

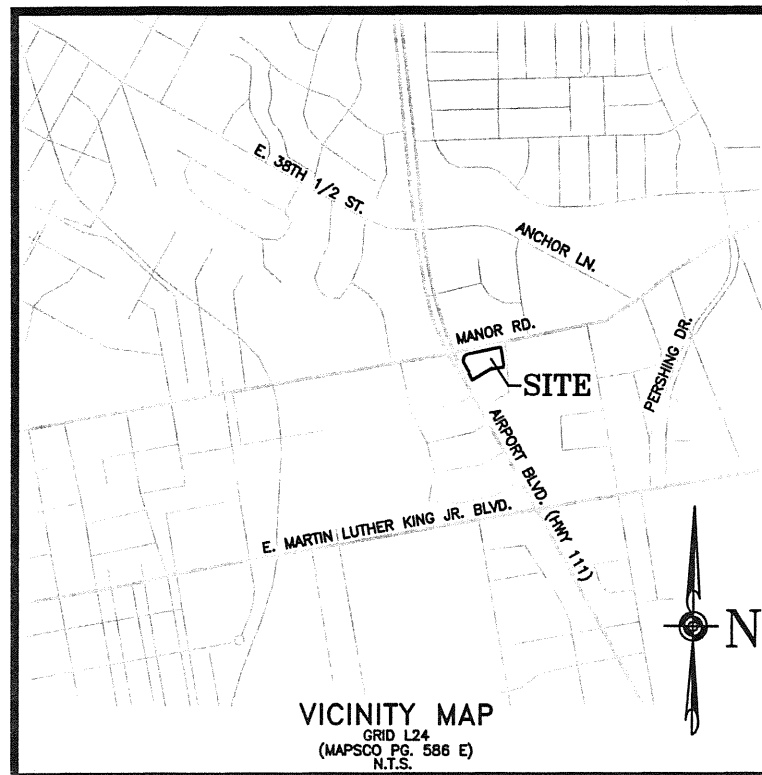
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0126.0A**PC DATE:** April 9, 2019**SUBDIVISION NAME:** Lot 1A, Airport & Manor Road Subdivision**AREA:** 1.4 acres**LOTS:** 1**APPLICANT:** CVS Pharmacy, Inc. (Toni A. Motta)**AGENT:** Permit Partners, LLC (Jennifer Hanlen)**ADDRESS OF SUBDIVISION:** 13910 N FM 620 Rd**GRIDS:** ML24**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**ZONING:** TOD-NP (MLK TOD Station Area Plan, Corridor Mixed Use)**DISTRICT:** 1**LAND USE:** Commercial**NEIGHBORHOOD PLAN:** East MLK Combined NPA**SIDEWALKS:** Sidewalks will be constructed along Airport Boulevard and Manor Road.

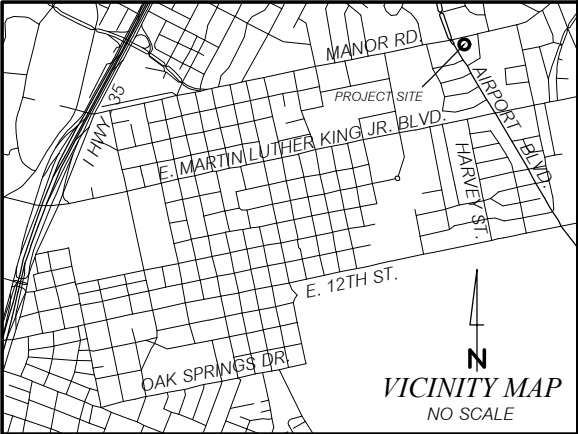
DEPARTMENT COMMENTS: The request is for the approval of the Lot 1A Airport & Manor Road plat, a resubdivision comprised of one lot on 1.4 acres. The applicant proposes to combine four existing lots and a portion of vacated right-of-way, into a single lot for commercial use. The proposed lot complies 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

