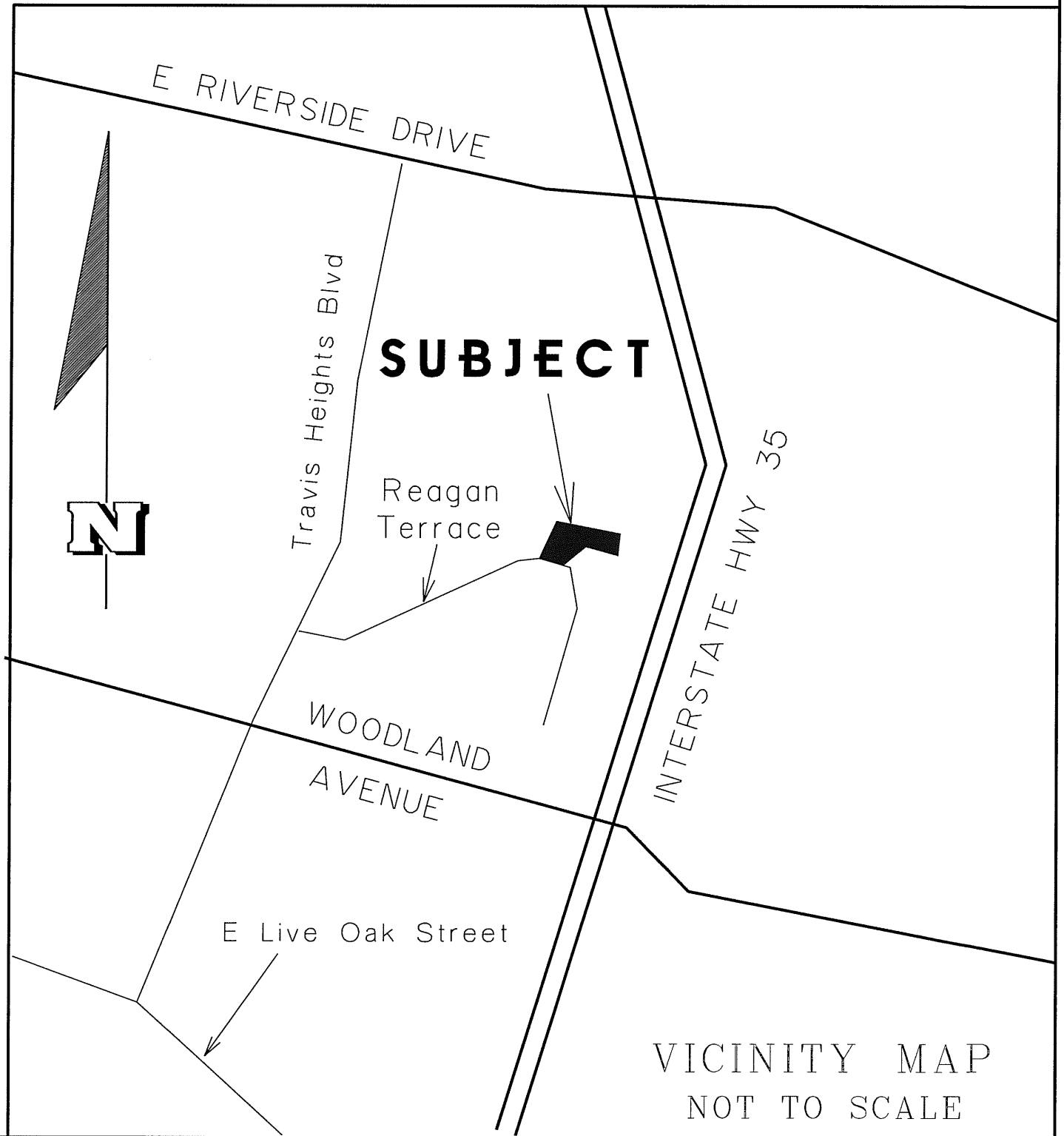


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0081.0A**PC DATE:** October 25, 2016**SUBDIVISION NAME:** Parkinson Place Resubdivision**AREA:** 0.39 acre**LOTS:** 2**APPLICANT:** Lisa Schiller**AGENT:** Hector Avila**ADDRESS OF SUBDIVISION:** 1411 Parkinson Drive**GRIDS:** MJ20**COUNTY:** Travis**WATERSHED:** Harper's Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 9**LAND USE:** Residential**NEIGHBORHOOD PLAN:** South River City**VARIANCES:** none**SIDEWALKS:** Sidewalks will be constructed along Reagan Terrace and Parkinson Drive.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 18-A of the Parkinson Place Resubdivision No. 1. The plat is comprised of 2 lots on 0.39 acre. The applicant proposes to resubdivide an existing lot into two lots for residential use. The proposed lots comply with zoning requirements for use, lot width, frontage and lot size.

