SUBDIVISION REVIEW SHEET



CASE NO.: C8-2015-0017.0A

Z.A.P. DATES: August 18, 2015

SUBDIVISION NAME: Resubdivision of the East 140 feet of Lot 1 and the East 140 feet of

the South 25 feet of Lot 2, Block 6, Shoalmont Addition

AREA: 0.322 acres

LOTS: 2

APPLICANT: David Whitworth Development

AGENT: David Whitworth Development

(David Whitworth)

(David Whitworth)

ADDRESS OF SUBDIVISION: 5400 Shoalwood Ave.

GRIDS: J27

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

PROPOSED LAND USE: Residential

ADMINISTRATIVE WAIVERS: None

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

<u>DEPARTMENT COMMENTS</u>: The request is for the approval of the Resubdivision of the East 140 feet of Lot 1 and the East 140 feet of the South 25 feet of Lot 2, Block 6, Shoalmont Addition. The applicant proposes to resubdivide portions of existing lots into a two lot subdivision for residential use.

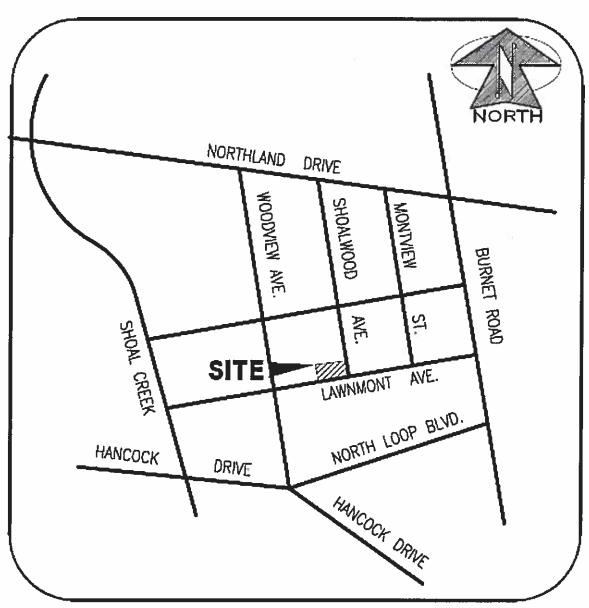
The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: Staff recommends approval of the resubdivision, the plat meets applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

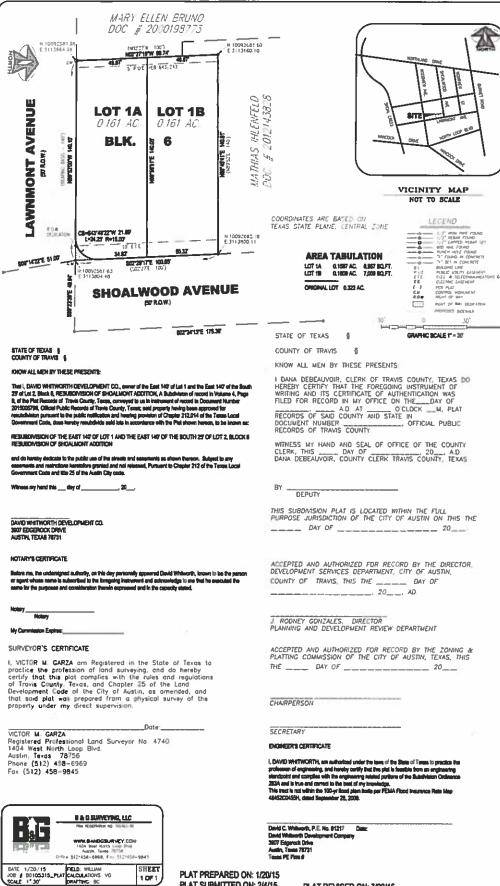
<u>CASE MANAGER</u>: Cesar Zavala **E-mail**: cesar.zavala@austintexas.gov **PHONE:** 512-974-3404

CIP



VICINITY MAP

NOT TO SCALE



COMPLANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

STALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGGING MANIFEMENCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

14 THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL. REVEGATATION AND TREE PROTECTION, IN ADDITION THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PROVIDED AND THE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTREUNG OF THE OVERHEAD ELECTRICA SERVICE TO THIS PROJECT F AUSTIN CHEFOR WORK SHALL ASO, BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

15 BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION HERE PROVINGE TO THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION. ANY SUBDIVISION IS THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE FROUNCED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE FROUNCED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION. ANY SUBDIVISION FOR THE DEVLOPER AND/OR OWNERS OF THE LOTS DERING OCCUPIED. FAILURE TO CONSTRUCT ANY REPURPOSITY FOR THE PRINTS INCLUDING BUILDING PERMITS. SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY. CERTAIN DEVELOPMENT FERRAITS INCLUDING BUILDING FERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

16. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: SHOALWOOD AVENUE, LAWNAIGHT AVENUE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

17. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON OTHER APPROVANCE OF AUSTIN WATERSHED PROTECTION DEPARTMENT.

