

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2016-0168.0A

**COMMISSION DATE:** July 26, 2022

**SUBDIVISION NAME:** Lot 10A, Block 1, Chernosky Subdivision No. 7 (resubdivision)

**ADDRESS:** 1106 Mansell Avenue

**APPLICANT:** Patrice Rios

**AGENT:** Southwest Engineers, Inc. (Gabriel Hovdey)

**ZONING:** SF-3-NP

**NEIGHBORHOOD PLAN:** MLK-183

**AREA:** 3,582 square feet (0.082 acres)

**LOTS:** 1

**COUNTY:** Travis

**DISTRICT:** 1

**WATERSHED:** Tannehill Branch

**JURISDICTION:** Full-Purpose

**SIDEWALKS:** Sidewalk required on the subdivision side of Mansell Avenue

**VARIANCE:** On August 8, 2016, the Board of Adjustment (BOA) approved a variance request to reduce the minimum lot area and lot width for this property.

### **DEPARTMENT COMMENTS:**

This request is for the approval of the resubdivision of a portion of Lots 10 and 11, Block 1, Chernosky Subdivision No. 7, consisting of one lot on 3,582 square feet (0.082 acres).

This application predates H.B. 3167 (shot clock) regulations.

### **STAFF RECOMMENDATION:**

As this resubdivision meets all applicable codes, Staff recommends approval.

