Item C-17 1 of 5

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0064.0A **P.C. DATE:** April 10, 2018

**SUBDIVISION NAME:** Resubdivision of Lot 9, Block 1, Marlo Heights, Section 2

**AREA**: 0.421 acres **LOTS**: 2

**APPLICANT:** Thomas Philpott **AGENT:** Cude Engineers

(Anthony Goode, P.E.)

**ADDRESS OF SUBDIVISION:** 4627 Marlo Dr.

**WATERSHED:** Fort Branch / Tannehill Branch COUNTY: Travis

**EXISTING ZONING:** SF-3-NP **JURISDICTION:** Full Purpose

**NEIGHBORHOOD PLAN:** M.L.K.

**PROPOSED LAND USE:** Single Family

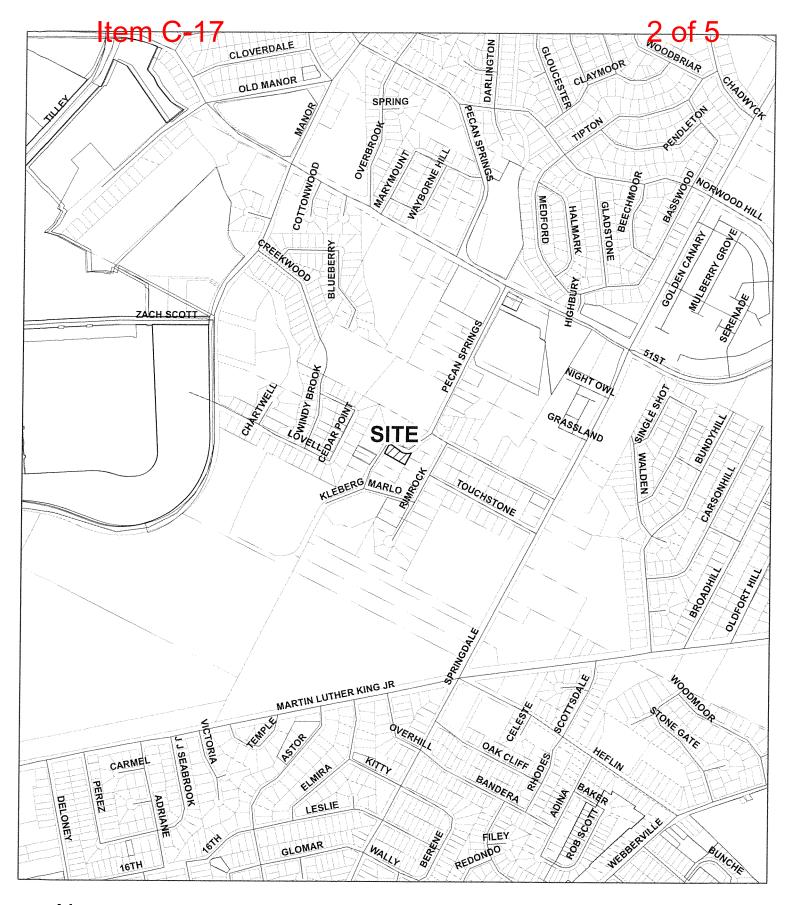
VARIANCE: none

**STAFF RECOMMENDATION:** Staff recommends approval of the final plat, the plat meets all applicable State and City of Austin Land Development Code requirements.

**<u>DEPARTMENT COMMENTS</u>**: The request is for the approval of the Resubdivision of Lot 9, Block 1, Marlo Heights, Section 2 composed of 2 lots on 0.4215 acres. The applicant proposes to subdivide the property for residential uses. The developer will be responsible for all cost associated with required improvements.

**CASE MANAGER:** Cesar Zavala **PHONE:** 512-974-3404

**E-mail:** cesar.zavala@austintexas.gov





CASE#: C8-2017-0064.0A ADDRESS: 4627 MARLO DR.

PROJECT: RESUBDIVISION OF LOT 9, BLOCK 1,

MARLO HEIGHTS, SECTION 2

CASE MANAGER: CESAR ZAVALA

## RESUBDIVISION OF LOT 9, BLOCK 1, **MARLO HEIGHTS, SECTION 2**

OWNERS CONSEN

Thrial HBMAS PHILPOIT, owner of ted 9, Block 1, Marta Heights, Section 2, a subdivision recorded in Violante 5, Fagar 89 of the Fig. Records of Trans County, Teams, and conveyed to me by instrument lot record in Discusioned Na. 2012/2019956, of the Official Public Records of Trans County, Teams, and subdivision having teen approved to resubdivision programs to the public medification and hearing provision of chapter 21/2014, of the Local Government Code, do hereby resubdivide Lot 9, Block 1, Marth Heights, Section 2 in accordance with the map or plat distanced hearth, to be known os:

98

12,577 SQ. FT. 5750 SQ. FT. 18,327 SQ. FT.

