Item C-13 1 of 3

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0096.0A

P.C. DATE: February 13, 2018

SUBDIVISION NAME: Resubdivision of Lot 15 Parkinson Place No. 1

AREA: 0.377 acres

LOT(S): 2

OWNER/APPLICANT: LZA Real Properties

AGENT: ADD Design

(Lynn Zeman Antoniono)

(Marc L. Dickey)

ADDRESS OF SUBDIVISION: 1503 Betty Jo Dr.

WATERSHED: Harper's Branch

COUNTY: Travis

EXISTING ZONING: SF-3-NP

NEIGHBORHOOD PLAN: South River City

PROPOSED LAND USE: Residential

VARIANCES: None

<u>DEPARTMENT COMMENTS</u>: The request is for the approval of the Resubdivision of Lot 15, Parkinson Place No. 1 composed of two lots on 0.377 acres. The applicant is proposing to resubdivide one lot into a two lot subdivision for residential uses.

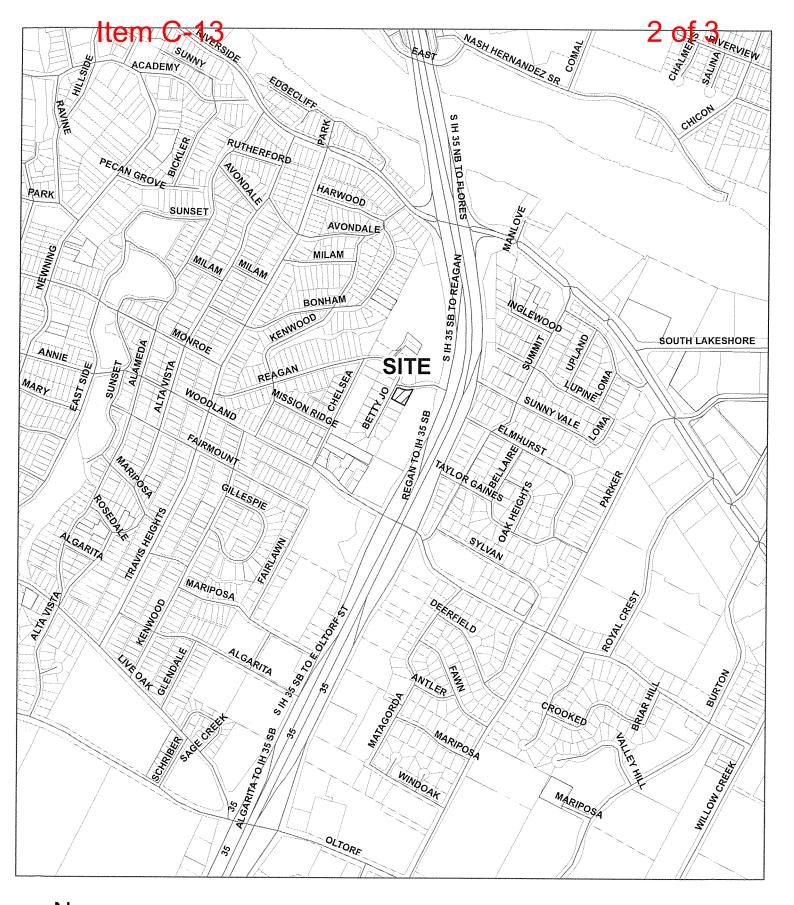
STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the plat meets applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

Email address: cesar.zavala@austintexas.gov



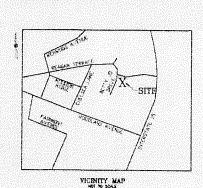


CASE#: C8-2017-0096.0A ADDRESS: 1503 BETTY JO DR.

PROJECT: RESUBDIVISION OF LOT 15,

PARKINSON PLACE NO. 1

CASE MANAGER: CESAR ZAVALA



PARKINSON PLACE No. 1 TRADITE HERA SUBDIVISION NO. 1 TRACT A VOL. 76, 75, 375 ARENTELDY PROPERTIES, INC. DOC # 2015007175 \$ 29'59'08'V 159.71 LOT 16A 25,845 2 33-16-42-V 86-31-107 14 TO RELY. HEREBY DANIEL W HUFFING LOT 15B Ф5 89:48:88:√ 50.11 N 30'03 27'E 76 82' 13.00 2 24.28.20.E ① * ~ BD.02 N 38'02'00'E 95.02' PEARING DATES (50' R.O.W.) BETTY JO DRIVE

When too his.

O 1/21 then not yet have be thinked as the thinked as the thinked as the history of the history

LEGEND

LOT AREA SUMMARY
LOT 15A - 0.188 AC,
LOT 15A - 8.196 SO.FT.
LOT 15B - 0.174 AC,
LOT 15B - 7.587 SO.FT.
TOTAL - 8.377 AC,
TOTAL - 16435 SO.FT.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS.

