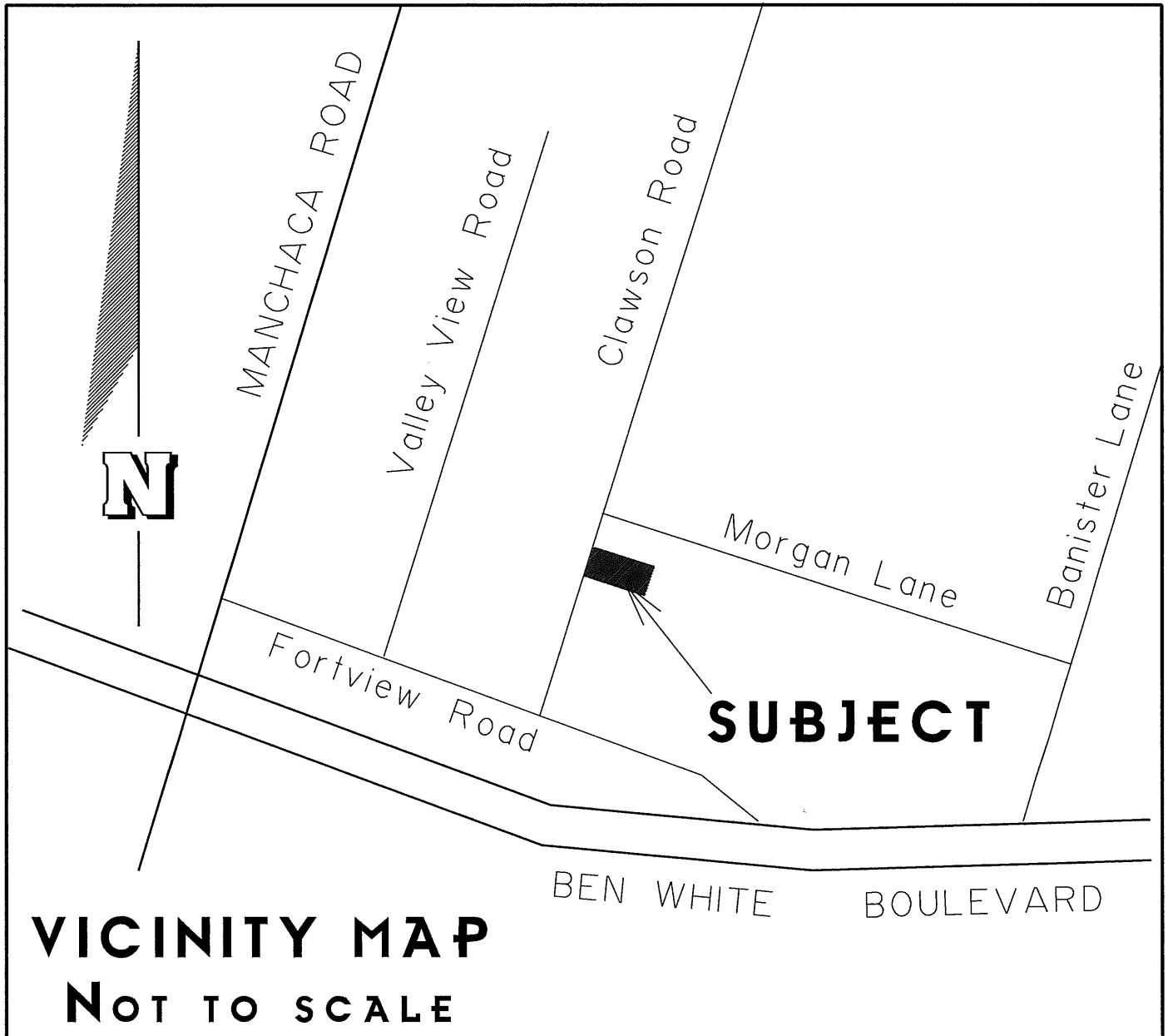


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2018-0157.0A**PC DATE:** April 23, 2019**SUBDIVISION NAME:** Clawson New Hope**AREA:** 4,320 sf**LOTS:** 1**APPLICANT:** A New Hope Investments LLC**AGENT:** Hector Avila**ADDRESS OF SUBDIVISION:** 4201 Clawson Road**GRIDS:** MG19**COUNTY:** Travis**WATERSHED:** West Bouldin Creek**JURISDICTION:** Full Purpose**ZONING:** SF-3**DISTRICT:** 5**LAND USE:** Residential**NEIGHBORHOOD PLAN:** South Lamar**SIDEWALKS:** Sidewalks will be constructed along Airport Boulevard and Manor Road.