(0.289 ACRES) (0.421 ACRES)

AREA TABULATION

JULIANA & GIORGIO FURIOSO DOC. 2013180077

BLOCK

MARLO HEIGHTS, SECTION 2 VOL. 5, PG, 89

BLOCK !

RESERVATION EASEMENT WITHOUT A DETAILED

COVER TO BE DRAMAGE

SPECT/

S

CYNDHA BOND DOC 2006159542

MARLO HEIGHTS, SECTION 2 VOL 5, PG 89

**LOT 98** 5750 SQ. FI.

**LOT 9A** 12,577 SQ.

1889 3 ALERS 5

MARLO DRIVE

50.85 0 N SQ 20 10

RESURDINYSION OF LOT 9, BLOCK 1, MARLO HEIGHTS, SECTION 2

and do hereby de-shown thereon. S and not released. hereby dedicate to the public use of the streets and easements as thereon. Subject to any easements and restrictions heretofore granted

the

day

C1 S 62:49'57' E 44.91' 104.96' 45.28' C2 H 85'52'47' E 57.63' 104.96' 58.38'

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1 107

MARLO HEIGHTS, SECTION 2 BLOCK J NOV. S. PG 89

1012

COORDINATES ARE BASED ON NAD 198 TEXAS STATE PLANE, CENTRAL ZONE

11 N 39'30'21" W 8.33"

STANDARD MORTCAGE I SUBDIVISION NO 2 NOL 24, PG 40 JAMES IVERY DOC 2007209955

LOT 24

Comma To 45 Se To 1 30 As

MARLO DRIVE N 50725'00" # 81.35'

ENE HERENI SES

VICINITY MAP

3132518.921 101 3

MARLO HEIGHTS, SECTION 2

1/2" REMA TEURO
1/2" CAPTE MEMA TEURO
1/2" C

HOMAS PHILPOTT 4627 MARLO DRIVE AUSTIN, FEXAS 78723

NOTARY'S CERTIFICATE

Before me, the undersigned outborfly, on this day personally appeared HiQM PHILFOH, known by me to be the person whose name is subscribed to the foregong institutional and ocknowledged to me that they executed the same the purposes and considerations expressed therein. day personally appeared THOMAS for

GENERAL

NOTES

GWEN UNDER MY HAND AND SEAL OF OFFICE ING the day

Notary Public in and For State

GIY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_ A.

3. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUPERINSON, DRAINAGE PLANS WALL BE SUBMITED TO THE CITY OF AUSTIN FOR REFER. RAINFAL ERM-OFTS SHALL BE HELD TO THE ANOUNT EXISTING AT UNDEVELOPED STATUS BY POADONG OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OF SITE ALL PRINCIPLES APPROVAL OF A SEPARATE

PRIOR 10 CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT SUBDINISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE

4. NO LOT SHALL BE OCCUPED UNTIL THE STRUCTURE IS CONNECTED CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

70

DEVELOPMENT PERMIT

R, DEVELOPMENT S, THIS THE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF CITY OF AUSTIN, TEXAS, ON THIS THE \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2017 2017 5. HE WATER AND WASTEWATER UTUTY SYSTEM SERVING HIS SUBDIVISION MUST BE IN ACCORDANCE WITH HE CITY OF AUSTIN UTILITY DESIGN CRITICAL. HE WATER AND WASTEWATER UTUTE PLAN MUST BE REQUESTED AND APPROVED BY HE AUSTIN WATER UTUTY, ALL WATER AND WASTEWATER CONSTRUCTION MUST BE MISPECTED BY HE CITY OF AUSTIN. HE LANDOWNER MUST PAY THE CITY MISPECTION HE UTUTY CONSTRUCTION. 6 THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OFFERATION, MANTEMANCE, REPUR, REPURZEMENT, UPGROBE, DECOMINISSEMMEN, AND DERIOUNG OF WAITER AND/OR WASTEWATER FACULTIES AND APPURTENANCES. NO OBJECTS, NECLORNE BUT NOT LIMITED TO, BUILDINGS, RETMAING WALLS, TREES OR OTHER STRUCTURES ARE FERMITED IN WAITER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WAITER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN

7 BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

B. NO BURDWOS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAMAGE EXSEMENTS EXCEPT AS APPROVED BY THE CITY OF QF.

DRAIMAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MANNTAINED OPERTY OWNER OR HIS ASSIGNS.

