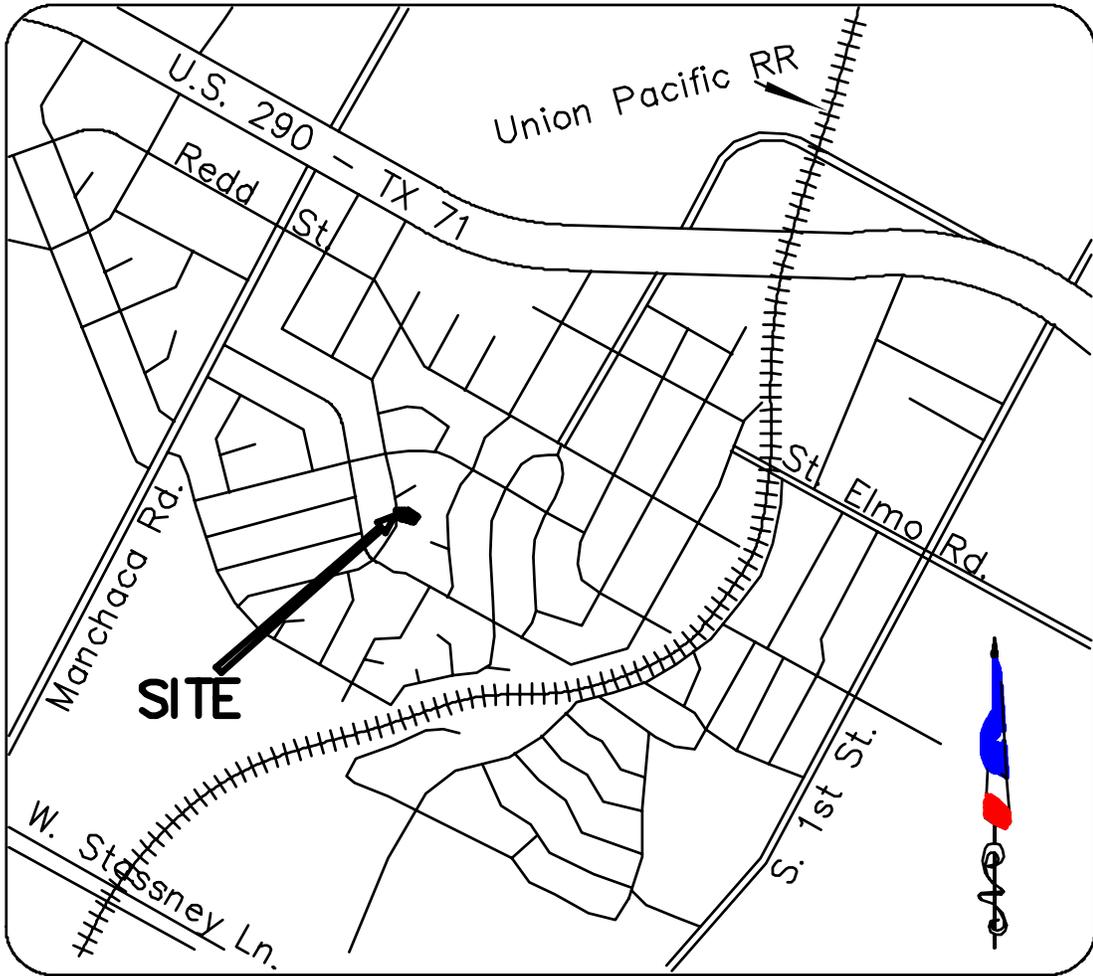


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0052.0A**PC DATE:** May 18, 2021**SUBDIVISION NAME:** Gibson's Grotto**AREA:** 12,690 sf**LOTS:** 2**OWNER/APPLICANT:** Austin APG Properties, Glenn Gibson**AGENT:** Perales Engineering LLC, Jerry Perales**ADDRESS OF SUBDIVISION:** 4703 CLAWSON RD**COUNTY:** Travis**WATERSHED:** Williamson Creek**JURISDICTION:** Full Purpose**ZONING:** SF-4A, SF-4A-CO**DISTRICT:** 5**VARIANCE:** flag lot variance**SIDEWALKS:** Sidewalks will be constructed along all internal streets.**DEPARTMENT COMMENTS:** The request is for the approval of the resubdivision of Lot 18, Block A of Park Forrest, section 6, comprised of two lots on 12,690 sf, with a flag lot variance.

