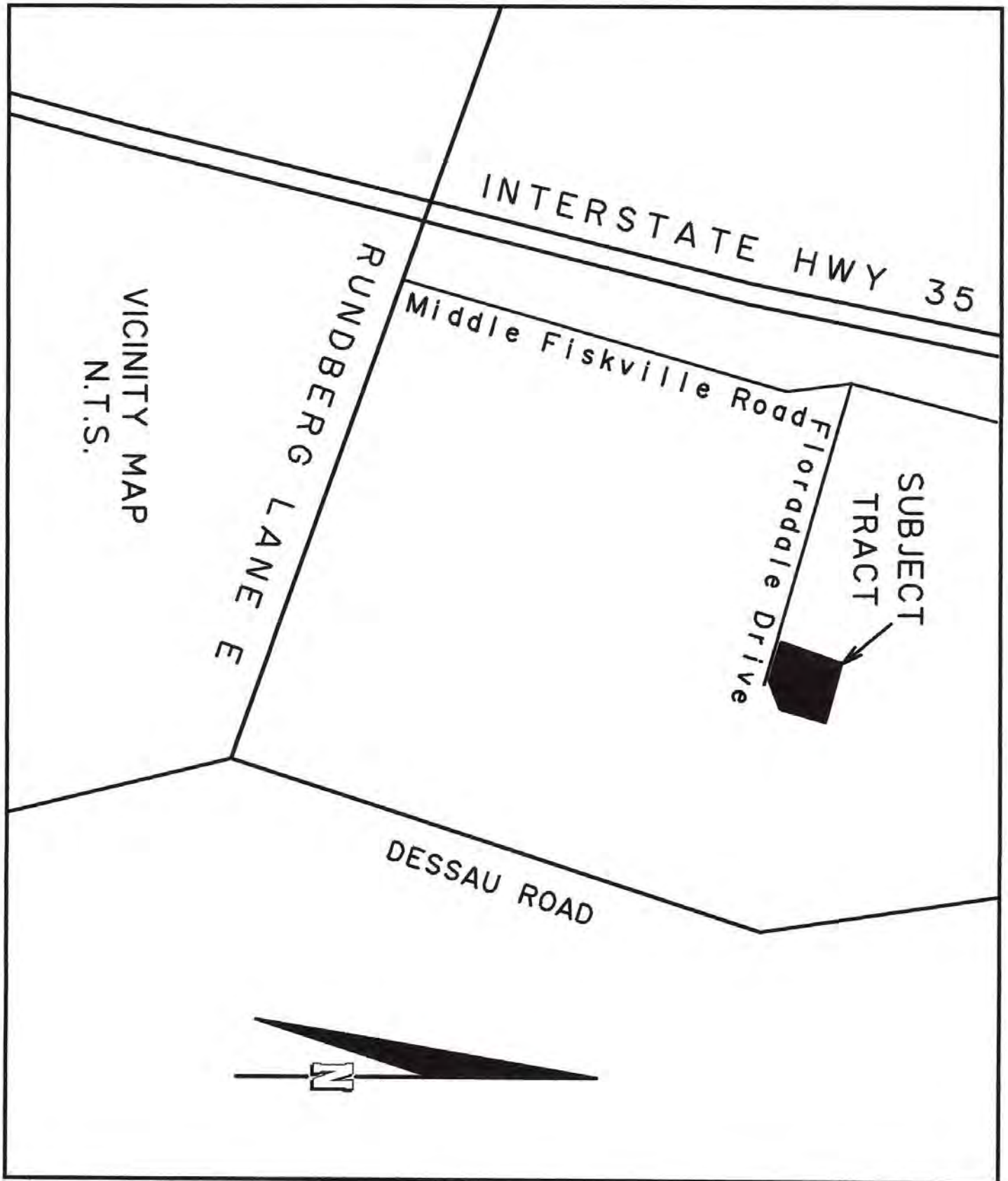


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0236.0A**PC DATE:** April 10, 2018**SUBDIVISION NAME:** Resubdivision of Lot 12-A, Block K of North Acres Section 3**AREA:** 0.48 acre**LOTS:** 2**APPLICANT:** Sean Kubicek**AGENT:** Prossner and Associates, Inc.
(Kurt Prossner)**ADDRESS OF SUBDIVISION:** 1108 Floradale Drive**GRIDS:** MM30**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-2-NP**DISTRICT:** 1**LAND USE:** Residential**NEIGHBORHOOD PLAN:** Windsor Road NP**SIDEWALKS:** Sidewalks will be constructed along Floradale Drive and Cy Lane.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 12-A Block K of North Acres Section 3. The plat is comprised of 2 lots on 18,647 sf (0.48 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 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.

