



Item C3

Travis County Commissioners Court Agenda Request

Meeting Date: March 5, 2013

Prepared By: Michael Hettenhausen **Phone #:** 854-7563

Division Director/Manager: Anna Bowlin, Division Director, Development Services and Long Range Planning

Department Head: Steven M. Marilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, March 26, 2013 to receive comments regarding a plat for recording: Limon-Hidrogo Addition Resubdivision of Lot 1 (Resubdivision Final Plat - Two Lots - Hollow Hook - City of Austin ETJ) in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

This resubdivision final plat consists of two single family lots on 16.05 acres. There are no public or private streets proposed with this final plat. Parkland fees in lieu of dedication have been paid to the City of Austin in the amount of \$532.00. Fiscal surety is not required for this short form plat. Water service to be provided by Austin Water Utility, and wastewater service to be provided by the on-site septic facilities.

STAFF RECOMMENDATIONS:

As this resubdivision final plat meets all Single Office standards and is scheduled for approval at the City of Austin Zoning and Platting Commission meeting on March 5, 2013, Single Office staff recommends approval of the motion.

ISSUES AND OPPORTUNITIES:

Notification of this resubdivision final plat's hearing at the City of Austin's Zoning and Platting Commission (ZAP) as well as Commissioners Court was mailed to all current owners of property and all registered neighborhood associations within 500 feet of the proposed subdivision. These addresses were obtained from the Travis Central Appraisal District current tax rolls. Single Office records show that all property owners that are required to be notified under Title 30 were notified. The Single Office has registered no interested parties for this application.

As part of the requirements for a plat resubdivision, a notice of public hearing sign will be placed on the subject property to announce the date, time, and location of the public hearing. Should staff receive any inquiries from adjacent property owners as a result of the mailout or sign placement, an addendum to this back up memorandum will be provided to the Court prior to the public hearing.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

- Precinct map
- Location map
- Existing final plat
- Proposed final plat

REQUIRED AUTHORIZATIONS:

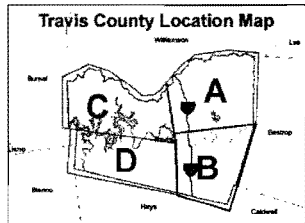
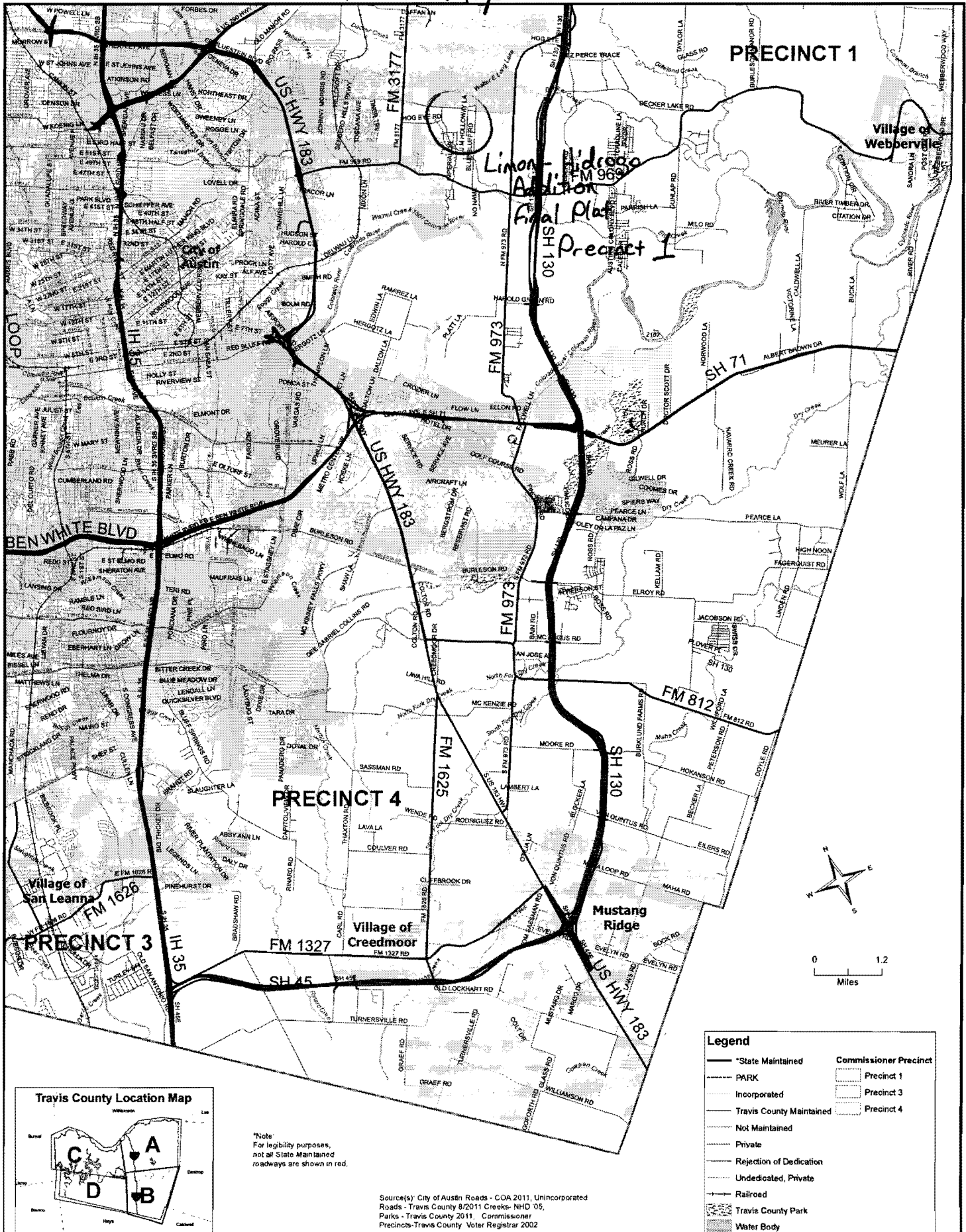
Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