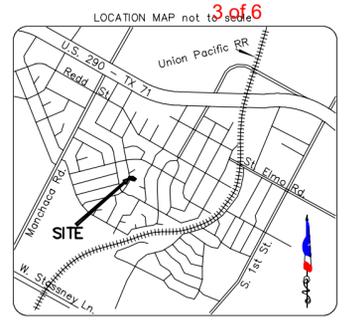
This application was submitted on May 15, 2019 and has not expired because subdivision deadlines have been suspended until December 31, 2021 (Order No. 20200815-019). Because this plat was submitted under the regulations in effect prior to HB3167, it requires a public hearing and a commission variance for the flag lot. The flag lot variance complies with the criteria of approval in LDC 25-4-175(A) because all reviewers have approved the plat and the driveway/utility plan, it is compatible with the surrounding neighborhood because it is located in a single family residential neighborhood and can be developed with a single family house, and staff is not aware of any private deed restrictions.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. With the variance, the plat meets all applicable State and City of Austin Land Development Code requirements.**LAND USE COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)

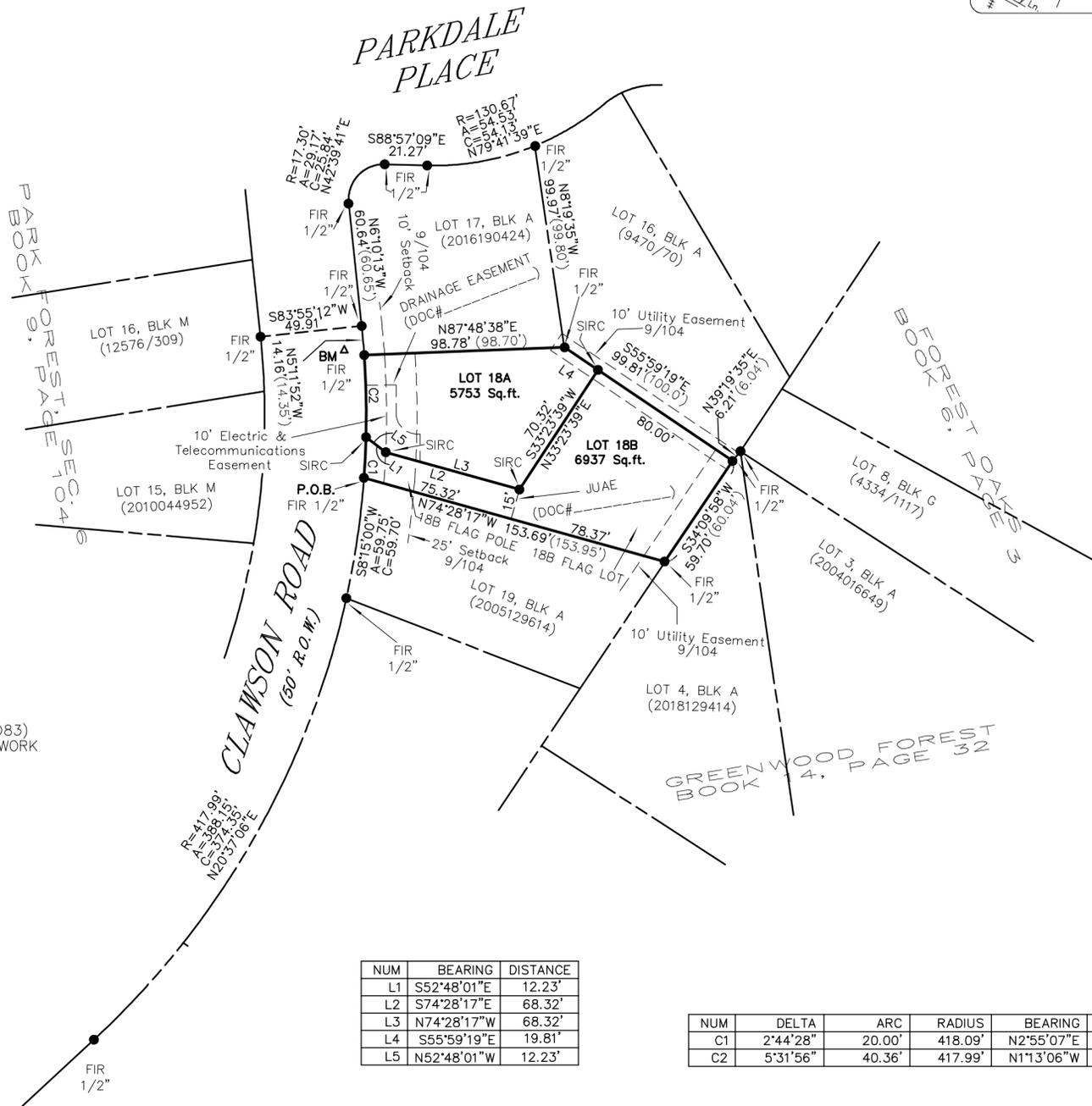
LOCATION MAP not to scale



# GIBSON'S GROTTO RESUBDIVISION OF LOT 18, BLOCK A PARK FOREST, SECTION 6



**TWO LOTS/ONE BLOCK**  
 LOT 18A- 5753 SQ FT/ 0.1321 AC  
 LOT 18B- 6937 SQ FT/ 0.1592 AC  
 [18B FLAG LOT: 5760 SQ.FT, 0.1322 ACRES]  
 [18B FLAG POLE: 1177 SQ.FT, 0.0270 ACRES]  
 BLOCK TOTAL- 12690 SQ FT/0.2913AC



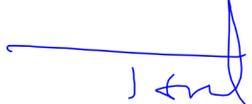
**BEARING BASE**  
 THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)  
 CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK  
 GPS OBSERVATIONS.

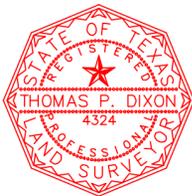
NUM	BEARING	DISTANCE
L1	S52°48'01"E	12.23'
L2	S74°28'17"E	68.32'
L3	N74°28'17"W	68.32'
L4	S55°59'19"E	19.81'
L5	N52°48'01"W	12.23'

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	2°44'28"	20.00'	418.09'	N2°55'07"E	20.00'
C2	5°31'56"	40.36'	417.99'	N1°13'06"W	40.34'

**SURVEYOR'S CERTIFICATION:**

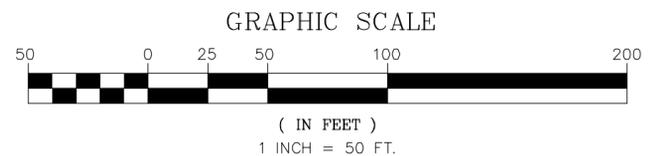
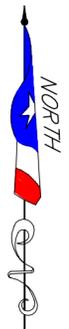
I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON JANUARY 25, 2019.

  
 THOMAS P. DIXON R.P.L.S. #4324  
 DECEMBER 12, 2020  
 DATE



**LEGEND**  
 FINISHED FLOOR FF  
 BENCH MARK (B.M.)  
 Set "Δ" on curb  
 Elevation 675.61' NAVD88  
 POINT OF BEGINNING P.O.B.

overhead electric power pole  
 FOUND 1/2" IRON ROD FIR  
 FOUND IRON ROD W/CAP FIRC  
 FOUND 1/2" IRON PIPE FIP  
 SET 1/2" IRON ROD W/CAP SIRC  
 LABELED "WATERLOO RPLS 4324"



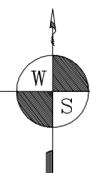
**PROJECT DATA**

**OWNER:**  
 GLENN A. GIBSON

**LEGAL DESCRIPTION:**  
 LOT 18, BLOCK A, PARK FOREST, SECTION 6, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 104, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TWO LOTS/ONE BLOCK

CASE# C8-2019-0052.0A  
 PAGE 1 OF 2

  
 WATERLOO SURVEYORS INC.  
 PO BOX 160176  
 AUSTIN, TEXAS 78716-0176  
 Phone: 512-481-9602  
 www.waterloosurveyors.com  
 T.B.P.L.S. FIRM#10124400  
 J15662P  
 DRAWN BY: BOBO