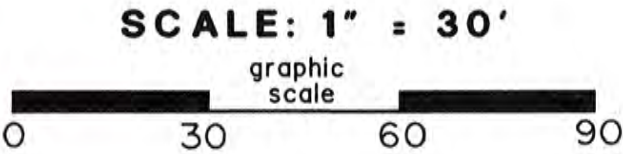
PLANNING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



RESUBDIVISION OF
LOT 12-A BLOCK K
NORTH ACRES
SECTION THREE

PLAT PREPARATION DATE: October 25, 2017
APPLICATION SUBMITTAL DATE: November 2, 2017

LOT SUMMARY	
Number of Lots =	2
LOT 12-A1 =	10,887 Square Feet
LOT 12-A2 =	7,760 Square Feet
TOTAL AREA =	18,647 Square Feet



THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:
That, Chet Ltg, LLC, owner of all of Lot 12-A, Block K, North Acres, Section Three, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 37 Page 12 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document No. 2017002690 of the Official Public Records of Travis County, Texas, and 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 lot in accordance with the attached map or plat to be known as

RESUBDIVISION OF LOT 12-A BLOCK K
NORTH ACRES SECTION THREE

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the ____ day of _____, A.D. 20__

Sean B. Kubicek Registered Agent for
Chet Ltg, LLC
3810 Medical Parkway Suite 232
Austin, Texas 78756

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 20__, did personally appear Sean B. Kubicek, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he 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 _____, 20__, 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 _____, 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

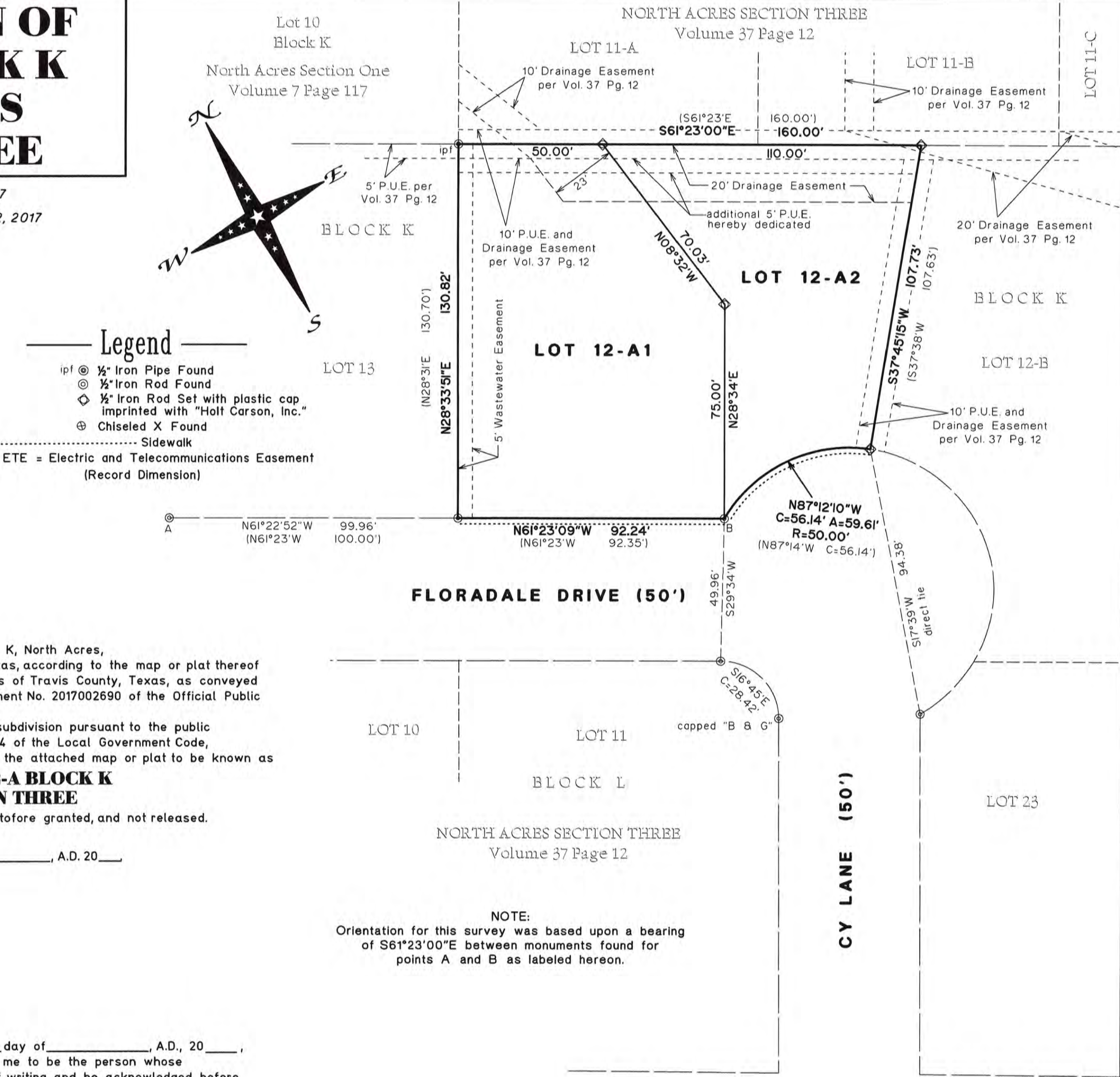
This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the ____ day of _____, 20__.

