SUBDIVISION REVIEW SHEET

CASE NO.: C8-04-0043.09.A.SH  P.C. DATE: May 26, 2020

SUBDIVISION NAME: Berkman Tower View Subdivision

AREA: 3.02 acres  LOT(S): 58

OWNER/APPLICANT: Austin Modern Lofts (Ross Wang)  AGENT: Doucet & Associates, Inc. (Davood Salek, P.E.)

ADDRESS OF SUBDIVISION: 3900 Berkman Dr.

WATERSHED: Tannehill  COUNTY: Travis

EXISTING ZONING: PUD  JURISDICTION: Full

NEIGHBORHOOD PLAN: Mueller

PROPOSED LAND USE: Residential

VARIANCES: none

DEPARTMENT COMMENTS: The request is for the approval of the Berkman Tower View Subdivision composed of 58 lots on 3.02 acres. The applicant is proposing to resubdivide four existing lots into a 58 lots subdivision for residential use.

STAFF RECOMMENDATION: Staff recommends approval of the case, the plat meets applicable State and City of Austin LDC requirements.

CASE MANAGER: Cesar Zavala  PHONE: 512-974-3404
Email address: cesar.zavala@austintexas.gov
Location Map

Berkman Tower View Subdivision

Northwest Corner of Berkman Drive and Tom Miller Street
GENERAL NOTES:
1. The Subdivision is subject to the development regulations of the City of Austin Land Development Code as adopted by the City Council of August 15, 1989, and 2000-01-08-002. Any reference to the Land Development Code means as adopted by Ordinance No. 308-00.
2. No lot in this subdivision shall be occupied until connected to the city water and wastewater system.
3. The water, reclaimed, and wastewater utility system serving this subdivision must be in accordance with the City of Austin’s Utility Design Criteria. The water, reclaimed, and wastewater utility plan must be submitted to the city’s Engineering and Planning Departments for review and approval by the City of Austin. Water users must pay the City’s inspection fee with the utility construction fee.
4. All streets, drainage, sidewalks, water and wastewater lines, and erosion control shall be constructed and installed to city standards. Any prorated failures in the City of Austin zoning ordinance 04.00.09-018-000 and 04.00.09-018-000 shall be the responsibility of the developer. All water, sewer, and irrigation lines shall be located underground unless otherwise approved by the City of Austin.
5. Prior to construction on lots in this subdivision, drainage plans shall be submitted to the City of Austin for review. Rainfall, 30-year-off shall be held to the amount established by the Regional Detention Plans approved by the city of Austin.
6. No building, fence, landscaping or other such structures are permitted in drainage easements except as approved by the City of Austin.
7. Property owners shall provide access for drainage easements as may be necessary and shall not promulgate access by governmental authorities.
8. All drainage easements on private property shall be maintained by the property owner or assignee.
9. Public sidewalks, alleys to city of Austin standards, are required along the following streets and are shown by a dotted line on the face of the plat. Main Street, 6th Street, College Street, 7th Street, and 5th Street. These sidewalks shall be in place prior to the lots being occupied. Failure to construct the required sidewalks may result in the levying of certificates of occupancy, building permits, or utility connections by the City of Austin.

FLOOD PLAIN NOTE:
No portion of this tract is within the boundary of the 50 year flood of a river or lake as shown in the flood plain map of the City of Austin, as adopted and recorded in the office of the City of Austin, Engineering and Planning Department on the 70th day of January, 2000. For further information, contact the City of Austin, Flood Control Division. The City of Austin Flood Control Division has been given this plat and has reviewed the requirements of flood plain ordinance of the city of Austin, Texas.

ENGINEER’S CERTIFICATION:
State of Texas
CITY OF AUSTIN

The undersigned, a registered professional engineer licensed in the State of Texas, hereby certify that this plat is true correct and was prepared from an actual survey of the property made on the ground, under my supervision, and further certify that it complies with the City of Austin flood plain code of ordinances.

SURVEYOR’S CERTIFICATION:
State of Texas
CITY OF AUSTIN

The undersigned, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true correct and was prepared from an actual survey of the property made on the ground, under my supervision, and further certify that it complies with the City of Austin flood plain code of ordinances.

BACKGROUND INFORMATION:
A written request for a variance to the Zoning Ordinance was received on the 17th day of July, 2000, from the property owner requesting that the requirements for this property be revised to allow for additional development. The request was granted by the City of Austin, Planning Commission on the 22nd day of September, 2000.

REVISIONS:
1. The survey of the property was completed and the plat was presented to the City of Austin, Planning Commission on the 15th day of December, 2000.

B-15