SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0044.0A          PC DATE: May 28, 2019
                   Postponed from May 14

SUBDIVISION NAME: Resubdivision of Lot 14, Block 4, Broadacres Subdivision

AREA: 0.34 acre (14,798 sf)          LOTS: 2

APPLICANT: Starling Development

AGENT: Prossner and Assoc. (Kurt Prossner)

ADDRESS OF SUBDIVISION: 5509 Clay Avenue

GRIDS: MJ27          COUNTY: Travis

WATERSHED: Shoal Creek          JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP          DISTRICT: 7

LAND USE: residential          NEIGHBORHOOD PLAN: Brentwood

VARIANCES: flag lot variance

SIDEWALKS: Sidewalks will be constructed along Clay Avenue.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 14, Block 4, Broadacres Subdivision, including a variance for a flag lot. The plat is comprised of 2 lots on 0.34 acre (14,798 sf). The applicant proposes to resubdivide an existing lot into two lots for residential use. The proposed lots comply 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
RESUBDIVISION OF LOT 14 BLOCK 4, BROADACRES SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS

GENERAL NOTES

(1) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MAY BE OBTAINED FROM THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

(2) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINSAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN, AND TRAVIS COUNTY.

(3) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINSAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.

(4) ALL STREETS, DRAINSAGE, SIDEWALKS, EROSION CONTROL, AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

(5) THE OWNER OF THE SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS AND CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER ALSO ACKNOWLEDGES THAT PLAT VACATION OR RESETTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS. (LDC 25-4-83)

(6) ALL STRUCTURES, ANY PORTION OF WHICH IS BEYOND 150 FEET FROM CLAY AVENUE, MUST HAVE A CODE COMPLIANT 130 FIRE SPRINKLER SYSTEM INSTALLED.

(7) ALL NOTES AND RESTRICTIONS FOR BROADCARES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 128, PLAT RECORDS, TRAVIS COUNTY, TEXAS, APPLY TO THIS PLAT.

(8) NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

(9) EROSION/SEDIMENT CONTROL PLANS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LDC SECTION 25-8-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.

(10) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THE 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 TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

(11) WATER METERS AND CLEARKNUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.

(12) EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEARKNUTS AND PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY, BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.

(13) 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 PLANS MUST BE APPROVED BY A REPRESENTATIVE OF THE CITY OF AUSTIN. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LARGO RIVER may be impacted by the expansion of this development.

(14) NO LOT IN THIS SUBDIVISION HAS SLOPES GREATER THAN 15%. A.

(15) ACCESS TO AND FROM LOT 137 AND 148 FROM CLAY AVENUE SHALL BE THROUGH JOINT/USE ACCESS EASEMENT ONLY AS SHOWN ON PLAT.

(16) PUBLIC SIDEWALKS, BLAST OF CITY UTILITIES STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTED LINE ON THE FACE OF THE PLAT. CLAY AVENUE.

(17) ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET.

(18) A FEET-360-(L) OF PARKLAND, DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 3 RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.

ELECTRIC NOTES

(1) AUSTIN ENERDY HAS THE RIGHT TO PRUNE AND OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERDY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUB-CHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

(2) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND OR-GOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND OR ACCESS RIGHTS ARE REQUIRED TO BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

(3) 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 TREE PRUNING AND TREE REMOVAL THAT IS WITHIN 10 FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRIC LINES OR IS REQUIRED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERDY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

(4) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS, AND TEXAS STATE LAWS CONCERNING ELECTRIC MACHINERY AND ELECTRICAL EQUIPMENT.

(5) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS THAT L. CURRY LYNN, CURRY MANAGING MEMBER, STARLING HOLDINGS, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNER OF LOT 14, BLOCK 4, BROADACRES, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 128, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED TO ME IN DOCUMENT NUMBER 2018727614 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SUCH ACREAGE IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS:

RESUBDIVISION OF LOT 14, BLOCK 4, BROADACRES SUBDIVISION

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 reside, and do hereby dedicate to the public the use of the streets and easements as shown herein, subject to any easements or restrictions hereinafter granted and not released.

WITNESS MY HAND THIS ___ day of ___, 2019 A.D.

LYNN CURRY
MANAGING MEMBER
STARLING HOLDINGS, LLC
1105 S. 5TH STREET
AUSTIN, TX 78704

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ___ day of ___, 2019, BY

LYNN CURRY

NOTARY PUBLIC, STATE OF TEXAS

My Commission Expires:

STATE OF TEXAS
COUNTY OF TRAVIS

LANA DEBAGHAR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ___ day of ___, 2019 A.D. AT ___ o'clock ___ m. a.m. and ___ o'clock ___ m. a.m. and only recorded on the ___ day of ___, 2019 A.D. AT ___ o'clock ___ m. a.m. and ___ o'clock ___ m. a.m. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE AS DOCUMENT NUMBER ___, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND THIS ___ day of ___, 2019 A.D.

LANA DEBAGHAR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

LANA DEBAGHAR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

PLANNING COMMISSION APPROVAL

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THE ___ day of ___ , 2019.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, ON THE ___ day of ___, 2019 A.D.

STEVE WARDEN, JR.
DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT


JAMES SHEDD, CHAIR
PATRICIA SEISS, SECRETARY

ENGINEER'S CERTIFICATION:

L. CURTIS PROSSER, AM AUTHORIZE 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 PORTION OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

KURT M. PROSSER, PE.
PROSSER AND ASSOCIATES, INC.
13377 POND SPRINGS ROAD, SUITE 104
AUSTIN, TX 78729
PH: (512) 918-3343 F: (512) 918-2431

SURVEYOR'S CERTIFICATION:

L. JUAN M. CANALES, JR., A TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED IN AND FOR THE STATE OF TEXAS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS TO THE BEST OF MY KNOWLEDGE THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE OF 1999; IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND, AND ALL NECESSARY MONUMENTS ARE IN PLACE.

JUAN M. CANALES, JR., R.P.L., NO. 4404
VICE PRESIDENT OF THE GENERAL PARTNER
LAMENAN SURVEYING, LP
(512) 528-7411, EXT. 111
TEXAS FIRM REGISTRATION NO. 100727-00

CASE NO. CB-2018-00444.0A
MARCH 27, 2018