That LZA Real Properties East, LLC owner at Lot 15, Parkinson Place No. 1, according to the imap or plot of recorded in Book 7, Page 24 of the Plat Records of Trovis County, Texas, as conveyed to me in Document No. 2015;195:393 of the Official Public Records of Travis County, Texas, said subdivision having been appreved for resultarison pursuant to the public natification and hearing provision of Chapter 212:014, of the Locol Government Code, do hereby resubdivide said lots as shown hereon, and do adopt this plot to be known as "RESUBDIVISION OF LOT 15, PARKINSON PLACE No. 1°, and do hereby deducate to the public use of all streets and sceements shown hereon, subject to any examents ond/or restrictions heretofore granted and not released, and that all restrictives covenants and restrictions from the previous subdivision only to the subdivision only.

By: Types Appen Lateration of Street Lynn Zefran Antoniono Date LZA Real Properties East, LLC

Before me, the undersigned authority on this day personally appeared Antonio Lynn Zernan, known to me to be the person whose harne is subscribed to the foregoing instrument, and acknowledged to me that he executed the some for the purpose and consideration herein expressed and in the capacities therein stated.

Given under my hand and seel of office, this the 12 day of 224 conver , 2013

Frint Nome Solita (NAS) 6 (#2).
Notary in and for the State of Texas
My Commission express (1/2/1).



ENGINEERED BY:

NAME/FIRM NUMBER
KOZE FENN , RE.
PRINCIPAL
GEORN CINIL DESKIN, LLC
FIRM No. F-17563
11130 Johnville Rd, Stitle 101
Austin , TX 77757
(512) 640-6510

KERRI K PENA 90256

ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX 78704
TEX. 1512 141-0071 - FAX (512) 440-0149
FIRM REGISTRATION NO 10119805

RESUBDIVISION OF LOT 15.

J. RODNEY GONZALES, DIRECTOR DEVELOPMENT SERVICE DEPARTMENT

STEPHEN OLIVER CHAIRPERSON JAMES SHIEH SECRETARY

STATE OF TEXAS: COUNTY OF TRAMS:

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 3D OF THE AUSTIN CITY CODE AS CURRENTLY MEMORED, IS TRUE AND CORRECT TO THE BEST OWY 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 — FIRM REGISTRATION NO. 10118900 1714 FORTHEW ROAD SUITE 200 AUSTIN, TEXAS 78704 (512)440-0071



2 1 way 12/06/17

197 L. WAY, RPLS /3910 DATE

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARO AREA AS SHOWN ON THE
FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C 0805H,
TRAMS COUNTY, TEXAS, DATED SEPTEMBER 25, 2008.

NOTES:

1. 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 OBVELOPMENT OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS WAY BE JUST CAUSE FOR THE CITY TO BOTH PAPPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING FERMITS, SITE PLAN APPRIVACE, AND/OF CERTIFICATES OF OCCUPANCY.

2. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

3. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION(S), PARKINSON PLACE No. 1. 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 UTHJITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTHJITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTHJITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTHJITY. ALL WATER AND WASTEWATER SO CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTLITY CONSTRUCTION. THE LANDOWNER MUST BY THE TAP AND IMPACT FEE ONCE THE LANDOWNER MAKES AN APPLICATION FOR A CITY OF AUSTIN WATER AND WASTEWATER UTHJITY TAP PERMIT.

6. STREETS WILL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS.

7. PRIOR TO CONSTRUCTION ON LOTS IN THE SUBONISION, DRAMAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVEW, RANFALL RINN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UMBEVELORED STATUS BY PONCING OR OTHER APPROXEM GROVED.

8. THIS SUBDIMISON SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN.

9. 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.

10. BUILDING SETBACK LINES SHALL BE IN AGCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

11. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVES COUNTY.

12. ALL DRAMAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAININGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

14. AUSTIN ENERGY HAS THE BIGHT TO PRINE AND/OR REMOVE TREES, SHRUBBERY AND DIHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR, AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

15. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEFARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED. IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONDOWING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL, NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

16. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

17. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TITLE PROTECTION, IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR MAY HOTILL TREE REMOVAL THAT IS WITHIN 10 FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE LECTRIC SERVICE TO THIS PROLECT, THE OWNER SHALL INCLUDE AUSTIN ENERGY WORK WITHIN THE DIMITS OF CONSTRUCTION FOR THIS PROLECT.

18. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REDULATIONS, CITY OF AUSTIN RULES HAD REQULATIONS AND TEXAS STATE LAWS PERTAMING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT, AUSTIN EXPROY HELL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED, ALL COSTS INCLURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

19. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE POLLOWING STREETS AND AS SHOWN BY A DOTTED LINE OF INTHE PRICE OF THE PLAT: TREAGAN TERRACE, BETTY JO DRIVE). THESE REQUIRED SIDEWALKS SHALL BE IN PLACE PRICE TO THE LOT BEING OCCUPIED, FAULURE TOOSTHOLT THE REQUIRED SIDEWALKS SHAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF CONSTRUCT BY REQUIRED SIDEWALKS SHAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF CONSTRUCT BUILDING PRICE STANDARD STANDARD STANDARD OF OUR JUSTIAL STANDARD STANDARD STANDARD STANDARD OF OUR JUSTIAL STANDARD STAN

20. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIORNMENTAL CRITERIA MANUAL.

21. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 3 RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.

22. 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 REQUIRELENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIMISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENT.

JUB NO. OSBETTIS SCALE 1.7-50 SUBMITTAL DATE MAY 1 SULY CASE # CR 2017-0000 DA