**CVS PHARMACY #11210
SEC - AIRPORT BLVD. & MANOR RD.
AUSTIN, TX**



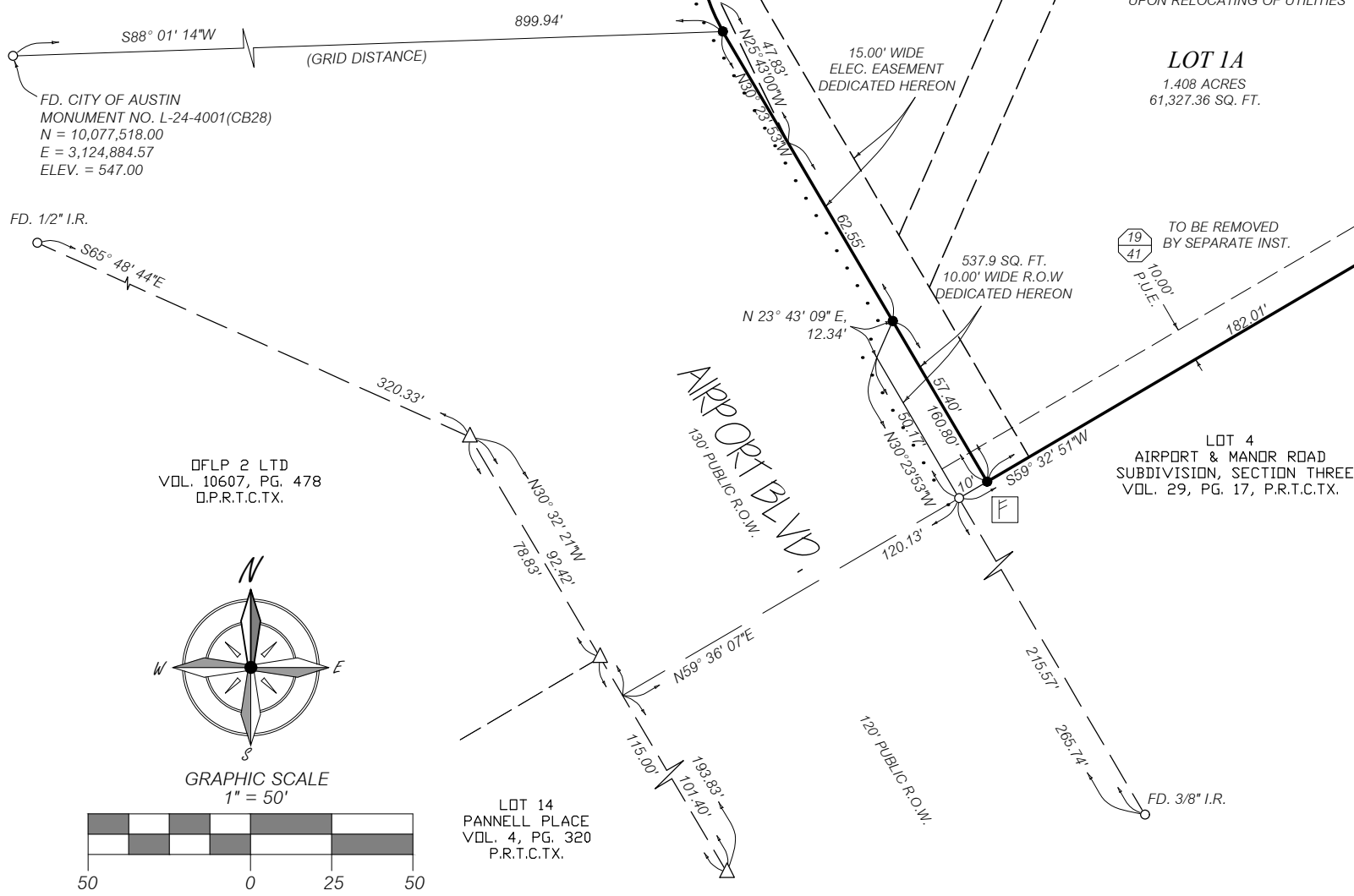


MONUMENT LEGEND / NOTE:

- = FOUND MONUMENT AS DESCRIBED
- = 5/8" IRON ROD W/ CAP STAMPED "SPOT ON SURVEYING"; SET.
- △ = CALCULATED POINT
- A = FD. 1/2" IRON PIPE.
- B = FD. 1/2" IRON ROD.
- C = FD. IRON ROD W/ CAP ILLEGIBLE.
- D = FD. 5/8" IRON ROD.
- E = FD. 3/4" IRON PIPE.
- F = FD. SCRIBED "+" IN CONCRETE.
- G = FD. CONCRETE MONUMENT.

LINE TYPE LEGEND:

- ADJOINING LOT LINE
- BOUNDARY
- RIGHT OF WAY
- EASEMENT
- ... SIDEWALK

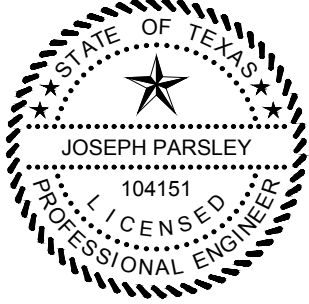


1. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
2. INTENTIONALLY DELETED.
3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTE WATER UTILITY SYSTEM.
4. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN 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.
5. PRIOR TO CONSTRUCTION, EXCEPT FOR DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
6. 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 OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. 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.
8. 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 25-8, 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, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR 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 CHAPTER 25-8 OF 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 TREE 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. 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.
12. INTENTIONALLY DELETED.
13. 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.
14. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISIONS SHALL APPLY TO THIS RESUBDIVISION PLAT.
15. INTENTIONALLY DELETED.
16. INTENTIONALLY DELETED.
17. 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: AIRPORT BLVD., MANOR RD. AND THEO 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 OR UTILITY COMPANY.
18. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
19. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
20. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
21. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
22. 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 THE UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT 1A REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
23. THE PUBLIC UTILITY EASEMENT INDICATED ON THIS PLAT IS 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 THIS EASEMENT EXCEPT AS APPROVED BY AUSTIN WATER.