CC:

SM:AB:mh

**1101 - Development Services Long Range Planning - Limon-Hidrogo Addition
Resubdivision of Lot 1**

Precinct Map



*Note:
For legibility purposes,
not all State Maintained
roadways are shown in red.

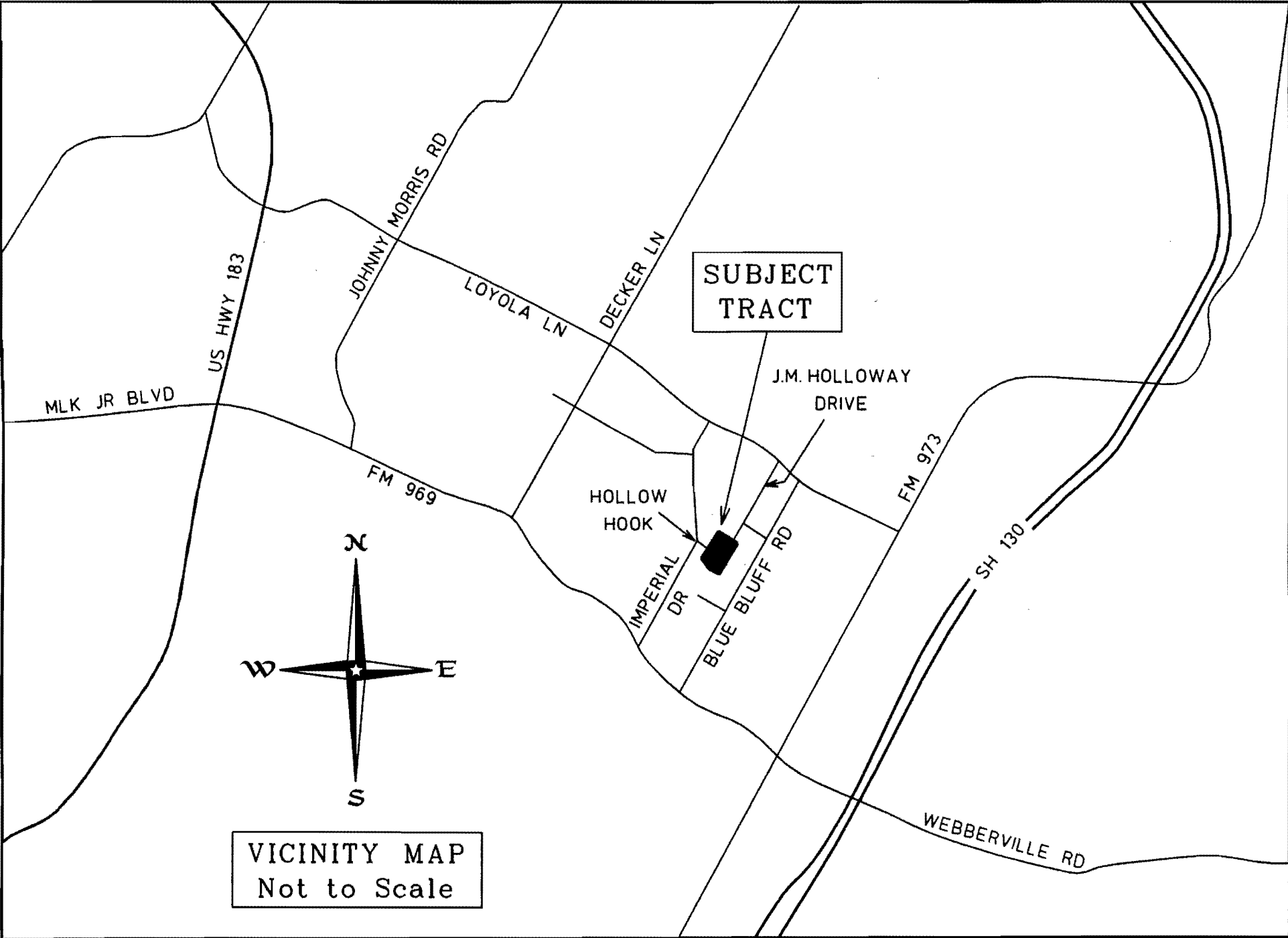
Source(s): City of Austin Roads - COA 2011, Unincorporated
Roads - Travis County 8/2011 Creeks- NHD 05,
Parks - Travis County 2011, Commissioner
Precincts-Travis County Voter Registrar 2002