18. 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 FUELD TO THE AUGUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS IN A BLOCK 6 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT FERMIT.

19. LOT 1A, BLOCK 6 WILL HAVE CURB CUT ACCESS ON EITHER LAWMANDINT OR SHOALWOOD NOT BOTH.

20. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT THE ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN FULL FOR AUGUNT OF AUSTIN FULL FOR AUGUNT OF AUSTIN FULL FOR AUGUNT OF AUSTIN FOR FULL FOR AUGUNT OF A SEPARATE DEVELOPMENT FERMIT.

19. LOT 1A, BLOCK 6 WILL HAVE CURB CUT ACCESS ON EITHER LAWMANDINT OR SHOALWOOD NOT BOTH.

20. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE MATIONAL ELECTRIC SAFETY CODE. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN FULLES AND REGULATIONS AND TEXAS STATE LAWS SPECIAL OF AUSTIN FULLES REQUIRED OLERANNESS ARE MAINTAINED. ALL COSTS INCURRED BEGAUSE OF FAULTE TO COMPLY WITH THE REQUIRED CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERNED. PROSECES AND FULLIFIED AUGUST THE COMPLY PLAT PREPARED ON: 1/20/15 PLAT SUBMITTED ON: 2/4/15 PLAT REVISED ON: 7/20/15 RESUBDIVISION OF E. 140' OF LOT 1 AND E. 140' OF THE S. 25' OF THE REGULETO CLEMANTES WIL BE CHARGED TO THE OWNER
21 LOT TA & LOT TB OF BLOCK 6 OF THE SHOALMONT ADDITION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES. **LOT 2, BLOCK 6 SHOALMONT ADDITION** CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

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1 ALL RESTRICTIONS AND NOTES FROM THE INSERTOUS EXISTING SUBDOVISION. "RESUBDIVISION OF SIME LIMENT ADDITION", RECORDED IN BOOK 4. THE PLANT ADDITION", RECORDED IN BOOK 4. THE PLANT IT ADDITION TO THE RESUBDIVISION PLAT.

2 PROPERTY OWNERS OF HIS MEMBERS ASSUMED AND FROM THE PROPERTY OWNERS OF HIS MEMBERS ASSUMED AND SHALL NOT PROVIDE ADDITIONAL TO THE PROPERTY OWNERS AND SHALL NOT PROVIDE ADDITIONAL AUTHORITIES FOR INSTRUMENTAL BY AUTHORITIES FOR I

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

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

BUILDING SETBACK LINES SHALL BE IN CONFORMANCE

CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER UTILITIES.

7 BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN LAND DEVELOPEMENT CODE

8. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION BUT BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF AUSTIN WATER UTILITY ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY UNSPECTION FEES WITH THE UTILITY CONSTRUCTION.

9. 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 ENTPROVIMENTAL CRITERIA MANUAL.

10. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER OF 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 PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUPH CODES AND REQUIREMENTS.

11. ALL STREETS, CURB CUTS, DRIVING EMEMBERS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO THE CONSTRUCTOR AND TRALLED TO CITY OF AUSTIN TRALLED TO CITY OF AUSTIN STANDARDS.

12. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SIRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTERN WILL PERFORM ALL THE TIRE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

13. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVODE AUSTIN ENERGY WITH ANY EASEMENT

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing ou 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 feet of
 the subject property or proposed development.

For additional information on the City of Austin's land development process, viait our web site: http://www.austintexas.gov/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.

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If yo		Com	You	Your	
If you use this form to comment, it may be returned to: City of Austin - Planning & Development Review Department / 4th Fl Cesar Zavala	priced Adown	Daytime Telephone: 512 458-478 Comments: Com Johnson J de Corusino	Your address(es) affected by this application Signature	Public Hearing: August 18, 2015, Zoning and Platting Commission Lenn Low Borle Lam in fav. Your Name (please print)	Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308
/ be returned to: ment Review Department / 4 th Fl	Durses	Christian to start	ation 8/6/15	Zoning and Platting Commission Commission	104 or Elsa Garza, 512-974-2308