

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
(Lynn Zeman Antoniono)**AGENT:** ADD Design
(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

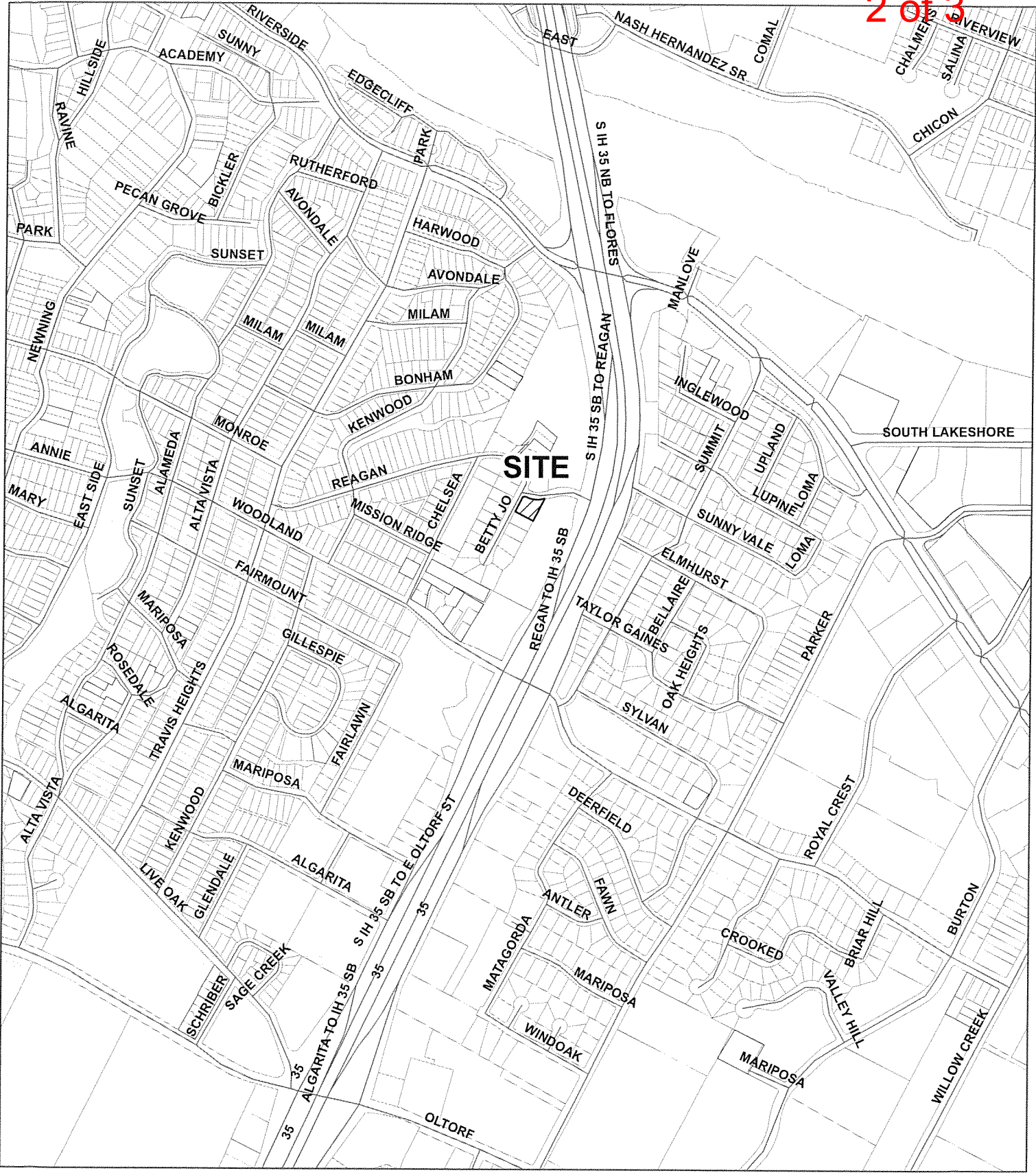
DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 15, Parkinson Place No. 1 composed of two lots on 0.377 acres. The applicant is proposing to resubdivide one lot into a two lot subdivision for residential uses.

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:

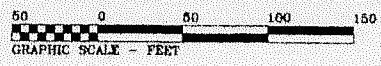
CASE MANAGER: Cesar Zavala
Email address: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

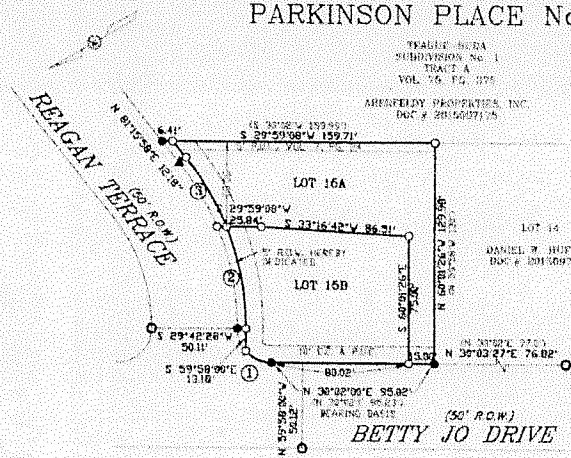
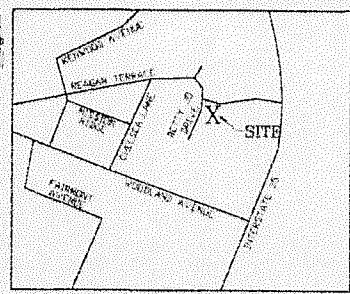