Legend	
	State Maintained
	PARK
	Incorporated
	Travis County Maintained
	Not Maintained
	Private
	Rejection of Dedication
	Undedicated, Private
	Railroad
	Travis County Park
	Water Body
	Commissioner Precinct
	Precinct 1
	Precinct 3
	Precinct 4

Map Disclaimer: This map was created for the Travis County Road Maintenance to identify Travis County maintained roadways. The data is provided "as is" with no warranties of any kind.

Travis County Roadways, Map B

Map Prepared by: Travis County,
Dept. of Transportation & Natural
Resources Date: 8/9/2011



MLK JR BLVD

US HWY 183

JOHNNY MORRIS RD

LOYOLA LN

DECKER LN

SUBJECT TRACT

J.M. HOLLOWAY DRIVE

FM 969

HOLLOW HOOK

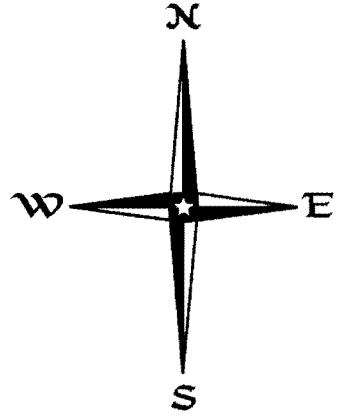
IMPERIAL DR

BLUE BLUFF RD

FM 973

SH 130

WEBBERVILLE RD

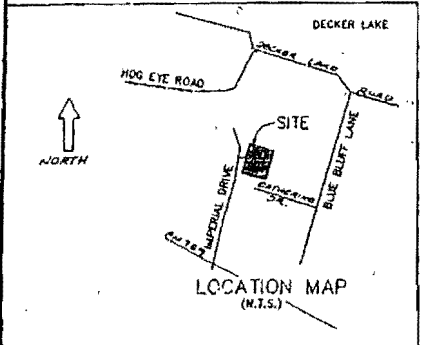
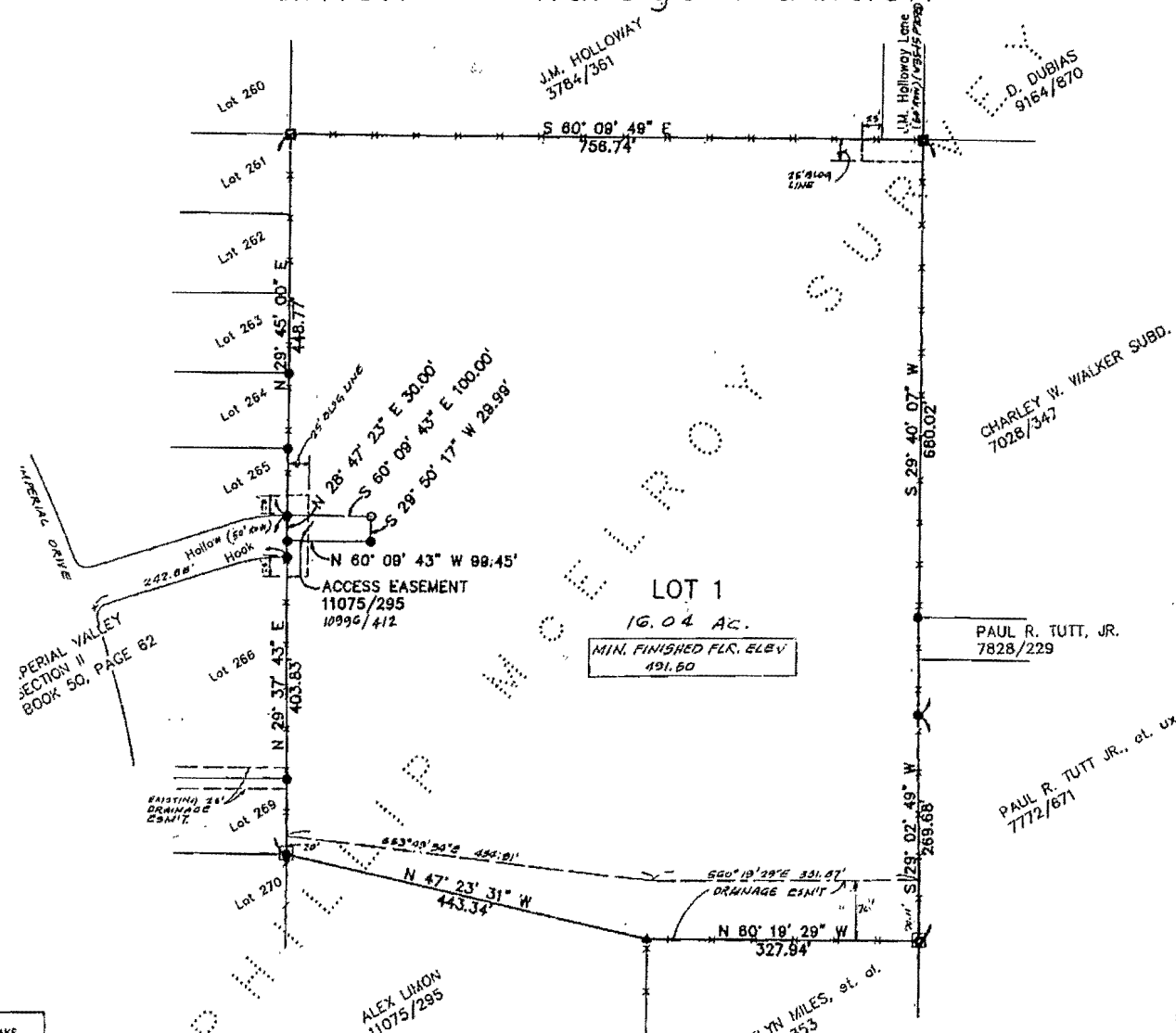


VICINITY MAP
Not to Scale

HISC FILM CODE
 00009011644

Limon - Hidrogo Addition

Existing Plot



SCALE: 1" = 100'

- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - IRON PIPE FOUND
 - ▲ BOD NAIL FOUND
 - CONC. MON. SBT

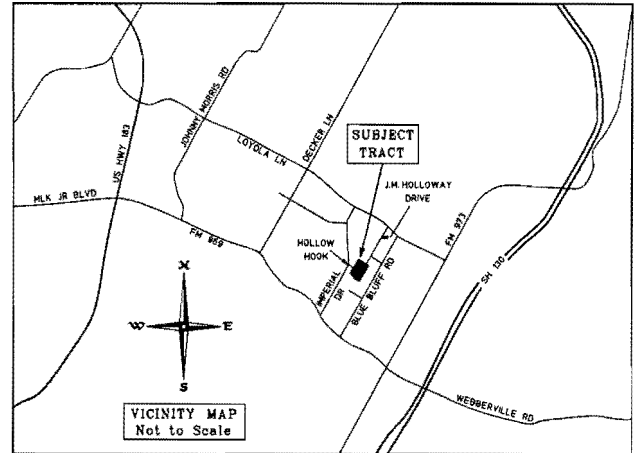
BENCH MARK:
 "X" CUT ON BOLT OF FIRE HYDRANT ON NORTHEAST SIDE OF HOLLOW HOOK
 "X" IS BETWEEN WORDS ANNISTON AND ALABAMA. FIRE HYDRANT IS 40.0' EAST OF IMPERIAL VALLEY RD., EL. 500.22

