

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0142.0A**COMMISSION DATE:** October 12, 2021**SUBDIVISION NAME:** Resubdivision of Lot 2, Granberry Park Section 1**ADDRESS:** 1809 Parker Lane**APPLICANT:** Parker Lane Partners, LLC**AGENT:** Thrower Design (Ron Thrower)**ZONING:** SF-3-NP (single family residence)**NEIGHBORHOOD PLAN:** Riverside**AREA:** 0.482 acres (20,995.9 sf)**LOTS:** 2**COUNTY:** Travis**DISTRICT:** 3**WATERSHED:** Lady Bird Lake**JURISDICTION:** Full Purpose**VARIANCES:** none**DEPARTMENT COMMENTS:**

The request is for the approval of the Resubdivision of Lot 2, Granberry Park Section 1 subdivision composed of 2 lots on 0.482 acres. The applicant is proposing a 2 lot subdivision for residential uses.

STAFF RECOMMENDATION:

Staff recommends approval of the case, the plat meets applicable State and City of Austin LDC requirements.

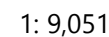
CASE MANAGER: Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat



Property Profile
















0.3 0 0.14 0.3 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Legend

- Street Labels**
-  **Council District**
- Jurisdiction**
-  FULL PURPOSE
 -  LIMITED PURPOSE
 -  EXTRATERRITORIAL JURISDICTION
 -  2 MILE ETJ AGRICULTURAL AGR
 -  OTHER CITY LIMITS
 -  OTHER CITIES ETJ
- Jurisdiction**
-  FULL PURPOSE
 -  LIMITED PURPOSE
 -  EXTRATERRITORIAL JURISDICTION
 -  2 MILE ETJ AGRICULTURAL AGR
 -  OTHER CITY LIMITS
 -  OTHER CITIES ETJ

