



**City of Austin
Development Services Department
Land Status Determination
1995 Rule Platting Exception**

March 07, 2022

File Number: **C8I-2022-0075**

Address: **3709 CEDAR ST**

Tax Parcel I.D.# **0218040316**

Tax Map Date: **03/07/2022**

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **A 0.152 ACRE TRACT OF LAND, BEING A PORTION OF LOT 10 AND LOT 12 OF BUDDINGTON'S SUBDIVISION, TRAVIS COUNTY, TEXAS** in the current deed, recorded on **Apr. 02, 2018**, in **Document #2018048391, Travis County Deed Records**. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Aug. 06, 1993**, in Volume **11994, Page 1496, Travis County Deed Records**. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water** service on **Aug. 13, 1936**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

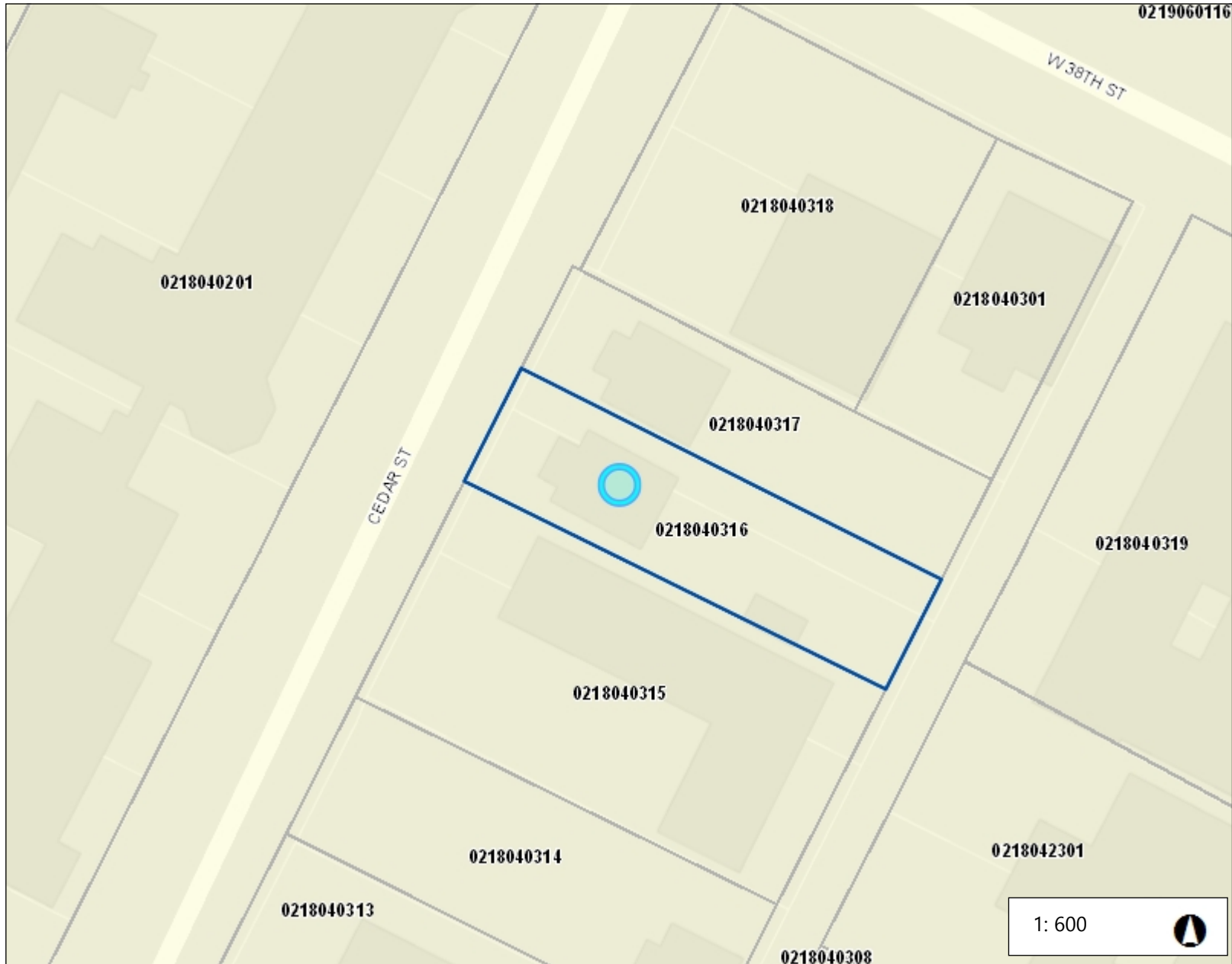
This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Joey de la Garza

**Joey de la Garza, Representative of the Director
Development Services Department**



Property Profile



Legend

Street Labels

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

TCAD Parcels

TCAD Parcel IDs

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

Notes

0.0 0 0.01 0.0 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

From: **AE BSPA-ESPA** AEBSPAESPA@austinenergy.com
Subject: RE: 3709 Cedar St. Second dwelling addition
Date: February 25, 2022 at 11:52 AM
To: Karen McGraw [REDACTED]

AB

The pole midway along the north property line is secondary and would require 7'6" horizontal clearance from the line to the structure including eaves and overhangs. There is only secondary serving this property. AE Primary lines are on the opposite side of alley. 7'6" is the horizontal clearance for AE secondary.

Thank you for using our service.

Attention: Austin Energy has updated Overhead Clearance Requirements - AE Criteria 1.10.3
EFFECTIVE IMMEDIATELY : All plans submitted for review will require an elevation drawing with a 15' radial clearance from Neutral, where Primary is present, to edge of structure. Dimensions will be required for our review.

NOTE 1/26/22- Current BSPA Form-

https://www.austintexas.gov/sites/default/files/files/Development_Services/Applications/BSPA.pdf

Austin Energy now has 2 additional email addresses available for customer requests.
aeelectricspots@austinenergy.com – This is for requesting a Spot for a service location (Please include the property address & the Permit #)
aeelectricconduit@austinenergy.com – This is for requesting a conduit inspection (Please include the property address & the Permit #)

Please make your requests using the appropriate email address as the mailboxes are monitored daily and gives us a record of your request.

Online Permitting is also available online at www.abc.austintexas.gov

Marvin Pace, Construction Inspection Coordinator III
512-988-0142 AustinEnergy- Development Assistance Center
6310 Wilhelmina Delco Dr, Austin, Texas 78752
Austin Energy - Ph: (512) 974-2632 - Ph: (512) 974-9112
Work Hours- 6:0am-2:30pm M-F

From: Karen McGraw <[REDACTED]>
Sent: Friday, February 25, 2022 11:31 AM
To: AE BSPA-ESPA <AEBSPAESPA@austinenergy.com>
Subject: 3709 Cedar St. Second dwelling addition

*** External email - Exercise caution ***

The Owner wishes to add a second dwelling unit to this lot. Attached are the preliminary plan and the survey which shows the power pole midway along the north property line that is serving the front house from the alley line.

I need to know if the setback from this yard line is 7' 6" from the alley portion to the pole? or also the line from the pole to the home.

I also need to know what the alley setback will be. Is the power line on the east or west side of the alley? We are planning a 9' setback.

Thanks,

Karen McGraw
Karen McGraw Architect PLLC
4315 Avenue C
Austin, Texas 78751
512-917-1761



Property Profile

A DEVELOPMENT SERVICES TOOL