ENGINEER'S CERTIFICATION:

I, JOSEPH PARSLEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT PROVISIONS CONTAINED ON THIS PLAT COMPLY WITH TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE OF ORDINANCES AND DRAINAGE POLICIES ADOPTED BY THE CITY OF AUSTIN AND OTHER FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS IN EFFECT ON THIS DATE. THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE, PER NFIP FIRM PANEL NUMBER 48453C0465J, DATED JANUARY 6, 2016 FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

DATE: _____
JOSEPH PARSLEY - P.E. 104151
CARLSON CONSULTING ENGINEERS, INC.,
7068 LEDGESTONE COMMONS
BARTLETT, TN. 38133
TEXAS FIRM NO.: F-9624



LOT 1A, AIRPORT & MANOR ROAD SUBDIVISION BEING A RESUBDIVISION OF LOTS 1-3, AIRPORT & MANOR ROAD SUBDIVISION, SECTION ONE, AND LOT 10, AIRPORT AND MANOR ROAD SUBDIVISION, SECTION THREE IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

REFERENCE LEGEND:

- D.R.T.C.TX. = DEED RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. = PLAT RECORDS, TRAVIS COUNTY, TEXAS
- E.D.E. = ELECTRIC DISTRIBUTION EASEMENT
- E.T.E. = ELECTRIC TELECOMMUNICATIONS EASEMENT
- E.F.E. = ELECTRIC FIBER EASEMENT

- VOLUME P.R.T.C.TX. PAGE
- VOLUME D.R.T.C.TX. PAGE

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOWN ALL MEN BY THESE PRESENTS:
THAT CVS PHARMACY, INC., A RHODE ISLAND CORPORATION, BEING OWNERS OF 1.423 ACRES OF LAND IN THE CITY OF AUSTIN, COUNTY OF TRAVIS, STATE OF TEXAS SAID 1.423 ACRES BEING LOTS 1 AND 2, OF THE AIRPORT & MANOR ROAD SUBDIVISION, SECTION ONE, BEING A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 19, PAGE 41, PLAT RECORDS, OF TRAVIS COUNTY, TEXAS, AND LOT 10, OF THE AIRPORT & MANOR ROAD SUBDIVISION, SECTION THREE, BEING A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 29, PAGE 17, PLAT RECORDS, OF TRAVIS COUNTY, TEXAS, BEING CONVEYED TO US BY SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 2018193186, OF OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; TOGETHER WITH LOT 3, OF SAID AIRPORT & MANOR ROAD SUBDIVISION, SECTION ONE AND THAT 0.32 ACRES OF LAND BEING THAT AREA OF RIGHT OF WAY CONVEYED TO US BY SPECIAL WARRANTY DEED RECORDED AS INSTRUMENT NO. 2018193185, OF OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARINGS PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID DESCRIBED PROPERTY IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

(LOT 1A, AIRPORT & MANOR ROAD SUBDIVISION BEING A RESUBDIVISION OF LOTS 1-3, AIRPORT & MANOR ROAD SUBDIVISION, SECTION ONE, AND LOT 10, AIRPORT AND MANOR ROAD SUBDIVISION, SECTION THREE).

AND DO HEREBY DEDICATE TO THE PUBLIC USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

CVS PHARMACY, INC.
A RHODE ISLAND CORPORATION

BY _____ DATE
TONI A. MOTTA, ASSISTANT SECRETARY

CVS LEGAL APPROVAL
JOHN J. BOLTON, ESQ.
HINCKLEY, ALLEN & SNYDER LLP

STATE OF RHODE ISLAND §
COUNTY OF PROVIDENCE §
KNOWN ALL MEN BY THESE PRESENTS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE ____ DAY OF _____, 20____ BY TONI A. MOTTA AS ASSISTANT SECRETARY OF CVS PHARMACY, INC., KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES HEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20____, A.D.

DATE
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOWN ALL MEN BY THESE PRESENTS:
I, DANA DEBEAUVOR, 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. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN INSTRUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

BY _____, DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ____ DAY OF _____, 20____.

JAMES SHIEH, CHAIR

PATRICIA R. SEEGER, SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____ AD.

APPROVED, ACCEPTED, AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____ AD.

STEVE HOPKINS, FOR:
DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

BASIS OF BEARINGS:
THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

FLOODPLAIN NOTE:
THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE, PER NFIP FIRM PANEL NUMBER 48453C0465J, DATED JANUARY 6, 2016 FOR THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

SURVEYOR'S NOTE:
ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:
I, SCOTT A. HAHN, AM REGISTERED IN THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE RULES AND REGULATIONS OF TRAVIS COUNTY, TEXAS AND CHAPTER 25 OF THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN, AS AMENDED, AND THAT SAID PLAT WAS PREPARED FROM A PHYSICAL SURVEY OF THE PROPERTY UNDER MY DIRECT SUPERVISION.

DATE: 2019/03/06
SCOTT A. HAHN - RPLS NO. 6375
SPOT ON SURVEYING, INC.
614 JERRY'S LANE
BUDA, TX. 78610
TEXAS FIRM NO.: 10193894 - SOS J/N:0016-18-008
DATES:
FIELD WORK COMPLETED - APRIL 18, 2018
MAP COMPLETED - JULY 27, 2018

