SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0157.0A  P.C. DATE: March 10, 2020

SUBDIVISION NAME: Resubdivision of Lot 2, Block B, Ford Place No. 2  
(a.k.a. 1706 Redd Street Subdivision)

AREA: 0.312 acres  LOTS: 2

APPLICANT: David Hernandez

AGENT: Austin Civil Engineering  
(Hunter Shadburne)

ADDRESS OF SUBDIVISION: 1706 Redd Street

COUNTY: Travis

GRIDS: G-18/19

JURISDICTION: Full Purpose

WATERSHED: Williamson Creek

DISTRICT: 5

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: South Manchaca/South Austin Combined NPA

SIDEWALKS: Sidewalks will be installed on Redd Street.

VARIANCE: From 25-4-175, Land Development Code (LDC) to allow for flag lot.

DEPARTMENT COMMENTS: The request is for approval of a flag lot variance and 
resubdivision namely, Resubdivision of Lot 2, Block B, Ford Place No. 2. The proposed 
resubdivision consists 2 lots on 0.312 acres.

Don Perryman was the case manager and subdivision reviewer on this subdivision application 
prior to his retirement. Mr. Perryman confirmed the plat has cleared all related comments and is 
ready for final approval.

STAFF RECOMMENDATION: Staff recommends approval of the variance and the 
resubdivision. With approval of the variance - this plat will meet all current applicable City of 
Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon  PHONE: 512-974-2767
Email: Sylvia.limon@austintexas.gov
RESUBDIVISION OF LOT 2, BLOCK "B" FORD PLACE NO. 2

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOOD PLAIN AS CONSTRUCTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEDERAL INSURANCE ADMINISTRATION AS SHOWN ON COMMUNITY PANEL NO. 46356 DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. NO PORTION OF THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

ENGINEER'S CERTIFICATION:

1. HUNTER SHAMBROOK, P.E., #74362, TEXAS PROFESSIONAL ENGINEER, CERTIFIES THAT THIS PLAN CONFORMS TO THE REQUIREMENTS OF THE ENGINEERING RELATED PORTIONS OF THE TEXAS AQUAFIRE CODE 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

HUNTER SHAMBROOK, P.E. #74362
TEXAS PROFESSIONAL ENGINEER REGISTRATION NUMBER F-001018
AUSTIN CIVIL ENGINEERING, INC.
4010 W. US HIGHWAY 290 SERVICE ROAD, SUITE 220
AUSTIN, TX 78735
PHONE: (512) 305-0018

SURVEYOR'S CERTIFICATION:

1. ROY JOHN RENFROE, P.E., #5250, TEXAS PROFESSIONAL LAND SURVEYOR, CERTIFIES THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF THE TEXAS AQUAFIRE CODE 2002, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

ROY JOHN RENFROE, P.E. #5250
AQUAFIRE CONSULTANTS, INC.
11000 NW LOOP 410, SUITE 548, SAN ANTONIO, TX 78233
PHONE: (210) 352-1255
TEXAS PROFESSIONAL LAND SURVEYOR NUMBER: 10146400

RESUBDIVISION OF LOT 2, BLOCK "B" FORD PLACE NO. 2

BEARING BROS. NOTE:

BASE OF BEARING: TEXAS CENTRAL AND 83.
A 2 LOT SUBDIVISION CONSISTING OF 0.31 ACRES.

SUMMIT DATE: JULY 2017

APPROVED BY: ROY JOHN RENFROE

CASE NO: CB-2017-0157-04
PAGE 1 OF 2
STATE OF TEXAS
COUNTY OF TRAVIS:

MEMORANDUM

I, DAVID M. HERNANDEZ, being owner of that certain tract of land situated in the City of Austin, Travis County, Texas, being at the address of 1707 RED INDIAN STREET, AUSTIN, TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY, by deed recorded in record No. 2015060979 of Official Public Records of Travis County, Texas, to be true and correct, that said lot 2 in accordance with the attached plat to be known as:

Resubdivision of Lot 22, Block "B," Ford Place No. 2, said subordination having been approved for resubdivision pursuant to the public notification and hearing provisions of chapter 217 of the local government code, is hereby resubdivided from the property in accordance with the map or plat attached hereto, to be known as, and do hereby dedicate to the public the use of all streets and easements shown hereon subject to any and all easements or restrictions hereinafter granted and not released.

DAVID M. HERNANDEZ
1707 RED INDIAN STREET
AUSTIN, TX 78765


MAYOR P. M. WELTON

MY COMMISSION EXPIRES:


DAVID DRAKEHOUR, COUNTY CLERK
COUNTY OF TRAVIS
TODD M. MCCARTHY STREET
AUSTIN, TEXAS 78701

BY:

DEPUTY

FILED FOR RECORD AT _______ O'CLOCK _____ THIS _______ DAY OF _____, 2020 A.D.

DAVID DRAKEHOUR, COUNTY CLERK
COUNTY OF TRAVIS

BY:

DEPUTY

CITY CERTIFICATIONS:

J. RODRIGUEZ GONZALEZ
DEVELOPMENT SERVICES DEPARTMENT

PLANNING COMMISSION APPROVAL:
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, ON THIS _______ DAY OF ______, 2020

STEPHEN OLIVER, CHAIR
JAMES SHERIDAN, SECRETARY

CASE NO. CB-2017-0157.0A
PAGE 2 OF 2