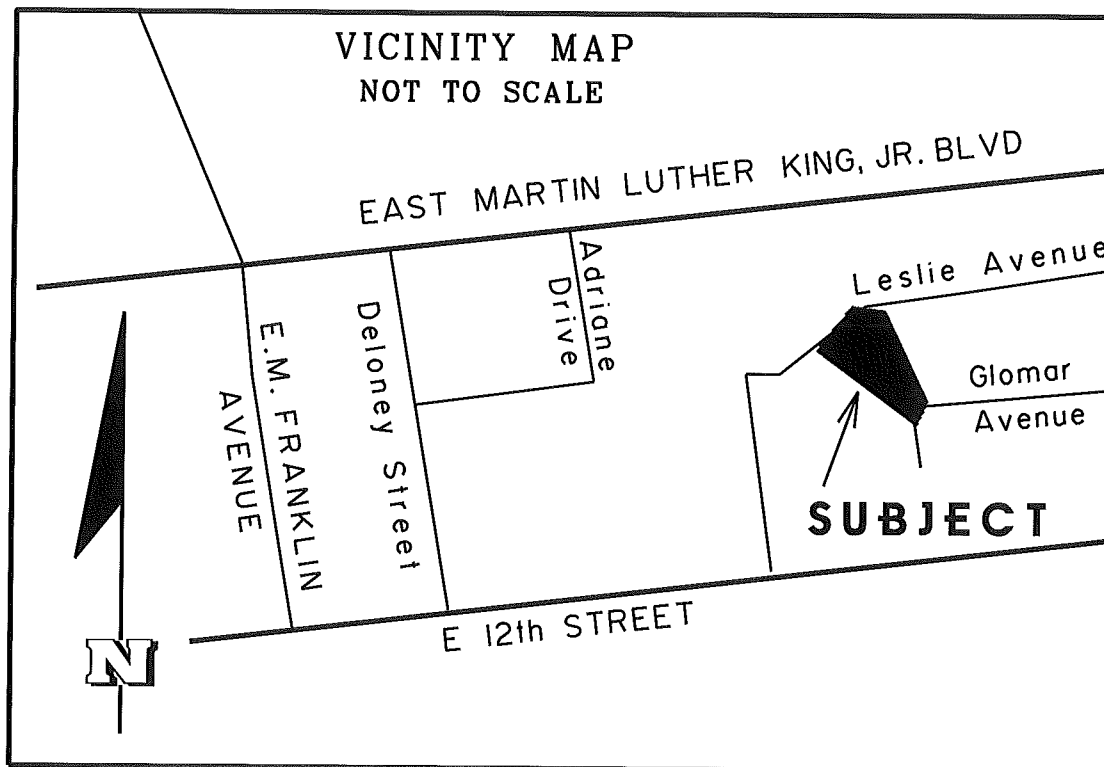


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0089.0A**PC DATE:** October 24, 2017**SUBDIVISION NAME:** Flournoy Resubdivision, Resubdivision of Lot 38 Flournoy Crossing Heights, Section Three**AREA:** 12,601 square feet**LOTS:** 2**APPLICANT:** Deborah Yeh**AGENT:** Hector Avila**ADDRESS OF SUBDIVISION:** 1412 Waldorf Ave.**GRIDS:** ML23**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 1**LAND USE:** Residential**NEIGHBORHOOD PLAN:** East MLK Combined NPA**SIDEWALKS:** Sidewalks will be constructed along Waldorf Ave. and E 16th St.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 38 of Flournoy Crossing Heights, Section Three. The plat is comprised of 2 lots on 12,601 square feet. 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 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