# GIBSON'S GROTTO RESUBDIVISION OF LOT 18, BLOCK A PARK FOREST, SECTION 6

**STATE OF TEXAS:**

**COUNTY OF TRAVIS:** KNOW ALL PERSONS BY THESE PRESENTS: THAT I, GLENN A. GIBSON, OWNER OF 0.2913 ACRES OF LAND, BEING LOT 18, BLOCK A OF PARK FORREST, SECTION 6, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 104, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 18, BLOCK A HAVING BEEN CONVEYED TO ME BY WARRANTY DEED WITH VENDOR' LIEN RECORDED IN DOCUMENT No. 2017140817, 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 SAID 0.2913 ACRES TO BE KNOWN AS:

GIBSON'S GROTTO  
RESUBDIVISION OF LOT 18, BLOCK A, PARK FOREST, SECTION 6

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFOR GRANTED AND NOT RELEASED.

\_\_\_\_\_  
GLENN A. GIBSON  
1801 S. MOPAC, STE 100  
AUSTIN, TEXAS 78746

**STATE OF TEXAS:**  
**COUNTY OF TRAVIS:**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED GLENN A. GIBSON, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THE HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSES AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY: \_\_\_\_\_  
PRINT OR STAMP NAME HERE                      MY COMMISSION EXPIRES

**ENGINEER'S CERTIFICATION:**

THIS IS TO CERTIFY THAT: I, JERRY PERALES, P.E., 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 TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPEMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THE SUBJECT PROPERTY IS WITHIN THE BOUNDARIES OF THE 100 YEARS FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) No. 48453C0585H, FOR TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

  
12-14-20  
JEROME PERALES, P.E. 94676  
PERALES LAND DEVELOPMENT, LLC  
FIRM REGISTRATION F-20933  
8705 SHOAL CREEK BLVD, SUITE 213  
AUSTIN, TEXAS 78757  
(512) 297-5019



**NOTES:**

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY.
2. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
3. 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.
4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE 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. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HIS ASSIGNS.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-A, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. 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 ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED, TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN L.D.C.
10. 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 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.
11. 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 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.
12. 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 TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
13. A 10 FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG THE ROW OF CLAWSON ROAD.
14. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, PARK FORREST SEC. 6, AS RECORDED IN VOLUME 9, PAGE 104, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
15. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 3 DWELLING UNITS DUE TO SF-3 ZONING. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.
16. A VARIANCE TO §25-4-175(A)(2), OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE PLANNING COMMISSION ON \_\_\_\_\_.
17. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THE CLOSEST POINT OF ACCESS TO A PUBLIC STREET.
18. WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
19. EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS AND PRIVATE PLUMBING SHALL NOT CROSSLOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.
20. LOTS 18A & 18B ARE SUBJECT TO THE JUAE RECORDED IN DOCUMENT No. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
21. LOT 18A IS SUBJECT TO THE DRAINAGE EASEMENT RECORDED IN DOCUMENT No. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
22. EXTENDED OR OBSTRUCTED FIRE ACCESS SHALL BE MITIGATED WITH AN AFD APPROVED SPRINKLER SYSTEM FOR BUILDINGS ON LOT 18B.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AD.

\_\_\_\_\_  
FAYEZ KAZI, CHAIR                      YVETTE FLORES, SECRETARY

**JURISDICTION:**

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AD.

\_\_\_\_\_  
STEVE HOPKINS, FOR  
DENISE LUCAS, ACTING DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

**STATE OF TEXAS:**  
**COUNTY OF TRAVIS:**

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_M., PLAT RECORDS IN SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS  
\_\_\_\_\_  
DEPUTY

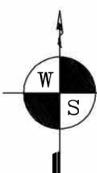
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GLENN A. GIBSON

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TWO LOTS/ONE BLOCK

CASE# C8-2019-0052.0A  
PAGE 2 OF 2



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Phone: 512-481-9602  
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J15662P  
DRAWN BY: BOBO



Note: Should additional backup be submitted after the online publishing of this staff report, it may be found at the following link:

[https://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/54\\_1.htm](https://www.austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm)