	5,990 SQ. FT.
LOT 8A	12,750 SQ. FT.
TOTAL	36,124 SQ. FT.

AREA OF LOT 7A EXCLUSIVE OF THE FLAG POLE

LOT 7A	9737 SQ. FT.
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MAXIMUM IMPERVIOUS COVER

MAXIMUM IMPERVIOUS COVER AS STATED IN RESTRICTIVE COVENANT RECORDED IN DOC. NO. _____ TRAVIS COUNTY OFFICIAL PUBLIC RECORDS.

CASE # C8-2017-0308.0A

RESUBDIVISION OF LOTS 7 & 8
COGBILL SUBDIVISION



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEYING.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512-458-6969

DATE: SEPTEMBER, 2017 B0805817_PLAT SCALE: 1"=50'	FIELD: CHRIS M. CALCULATIONS: J. ENRIQUEZ DRAFTING: J. ENRIQUEZ	SHEET 1 OF 2
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STATE OF TEXAS §

COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

I, Victor M. Garza, am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Travis County, Texas, and Title 25 and/or Title 30 of the Austin City Code, as amended, and that said plat was prepared from a physical survey of the property under my direct supervision.

Victor M. Garza, RPLS 4740 Date: _____

B&G Surveying, LLC
1404 West North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969

ENGINEER'S CERTIFICATION

I, Blayne Stansberry, 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 the City of Austin Subdivision Ordinance.

No portion of this subdivision is within the boundaries of the 100 year floodplain according to data from the Federal Insurance Administration panel # 48453c0585 H, dated 9/26/2008 for the City of Austin, Travis County, Texas.

Blayne Stansberry, P.E., CPESC Date: _____

Stansberry Engineering Co., Inc.
PO Box 309
Manchaca, Texas 78652
Phone: (512) 292-8000
Mobile: (512) 695-8999

OWNER(S): 2ND STREET AND 5TH STREET, LLC.

ADDRESS: 1001 COGBILL STREET
AUSTIN, TX. 78745

TOTAL ACREAGE: 0.829 AC.

NUMBER OF LOTS AND PROPOSED USE: 4 RESIDENTIAL LOTS

SURVEYOR: B & G SURVEYING, LLC

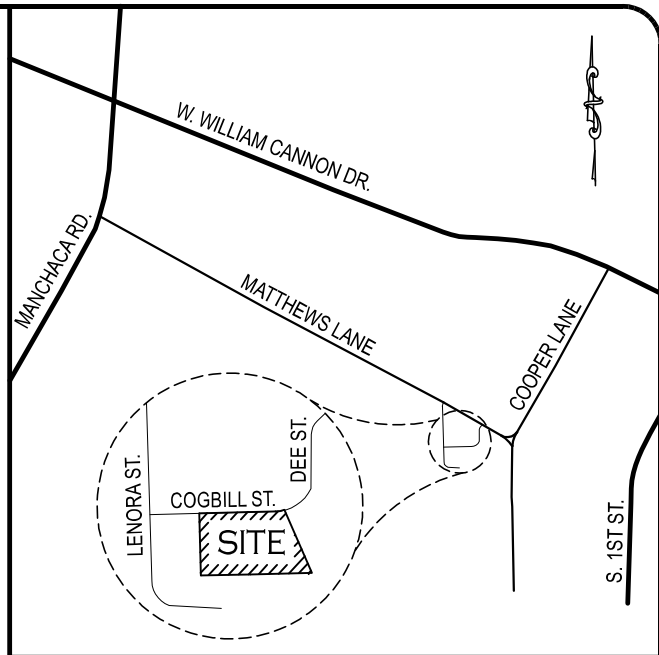
ENGINEER: STANSBERRY ENGINEERING CO., INC.

RESUBDIVISION OF LOTS 7 & 8 COGBILL SUBDIVISION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

GENERAL NOTES

- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, "COGBILL SUBDIVISION", RECORDED IN VOLUME 21, PAGE 15, PLAT RECORDS, TRAVIS COUNTY, TEXAS SHALL APPLY TO THIS RESUBDIVISION PLAT.
- 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.
- PRIOR TO CONSTRUCTION OF LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT PRIOR TO DEVELOPMENT BY ON-SITE PONDS OR OTHER APPROVED METHODS.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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 REVIEWED 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 FEE WITH THE UTILITY CONSTRUCTION.
- BUILDING SETBACK LINES SHALL BE IN ACCORDANCE TO CURRENT ZONING ORDINANCES.
- 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.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL (ECM).
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 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 EASEMENT/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.
- 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 WILL BE CHARGED TO THE OWNER.
- 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.
- 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.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREET AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: COGBILL STREET. 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.
- JOINT ACCESS WILL BE PROVIDED TO COGBILL STREET FROM LOTS 7A, 7B AND 7C.
- ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.
- LOT 7A, 7B, 7C & 7A OF THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
- A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 3 RESIDENTIAL UNITS.
- A VARIANCE TO CHAPTER 25-4-175 OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE PLANNING COMMISSION ON _____ 20____.
- THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC#. _____, IN THE OFFICIAL PUBLIC RECORDS OF _____COUNTY, TEXAS.
- EXTENDED OR OBSTRUCTED FIRE ACCESS SHALL BE MITIGATED WITH AN AFD APPROVED SPRINKLER SYSTEM FOR BUILDINGS ON LOT 7A.



VICINITY MAP - NOT TO SCALE

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____ A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, AD.