CASE#: C8-2017-0096.0A
 ADDRESS: 1503 BETTY JO DR.
 PROJECT: RESUBDIVISION OF LOT 15,
 PARKINSON PLACE NO. 1
 CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



RESUBDIVISION OF LOT 15, PARKINSON PLACE No. 1



LEGEND

- OPEN END PILE
- OPEN END PILE BY PLANE, TOP OF PILE ALL POINTS SET
- ▲ PILE END
- PILE END
- BALDING LINE
- DRAINAGE EASEMENT
- ELECTRIC EASEMENT
- PUBLIC UTILITY EASEMENT
- PROPOSED SIDEWALK

CURVE TABLE

- ①
C=N74°46'13"E 28.34'
A=31.49' R=20.00'
(CHORD=28.29'
C=19.42')
- ②
C=S71°25'04"E 61.15'
A=61.55' R=154.48'
- ③
C=N89°08'33"E 43.31'
A=43.45' R=154.48'

LOT AREA SUMMARY

LOT 15A - 0.188 AC.
LOT 15B - 0.174 AC.
LOT 15C - 7.587 SQ.FT.
TOTAL - 0.377 AC.
TOTAL - 16435 SQ.FT.

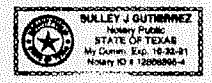
- NOTES:**
1. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE 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.
 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 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 CONNECTION FEE WITH THE UTILITY CONSTRUCTION. THE LANDOWNER MUST PAY THE TAP AND IMPACT FEE ONCE THE LANDOWNER MAKES AN APPLICATION FOR A CITY OF AUSTIN WATER AND WASTEWATER UTILITY TAP PERMIT.
 6. STREETS WILL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS.
 7. PRIOR TO CONSTRUCTION ON LOTS IN THE 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.
 8. THIS SUBDIVISION 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 ACCORDANCE 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 TRAVIS COUNTY.
 12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
 13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
 14. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
 15. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING 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-B 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, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE REMOVAL THAT IS WITHIN 10 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.
 18. 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 REGULATIONS 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.
 19. 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, BETTY JO DRIVE. THESE REQUIRED 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.
 20. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL 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 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.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:
That LZA Real Properties East, LLC owner of Lot 15, Parkinson Place No. 1, according to the map or plat of record in Book 7, Page 24 of the Plat Records of Travis County, Texas as conveyed to me in Document No. 2015195393 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 lots as shown hereon, and do adopt this plat to be known as "RESUBDIVISION OF LOT 15, PARKINSON PLACE No. 1", and do hereby dedicate to the public use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released, and that all restrictive covenants and restrictions from the previous subdivision apply to the subdivision plat.

By: Lynn Zeman Antoniano
Lynn Zeman Antoniano Date
LZA Real Properties East, LLC

Before me, the undersigned authority on this day personally appeared Antonio Lynn Zeman, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration herein expressed and in the capacities therein stated.
Given under my hand and seal of office, this the 12 day of October, 2013



Print Name: Bulley J. Gutierrez
Notary in and for the State of Texas
My Commission expires: 10/22/21

ENGINEERED BY:

Roger L. Way
NAME/FIRM NUMBER
11118
ROGER L. WAY, P.E.
PRINCIPAL
GREEN CIVIL DESIGN, LLC
FIRM No. F-17505
11130 Jollyville Rd, Suite 101
Austin, TX 78751
(512) 640-6510



ALL POINTS SURVEYING
1714 FORTVIEW ROAD - SUITE 200
AUSTIN TX 78704
TEL# (512) 440-0071 - FAX (512) 440-0149
FIRM REGISTRATION NO. 10118900

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 2013, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 2013, 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 _____, 2013, A.D.

STEPHEN OLIVER
CHAIRPERSON

JAMES SHEH
SECRETARY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2013, A.D. AT _____ O'CLOCK _____ M. AND DULY RECORDED ON THE _____ DAY OF _____, 2013, A.D. AT _____ O'CLOCK _____ M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. _____ DAY OF _____, 2013, A.D.

DANA DEBEAUVOR, 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 30 OF THE AUSTIN CITY CODE AS CURRENTLY AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY 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 FORTVIEW ROAD SUITE 200
AUSTIN, TEXAS 78704
(512)440-0071



Roger L. Way
ROGER L. WAY, RPLS #3910
DATE: 12/06/17

FLOOD PLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #46453C 0805H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

JOB NO: 0587716
SCALE: 1"=50'
SUBMITTAL DATE: MAY 1, 2017
CASE # CR-2017-0086 UA