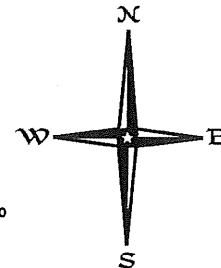
STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

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



RESUBDIVISION OF LOT 18-A PARKINSON PLACE RESUBDIVISION No. 1

PLAT PREPARATION DATE: March 30, 2016
APPLICATION SUBMITTAL DATE: April 14, 2016



SCALE: 1" = 50'
GRAPHIC SCALE
0 50 100 150

Legend

- 1/2" Iron Pipe Found
- 1/2" Iron Rod Found
- Chiseled "X" Mark Set in Concrete
- 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ▲ Map Nail Found
- Sidewalk
- ETE: Electric and Telecommunications Easement (Record Bearing and Distance)

LOT SUMMARY

NUMBER OF LOTS = 2
LOT 18-A1 = 7,920 SQUARE FEET
LOT 18-A2 = 9,049 SQUARE FEET
minus neck area = 8,502 SQUARE FEET
Total Area = 16,969 Square Feet
or 0.39 Acre

CURVE DATA

① Δ: 19°17'27" R: 100.00' T: 17.00' C: 33.51' A: 33.67' CB: N50°19'00"W	② Δ: 2°51'58" R: 100.00' T: 2.50' C: 5.00' A: 5.00' CB: N42°06'16"W	③ Δ: 16°25'29" R: 100.00' T: 14.43' C: 28.57' A: 28.67' CB: N51°45'00"W
④ Δ: 107°24'05" R: 14.66' T: 19.96' C: 23.63' A: 27.48' CB: N6°04'00"W	⑤ Δ: 10°01'53" R: 285.76' T: 25.08' C: 49.97' A: 50.03' CB: N42°28'46"E	

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,
this the _____ day of _____, 2016.

Chairperson

Secretary

NOTE:

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE
PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE,
DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND
APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES,
RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR
WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

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) thereby
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 (Zone X1)
according to the Federal Flood Administration FIRM panel 4853C 0605 J, dated January 6, 2016.

Kurt Prossner, P.E. No. 58191
PROSSNER AND ASSOCIATES
13777 Pond Springs Road
Austin, Texas 78729

Date

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 Farview Road Austin, Texas 78704
5121-442-0990

Date

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

That, Vinlage 1999 Ventures, LLC, acting by and through its Managing Member, Lisa Schiller, owner of
Lot 18-A, Parkinson Place Resubdivision No. 1, a subdivision in Travis County, Texas, according to the
map or plat thereof recorded in Volume 10 Page 13 of the Plat Records of Travis County, Texas,
as conveyed to it by General Warranty Deed recorded in Document No. 201519744 of the Official
Public Records of Travis County, Texas, and said subdivision having been approved for resubdivision
pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code,
does hereby resubdivide said Lot 18-A in accordance with the attached map or plat shown hereon
to be known as

RESUBDIVISION OF LOT 18-A PARKINSON PLACE RESUBDIVISION No. 1

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 _____ day of _____, A.D. 2016

Lisa Schiller, Managing Member of
Village 1999 Ventures, LLC
56 Rainey Street No. 1102
Austin, Texas 78701

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D. 2016,
did personally appear Lisa Schiller, known to me to be the person
whose name is subscribed to the foregoing instrument of writing, and she acknowledged
before me that she executed the same for the purposes and considerations therein expressed

NOTARY PUBLIC

Printed Name

Commission Expires

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 DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

RESUBDIVISION OF LOT 18-A PARKINSON PLACE RESUBDIVISION No. 1

PLAT PREPARATION DATE: March 30, 2016
APPLICATION SUBMITTAL DATE: April 14, 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 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. The owner understands and acknowledges that plot 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.
4. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
5. No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
6. A fee-in-lieu of parkland dedication has been paid for 3 dwelling units due to SF-3 zoning.
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 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: Reagan Terrace and Parkinson Drive. 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. Development activity for single family or duplex use for Lots 18-A1 and 18-A2 is not subject to Drainage Criteria Manual, 12.2.D. or E in accordance with Drainage Criteria Manual Section 12.2.G. and Engineer's certification dated September 20, 2016.
16. 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 Manual -- Section 15.3.9. The manual is available on Austin Energy's website under contractors/electric service design and planning.
17. All restrictions and notes from the previous existing subdivision, Parkinson Place Resubdivision No. 1 as recorded in Volume 10 Page 213, Travis County Plat Records, shall apply to this resubdivision plat.