J. _____ RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 20____.

CHAIRPERSON

SECRETARY

STATE OF TEXAS §

COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

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 _____, ____ 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 DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

GENERAL NOTES

- 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
- EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS, PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.

CASE # C8-2017-0308.0A

RESUBDIVISION OF LOTS 7 & 8
COGBILL SUBDIVISION



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756
Office 512*458-6969

rev. 10/17/18

DATE: SEPTEMBER, 2017
B0805817_PLAT
SCALE: 1"=50'

FIELD: CHRIS M.
CALCULATIONS: J. ENRIQUEZ
DRAFTING: J. ENRIQUEZ

SHEET
2 OF 2



FLOODPLAIN INFORMATION REQUEST FORM

Tax Parcel ID: 0419130802	Date Processed: 01/15/2019
Property Address: 1003 COGBILL ST	
FEMA Flood Insurance Information:	City of Austin Regulatory Information:
Flood Zone*: X	25-Year Flood Elevation**: N/A
Community Number: 480624	100-Year Flood Elevation**: N/A
Panel Number: 48453C0585H	All elevations are in feet above mean sea level; Datum for all elevations is NAVD88.
Effective Date: 9/26/2008	
FEMA 100-Year Elevation*: N/A	
FEMA 500-Year Elevation*: N/A	

Additional Questions? Please contact the Floodplain Office

Phone Hotline: 512-974-2843

Fax: 512-974-3584

E-mail: floodpro@austintexas.gov

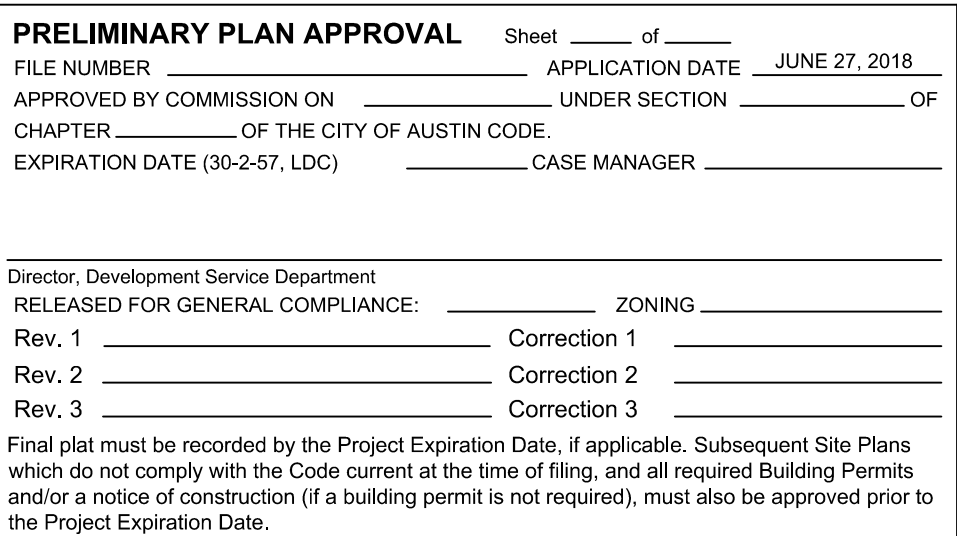
Mailing Address: Attention: Floodplain Office, Watershed Protection Department-12th Floor, PO BOX 1088
Austin, TX 78767-1088

- * The flood zone determination is based solely on a graphical interpretation of the FEMA Flood Insurance Rate Map (FIRM). Parcels with flood zones **A**, **AE**, **AO**, or **AH** are located or partially located within the FEMA Special Flood Hazard Area designated 1% annual chance flood hazard (100-year floodplain). Parcels with flood zone **0.2% annual chance flood hazard** (500-year floodplain) are located or partially located within the shaded zone X portion of the FIRM. Parcels with flood zone **X Protected by Levee** are located within in an area protected by a levee from the 1% annual chance flood hazard. Parcels with flood zone **X** are located outside the 0.2% annual chance flood hazard. The 1% annual chance flood hazard is the base flood and is used to determine the base flood elevation (BFE) for flood insurance purposes. BFEs must be determined using the flood profiles contained in the effective Flood Insurance Study (FIS). The FEMA 1% annual chance floodplains *may differ* from the City of Austin regulatory floodplains.
- * * The City of Austin uses the fully developed 25-year and 100-year floodplains to regulate development within the full purpose and extra territorial jurisdiction (ETJ) as established in the Land Development Code. The City of Austin regulatory floodplains *may differ* from the FEMA 1% annual chance floodplains.

The City provides the information on this form using the best available engineering and topographic data. Floodplain elevations to be used for development applications must be determined by a Texas Registered Professional Engineer. The official determination of a parcel's floodplain status may necessitate a comparison of the floodplain elevations to an on-the-ground topographic survey by a registered design professional.

DISCLAIMER: The City of Austin provides this information on request as a courtesy to our citizens. Any use of this information is at the sole discretion of the user. The City of Austin makes no warranty, expressed or implied, for the accuracy, completeness, or applicability of the information provided in this form.

THIS FORM IS NOT A PERMIT FOR DEVELOPMENT. For information about development permitting, call the City of Austin Development Assistance Center at 512-974-6370. THIS FORM IS NOT A SUBSTITUTE FOR FEMA FORM 81-93, STANDARD FLOOD HAZARD DETERMINATION. Private flood hazard determination companies may provide Form 81-93. For more information on the National Flood Insurance Program and how to find a flood insurance agent, please visit <http://www.floodsmart.gov/floodsmart/>

[illegible]