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

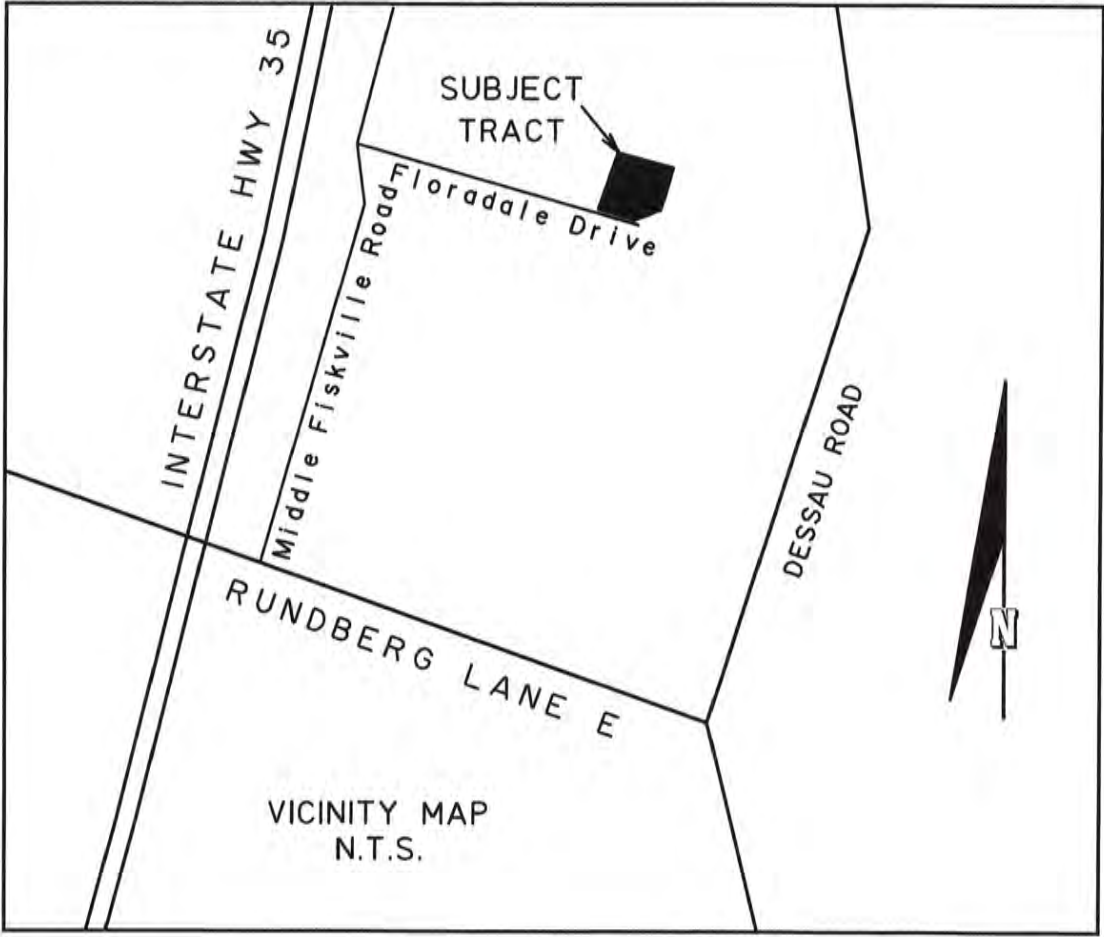
J. Rodney Gonzales, Director, Development Services Department