MACIAS & ASSOCIATES, Inc.
 LINDA ALVAREZ

CS-90-0026.0A

Proposed Plat

**LIMON - HIDROGO
ADDITION
RESUBDIVISION OF
LOT 1**



CONSUMER PROTECTION NOTICE

FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENT RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

LIMON - HIDROGO ADDITION RESUBDIVISION OF LOT 1

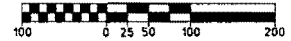
NOTE:
Coordinates shown hereon are referenced to the State Plane Coordinate System
NAD_83 (4203 - Texas Central Zone) Combined Scale Factor: 0.999994713.
All distances shown hereon are surface values.

PREPARED MAY 18, 2018

LAND USE SUMMARY TABLE

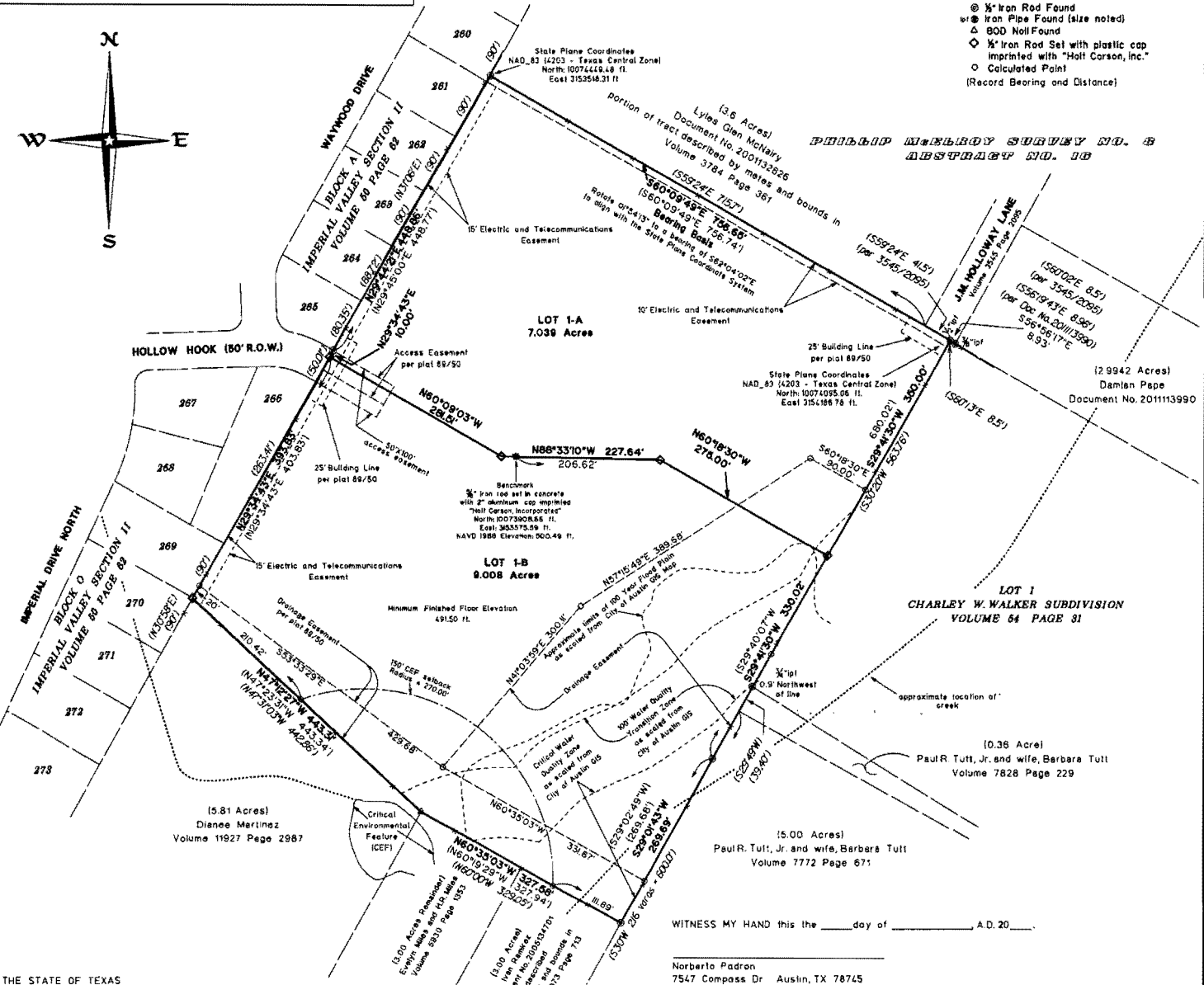
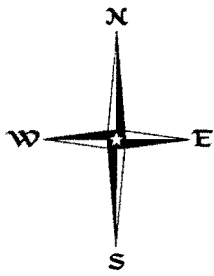
LOT 1A	7.039 Acres	Residential Use
LOT 1B	9.008 Acres	Residential Use
TOTAL AREA = 16.047 Acres		