**CASE MANAGER:** Jennifer Bennett

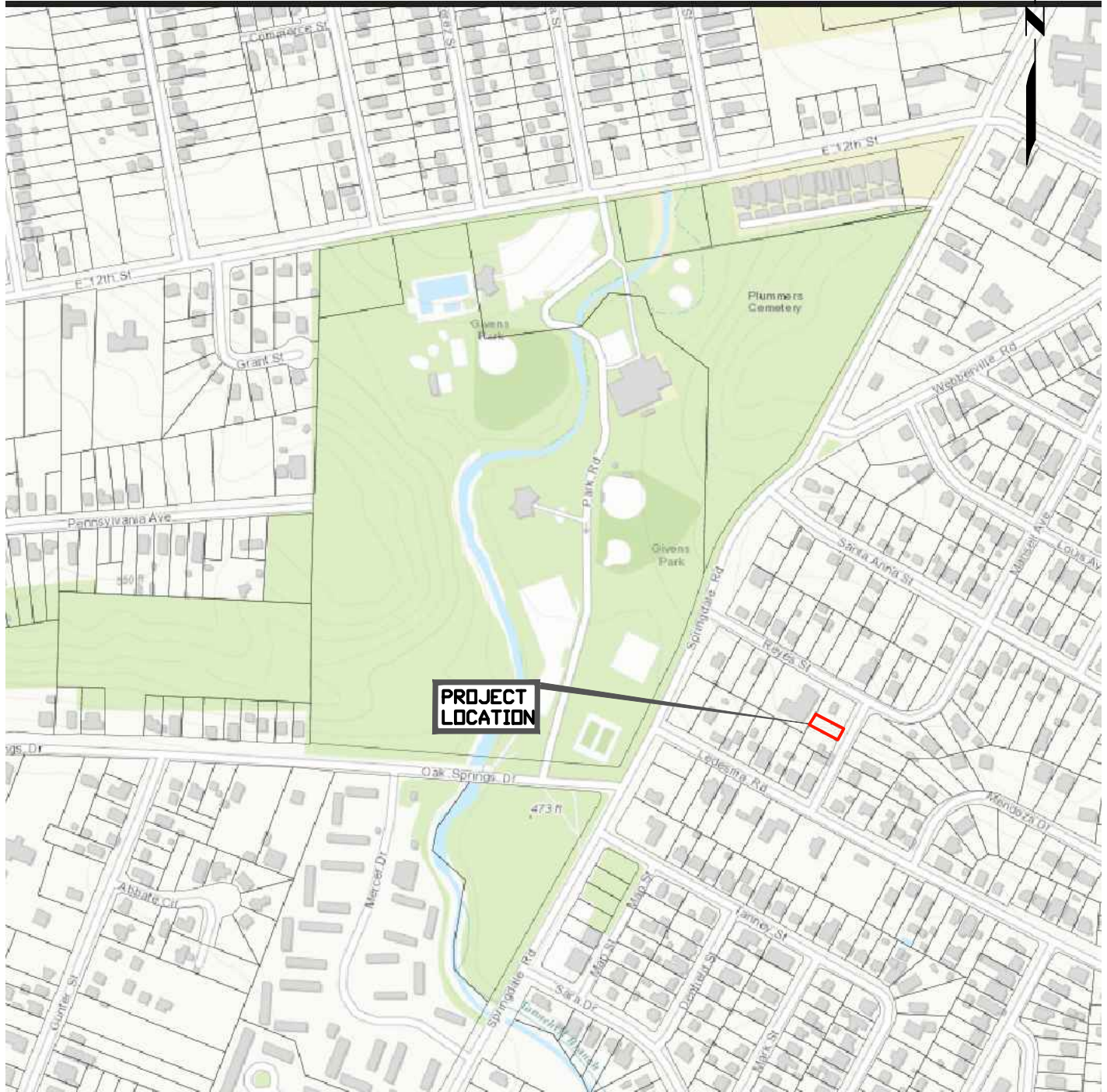
**PHONE:** 512-974-9002

**E-mail:** [jennifer.bennett@austintexas.gov](mailto:jennifer.bennett@austintexas.gov)

### **ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat



# Southwest Engineers Inc.



Civil  
Environmental  
Planning

TBPE No.: 1909  
www.swengineers.com

142 Cimarron Park Ln  
Buda, Texas 78610  
(512) 312-4336

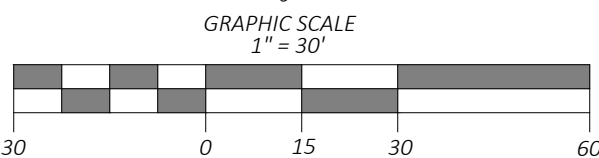
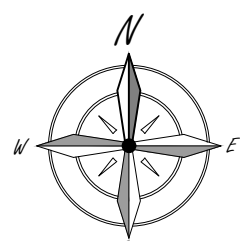
## LOCATION MAP

**1106 MANSELL AVE  
LOT 10A, BLOCK 1, CHERNOSKY  
SUBDIVISION NO. 7**

Date: 08/15/2016  
File: Location Exhibit  
Scale: N.T.S.  
Tech: MI  
Project No.: 0662-001-16

# LOT 10A, BLOCK 1, CHERNOSKY SUBDIVISION NO. 7

SHEET 1 OF 1 SHEET(S)



## REFERENCE LEGEND:

R1 = DOC. NO. 2016038100, O.P.R.T.C.TX.  
R2 = CHERNOSKY SUBDIVISION NO. 7, VOL. 4, PG. 179, P.R.T.C.TX.  
R3 = CHERNOSKY SUBDIVISION NO. 8, VOL. 4, PG. 183, P.R.T.C.TX.  
R4 = CHERNOSKY #7, RESUBDIVISION OF BLOCK 1, LOTS 8, 9, 10 & 11, VOL. 55, PG. 51, P.R.T.C.TX.  
R5 = VOL. 4295, PG. 1396, D.R.T.C.TX.  
D.R.T.C.TX. = DEED RECORDS, TRAVIS COUNTY, TEXAS  
O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

## LINE TYPE LEGEND:

----- ADJOINING LOT LINE  
----- BOUNDARY  
----- RIGHT OF WAY  
----- EASEMENT  
..... SIDEWALK

## AREA:

TOTAL AREA = 3,581.94 SQ. FT. - 0.082 ACRES

N=10072443.17  
E=3130404.10

N=10073314.37  
E=3131337.82  
ELEV=507.65

A RESUBDIVISION OF A PORTION OF LOTS 10 & 11,  
BLOCK 1, CHERNOSKY SUBDIVISION NO. 7



VICINITY MAP  
NO SCALE

## BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

## FLOOD CERTIFICATION:

THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE, PER FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NUMBER 48453C0465J, DATED JANUARY 6, 2016 FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS \$  
COUNTY OF TRAVIS \$

KNOWN ALL MEN BY THESE PRESENTS:

THAT JOSE L. RIOS BEING OWNER OF A PORTION OF LOTS 10 AND 11, BLOCK 1, CHERNOSKY SUBDIVISION NO. 7, AN ADDITION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 4, PAGE 179, PLAT RECORDS, OF TRAVIS COUNTY, TEXAS, BEING 0.082 ACRES, CONVEYED BY DEED OF RECORD AS INSTRUMENT NO. 2016038100 OF OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 0.081 ACRE TRACT IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS: (LOT 10A, BLOCK 1, CHERNOSKY SUBDIVISION NO. 7) AND DO HEREBY DEDICATE TO THE PUBLIC USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETO GRANTED AND NOT RELEASED.

BY \_\_\_\_\_ DATE \_\_\_\_\_

STATE OF TEXAS \$  
COUNTY OF TRAVIS \$

KNOWN ALL MEN BY THESE PRESENTS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DATE \_\_\_\_\_  
NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS \$  
COUNTY OF TRAVIS \$

KNOWN ALL MEN BY THESE PRESENTS:

I REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN INSTRUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

BY \_\_\_\_\_ DEPUTY

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

\_\_\_\_\_, CHAIR \_\_\_\_\_, SECRETARY

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

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

JENNIFER BENNETT-REUMUTH FOR:  
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

## ENGINEER'S CERTIFICATION:

I, PAUL VIKTORIN, 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 AUSTIN CITY CODE AND WITH THE DEVELOPMENT ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE CITY OF AUSTIN AND OTHER FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS IN EFFECT ON THIS DATE.

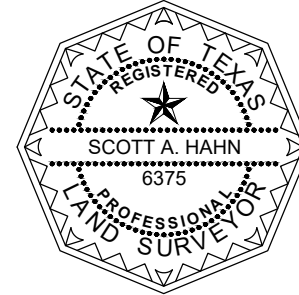
DATE: \_\_\_\_\_  
PAUL VIKTORIN - P.E. 66879  
SOUTHWEST ENGINEERS, INC.  
205 CIMARRON PARK LOOP, SUITE B  
BUDA, TX. 78610  
TEXAS FIRM NO.: F-1909



## SURVEYOR'S CERTIFICATION:

I, SCOTT A. HAHN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

DATE: 07/21/2022  
SCOTT A. HAHN - RPLS NO. 6375  
SPOT ON SURVEYING  
614 JERRYS LANE  
BUDA, TX. 78610  
TEXAS FIRM NO.: 10193894 - SOS J/N:0016-16-055  
DATES:  
FIELD WORK COMPLETED - JULY 25, 2016  
1ST PLAT SUBMITTAL - AUGUST 3, 2016  
UPDATED PER COMMENTS - MARCH 23, 2021  
UPDATED PER COMMENTS - FEBRUARY 04, 2022  
UPDATED PER COMMENTS - MARCH 25, 2022  
ADDED DRAINAGE EASEMENT - JULY 21, 2022



APPLICATION SUBMITTAL DATE: AUG. 24, 2016  
CASE NO.: C8-2016-0168.0A

1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

2. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN LAND DEVELOPMENT CODE.

3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTE WATER UTILITY SYSTEM.

4. 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 THE 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.

5. PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

6. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR 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 OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

7. 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. 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.

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 25-8, 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 BUILDINGS 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 LAND DEVELOPMENT CODE.

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. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

12. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, WATER AND WASTE WATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

13. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG MANSELL AVE. AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

14. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

15. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, CHERNOSKY SUBDIVISION NO. 7, SHALL APPLY TO THIS RESUBDIVISION PLAT.

16. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.

17. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT(S) 10A, BLOCK(S) 1 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

18. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 1 DWELLING UNIT.

19. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON JUNE 16, 2017 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSMP CASE NUMBER FOR THIS PROJECT IS RS-2017-00140.

20. A CITY OF AUSTIN BOARD OF ADJUSTMENT VARIANCE WAS APPROVED ON AUGUST 8TH, 2016 FOR MINIMUM LOT SQUARE FOOTAGE, MINIMUM LOT WIDTH, AND AN INCREASE IN MAXIMUM LOT IMPERVIOUS COVER AS IT RELATES TO SECTION 25-2-492 (D) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC).