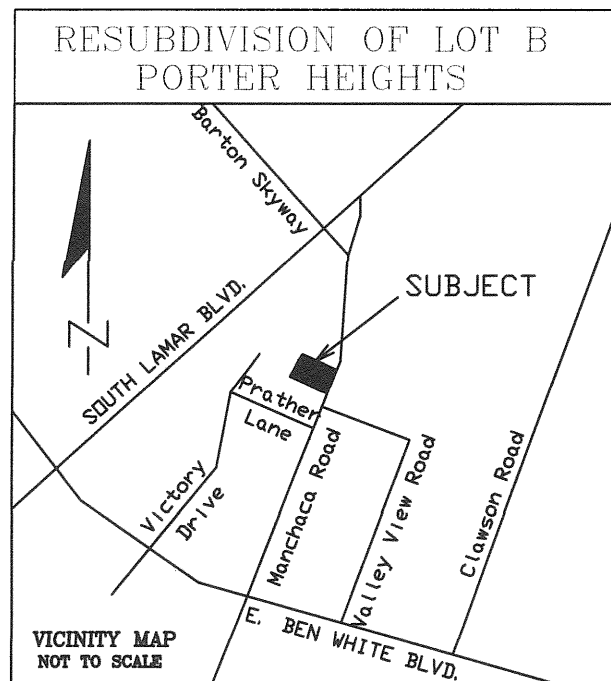


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0126.0A**PC DATE:** October 25, 2016**SUBDIVISION NAME:** Resubdivision of Lot B, Porter Heights**AREA:** 0.608 acres**LOTS:** 2**APPLICANT:** Keith Taniguchi**AGENT:** Servant Engineering & Consulting
(Mauricio Quintera-Macias)**ADDRESS OF SUBDIVISION:** 3900 Manchaca Rd**GRIDS:** MG19**COUNTY:** Travis**WATERSHED:** West Bouldin Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** LO-MU**DISTRICT:** 5**LAND USE:** office**NEIGHBORHOOD PLAN:** South Lamar**VARIANCES:** none**SIDEWALKS:** Sidewalks will be constructed along Manchaca Rd.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot B of Porter Heights subdivision. The plat is comprised of 2 lots on 0.608 acres. The applicant proposes to resubdivide an existing lot into two lots. The existing single story building will be located on Lot B-1. 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.

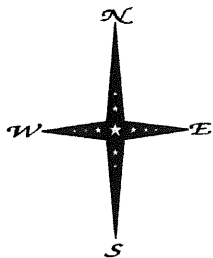
PLANNING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



RESUBDIVISION OF LOT B PORTER HEIGHTS

PLAT PREPARATION DATE: June 13, 2016
APPLICATION SUBMITTAL DATE: June 23, 2016

LOT SUMMARY
Number of Lots = 2
LOT B-1 = 14,217 Square Feet
LOT B-2 = 12,296 Square Feet
TOTAL AREA = 26,513 Square Feet