10. PROPERTY MAY BE NECESS AUTHORITIES. ROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAWAGE EASEMENTS AS RECESSARY AND SHALL NOT PROHIBIT ACCESS BY COVERNMENTAL

11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSIORS AND ASSIGNS, ASSUMES RESPONSIBLLY TOR PLANS FOR CONSTRUCTION OF SUBDIVISION INFORMATION AND PROPERTY OF THE CONTROL OWNER AND ASSIGNATION OF THE CONTROL OWNER AND ASSIGNATION OF THE CONTROL OWNERS AND ACKNOWLEDGES HAT PLAN FOR THE OWNER OWNERS AND ACKNOWLEDGES AND PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS AT THE

DAMA DEBEAUWOR, COUNTY CLERK TRAVIS COUNTY

this the

, day of

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK

oʻclock \_\_\_M. ot said County and State in Document Number

A.D., at

 ALL STREETS, DRAINGE, SUDEWAKS, EROSION CONTROLS, AND WATER WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO OF AUSTIN STANDARDS. 9 Å

PAGE 1 OF

DEPUN

 ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDINISION, "MARLO HEIGHTS, SECTION 2", RECORDED IN BOOK 5, PAGE 89, PLAT RECORDS, TRANS COUNTY, TEXAS SHALL APPLY TO THIS RESUBDINISION PLAT. 13. AUSIM ENERGY HAS THE RIGHT TO CUT AND/OR PEMONE TREES, SIRKUBERFY AND OTHER DESTRUCTIONS TO THE EXTENT MICESSIRY TO KEEP HIS EXSENTING CLEAR, AUSTIM CHERGY WILL PERFORM ALL TREE WORK IN COMPLANCE WITH CHAPTER 25—B, SUBCHAPTER B OF THE CITY OF AUSTIM LIAND DEVELOPMENT CODE.

IN THE OWNER/DEVELOPER OF THIS SUBDIMSION/LOT SHALL PROWDE AUSTIN EMPREY WITH ANY EXSENSIAL HAD/OR ACCESS REQUERD, IN ADDITION TO THISSE MONEYARD, FOR THE RESIDLATION AND ONCROSS AMMITTENANCE OF DEPEREED AND RESIDENCIA AND ONCROSS AMMITTENANCE OF DEPEREED AND RESIDENCIA AND THE SECONDED TO PROWNE ELECTRIC SERVICE TO THE BUILDING AND WILL HAVE BE LOCALED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

THE DWINER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT, IS. THE OWART SHALL BE RESPONSIBLE FOR INSTALLATION OF ELEPISERY FROCKION CONTROL, REPORTED HOW THE PROTECTION WAS ADDITION, HE FROCKED FOR ANY INTERPRETATION OF THE PROPOSED FOR HAVE AND PROFESS OF REMOVAL THAT IS WITHIN THE TEST OF THE CHIEFE WAS OF THE PROPOSED OFFREADO HAVE CHIEFE WAS OF THE PROPOSED OFFREADO FOR THE PROPOSE

16 IG. BY APPROVING HIS PLAT, HE CITY OF AUSTIM ASSUMES NO OBLICATION TO CONSTRUCT ANY MEMBEROLUNE IN CONNECTION WITH HIS SUBDIVISION ANY SUBDIVISION THE COST IN THE CONTROL OF THE COST IN THE CONTROL OF THE COST IN THE COST OF THE COST SAMULATOS MAY BE AUST COURT OF THE COST ODERNY OF THE COST SAMULATOS MAY BE AUST COURT OF THE COST ODERNY APPLICATIONS FOR CEPTAIN DESCRIPTING FOR MISSING FOR CEPTAIN DESCRIPTING MISSING BUILDING PERMITS. SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY

17. THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTUE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPRO IMPROVEMENTS

EROSION/SEDMENIATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON TH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA

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

HEALTH ADMAISTRATION (DSHA) REDULATIONS, CITY OF AUSTIM MELTS AND TOWN STATE LAWS PERMANNE (O CLEARANCES WHEN WERKARG IN CLOSE PROMIMITY TO OVERHEAD POWER HOUS AND COUNTRIENTH AUSTIM REFEROY WILL NOW SHOULD AND CHARACTES ARE MANIFARD ALL COSTS WILLIAMS DEFOUNDED CLEARANCES ARE MANIFARD. ALL COSTS WILL BE CHARGED TO THE OWNER. 20. HE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCE REQUIRED BY THE MATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND

2) PUBLIC SOEWAKS, BUILT TO CITY OF AUSTIM STANDARDS, ARE REQUIRED ALDNO MARIO BRIEFA SE SHOWN BY A DOITED UNE ON HE FABLE OF HIS PLAST. BROOK TO THE TO RECOUNT OF A PLAST. BROWNESS SHALL BE IN PLACE PROPORTO THE TOT RESULT IN HE REQUIRED SOEWAKS MAY RESSULT IN HE WITHER DEPORTED TO CONSTRUCT THE REQUIRED SOEWAKS MAY RESSULT IN HE WITHER DEPORTS. BY DECEMPANT, BUILDING FEMILS OR UNITY. CONNECTIONS BY THE GOVERNING BODY OR UTILITY

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

23. DERCIONEDI ACTIBIT FOR SINGLE FAMILY OR DUPLEX USE FOR LOTS 9A MAD 98 IS NOT SUBJECT TO DRAINAGE CRITERA MANUAL, 1,2,2(D) OR (E) IN ACCOGNANCE WITH DRAINAGE CRITERA MANUAL SECTION 1,2,2(G) AND ENGINEER'S CEPITIFICATION DATED SEPTEMBER 14, 2017.

WASTEWATER LINES SHI NOT CROSS LOT LINES. 24. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND WASTEWATER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL

COUNTY OF TRAVIS STATE OF TEXAS

I victor M. Gazza, am Regetered in the State of Teros to practice the profession of land surveying, and do treatly certify that this plot complete with the rules and regulations of Taros County, Teros, and Title 30 of the Austin City Code, us unmodels, and that soci plot was prepared from a physical survey of the property under my direct supervision.

Date: 02/12/18

Victor M. Carza Vegistered Professional Land Surveyor No.4740, State of Texas 1404 West North Loop Blvd. Austin, Texas 78756 (512) 458--6969

I. Anthony Goode, am authorized under the laws of the State of Texas to practice the profession of regreering and hereby certify that this plot is feasible from an engineering strategion and complies with the engineering related portions of the City of Austin Subdivision Ordinance.

No portion of this subdivision is within a special flead hazard area as iden the Federal Emergency Management Agency as shown on the Federal Flood Insurance Rate Map No. 4845350470K, dated January 6, 2016. identified by

Date

Anthony Goode, P.E. No. 97263 Cude Engineers - Austin, LLC, IBFE No. F-19070 413 S West Drive Leander, Texas 78641 (512)260-9100

02/12 06/20 02/15/





CASE # CB-2017-0064.0A
PLAT PREPARATION DATE: 11/10/16
APPLICATION SUBMITTAL DATE: 03/28/17 B & G SURVEYING, LLC

WWW.BANDGSJRYCY.COM 1404 West North Loop Blvd. Austin, Texas 78756 Office \$12\*458-6985

REVISION: REVISION: REVISION:

: B1104116\_PLAT 11/10/16 1-40



## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing;
   and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: <a href="http://www.austintexas.gov/development">http://www.austintexas.gov/development</a>.

Austin, TX 78767-8810

Cesar Zavala

P. O. Box 1088

City of Austin – Development Services Department / 4th Floor

If you use this form to comment, it may be returned to:

comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person contact person listed on the notice) before or at a public hearing. Your Comments: WHEN SOMEONE IS WILLING TO Daytime Telephone: 512-569-5063 listed on the notice. Your address(es) affected by this application Your Name (please print) Written comments must be submitted to the board or commission (or the 5007 PECAN SPRINGS RO Public Hearing: April 10, 2018, Planning Commission Contact: Cesar Zavala, 512-974-3404 or Case Number: C8-2017-0064.0A MIKE WILSON CIM CREATE MORE DENSITY IN THE INNER Elsa Garza, 512-974-2308 I Supposed THEM Signature 100% I am in favor 3-28-18 J 1 object Date

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- appearing and speaking for the record at the public hearing;
   and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
   is an officer of an environmental or neighborhood organization that
- is an officer of an environmental or neighborhood organization that
  has an interest in or whose declared boundaries are within 500 feet of
  the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: <a href="http://www.austintexas.gov/development">http://www.austintexas.gov/development</a>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

If you use this form to comment, it may be returned to: City of Austin – Development Services Department / 4 <sup>th</sup> Floor Cesar Zavala P. O. Box 1088 Austin, TX 78767-8810	If y Cit Ces P. 0
Daytime Telephone:	Cor
Signature O3/38/18	7
Your address(es) affected by this application	You
Your Name (please print)	You
Case Number: Co-2017-0004.0A Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308 Public Hearing: April 10, 2018, Planning Commission	
Case Number: C8-2017-0064 0A	