SUBDIVISION REVIEW SHEET

CIT

CASE NO.: C8-2010-0030.0A

ZAP DATE: October 19, 2010

SUBDIVISION NAME: RESUBDIVISION OF LOT 10 & 11, BLOCK F, SUMMIT OAKS

AREA: 2.95 Acres

LOTS: (2)

APPLICANT: John Boulton

AGENT: Way Consulting Engineers, Inc.

(Way Atmadja)

ADDRESS OF SUBDIVISION: Tweed Court

GRIDS: J36

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS:

Sidewalks will be provided on the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for approval of the Resubdivision of Lot 10 & 11, Block F, Summit Oaks. State law entitles the Zoning and Platting Commission to approve a requested resubdivision of the previously platted land, without vacating the preceding plat. The resubdivision entails the creation of (3) legal lots from (2) lots. The subdivision is composed of (3) lots on 2.95 acres. The proposed Lot 10-A and 10-C are currently developed with single-family homes. The City of Austin will provide water and wastewater service. Austin Energy will provide electric service. The Austin Fire Department has reviewed and approved the flag lot configuration for the proposed Lot 10-B. This resubdivision is exempt from parkland dedication requirements. The developer will be responsible for all costs associated with any required improvements.

Staff has been contacted and has met with adjacent neighbor's regarding their concern for existing drainage problems in the area. Staff and the applicant's engineer has visited the site and based upon existing conditions have agreed to a diversion berm on Lot 10B, (1' X 100') to redirect increased stormwater runoff to the adjacent buffer to the northeast as a condition of RSMP approval.

Staff has also been informed by the neighborhood that this proposal violates a deed restriction requiring 100 feet of frontage for each lot. However, the City of Austin is not a party to these private restrictions and therefore the City cannot enforce the restriction on this resubdivision application.

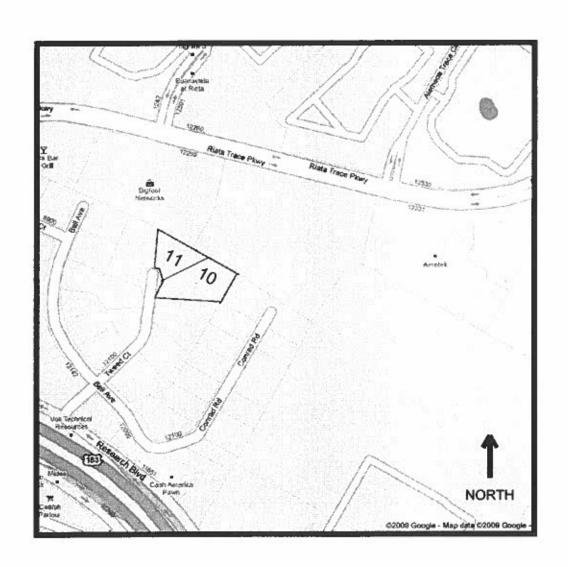
STAFF RECOMMENDATION:

The staff recommends approval of the Resubdivision of Lot 10 & 11, Block F, Summit Oaks. The plat meets all applicable State and City of Austin LDC requirements.

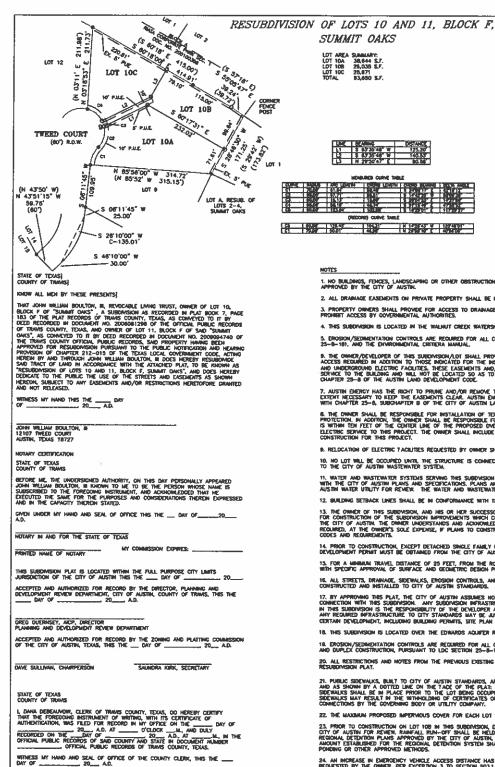
ZONING AND PLATTING COMMISSION ACTION:

e-mail: don.perryman@ci.austin.tx.us

داع



KEY MAP



DANA DEBEALAYOR, COUNTY CLERK TRANS COUNTY, TEXAS,

SUPERFORMS CORRESCUIDED

TABLES HIS CHART, AND AUTHORISED LABOOR THE LAWS OF THE STATE OF TEXAS.

TABLES HIS COMMIT, AND AUTHORISED LABOOR THE LAWS OF THE STATE OF TEXAS.

THE STATE OF TEXAS.

THE STATE OF THE STATE OF THE AUTHORISED HOT CORREST CONTROL

AMERICAD, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SUPERFORM ON THE GROCULAS.

AS SURVEYED BY:
MARRIES-GRANT SURVEYING, INC.
1700 S. LAMAR BLVD. STE. \$332
AUSTIN. TEXAS 78704
(10)2) 444 – 1781

M. \$5.

REVISED 07-27-2910
MICS M. GRANF NOVEMBER 18, 2009
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1919

DEPLITY

SUMMIT OAKS 3 少 C1 90.00 132.45 104.31 N 1673747 W 1274891 C1 90.00 100.01 44.00 N 2576747 E 4074735

NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN ORAMAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

2. ALL DRAMAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASS

3. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAMAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROMBET ACCESS BY COVERNMENTAL AUTHORITIES.

4. THIS SUBDIVISION IS LOCATED IN THE WALNUT CREEK WATERSHED, CLASSIFED AS SUBURE

5. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LDC SECTION 25-8-161, AND THE ENVIRONMENTAL CRITICISM MANUAL.

9. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN EMERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONCORNO MAINTENANCE OF OVERHEAD ON UNDERFROUND ELECTRIC FACULTES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC STAYLOT. TO THE BULLDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 28—30 OF THE AUSTIN LAND DEVLOPMENT COOK.

AUSTIN ENERGY HAS THE RICHT TO PRUME AND/OR REMOVE TREES, SHRUBBENY, AND OTHER OBSTRUCTIONS TO THE FERTI RECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY MILL PERFORM ALL TREE WORK IN COMPILANCE TH CHAPTER 25—6, SUBCHAPTER 8 OF THE CITY OF AUSTIN LAMPO DEVELOPMENT CODE.

8. THE DWINER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVECETATION AND TRE PROTECTION, IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INFIRM. THEE PRIMING AND TREE REMOVAL TO IS WITHIN TEN PEET OF THE COURTE LINE OF THE PROPOSED OVERHEAD LECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLIDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

9. RELOCATION OF ELECTRIC TACILITIES REQUESTED BY OWNER SHALL BE AT OWNER'S EXPENSE.

10. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER UTILITY SYSTEM AND TO THE CITY OF AUSTIN WASTEWATER SYSTEM.

11. WAITER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND DISTALLED IN ACCORDANCE OWIN THE CITY OF AUSTIN PLANS AND SPECIFICATIONS, PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY AUSTIN MAIRER UNILITY FOR REVIEW. THE WARRER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY.

IG SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

13. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUDCESSORS AND ASSIGNS, ASSIGNS RESPONSIBILITY OF PLANS FOR CONSTRUCTION OF THE SUBDIVISION REPOVEMENTS WHICH COMETY WITH APPLICABLE CODES AND REQUIREMENTS OF HIS CITY OF AUSTIO, THE CONSTRUCT WASTER THE CONTROL REPORTED AND REQUIREMENTS OF RECURRED. AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT IN THIS SUBDIVISION OO NOT COMPLY WITH SUCH CODES AND RECOURTEDING.