Notes

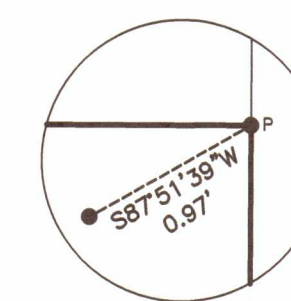
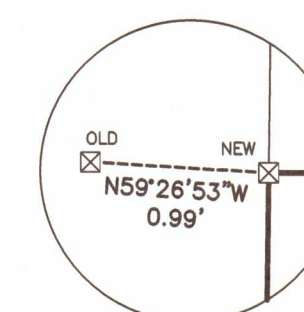
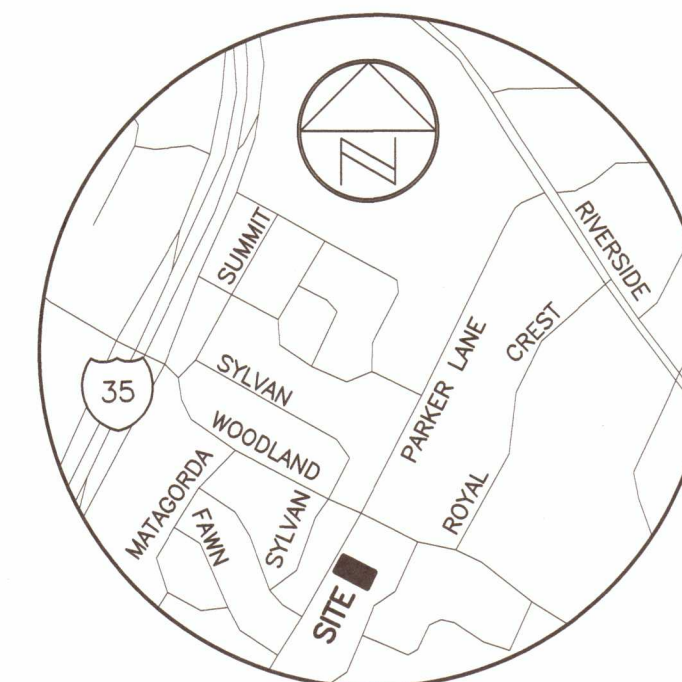
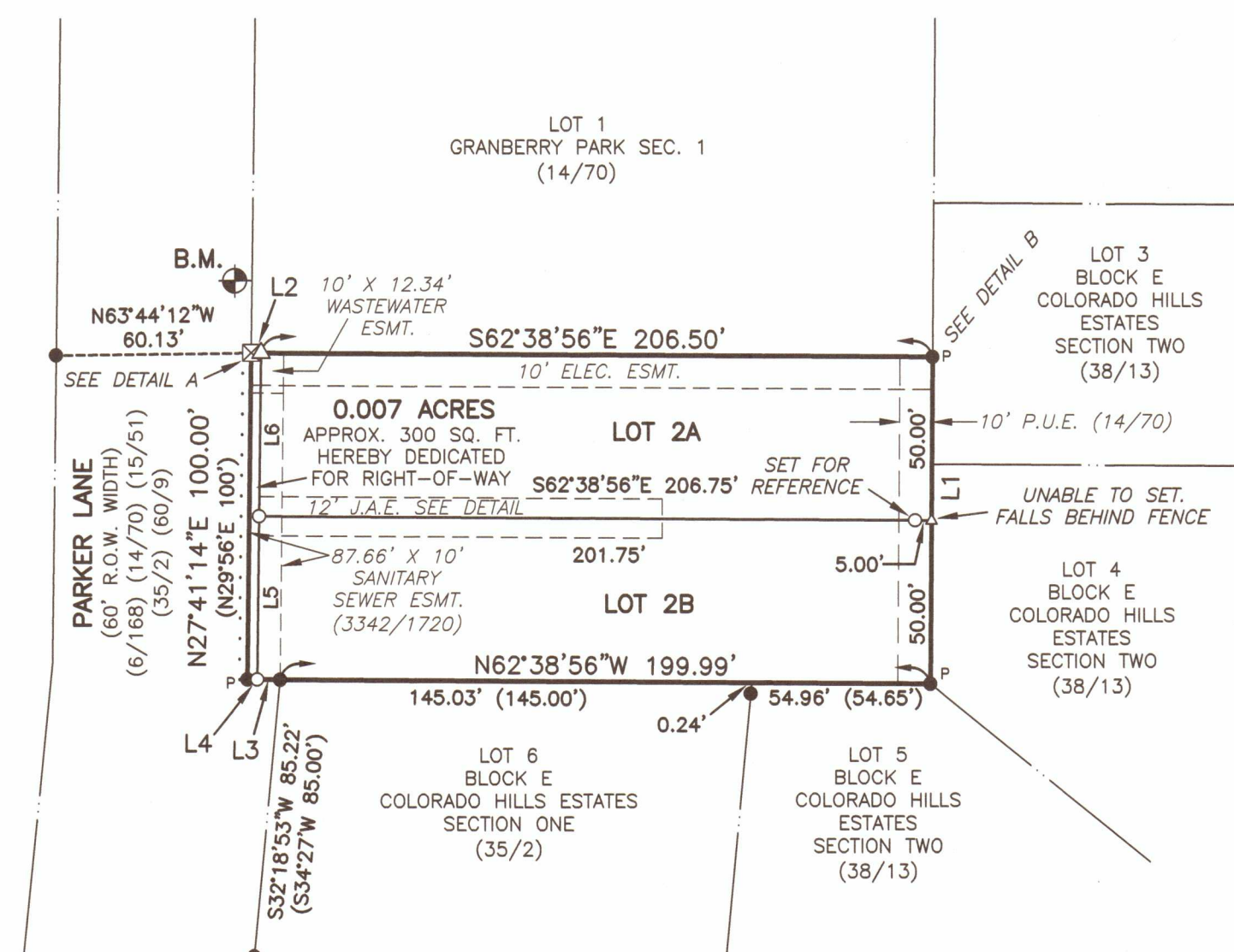
Case # C8-2019-0142.0A

1809 Parker Lane

RESUBDIVISION OF LOT 2, GRANBERRY PARK SEC. 1



LOT SUMMARY	
TOTAL ACREAGE:	0.482 ACRES
R.O.W. TO BE DEDICATED:	0.007 ACRES
TOTAL NUMBER OF LOTS:	2
LOT 2A:	0.237 ACRES
LOT 2B:	0.238 ACRES



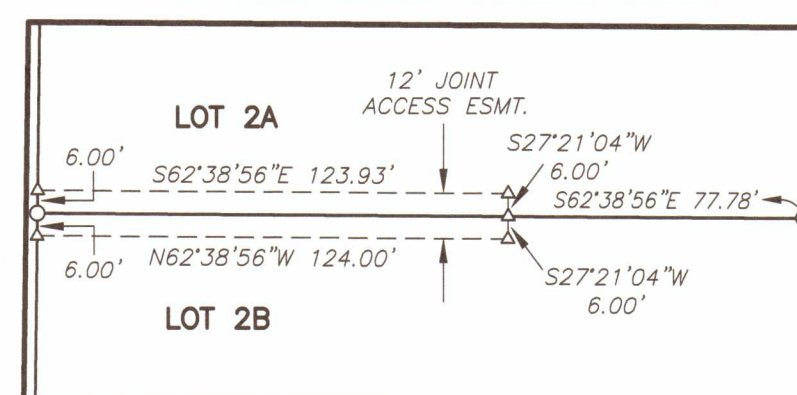
BENCHMARK INFORMATION:

BM #1: MAG NAIL WITH WASHER SET IN CONCRETE WALL ON THE EAST SIDE OF PARKER LANE APPROXIMATELY 23 FEET NORTH OF THE NORTHWEST CORNER OF LOT 2.