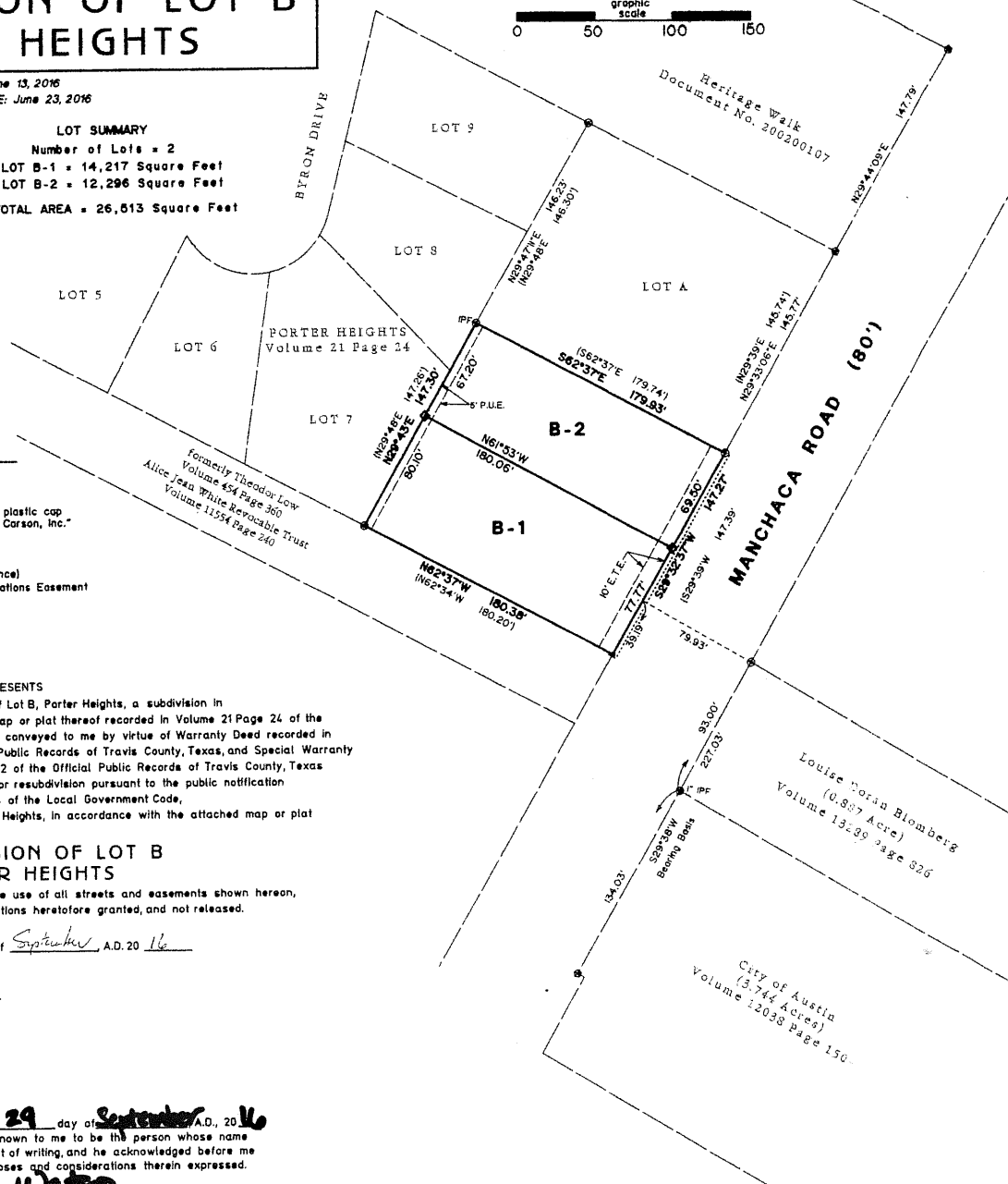


Legend

- 1/4" Iron Rod Found
- IPF 1/4" Iron Pipe Found
- ◆ 1/4" Iron Rod Set with plastic cap
- ◆ Imprinted with "Holt Carson, Inc."
- ◆ 60D Nail Found
- ◆ Metal Bolt Found
- Sidewalk
- (Record Bearing and Distance)
- E.T.E. = Electric and Telecommunications Easement

SCALE = 50'

0 50 100 150
graphic scale



THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

That I, Keith Taniguchi, owner of all of Lot B, Porter Heights, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 21 Page 24 of the Plat Records of Travis County, Texas, as conveyed to me by virtue of Warranty Deed recorded in Document No. 2000054748 of the Official Public Records of Travis County, Texas, and Special Warranty Deed recorded in Document No. 2003190382 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby resubdivide said Lot B, Porter Heights, in accordance with the attached map or plat shown hereon to be known as

RESUBDIVISION OF LOT B PORTER HEIGHTS

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the 29 day of September, A.D. 20 16

Keith Taniguchi
Keith Taniguchi
2818 Woodridge Drive
Austin, Texas 78703

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 29 day of September, A.D. 20 16, did personally appear Keith Taniguchi, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC

Printed Name *Jackie K. Watson*
Commission Expires 6-22-17



This subdivision is located in the Full Purpose Jurisdiction of the City of Austin
this the _____ day of _____, 2016.

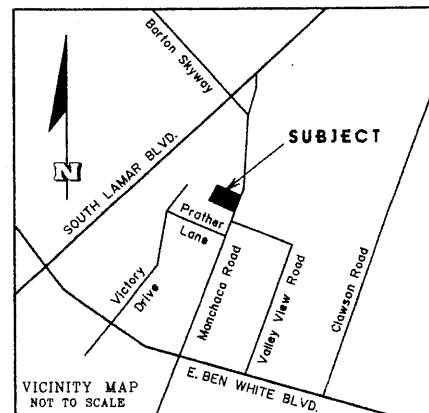
APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the _____ day of _____, 2016, A.D.

J. Rodney Gonzales, Director, Development Services Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, on this the _____ day of _____, 20____

Stephen Oliver Chair

James Shieh Secretary



RESUBDIVISION OF LOT B PORTER HEIGHTS

PLAT PREPARATION DATE: June 13, 2016
APPLICATION SUBMITTAL DATE: June 23, 2016

NOTES:

1. No lot shall be occupied 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. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
4. Building Setback Lines shall be in compliance with the City of Austin Zoning ordinance requirements.
5. 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 owner understands and acknowledges that plat vacation or replating may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
6. Prior to any development on any lot, a drainage plan must be submitted to and approved by the City of Austin.
7. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
8. 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 Chapter 25-8, Subchapter B of the City of Austin Land Development Code.
9. 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.
10. 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 line 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.
11. 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 developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City of Austin to deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
12. 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: Manchaca Road. 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.
13. 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 Environmental Criteria Manual.
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 existing subdivision, Porter Heights, shall apply to this resubdivision plat.
16. 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.
17. 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 held to the amount existing at undeveloped status by ponding or other approved methods. All proposed construction or site alteration on Lots B-1 and B-2 requires approval of a separate Development Permit.
18. This project is subject to the Void and Water Flow Mitigation Rule. (City of Austin Environmental Criteria Manual and City of Austin Standard Specifications Manual)
19. Joint Access shall be provided to Manchaca Road from Lots B-1 and B-2.
20. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc at all times. Necessary clearance information (AE, OSHA, NESC, and NEC) may be found in Austin Energy's Design Criteria Manual -- Section 15.3.9. The manual is available on Austin Energy's website under contractors/electric service design and planning.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, 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 _____, 2016, A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 2016, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

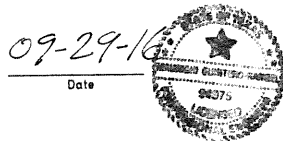
BY: _____
Deputy

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

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 0585 H, dated September 28, 2008.

Mauricio Quintero-Rangel P.E. 94975
Servant Engineering and Consulting, PLLC
F-16504
12000 Manchaca Road Suite C
Austin, Texas 78748



THE STATE OF TEXAS
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.

Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990



9-30-2016
Date