**DEPARTMENT COMMENTS:** The request is for the approval of the Clawson New Hope plat, a resubdivision of a portion of Lot 9, Banister Heights, comprised of one lot on 4,320 square feet. The applicant proposes to create one lot for residential purposes. On September 10, 2018, the Board of Adjustment approved variances to the minimum lot size and lot width. With the approved variances, the proposed lot complies with zoning requirements for use, lot width and lot size.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

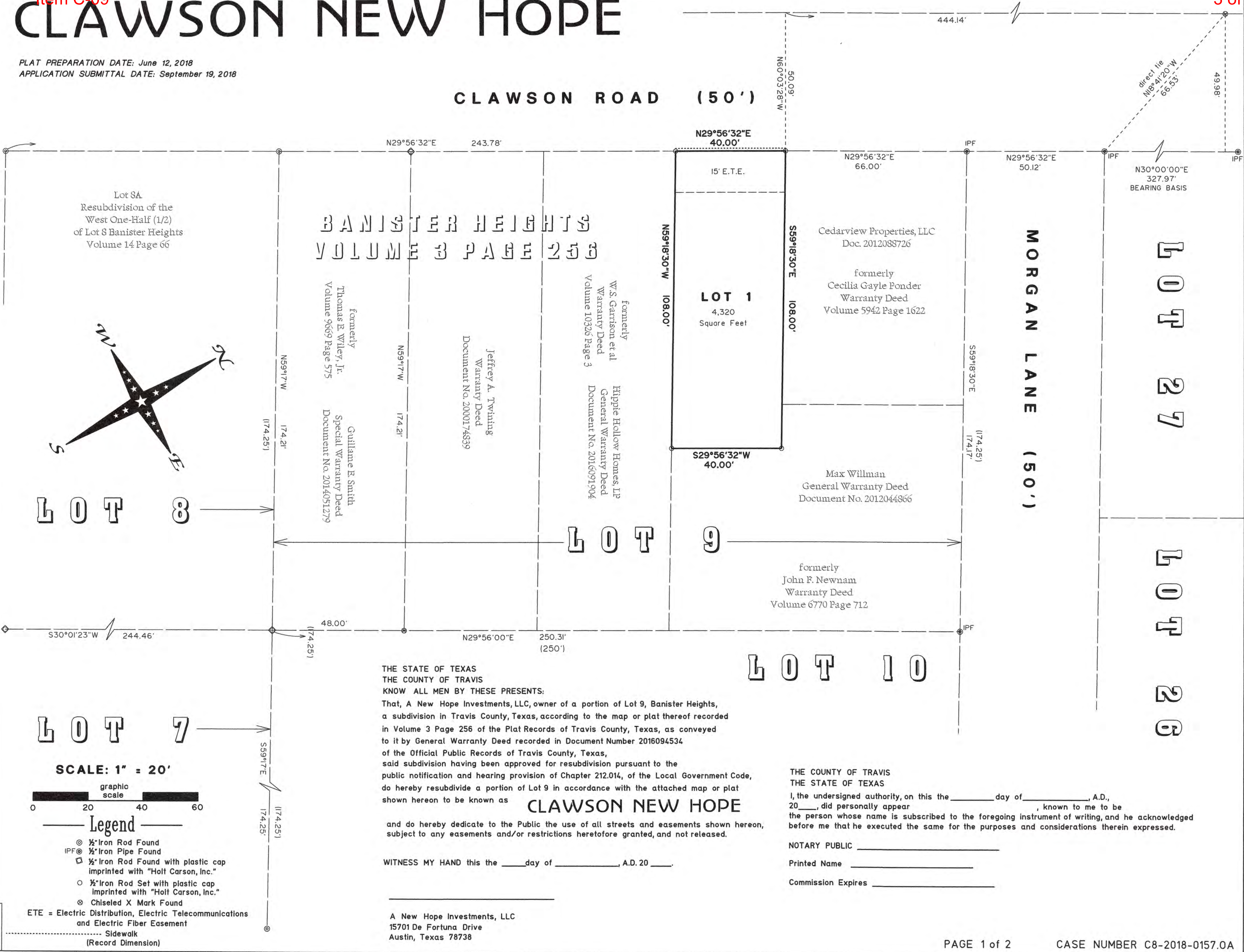
**PLANNING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)





# CLAWSON NEW HOPE

PLAT PREPARATION DATE: June 12, 2018  
APPLICATION SUBMITTAL DATE: September 19, 2018



THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:  
That, A New Hope Investments, LLC, owner of a portion of Lot 9, Banister Heights, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 256 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document Number 2016094534 of the Official Public Records of Travis County, Texas, said subdivision 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 a portion of Lot 9 in accordance with the attached map or plat shown hereon to be known as

**CLAWSON NEW HOPE**

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 the \_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_.

A New Hope Investments, LLC  
15701 De Fortuna Drive  
Austin, Texas 78738

THE COUNTY OF TRAVIS  
THE STATE OF TEXAS  
I, the undersigned authority, on this the \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, did personally appear \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC \_\_\_\_\_  
Printed Name \_\_\_\_\_  
Commission Expires \_\_\_\_\_



CLAWSON NEW HOPE

PLAT PREPARATION DATE: June 12, 2018  
APPLICATION SUBMITTAL DATE: September 19, 2018

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin  
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\_\_\_\_, A.D.

J. Rodney Gonzales, Director, Development Services Department

ACCEPTED and AUTHORIZED for record by the Planning Commission of the  
City of Austin, Texas, on this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, A.D.

