## SUBDIVISION REVIEW SHEET

CIO

**CASE NO.:** C8-2014-0004.0A

**P.C. DATE:** January 13, 2015

**SUBDIVISION NAME:** Resubdivision of Lot 10-12, Block 22 Glenwood Addition

**AREA**: 0.427 acre

LOT(S): 5

**OWNER/APPLICANT**: Polis Properties LLC

(Chris Peterson)

**AGENT:** ATS Engineers

(Andrew Evans)

**ADDRESS OF SUBDIVISION:** 1207 Maple Ave.

**GRIDS: MK23** 

**COUNTY:** Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

**EXISTING ZONING: SF-3-NP** 

**NEIGHBORHOOD PLAN:** Chestnut

**PROPOSED LAND USE:** single-family (cottage lot)

**ADMINISTRATIVE WAIVERS: None** 

**VARIANCES:** None

SIDEWALKS: Sidewalks are required on E. 13th Street and Maple Ave.

**DEPARTMENT COMMENTS:** The request is for approval of the Resubdivision of Lot 10-12, Block 22 Glenwood Addition. The proposed plat is composed of 5 lots on 0.427 acres. The applicant proposes to resubdivide three existing lots into 5 lots for cottage use. City of Austin utilities are available. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

## **PLANNING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

**E-MAIL:** don.perryman@austintexas.gov

**PHONE:** 512-974-2786

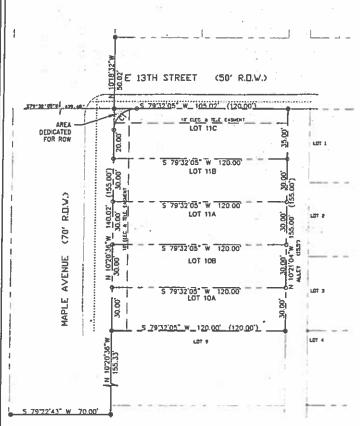




Location Map



## RESUBDIVISION OF LOTS 10-12, BLOCK 22, OF THE GLENWOOD ADDITION TO EAST AUSTIN



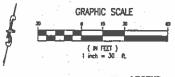
I. NO LOT SMALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEMS.

- 2. THE WATER AND WASTEWATER UTBLITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTBLITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTBLITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTBLITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE USSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTBLITY CONSTRUCTION.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZORING ORDINANCE REQUIREMENTS.
- 4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGHS, ASSUMES RESPONSEDLTLY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND RECURREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED. AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- S. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- . Austin energy has the right to cut and trom trees and shrubbert and remove obstructions to the Tent necessary to keep the easements clear of obstructions, austin energy will perform all tree work compliance with chapter 25-8, subchapter 8 of the city of austri land development code.
- 7. THE DWNER/DEVELOPER OF THIS SUBDIVISION/LIT MAY PROVIDE AUSTIN EMERGY WITH ANY EASEMENT AND/OR ACCESS REDURED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS SUBDIVISION/LIT. THESE EASEMENTS/ACCESS ARE RECURRED TO PROVIDE ELECTRIC SERVICE TO THE BULLDINGS AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 9. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THIS SUBDIVIDER AND THE CITY OF AUSTIN, DATED.

  THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED.

  THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION, THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PRITAINING TO THE SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED BY DOCE IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.
- 10. EROSION/SECHMENTATION 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
- R. 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.
- 12. PUBLIC SDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LAVE ON THE FACE OF THE PLAT MAPLE AVENUE AND C STILL STREET THESE SOEWALKS SHALL BE NO PLACE PRIOR TO THE LOT BEING OCCUPED. FAILURE TO CONSTRUCT THE REQUIRED SDEWALKS MAY BUILT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR LITE BY CONSTRUCT TO.
- 13. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, GLENWOOD ADDITION, SHALL APPLY TO THIS AMENDED/RESUBDIVISION PLAT.
- M. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTR SAFETY CODE, OCCUPATIONAL SAFETY AND NEALTH ADMINISTRATION LOSIAN REGILATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXITY TO OVERVIEW, POWER LINES AND EQUARMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED, ALL COSTS INCURRED BECAUSE OF FAILING TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 13. A WAIVER FROM STORMWATER DETENTION REQUIREMENTS WAS GRANTED FOR THIS SUBDIVISION ON 2014, BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT.

NS. LOTS IOA, IOB, NA. 123 B IC OF THE RESUBDIVISION OF LOTS IO-IZ, BLOCK 22 OF THE GLENWOOD ADDITION TO EAST AUSTIN, SMALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SMALL BE POSTITIONED OR LOCATED IN A MANHET THAT WILL NOT CROSS LOT LIKES.



