

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2018-0120.0A

**ZAP DATE:** August 7, 2018

**SUBDIVISION NAME:** ExecuTesla Subdivision

**AREA:** 0.16

**LOT(S):** 1

**OWNER/APPLICANT:** ExecuTesla LLC

**AGENT:** Urban Design Group (Candace Craig)

**ADDRESS OF SUBDIVISION:** 2705 East State Highway 71 Service Road WB

**GRIDS:** N17

**COUNTY:** Travis

**WATERSHED:** Colorado River

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** CS-CO

**DISTRICT:** 2

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** Commercial

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the ExecuTesla Final Plat. The proposed Resubdivision plat is composed of 1 lot on 0.16 acres. The applicant proposes to make a legal lot out of a portion of a previously approved legal lot for proposed commercial use. All utilities will be provided by the City of Austin. The developer is responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

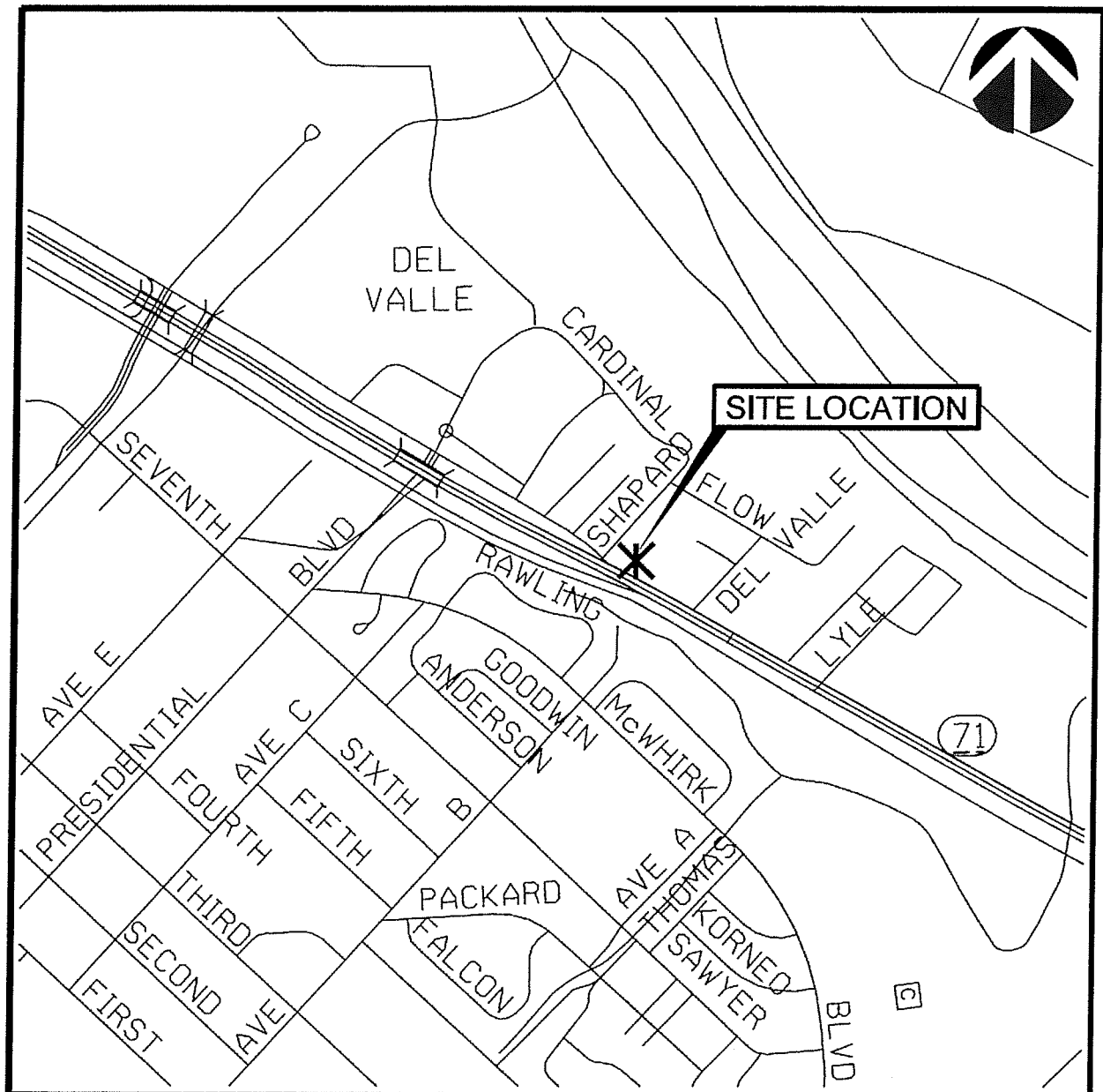
**PHONE:** 512-974-2786

**E-mail:** [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)

## A-1: LOCATION MAP

EXECUTESLA

2705 EAST STATE HIGHWAY 71  
AUSTIN, TX 78617



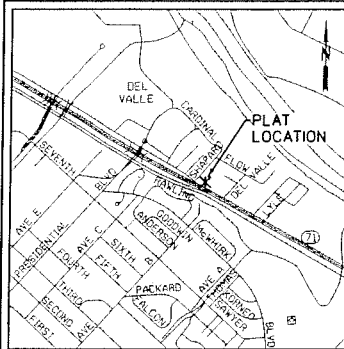
NOT TO SCALE

COA GRID #N17, MAPSCO PG # 647K

## EXECUTESLA

APPLICATION SUBMITTAL DATE: JULY 26, 2018

ORIGINAL PREPARATION DATE: 2/29/2018



LOCATION MAP NOT TO SCALE

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

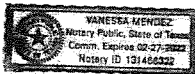
THAT EXECUTESLA LLC, BEING OWNER OF 0.16 OF AN ACRE BEING A PORTION OF LOT 1, GREGG & BRYANT SUBDIVISION, A SUBDIVISION OF RECORD IN BOOK 32, PAGE 44, PLAT RECORDS, TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2016216357 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 0.16 OF AN ACRE IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

EXECUTESLA

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

WITNESS MY HAND THIS THE 22 DAY OF March 2019, A.D.