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

13. FOR A MINIMAN TRAVEL DISTANCE OF 25 FEET, FROM THE ROADMAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% DML/ WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

17. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO GBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOW HIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPMENT OF MILE LOTS. FALLINE TO CONSTRUCT ANY REQUIRED MERSTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DON'T APPLICATIONS FOR CONTRIBUTIONS FOR THE PROPERTY OF THE PROPER

18. THIS SUBDIVISION IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

18. EROSON/SEDBLENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE TAMBLY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC SECTION 25—8—181, AND THE ENVIRONMENTAL CRITERIA MANUAL.

22. THE MAXIMUM PROPOSED IMPERVIOUS COVER FOR EACH LOT 10A, 108, AND 10C WILL BE 20%.

23. PRIOR TO CONSTRUCTION ON LOT 108 IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW, RAMPALL RUM-OFF SHALL BE HELD TO THE AMOUNT ESTABLESHED BY THE RECOGNAL DETERMINE PLANS APPROVED BY THE CITY OF AUSTIN, DEED'T HAT RUM-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE RECORNAL DETERMINE DOOR THE RECORNAL DETERMINED THE THE RECORNAL DETERMINE SHALL BE DETAMED BY THE USE OF ORSITE PROMOTION OF THIS APPROVED BETHINDS.

24. AN INCREASE IN EMPROPINCY YORKLE ACCESS DISTANCE HAS BEEN APPROVED FOR LOT 108. AS RECURSTED BY THE OWNER, PER EXCEPTION 3 TO SECTION 903.1.1 OF THE CITY OF AUSTIN FIRE CODE IN EFFECT OH JULY 9, 2010. THIS EXCEPTION IS LUMIED TO CONSTRUCTION OF ON MOME THAN TWO STRUCKURES INCLUDING SMALL FARLY RESIDENCES AMO/OR ACCESSORY BUILDINGS WHICH ARE IMPACTED BY THE INCREASED EXPREDISTRY OF STRUCKURES.

ENGINEER'S CERTIFICATION:

I, WAY ATMADIA AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND POPERSY CERTIFY THAY THIS PRACT STATEMENT FROM AN EMBREZIENCY STAMPOPORT AND COMPLES WITH THE ENGINEERING RELATED PORTIONS OF WILE 28, AUSTIN CITY CODE AS AMERICED.

WAY ATMADJA DATE
REGISTERED PROFESSIONAL ENGREER NO. 53063
WAY CONSULTING ENGINEERS, INC.
11015 AMOUS ROAD, SUITE 119
AUSTIN, TEXAS 78798



C8-2010-0030.0A SHEET 1 OF 1

scheduled date of the public hearing; the Case Number; and the contact person comments should include the name of the board or commission, or Council; the contact person listed on the notice) before or at a public hearing. Your Written com ents must be submitted to the board or commission (or the

listed on the notice. Public Hearing: October 19, 2010, Zoning & Platting Commission Contact: Don Perryman, 512-974-2786 or Case Number: C8-2010-0030.0A Yolanda Parada, 512-974-2784

Your Name (please print THE LELY MISHE THOUGHOUTH LAND PATRICIA SUE MALONEY ☐ I am in favor
☑ I object

Your address(es) affected by this application Fatricia 18/10/8/10

Daytime Telephone: 512-258-12450R512-799-2289 Signature

Comments: THE ADDITIONOF ANOTHER HOUSE ONTO DUN STREAM COVER THAT WOULD CAUSE MORE FLOODIN TIONS (INSUAR ICIEN TROUTAGE) CHANGES THESE 2 LOTS VIOLATES DEED RESTRICT PARKING RITERTITION AND ADDS IMPERVIOUS SAC ALBERTY GINDERIGECIZE HERYT ADDS TRAPPIC TO A NARROW CULTUM-CHARACTER OF OUR NEIGHBOR TOO

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4th Fl

P. O. Box 1088 Don Perryman

Austin, TX 78767-8810

scheduled date of the public hearing; the Case Number; and the contact person comments should include the name of the board or commission, or Council; the contact person listed on the notice) before or at a public hearing. Your Written comments must be submitted to the board or commission (or the listed on the notice.