ACCEPTED and AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the ____ day of _____, A.D., 20__.

Stephen Oliver, Chair James Shieh, Secretary



NOTE:
THE WATER AND 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, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.



RESUBDIVISION OF
LOT 12-A BLOCK K
NORTH ACRES
SECTION THREE

PLAT PREPARATION DATE: October 25, 2017
APPLICATION SUBMITTAL DATE: November 2, 2017

- NOTES:
- 1. No portion of this subdivision is within the boundaries of any special flood zone area according to the Federal Flood Administration FIRM Panel No. 48453C 0460 K, dated January 6, 2016.
 - 2. All restrictions and notes from the previous subdivision, North Acres Section Three, recorded in Volume 37 Page 12, Travis County Plat Records, shall apply to this resubdivision plat.
 - 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 plat 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 City of Austin zoning ordinance requirements.
 - 5. 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.
 - 6. 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: Foradale 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 of utility company.
 - 7. 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 1.5.3.9. The manual is available on Austin Energy's website under contractors/electric service design and planning.
 - 8. Austin Energy has the right to prune and/or remove trees and shrubbery and other 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 shall 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. 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.
 - 12. Any relocation of electric facilities shall be at landowner's/developer's expense.
 - 13. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
 - 14. The landowner is responsible for providing separate water and wastewater and services to each lot in compliance with City criteria.
 - 15. 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.
 - 16. Prior to construction on lots in this 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.
 - 17. Slopes in excess of 15% exist on Lot 12-A2. Construction on slopes is limited per the Land Development Code.
 - 18. A fee-in-lieu of parkland dedication and park development has been paid for 1 residential unit. No fee was charged for the existing residence.

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). I hereby 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 Title 30, Land Development Code.

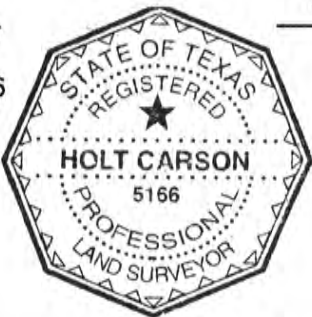
No portion of this subdivision is within the boundaries of the 100-year flood plain (Zone X) according to the Federal Flood Administration FIRM panel 48453C 0460 K, dated January 6, 2016.

Kurt Prossner P.E. 58191
PROSSNER and ASSOCIATES
13377 Pond Springs Road
Austin, Texas 78729
(512) 918-3343

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 Fortview Road Austin, Texas 78704
(512)-442-0990



2-18-2018
Date

1000110

From: [Jerry Potter](#)
To: [Hopkins, Steve](#)
Subject: 1108 Floradale Resubdivision
Date: Thursday, March 29, 2018 7:26:08 PM

Good afternoon Steve,

Please consider this email my formal objection to the resubdivision of 1108 Floradale.

One issue we did not discuss today is how badly that lot FLOODS during heavy rains. Now that the City has “Capped” our streets after Installing the sewer system, the issue has been exacerbated as there are now virtually no curbs where there were previously sufficient water diversion curbs.

Thanks again for your time!

Jerry Potter
10203 Cy Lane
Austin, 78753

Sent from my iPad