TIM SPRES  
CONSTRUCTION OFFICER  
EXECUTESLA LLC,  
2604 LITTLE ELW TRAIL  
CEDAR PARK, TX 78613



THE STATE OF TEXAS

THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TIM SPRES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE,  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

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 ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

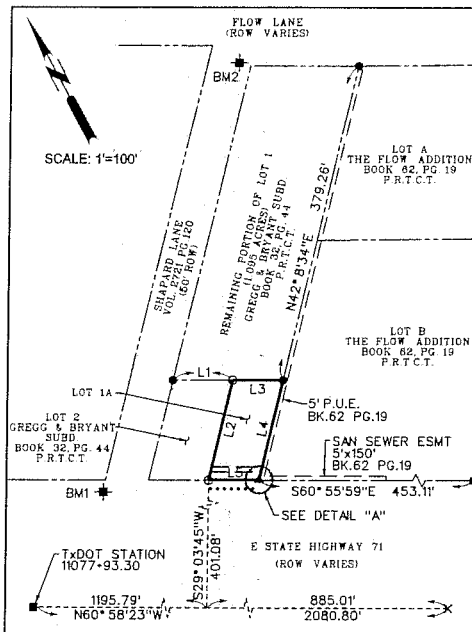
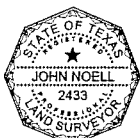
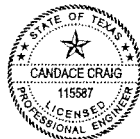
I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY:

DEPUTY



## LINE TABLE

ID	BEARING	DISTANCE
L1	N61° 03'17\"W	70.00'
L2	N42° 07'23\"E	119.95'
L3	S61° 03'17\"E	59.51'
L4	S42° 01'32\"W	120.03'
L5	N60° 56'15\"W	59.69'

## LEGEND

+	BENCHMARK
○	IRON ROD SET
●	IRON ROD FOUND
---	BOUNDARY LINE
---	LOT LINE
---	EASEMENT LINE
-----	SIDEWALK LOCATION (REF NOTE 3)
---	PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
ELEC.	ELECTRIC
T-DOT	T-DOT MONUMENT FOUND
X	"X" FOUND
Δ	PK NAIL SET WITH UDG WASHER

## BENCHMARK INFORMATION:

BM1: SQUARE CUT ON TOP OF AN EXISTING CULVERT LOCATED AT SOUTHWEST CORNER OF SHAPARD LN (50 FOOT RIGHT-OF-WAY) AND STATE HIGHWAY 71 (RASTROP HIGHWAY/RIGHT-OF-WAY VARIES)  
TXDOT STATION: 10288+65, 187.14' LT OF STATE HIGHWAY 71 CENTERLINE  
ORTHO: 489.63 (NVD 88, GEOID 12B)  
GRD COORDINATES: N=10050853.05, E=3142423.97

BM2: COTTON SPINDLE SET AT EDGE OF PAVEMENT AT THE SOUTHEAST RETURN OF SHAPARD LANE (50 FOOT R.O.W.) AND FLOW LANE (60 FOOT R.O.W.)  
ORTHO: 491.67 (NVD 88, GEOID 12B)  
GRD COORDINATES: N=10051219.43, E=3142803.85

## BEARING BASIS:

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE. ALL BEARINGS, DISTANCES AND ACRES SHOWN HEREON RELATE TO THIS DATUM AND GRID COORDINATE SYSTEM.

## ENGINEER'S CERTIFICATE:

I, CANDACE CRAIG, P.E. NO. 115587, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

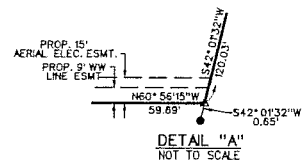
NO PORTION OF THIS TRACT IS LOCATED WITHIN THE BOUNDARIES OF THE 160-YEAR FLOOD HAZARD AREA, AS INDICATED ON FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 484530690M, DATED JANUARY 6, 2006.

Candace Craig  
CANDACE CRAIG, P.E. 115587  
DUNAWAY/UDG  
TEXAS FIRM # F-1114  
5707 SOUTHWEST PARKWAY  
BUILDING 2, SUITE 250  
AUSTIN, TEXAS 78735  
(512) 306-8252

## SURVEYOR'S CERTIFICATE:

I, JOHN NOELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT, COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON

John Noell  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 2433  
TEPLS FIRM NO. 10065900



## GENERAL NOTES:

- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN LAND DEVELOPMENT CODE.
- ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG E SH 71 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG E SH 71 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE 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.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 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.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY 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 OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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.
- 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.
- 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 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.
- 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.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCE 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.
- 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.
- DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, GREGG & BRYANT SUBDIVISION, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- 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.

**DUNAWAY/UDG**  
TX Registered Engineering Firm #F-1114  
5707 Southwest Parkway  
Building 2, Suite 250  
Austin, TX 78735  
Phone: 512-347-0040