James Shieh                      Chair                      Patricia R. Seeger                      Secretary

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 \_\_\_\_\_ M. and duly recorded  
on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, A.D., at \_\_\_\_\_ o'clock \_\_\_\_\_ M., Plat Records  
of said County and State in Document No. \_\_\_\_\_  
Official Public Records of Travis County, Texas.


WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID  
COUNTY this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, A.D.

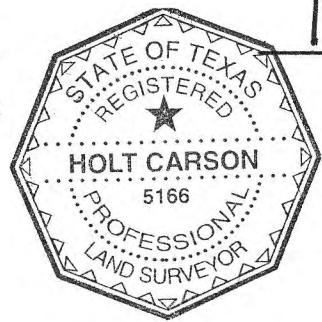
DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_  
Deputy

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 complies with Title 25 of the Austin City  
Code, and is true and correct and was prepared from an actual survey of the property made by  
me or under my supervision on the ground.

  
Holt Carson  
Registered Professional Land Surveyor No. 5166  
HOLT CARSON, INC.  
1904 Fortview Road Austin, Texas 78704  
(512)-442-0990



1-08-2019  
Date

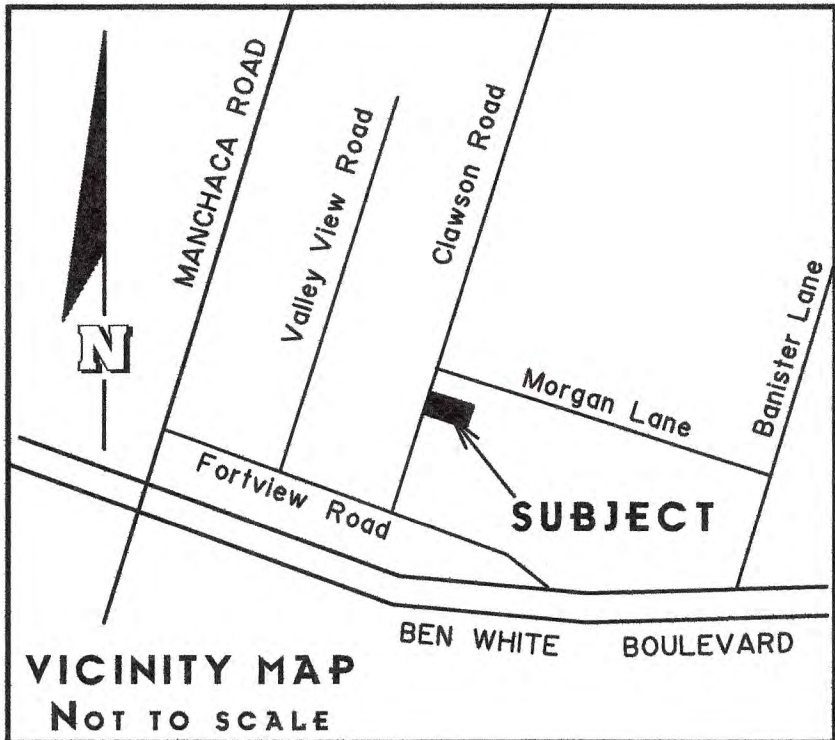
THE STATE OF TEXAS \*  
THE COUNTY OF TRAVIS \*

This is to certify that I am authorized to practice the profession of engineering in the  
State of Texas, that I participated in the preparation of the plan submitted herewith  
and that all information shown thereon is accurate and correct to the best of my  
knowledge as related to the engineering portions thereof and that to the best of my  
knowledge said plat complies with Title 25 of the Austin City Code, as amended,  
and all other applicable codes and ordinances.

No portion of this subdivision is within the boundaries of the 100-year flood plain according  
to the Federal Flood Administration FIRM panel 48453C 0585 H, dated September 26, 2008.

  
Kerri Pena                      PE 90255  
GREEN CIVIL DESIGN, LLC  
Firm No. F-17563  
11130 Jollyville Road                      Suite 101  
Austin, Texas                      78759

01/10/2019  
Date



NOTES:

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
2. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin Design Criteria. The water and wastewater utility plan must be reviewed 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.
3. A variance to Section 25-2-492(D) of the Land Development Code (minimum lot size and width) was granted by the Board of Adjustment on September 10, 2018.
4. 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.
5. 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.
6. 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.
7. 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 easements/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.
8. 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.
9. 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 owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City of deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
10. A fee-in-lieu of parkland dedication and park development has been paid for 1 residence. No fee was charged for the existing residence.
11. 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 are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.
12. All restrictions and notes from the previous subdivision, Banister Heights, according to the map or plat of record in Volume 3 Page 256 of the Travis County Plat Records, shall apply to this resubdivision plat.
13. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc at all times. Necessary clearance informations (AE, OSHA, NESC, and NEC) may be found in Austin Energy's Design Criteria Manual -- Section 1.5.3.9. The manual is available on Austin Energy's website under contractors/electric service design and planning.
14. Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: Clawson Road  
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.
15. No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin or Travis County.
16. The property owner or assigns shall maintain all drainage easements on private property.