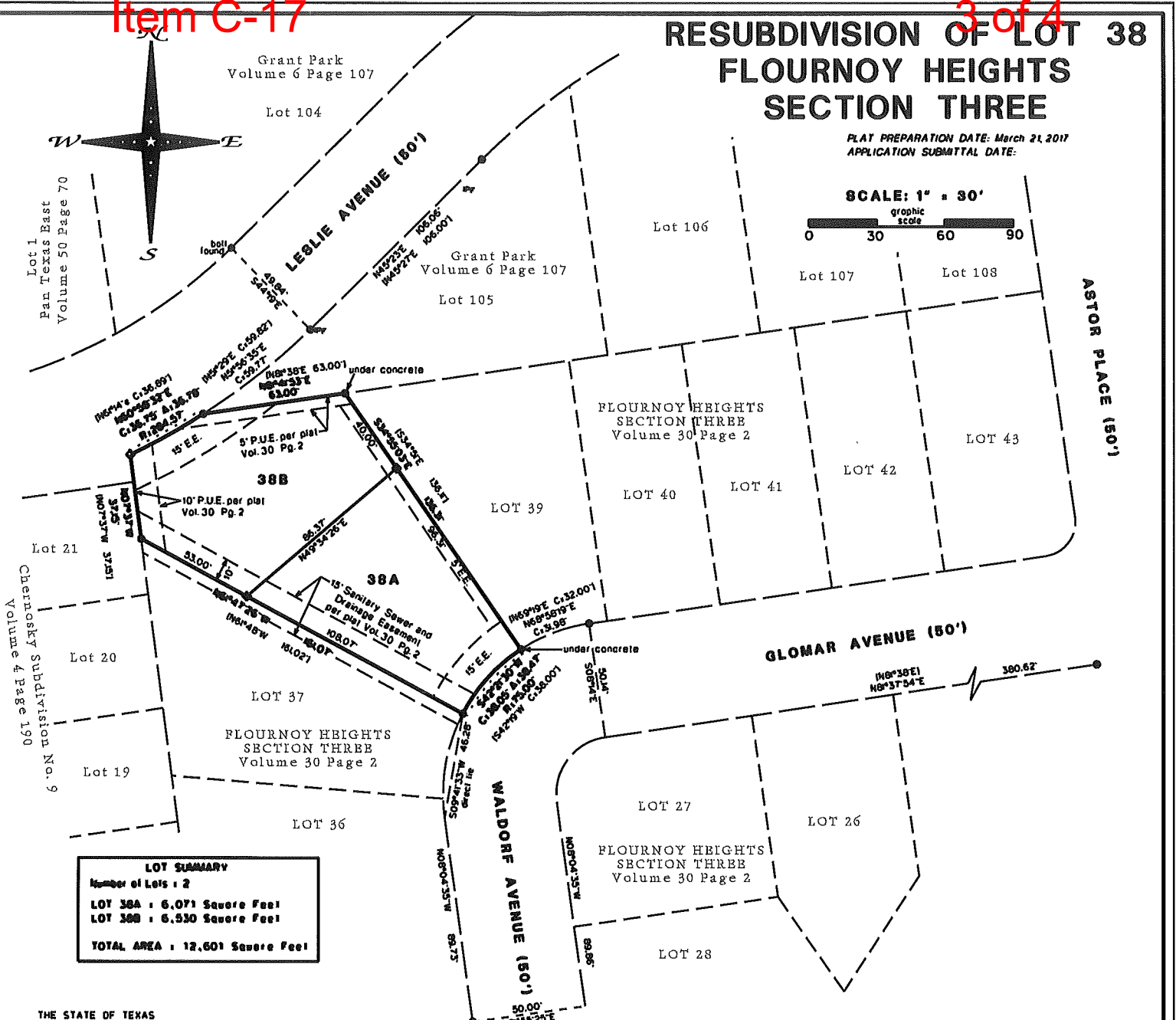
CASE NUMBER C8-2017-0089.OA

RESUBDIVISION OF LOT 38 FLOURNOY HEIGHTS SECTION THREE

PLAT PREPARATION DATE: March 21, 2017
APPLICATION SUBMITTAL DATE:

SCALE: 1" = 30'

0 30 60 90
graphic scale



LOT SUMMARY

Number of Lots: 2
LOT 38A: 6,071 Square Feet
LOT 38B: 6,530 Square Feet
TOTAL AREA: 12,601 Square Feet

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

That I, Deborah Yeh, owner of all of Lot 38, Flournoy Heights Section Three, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 30 Page 2 of the Plat Records of Travis County, Texas, as conveyed to me by Special Warranty Deed recorded in Document No. 2008013760 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 in accordance with the attached map or plat shown hereon to be known as

RESUBDIVISION OF LOT 38 FLOURNOY HEIGHTS SECTION THREE

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. 20 ____

Deborah Yeh
9408 Leaning Rock Circle
Austin, Texas 78730

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D. 2017, did personally appear Deborah Yeh, 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.

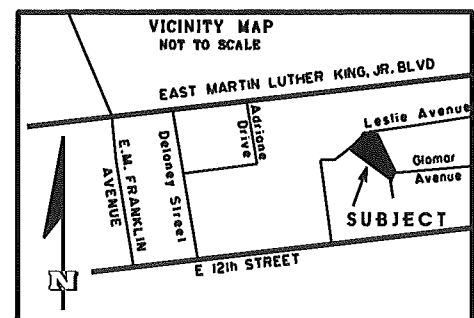
NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

Legend

- 1/2" Iron Rod Found
- ⊙ 1/2" Iron Pipe Found
- ◆ 1/2" Iron Rod Set with plastic cap imprinted with "Holl Carlon, Inc."
- Sidewalk
- (Record Bearing and Distance)
- P.U.E. = Public Utility Easement
- E.E. = Electric Easement



RESUBDIVISION OF LOT 38

FLOURNOY HEIGHTS

SECTION THREE

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin
this the _____ day of _____, 20____, A.D.

AUTHORIZED for record by the Director, Development Services
Department, City of Austin, County of Travis, this the _____ day of
_____, 20____, 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____, A.D.

Stephen Oliver Chair

James Sheeh Secretary

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 _____, 2017, 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 _____, 2017, A.D.

DANA DEBEAUVOIR, 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), 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. This plat complies with Chapter 25 of the City of Austin Land Development Code.
No portion of this subdivision is within the boundaries of the 100-year flood plain (Zone X)
according to the Federal Flood Administration FIRF panel 48453C 0465 J, dated January 6, 2016.

Kerri Pena P.E. 90255
Green Civil Design, L.L.C.
201 University Oaks Boulevard
Suite 540 PMB 101
Round Rock, Texas 78665
Registered Engineering Firm F-17563

Date

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holl 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 Chapter 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.

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

Date

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 AUSTIN WATER UTILITY.

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 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. 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.
7. Prior to any development on any lot, a drainage plan must be submitted to and approved by the City of Austin.
8. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
9. 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 25-6, Subchapter B of the City of Austin Land Development Code.
10. 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 so as to cause the site to be out of compliance with the City of Austin Land Development Code.
11. 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.
12. 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 to deny applications for certain development permits including building permits, site plan approvals and/or certificates of occupancy.
13. 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: Waldorf Avenue and Leslie Avenue. 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.
14. 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.
15. 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.
16. All restrictions and notes from the previous existing subdivision, Flournoy Heights Section Three as recorded in Volume 30 Page 2, Travis County Plat Records, shall apply to this resubdivision plat.
17. 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.
18. A fee-in-lieu of parkland dedication has been paid for 3 residences. No fee was charged for the existing residence.
17. Participation in the Regional Stormwater Management Program was granted for this subdivision on _____ by the City of Austin Watershed Protection and Development Review Department, Watershed Engineering Division.
18. Development of these lots shall comply with requirements of the Airport Hazard and compatible land use regulations, (Chapter 25-12) as amended.