Contact: Don Perryman, 512-974-2786 or Public Hearing: October 19, 2010, Zoning & Platting Commission Case Number: C8-2010-0030.0A Yolanda Parada, 512-974-2784

Your Name (please print) KENINETH HARRIS MICUS ₩ I object I am in favor

202 TWEED CT AUSTINITY 78727

Your, address(lps) affected by this application Signature 30420

Daytime Telephone: 512 - 289 - 6158

comments: There are arrently already 250 these problems worse roject, I am concerned that teriel or meret will only make

Austin, TX 78767-8810 P. O. Box 1088 Don Perryman City of Austin - Planning & Development Review Dept./4th Fl If you use this form to comment, it may be returned to

listed on the notice. scheduled date of the public hearing; the Case Number; and the contact person comments should include the name of the board or commission, or Council; the contact person listed on the notice) before or at a public hearing. Your Written comments must be submitted to the board or commission (or the

Case Number: C8-2010-0030.0A

Contact: Don Perryman, 512-974-2786 or

Yolanda Parada, 512-974-2784

Public Hearing: October 19, 2010, Zoning & Platting Commission

Your Name (please print) beauged Schlueter

☐ I am in favor ☒ I object

Your address(es) affected by this application

Signature Signature

Comments: My Cooperan is for shipty Daytime Telephone: <u>S 1&-&よくしるらい</u> the proposed Access to the axem stomorphic does not appear to allow too envergency DE DICTOR

STO SUNG Also - the designate is a concern - the water to Conond Rd and Affect severn

Astitionally - many trees will be and down

Don Perryman City of Austin -- Planning & Development Review Dept./4th Fl If you use this form to comment, it may be returned to:

P. O. Box 1088

Austin, TX 78767-8810

1871

to resect Mr. Rulman reallest

scheduled date of the public hearing; the Case Number; and the contact person comments should include the name of the board or commission, or Council; the contact person listed on the notice) before or at a public hearing. Your listed on the notice. Written comments must be submitted to the board or commission (or the

Contact: Don Perryman, 512-974-2786 or Case Number: C8-2010-0030.0A

Yolanda Parada, 512-974-2784

Public Hearing: October 19, 2010, Zoning & Platting Commission

Your Name (please print) Marka Fran tatterson

I object I am in favor

12011 Bell Ave - Austin

Your address(es) affected by this application

Wark & trantateson Oct 5-10'

Daytime Telephone:___ 512-250-9545

If you use this form to comment, it may be returned to: recomment. City of Austin - Planning & Development Review Dept./4th FI
Don Perryman Another structure rear by
P. O. Box 1088

Austin, TX 78767-8810

Length Dooblems. There Comments: Mr. Bolton worlds to put a house bakerd his existing house. The discred house would have tontage. There in violation of the deed rich stone 4000 S9 At John existing house which has caused horaster of our neighborhood. Mr. Enteradeel about sustin, TX 78767-8810 run of problems. The one the major reason who we objud one the major reasons built of nood frontage. The deed reconstrous house is to have atteast 100'

CI

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;
 and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that
 has an interest in or whose declared boundaries are within 500 fect of
 the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Comments: Daytime Telephone: Your address(es) affected by this application Your Name (please print) (Kat Leryn heighborhood homeowner multiple homes a streets Public Hearing: October 19, 2010, Zoning & Platting Commission Case Number: C8-2010-0030.0A Contact: Don Perryman, 512-974-2786 or estr chens. negative watershed Summit Daks. MUC YOU Yolanda Parada, 512-974-2784 oncad 512-589-671 Signatura Please 2 here would be 3:0 1000C+ TO rulest Of object ☐ I am in favor

If you use this form to comment, it may be returned to:
City of Austin - Planning & Development Review Dept./4th Fl
Don Perryman
P. O. Box 1088
Austin, TX 78767-8810