ELEVATION = 594.74'
VERTICAL DATUM: NAVD 88 (GEOID 12B)

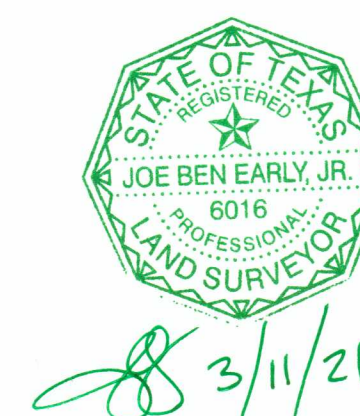
LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S27°24'08"W	100.00'	(S29°39'W 100')
L2	S62°38'56"E	3.00'	
L3	N62°38'56"W	7.01'	
L4	N62°38'56"W	3.00'	
L5	N27°41'14"E	50.00'	
L6	N27°41'14"E	50.00'	

12' JOINT ACCESS EASEMENT DETAIL



LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
P●	1/2" REBAR WITH "PREMIER" CAP FOUND
⊗	"X" IN CONCRETE FOUND
○	1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
△	MAG NAIL WITH "EARLY BOUNDARY" WASHER SET
△	CALCULATED POINT
⊕	BENCHMARK LOCATION
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
J.A.E.	JOINT ACCESS EASEMENT
()	RECORD INFORMATION
.....	SIDEWALK LOCATION

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.



EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
FIRM NO. 10194487

PROJECT NO.: 1001-006
DRAWING NO.: 1001-006-PL1
PLOT DATE: 3/11/21
PLOT SCALE: 1" = 50'
DRAWN BY: MAW & JBE
SHEET 01 OF 02

APPLICATION SUBMITTAL DATE: AUGUST 23, 2019

C8-2019-0142.OA

RESUBDIVISION OF LOT 2, GRANBERRY PARK SEC. 1

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT PARKER LANE PARTNERS, LLC, BEING OWNER OF LOT 2, GRANBERRY PARK SEC. 1, A SUBDIVISION OF RECORD IN VOLUME 14, PAGE 70 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2020122771 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 SAID LOT 2 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO TO BE KNOWN AS:

RESUBDIVISION OF LOT 2, GRANBERRY PARK SEC. 1

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 ____ DAY OF _____, 20__ A.D.

PARKER LANE PARTNERS, LLC

By: _____

PRINTED NAME: _____

7805 PALACIOS DRIVE
AUSTIN, TX 78749

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE 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 THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC, STATE OF TEXAS

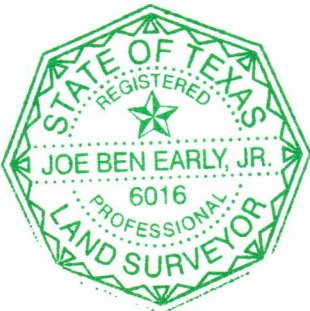
PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY, JR., 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 TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND ON DECEMBER 2, 2020.

 3/11/21
JOE BEN EARLY, JR., R.P.L.S. 6016

SURVEYING BY:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631



ENGINEER'S CERTIFICATION:

I, CHRIS MCCOMB, 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 CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0605J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

CHRIS MCCOMB
PROFESSIONAL ENGINEER NO. 80442
STATE OF TEXAS

ENGINEERING BY:

AMC DESIGN GROUP, INC.
REGISTERED ENGINEERING FIRM F-1708
P.O. BOX 341555
AUSTIN, TEXAS 78734
512-385-2911
512-560-0378 CELL

PLAT NOTES:

1. ALL NOTES AND RESTRICTIONS FROM THE PREVIOUS PLAT, "GRANBERRY PARK SEC. 1", A SUBDIVISION OF RECORD IN VOLUME 14, PAGE 70 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
2. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY. (LDC 25-7-2, LDC 25-7-3, LDC 25-7-4)
3. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
4. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. (LDC 25-7-152)
5. 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.
6. 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. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 2A & 2B, BLOCK A, REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
7. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. 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: PARKER LANE. 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. (LDC 25-6-351)
9. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 4 DWELLING UNITS DUE TO SF-3 ZONING. (§25-1-601)
10. 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 OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
11. 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 AUSTIN WATER. 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.
12. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
13. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20__, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

TODD SHAW, CHAIR

YVETTE FLORES, SECRETARY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON 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__, AD.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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 _____ A.D. 20__ AT ____ O'CLOCK ____ M., AND DULY

RECORDED ON THE ____ DAY OF _____, A.D. 20__ AT ____ O'CLOCK ____ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____,

20__ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
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02 OF 02

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