LEGEND IRON ROD FOUND BOUNDARY LINES CURVE RADUS LINCTH DE A BEARING CHORD



**LOCATION MAP** 

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ...

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANKING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE

L DANA DEBEAUTIOR. CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORECONG INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF\_\_\_\_\_\_\_ 2O\_\_\_AO\_\_AT \_\_\_\_\_OTLOCK \_\_\_\_\_ BULLY RECORDED ON THE \_\_\_\_\_ DAY OF\_\_\_\_\_\_\_ 2O\_\_\_AO\_\_AT \_\_\_\_\_\_OTLOCK \_\_\_\_\_ NEW THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT MIMBER \_\_\_\_\_\_\_\_ NUMBER \_\_\_\_ DAY OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF

DANA BEBEAUVIOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

STATE OF TEXAS

OWNER'S ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS: THAT CHRIS PETERSON, MANAGER OF POLIS PROPERTIES, BEING THE DWHER OF LOTS 10—12, BLOCK 22, GLENWOOD ADDITION TO EAST AUSTIN, CONVEYED BY DEED IN DOCUMENT NO. 20025464 AND 20126466 OF THE OFFICIAL PUBLIC RECORDS OF TRANS COUNTY, TEXAS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, A SUBDIVISION OF TRAVIS COUNTY, TEXAS, SAD SUBDIVISION HAVEN BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC INTERCATION AND HEARING PROVISION OF CHAPTER 22.04. OF THE LOCAL GOVERNMENT CODE, DO HEREDY RESUBDIVISION AND HEARING PROVISION OF CHAPTER 22.04. OF THE LOCAL GOVERNMENT CODE, DO HEREDY RESUBDIVISION FOR THE LOCAL COVERNMENT CODE, DO HEREDY RESUBDIVISION FOR THE LOCAL COVERNMENT CODE, DO HEREDY RESUBDIVISION FOR THE LOCAL COVERNMENT CODE, DO HEREDY RESUBDIVISION OF LOTS 10—12, BLOCK 22, GLENWOOD ADDITION TO EAST AUSTIN, MACD DO HEREDY RECORD TO BE KNOWN AS RESUBDIVISION OF LOTS 10—12, BLOCK 22, GLENWOOD ADDITION TO EAST AUSTIN, AND DO HEREDY RECORD TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITHESS AT MAND THIS \_\_ DAY OF THE CENTRED 20 14

CHRIS PETERSON
MANAGER OF POLIS PROPERTIES
III4 LOST CREEK BLVD. SUITE 200
AUSTIN, TEXAS 78745

BEFORE ME, THE UNDERSUNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRIS PETERSON, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORECOME INSTRUMENT. IT HAS BEEN ADXNOWLEDGED TO ME THAT WE FECULTIES THE FORECOME INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY FUBLIC IN AND FOR THE STATE OF TEXAS

PYANGI L. HALL

DATE NOTARY COMMISSION EXPIRES: 11.9.16 WITHESS MY HAND THIS 1 DAY OF DECEMBEY

\_\_\_ 20比

I, ANDREW S. EVANS. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HERBEY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDEPOINT AND COMPLES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTH LAND DEVELOPMENT CODE OF 1999 AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS TRACT LIES WITHIN ZONE "X": (NO PORTION OF THIS TRACT LIES WITHIN ABEAS DETERMINED TO BE IN THE SOO YEAR FLOOD PLAIN OR AREAS OF THE 100—YEAR FLOOD WITH AVERAGE DEPTHS OF LIES THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE OR AREAS PRIDICTED BY LEVELS FROM THE 100—YEAR FLOOD), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 48433C 0465 H, DATED OCTOBER 28, 2008, FOR TRANS COUNTY, TEXAS AND INCORPORATED AREAS. IT THIS STEE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LABBILTY ON THE PART OF THE ENGINEER.

ATS ENGMEERS, INSPECTORS & SURVEYORS 912 S. CAPITAL OF TEXAS HWY, STE 450 AUSTIN, TX 78746 (512) 328-6995



I, EDWARD RUNSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTRY THAT THIS PLAT COMPLES WITH TITLE 25, 1989 OF THE AUSTIN LAND DEVELOPMENT CODE: IS TURE AND CORRECT TO THE BEST OF MY KNOWLEDGE: AND WAS PREPARED FROM AN ACTUAL SURVEY, WADE UNDER MY SUPERVISION PERFORMED ON THE GROUND, OF THE PROPERTY.

EDWARD RUMSEY
R.P.LS. NO. 5729

SURVEYED BY: ALL STAR LAND SURVEYING 9020 ANDERSON MEL RD AUSTIN, TX 78729 (512) 249-8149



C8-2014-0004.0A