

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0049.0A**Z.A.P. DATES:** April 5, 2016**SUBDIVISION NAME:** Resubdivision of the North 109 Feet of Lots 1 & 2, Block 10 of Green Acres**AREA:** 0.328 acres**LOTS:** 2**APPLICANT:** Weekley Homes, LLC
(Jim Rado)**AGENT:** Marc Dickey**ADDRESS OF SUBDIVISION:** 2601 Pegram Ave.**GRIDS:** J29**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.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of the North 109 Feet of Lots 1 & 2, Block 10 of Green Acres Subdivision. The applicant proposes to resubdivide portions of existing lots into a two lot subdivision for residential use on 0.328 acres.**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:****CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



SITE

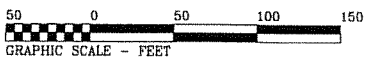
CASE#: C8-2015-0049.0A

ADDRESS: 2601 PEGRAM

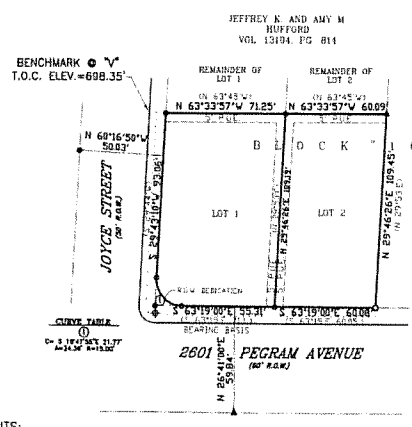
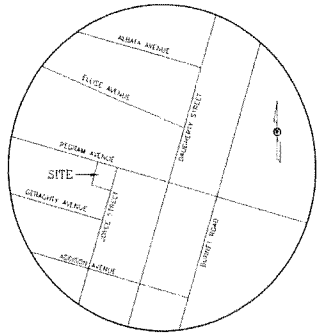
PROJECT: RESUBDIVISION OF THE NORTH
109 FEET OF THE LOTS 1 & 2,
BLOCK 10 OF GREEN ACRES

CASE MANAGER: CESAR ZAVALA





RESUBDIVISION OF THE NORTH 109' OF LOTS 1 & 2, BLOCK 10 OF GREEN ACRES



LEGEND

- IRON ROD FND.
1/2" IRON ROD W/ PLASTIC CAP STAMPED 'ALL POINTS' SET
HAL. FND.
PIPE FND.
FIRE HYDRANT
B.L. BUILDING LINE
D.E. DRAINAGE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
[1] PER CITY OF AUSTIN CURRENT ZONING ORDINANCE
[2] PER VOL. 1275, PG. 194 PROPOSED SIDEWALK

LOT AREA SUMMARY

Table with 2 columns: Lot Number, Area. Lot 1 - 0.178 AC. 7749.6 SQ.FT. Lot 2 - 0.151 AC. 8557.9 SQ.FT. TOTAL - 0.328 AC. 14307.4 SQ.FT.

NOTES:

- 1. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION...
2. 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...
3. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION(S), GREEN ACRES, SHALL APPLY TO THIS AMENDED / RESUBDIVISION PLAT.
4. NO LOTS IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITIES.
5. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA...
6. STREETS WILL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS.
7. PRIOR TO CONSTRUCTION ON LOTS IN THE SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW...
8. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN.
9. VEHICULAR ACCESS TO JOYCE STREET FROM LOT 1 IS PROHIBITED.
10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
11. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
14. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
15. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR...
16. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED...
17. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
18. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION...
19. THERE ARE NO SLOPES GREATER THAN 15% WITHIN THIS SUBDIVISION.
20. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS...
21. THIS SITE IS SUBJECT TO THE VOIDS AND WATER FLOW MITIGATION RULE (ECM 1.12.0 AND COA STANDARD SPECIFICATIONS 65BS)...
22. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: (PEGRAM AVENUE, JOYCE STREET)...

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS

That I, Jim Rado, president of Weekley Homes, LLC, owner of the north 109' of Lots 1 and 2, Block 10 of Green Acres, according to the map or plat of recorded in Book 4, Page 333 of the Plat Records of Travis County, Texas as conveyed to me in Document No. 2014113915 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said lots as shown hereon, and do adopt this plat to be known as "RESUBDIVISION OF THE NORTH 109' OF LOTS 1 AND 2, BLOCK 10 OF GREEN ACRES", and do hereby dedicate to the public use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released, and that all restrictive covenants and restrictions from the previous subdivision apply to the subdivision plat.

Weekley Homes, LLC By: Jim Rado, President Date

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE DAY OF 201, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, TEXAS, THIS THE DAY OF 201, A.D.

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE DAY OF 201, A.D.

GABRIEL ROJAS, CHAIRPERSON JOLENE KIOLBASSA, SECRETARY

STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 201, A.D. AT O'CLOCK M. AND DULY RECORDED ON THE DAY OF 201, A.D. AT O'CLOCK M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF 201, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS DEPUTY

I, ROGER L. WAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 30 OF THE AUSTIN CITY CODE AS CURRENTLY AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

SURVEYED BY: ROGER L. WAY ALL POINTS SURVEYING 1714 FORTVIEW ROAD SUITE 200 AUSTIN, TEXAS 78704 (512)440-0071

Roger L Way 01-09-16 ROGER L. WAY, RPLS #3910 DATE



FLOOD PLAIN NOTE: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C 0455H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

Print Name Notary in and for the State of Texas My Commission expires:

ENGINEERED BY: WAY ATMAJJA, P.E. #53865, FIRM 4909 11615 ANGUS ROAD AUSTIN, TEXAS 78759

WAY ATMAJJA, P.E. #53865, FIRM 4909 DATE



ALL POINTS SURVEYING 1714 FORTVIEW ROAD - SUITE 200 AUSTIN TX 78704 TELE: (512) 440-0071 - FAX (512) 440-0199 FIRM REGISTRATION NO 10110900