SCALE: 1" = 100'



Legend

- ⊙ 1/2" Iron Rod Found
- ⊙ Iron Pipe Found (size noted)
- ⊙ 80D Nail Found
- ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Corson, Inc."
- Calculated Point (Record Bearing and Distance)



THE STATE OF TEXAS
THE COUNTY OF TRAVIS

That We, Regulo Bahena and Norberto Padron and wife, Martha Martinez Padron, owners of all that certain (16.047 Acres) tract of land, out of the Phillip McElroy Survey No. 8, Abstract No. 16, in Travis County, Texas, being all of Lot 1, Limon - Hidrogo Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 89, Pages 50-51 of the Plat Records of Travis County, Texas, as conveyed to Regulo Bahena by virtue of Special Warranty Deed recorded in Document No. 2012084360 of the Official Public Records of Travis County, Texas, and as conveyed to Norberto Padron and wife, Martha Martinez Padron by virtue of General Warranty Deed Recorded in Volume 13338, Page 3242 of the Real Property Records of Travis County, Texas, do hereby resubdivide said Lot 1 pursuant to Chapter 212 of the Texas Local Government Code, and in accordance with the attached plat to be known as

LIMON - HIDROGO ADDITION RESUBDIVISION OF LOT 1

subject to any easements and/or restrictions heretofore granted, and do hereby dedicate to the Public Use of the streets and easements shown hereon

WITNESS MY HAND this the ____ day of _____, A.D. 20____
KNOW ALL MEN BY THESE PRESENTS:

Regulo Bahena
5601 Imperial Drive Austin, TX 78724

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 20____, did personally appear Regulo Bahena, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

WITNESS MY HAND this the ____ day of _____, A.D. 20____.

Norberto Padron
7547 Compass Dr Austin, TX 78745

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 20____, did personally appear Norberto Padron, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

WITNESS MY HAND this the ____ day of _____, A.D. 20____.

Martha Martinez Padron
7547 Compass Dr Austin, TX 78745

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 20____, did personally appear Martha Martinez Padron, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that he executed the same for the purposes and considerations therein expressed

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

LIMON - HIDROGO ADDITION RESUBDIVISION OF LOT 1

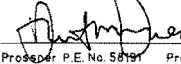

NOTES:

