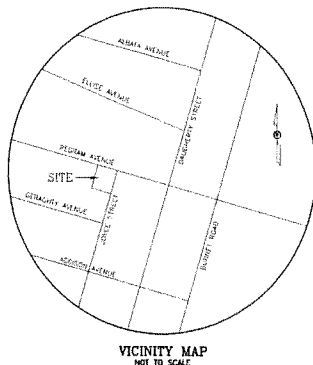


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0049.0A**Z.A.P. DATES:** April 5, 2016**SUBDIVISION NAME:** Resubdivision of the North 109 Feet of Lots 1 & 2, Block 10 of Green Acres**AREA:** 0.328 acres**LOTS:** 2**APPLICANT:** Weekley Homes, LLC  
(Jim Rado)**AGENT:** Marc Dickey**ADDRESS OF SUBDIVISION:** 2601 Pegram Ave.**GRIDS:** J29**COUNTY:** Travis**WATERSHED:** Shoal Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-2**PROPOSED LAND USE:** Residential**ADMINISTRATIVE WAIVERS:** None**SIDEWALKS:** Sidewalks will be provided on the subdivision side of all boundary streets.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of the North 109 Feet of Lots 1 & 2, Block 10 of Green Acres Subdivision. The applicant proposes to resubdivide portions of existing lots into a two lot subdivision for residential use on 0.328 acres.**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision, the plat meets applicable State and City of Austin Land Development Code requirements.**ZONING & PLATTING COMMISSION ACTION:****CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



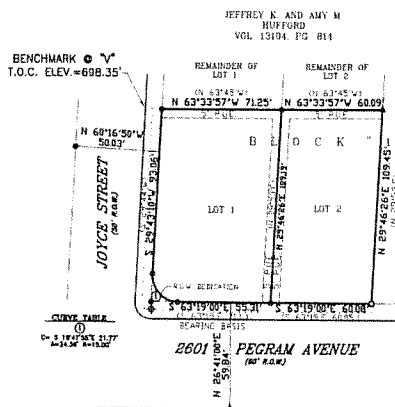
CASE#: C8-2015-0049.0A  
 ADDRESS: 2601 PEGRAM  
 PROJECT: RESUBDIVISION OF THE NORTH  
 109 FEET OF THE LOTS 1 & 2,  
 BLOCK 10 OF GREEN ACRES  
 CASE MANAGER: CESAR ZAVALA

50 0 50 100 150  
GRAPHIC SCALE - FEET



VICINITY MAP  
NOT TO SCALE

# RESUBDIVISION OF THE NORTH 109' OF LOTS 1 & 2, BLOCK 10 OF GREEN ACRES



## LEGEND

- IRON ROD FND.
- 1/2" IRON ROD W/  
PLASTIC CAP STAMPED  
"ALL POINTS" SET
- ▲ NAIL FND.
- PIPE FND.
- ⊕ FIRE HYDRANT
- B.L. BUILDING LINE
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- (1) PER CITY OF AUSTIN  
CURRENT ZONING ORDINANCE
- (2) PER VOL. 1275, PG. 194  
PROPOSED SIDEWALK

## LOT AREA SUMMARY

LOT 1 - 0.178 AC.  
7749.6 SQ.FT.  
LOT 2 - 0.151 AC.  
6557.9 SQ.FT.  
TOTAL - 0.328 AC.  
14307.4 SQ.FT.

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Jim Rado, president of Weekley Homes, LLC, owner of the north 109' of Lots 1 and 2, Block 10 of Green Acres, according to the map or plat of record in Book 4, Page 333 of the Plat Records of Travis County, Texas as conveyed to me in Document No. 2014113915 of the Official Public Records of Travis County, Texas, 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 lots as shown hereon, and do adopt this plat to be known as "RESUBDIVISION OF THE NORTH 109' OF LOTS 1 AND 2, BLOCK 10 OF GREEN ACRES", and do hereby dedicate to the public use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted and not released, and that all restrictive covenants and restrictions from the previous subdivision apply to the subdivision plat.

Weekley Homes, LLC

By: \_\_\_\_\_ Date \_\_\_\_\_  
Jim Rado, President

Before me, the undersigned authority on this day personally appeared Jim Rado, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration herein expressed and in the capacities therein stated.  
Given under my hand and seal of office, this the \_\_\_\_ day of \_\_\_\_\_, 201\_\_

Print Name \_\_\_\_\_  
Notary in and for the State of Texas  
My Commission expires: \_\_\_\_\_

ENGINEERED BY:  
WAY ATMADJA, P.E. #53865, FIRM 4909  
11615 ANGUS ROAD  
AUSTIN, TEXAS 78759

WAY ATMADJA, P.E. #53865, FIRM 4909 DATE \_\_\_\_\_

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, A.D.

J. RODNEY GONZALES, DIRECTOR, DEVELOPMENT SERVICE DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, A.D.

GABRIEL ROJAS, CHAIRPERSON JOLENE KIOLBASSA, SECRETARY

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, A.D. AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, 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 CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

I, ROGER L. WAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 30 OF THE AUSTIN CITY CODE AS CURRENTLY AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION.

SURVEYED BY:  
ROGER L. WAY  
ALL POINTS SURVEYING  
1714 FORTVIEW ROAD SUITE 200  
AUSTIN, TEXAS 78704  
(512)440-0071

*Roger L. Way*  
ROGER L. WAY, RPLS #3910 DATE 01-09-16

FLOOD PLAIN NOTE:  
NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C 0455H, TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

## NOTES:

1. 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.
2. 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.
3. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION(S), GREEN ACRES, SHALL APPLY TO THIS AMENDED / RESUBDIVISION PLAT.
4. NO LOTS IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITIES.
5. 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. THE LANDOWNER MUST PAY THE TAP AND IMPACT FEE ONCE THE LANDOWNER MAKES AN APPLICATION FOR A CITY OF AUSTIN WATER AND WASTEWATER UTILITY TAP PERMIT.
6. STREETS WILL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS.
7. PRIOR TO CONSTRUCTION ON LOTS IN THE 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.
8. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN.
9. VEHICULAR ACCESS TO JOYCE STREET FROM LOT 1 IS PROHIBITED.
10. 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.
11. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
13. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
14. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
15. 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-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
16. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT 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-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
17. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
18. 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 REMOVAL THAT IS WITHIN 10 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.
19. THERE ARE NO SLOPES GREATER THAN 15% WITHIN THIS SUBDIVISION.
20. 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.
21. THIS SITE IS SUBJECT TO THE VOIDS AND WATER FLOW MITIGATION RULE (ECM 1.12.0 AND COA STANDARD SPECIFICATIONS 658S). ALL TRENCHING GREATER THAN FIVE (5) FEET DEEP MUST BE INSPECTED BY A TEXAS-LICENSED GEOSCIENTIST (P.G.) OR OTHER TRAINED REPRESENTATIVE.
22. 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: PEGRAM AVENUE, JOYCE STREET. THESE 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.



ALL POINTS SURVEYING  
1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX 78704  
TELE: (512) 440-0071 - FAX: (512) 440-0199  
FIRM REGISTRATION NO 10110900





## PUBLIC HEARING INFORMATION

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- and:
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**Case Number: C8-2015-0049.0A**

**Contact: Cesar Zavala, 512-974-3404 or**

**Cindy Casillas, 512-974-3437**

**Public Hearing: April 5, 2016, Zoning and Platting Commission**

Henry L. Bogdanski

Your Name (please print)

☐ I am in favor  
☒ I object

2608 Pegram Avenue

Your address(es) affected by this application

[Signature]

Signature

03-04-2016

Date

Daytime Telephone: (512) 453-1288

Comments: Building 2 houses where there was one will:  
Endanger foot traffic to Northwest Park - NO SIDEWALKS  
Increase noise level beyond construction noise from  
Maund Parking garage  
Endanger all children dodging cars on scooters, skateboards  
bicycles on way to park/pool.  
Increase  
street parking on Pegram/Force - short/no driveways  
Increase traffic use of shortcut to Shoal Creek Blvd from Pegram

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

**City of Austin – Development Services Department / 4<sup>th</sup> Fl**

**Cesar Zavala**

**P. O. Box 1088**

**Austin, TX 78767-8810**

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Cindy Casillas, 512-974-3437  
Public Hearing: April 5, 2016, Zoning and Platting Commission

PAT RHYNE

Your Name (please print)

☐ I am in favor  
☒ I object

2701 PEGRAM AVE AUSTIN TX 78757

Your address(es) affected by this application

Pat Rhine

Signature

3-24-16

Date

Daytime Telephone: 512-451-8221

Comments: We bought our home in the  
allendale neighborhood over twenty  
years ago. We chose to live here because  
of the original ranch homes, large  
lots and ancient trees. Dividing  
the lots will bring more traffic  
and density to this old quiet old  
Austin neighborhood.

If you use this form to comment, it may be returned to:  
City of Austin – Development Services Department / 4<sup>th</sup> Fl  
Cesar Zavala  
P. O. Box 1088  
Austin, TX 78767-8810

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**Cindy Casillas, 512-974-3437**

**Public Hearing: April 5, 2016, Zoning and Platting Commission**

Patricia Travis

Your Name (please print)

☐ I am in favor  
☒ I object

2609 Geraughty Ave.

Your address(es) affected by this application

Patricia A. Travis

Signature

3/23/16

Date

Daytime Telephone: 512-426-8522

Comments: We already have a significant drainage problem in that area of Pegram and Joyce & more impervious cover will just make that worse. The four-story parking garage at Burnet & Pegram did not help the drainage situation either. More water comes running down Pegram because of that & ends up at the Pegram/Joyce intersection.

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

**City of Austin – Development Services Department / 4<sup>th</sup> Fl**

**Cesar Zavala**

**P. O. Box 1088**

**Austin, TX 78767-8810**



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**Public Hearing: April 5, 2016, Zoning and Platting Commission**

Mary J Bogdanski

Your Name (please print)

☐ I am in favor  
☒ I object

2609 Pegram Ave

Your address(es) affected by this application

Mary J Bogdanski

Signature

March 24, 2016

Date

Daytime Telephone: 512 453 1288

Comments: Please protect our children with no  
more cars parked on the road, no more  
machinery for them to lodge, no more  
traffic to add to the bedlam Pegram Avenue  
has become!

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

**City of Austin – Development Services Department / 4<sup>th</sup> Fl**

**Cesar Zavala**

**P. O. Box 1088**

**Austin, TX 78767-8810**

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**Cindy Casillas, 512-974-3437**

**Public Hearing: April 5, 2016, Zoning and Platting Commission**

DIANE M. SWINNEY

Your Name (please print)

2506 PEGRAM AVE

Your address(es) affected by this application

Diane M. Swinney

Signature

<input type="checkbox"/>	I am in favor
<input checked="" type="checkbox"/>	I object

3/24/16

Date

Daytime Telephone: (512) 796-3827

Comments: Houses being built in the neighborhood are not consistent with the existing homes. 2-story homes invade to privacy of neighbors.

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

**City of Austin – Development Services Department / 4<sup>th</sup> Fl**

**Cesar Zavala**

**P. O. Box 1088**

**Austin, TX 78767-8810**