Item C-13 1 of 4

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2015-0063.0A **ZAP DATE:** April 19, 2016

SUBDIVISION NAME: Resubdivision of Lot 1, Block A, Parmer at Dessau Subdivision,

Section II

AREA: 2.94 acres **LOTS**: 2

APPLICANT: MBCC Texas Enterprises, Inc **AGENT:** Thompson Land Eng.

(Mark Roeder)

ADDRESS OF SUBDIVISION: 1605 E Parmer Lane

(John Patton)

GRIDS: N32 **COUNTY**: Travis

<u>WATERSHED</u>: Walnut Creek <u>JURISDICTION</u>: Full Purpose

EXISTING ZONING: GR (Community Commercial)

DISTRICT: 1

LAND USE: Commercial

NEIGHBORHOOD PLAN: none

VARIANCES: none

SIDEWALKS: Sidewalks are required along E Yager Lane and E Parmer Lane.

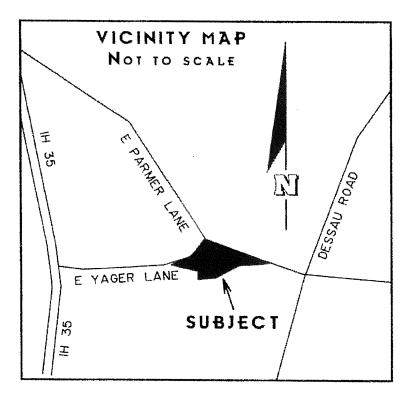
<u>DEPARTMENT COMMENTS</u>: The request is for the approval of the Resubdivision of Lot 1, Block A, of the Parmer at Dessau Subdivision, Section II. The plat is comprised of 2 lots on 2.94 acres. The applicant proposes to resubdivide an existing lot into two lots for commercial use. The proposed lots comply with zoning requirements for use, lot width and lot size.

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

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins **PHONE:** 512-974-3175

E-mail: steve.hopkins@austintexas.gov



3 of 4 SCALE: 1" = 50' graphic scale Legend E PARMER LANE (200') Whiton Rod Found

From Kitron Pipe Found

Kitron Rod Set with plastic cap
imprinted with "Holf Carson, inc." TxDOT brass dish to concrete found Capped Iron Rod Found (as noted) Brass Disk in Concrete Found (Record Bearing and Distance) ---- existing Concrete Sidewalk ETE = Electric and Telecommunications Easement (555"\7"\7"E G=275.84") EOF 1 BEOCK A D & 1 SUBBIVISION Document No. 200000165 bet Acr 12501 p.8 Jos. 12. Di Rivade Estellabri This area is hereby dedicated 553*28'33"E C=167.06' A=157.10' for additional Right-of-Way \$53.4916 N50*05'51'W C=79.91' 107)
BLOCK A
J A B SUBDIVISION
Bocoment No. 200103039 N50°04'31'W LOT 1B LOT 1A Cus Savie, Lutheran Chuech of Abella Texas remainder reas speciel Warrante Beed Volume 11040 Page 2125 BLOCK A 554135E VICINITY MAP NOT TO SCALE Pary Laboretan Bierana herry festion and 180, E YAGER LANE LOT SUMMARY Total Number at Lats = 2 SUBJECT Lot 1A = 1.422 Acres Lot 18 = 1.515 Acres R.O.W Bedication = 0.003 Acre Total Area = 2,940 Acres RESUBDIVISION OF LOT 1 BLOCK A PARMER AT DESSAU SUBDIVISION SECTION II PAGE 1 of 2 CASE NUMBER C8-2015-0063.0A

THE COUNTY OF TRAVIS KNOW ALL MEN BY THESE PRESENTS:

That MGCC Texas Enterprises, LLC, an Oklahoma limited liability company, acting by and through its Manager, MHR Enterprises, LLC, by Reeder E. Ratliff, Vice President, owner of all of Lot 1, Black A, Parmer At Dessau Subdivision, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 98 Page 326 of the Plat Records of Travis County, Texas, as conveyed to it by Special Warranty Deed recorded in Document Number 2006244143 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 Lot 1 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 1 BLOCK A PARMER AT DESSAU SUBDIVISION

SECTION II
subject to any easements and/or restrictions heretofore granted, and not released.
WITNESS OUR HANDS this the day of, A.D. 20
Reeder E. Ratliff, Vice-President of MHR Enterprises, LLC Manager of MGCC Texos Enterprises, LLC 5725 NW 132nd Street Oklahoma City, OK 73142
THE STATE OF
I, the undersigned authority, on this the
NOTARY PUBLIC
Printed Name
Commission Expires
ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the
J. Rodney Gonzales, Director, Development Services Department
ACCEPTED AND AUTHORIZED for record by the Zoning and Platting Commission of the City of Austin, Texa this theday of 20 A.D. Chairperson Secretary
THE STATE OF TEXAS THE COUNTY OF TRAVIS 1, 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
of said County and State in Document No
Official Public Records of Travis County, Texas. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the
DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS
RY:

RESUBDIVISION OF LOT 1 BLOCK A PARMER AT DESSAU SUBDIVISION SECTION II

NOTES

1. No lot shall be accupied until the structure is connected to the City of Austin water and wastewater utility system

2. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction,

3. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.

4. 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 awner understands and acknowledges that plat 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.

5 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

6. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.

7. Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.

8 The owner/developer of this subdivision/lot may provide Austin Energy 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.

9. 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 time of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.

10. All signs shall comply with the Austin Sign Ordinance.

11. 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: E Parmer Lane and E Yager Lane These sidewalks shall be in place prior to the lot being occupied.

Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company

12. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).

13. Lot 1A and Lot 1B of this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner

14. The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and Texas state laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner

15. All restrictions and notes from the previous subdivision, Parmer At Dessau Subdivision Section II according to the map or plat of record in Volume 98 Page 326 of the Travis County Plat Records, shall apply to this resubdivision plat.

16. Prior to construction on tots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by panding or other approved methods. All proposed construction on Lot 1A and Lot 1B, Block A, requires approval of a separate Development Permit.

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 lots in this subdivision is the responsibility of the development 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.

THE STATE OF TEXAS

Deputy

THE COUNTY OF TRAVIS .

This is to certify that I am authorized to practice the profession of engineering in the rins is to certify that lam authorized to practice the profession of engineering in the State of Texas, that I participated in the preparation of the plan submitted herewith, and that all information shown thereon is accurate and correct to the best of my knowledge as related to the engineering portions thereof, and that to the best of my knowledge said plat compiles with Chapter 25 of the Austin City Code of 1999, as amended, and all other applicable codes and ordinances.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0270 J, dated August 18, 2014.

Lobet Champson Robert C. Thompson P.E. No. 6952 THOMPSON LAND ENGINEERING, LLC

904 N. Cuernavaca Austin, Texas 78733

06-11-2015



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 complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holf Carson

Registered Professional Land Surveyor No. 5166 HOLT CARSON, INC.

1904 Fortview Road Austin, Texas 78704 (512)-442-0990

6-11-2015

(512)-328-0002