1. No lot in this subdivision shall be occupied until connected to an on-site sewage facility approved by Travis County's On-Site Waste Water Program.
2. No lot shall be occupied until the structure is connected to the City of Austin water utility system and an approved on-site sewage facility.
3. The water utility system serving this subdivision must be in accordance with the City of Austin utility design criteria.
4. The Water utility plan must be reviewed and approved by the Austin Water Utility.
5. All public water construction must be inspected by the City of Austin.
6. The landowner must pay the City inspection fee with the utility construction.
7. A Travis County Site Development permit is required prior to any site development.
8. No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin and Travis County.
9. All drainage easements on private property shall be maintained by the property owner or his assigns.
10. Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
11. The owner of this subdivision, and his or her successors and assigns, assumes responsibility 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 plot 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.
12. Prior to construction on any lot in this subdivision, a Site Development Permit must be obtained from the City of Austin.
13. All streets, drainage, sidewalks, erosion controls, and water lines are required to be constructed and installed to City of Austin Standards.
14. The owner/developer of this subdivision/lot shall provide the electric service provider with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
15. 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 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 the electric service provider's work within the limits of construction for this project.
16. All signs shall comply with the Austin Sign Ordinance.
17. 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 site 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 of deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
18. Erosion/sedimentation controls are required for all development, including single family and duplex construction pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual.
19. For a minimum travel distance of 25 ft. from the roadway edge, driveway grades may exceed 14% only with specific approval of surface and geometric design proposals by the City of Austin.
20. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
21. The seller is required to provide the occupant of each lot, at the time of occupancy, a homeowner environmental education packet that has been approved by the Watershed Protection and Development Review Department. This packet shall include an Integrated Pest Management Plan (IPM) for pollution prevention and source control of pesticides and herbicides, and, a Public Education Program describing methods to reduce non-point source pollution.
22. Drainage plans shall be submitted to the City of Austin and Travis County for review prior to site development. Run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
23. 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.
24. Water quality controls are required for all development with impervious cover in excess of 20% of the net site area, in accordance with the Land Development Code.
25. All activities within the CEF buffer must comply with the City of Austin Land Development code. The natural vegetative cover to be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited.
26. Offsite water improvements, as described in the approved service extension request, are required to provide adequate fire flow to the subdivision unless alternate methods of fire protection are approved by the Travis County Fire Marshal.
27. Access from Lot 1-A to J.M. Holloway Lane is prohibited.
28. Lots 1-A and Lot 1-B are restricted to taking access to Hollow Hook.

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

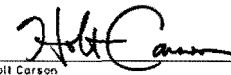

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

A portion of this subdivision lies within the boundaries of the 100-year flood plain of a waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0490 H, dated September 26, 2008.

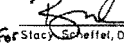

  2/1/13
Date
Kurt Prossner, P.E. No. 58881 Prossner, Kurt A. 58881
13377 Pond Springs Road Austin, Texas 78748-3343

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat and subdivision is based upon an actual survey made on the ground, and is true and correct to the best of my knowledge.

  2-01-2013
Date
Holt Carson
Registered Professional Land Surveyor No. 5188
HOLT CARSON, INC.
1904 Farview Road Austin, Texas 78704 (512) 442-0990

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES

1. No structure in this subdivision shall be occupied until connected to a public sewer system or a private on-site sewage disposal system which has been approved by the Travis County On-Site Wastewater Program.
 2. No structure in this subdivision shall be occupied until connected to a potable water supply from an approved public water system.
 3. No on-site wastewater disposal system may be installed within 100 feet of a private water well nor may an on-site wastewater disposal system be installed within 150 feet of a public water well.
 4. No construction may begin on any lot in this subdivision until plans for the private on-site sewage disposal system are submitted to and approved by the Travis County On-Site Wastewater Program.
 5. All development on all lots in this subdivision must be in accordance with the minimum requirements of Texas Administrative Code Chapter 285 and Travis County Code Chapter 48.
 6. These restrictions are enforceable by the Travis County On-Site Wastewater Program.
-   2/6/13
Date
For Stacy Scheffel, D.R. Program Manager
On-Site Wastewater Program
Travis County - TNR

This subdivision is located in the 2 mile ETJ of the City of Austin
this the _____ day of _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, A.D.

GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW

Accepted and authorized for record by the Zoning and Platting Commission of the City of Austin, Texas, this the _____ day of _____, 20____.

Chairperson _____ Secretary _____

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Dana DeBeauvoir, Clerk of the County Court of Travis County, Texas, do hereby certify that on the _____ day of _____, 20____, A.D., the Commissioners' Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order was duly entered in the minutes of said Court.

WITNESS MY HAND AND SEAL OF OFFICE OF THE County Court of said County, this the _____ day of _____, A.D., 20____.
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

By _____
Deputy

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Dana DeBeauvoir, 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., duly recorded on the _____ day of _____, 20____, A.D., at _____ o'clock _____ M., of said Official Public Records of Travis County.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK,
this the _____ day of _____, 20____, A.D.

Dana Debeauvoir, County Clerk
Travis County, Texas

In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The Owner(s) of the subdivision shall construct the Subdivision's street and drainage improvements (the "improvements") to County Standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the Owner(s) must post fiscal security with the County in the amount of the estimated cost of the improvements. The Owner(s)' obligation to construct the improvements to County Standards and to post the fiscal security to secure such construction is a continuing obligation binding on the Owners and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County Standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be part of the developer's construction.