Item C-25 1 of 3

SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8-2016-2209.0A <u>P.C. DATE</u>: December 13, 2016

SUBDIVISION NAME: Luke's Corner Subdivision

AREA: 0.273 acres **LOTS**: 2

APPLICANT: John Luke Sanchez **AGENT:** KBGE

(Armando Portillo)

ADDRESS OF SUBDIVISION: 1300 Morgan Lane

JURISDICTION: Full Purpose COUNTY: Travis

WATERSHED: West Bouldin Creek

EXISTING ZONING: SF-3

NEIGHBORHOOD PLAN: South Lamar (Suspended)

PROPOSED LAND USE: Residential

ADMINISTRATIVE WAIVERS: None

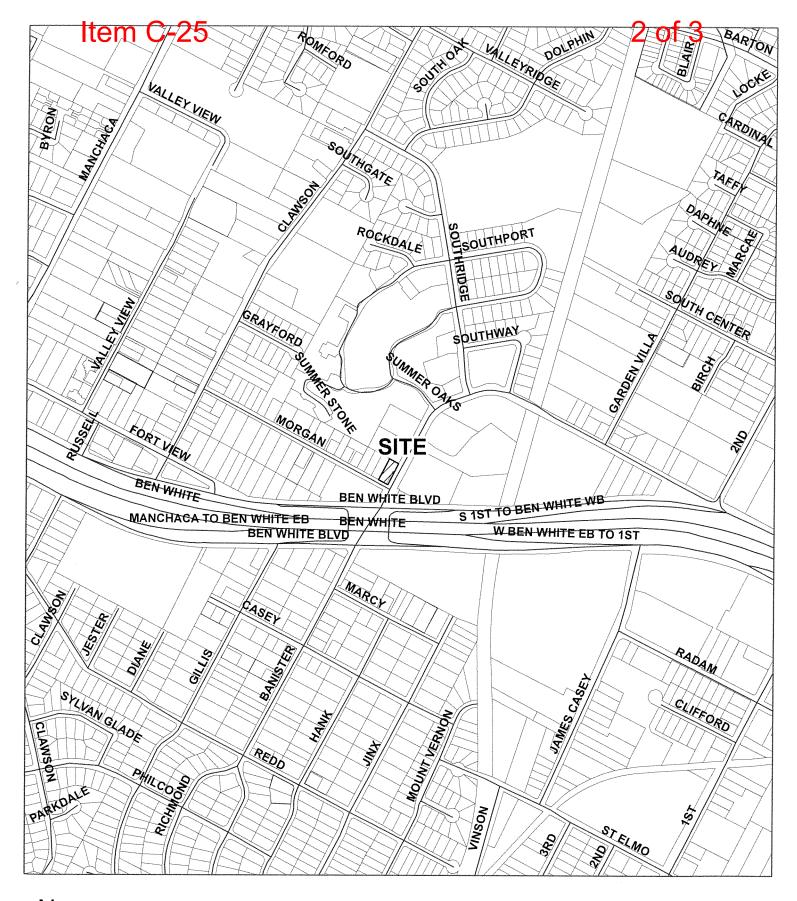
DEPARTMENT COMMENTS: The request is for the approval of the Luke's Corner Subdivision composed of two lots on 0.273 acres. The applicant proposes to resubdivide the existing lot into a two lot subdivision for residential use.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala **PHONE**: 512-974-3404

E-mail: Cesar.Zavala@austintexas.gov





CASE#: C8-2016-2209.0A ADDRESS: 1300 MORGAN LANE PROJECT: LUKE'S SUBDIVISION CASE MANAGER: CESAR ZAVALA

KNOW ALL MEN BY THESE PRESENTS:

HAT 4,0H4 LUKE SANCHEZ BEING OWNER OF THAT CEPTAIN 0.272 AGDE TRACT OF LAND OUT OF LOT A RESERVATION OF A PORTINN OF LOT ST Z AGD. IS BANKETER HEIDTS, A SERVINSON IN TRAMS COUNTY, TEAS, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED LINBER VOLUME 6, PACE 44, OF THE PEACH RECORDED OF TRAMS COUNTY, TEAS CONNECTED BY DEED OF RECORD INSTRUMENT ON A SERVINSON LANKING BEEK APPROVED FOR RESUBBONSON HANGE DEEM APPROVED FOR RESUBBONSON HOUSE OF THAMS COUNTY, TEAS, AND SAN SURFAINING HEADING FOR PLATE TRATE OF THE LOCAL COVERNMENT COOP, ON HEREBY RESUBBONSON LOWER OF THAM SOME THE PLATE OF THE LOCAL COVERNMENT COOP, ON HEREBY RESUBBONSE ON PLATE ANTACHED HEREO TO BE KNOWN AS: LUKE'S CORNER, AND ON HEREBY DEDICATE TO THE PUBLIC THE USE OF A LUSTRETE SOM CASCANDETS SHOWN FERDEN SUBJECT TO ANY AND ALL MERCHANDES OF HERETWOODS HEREOTO ONE CRANATED AND NOT RELEASED.

STATE OF TEXAS &

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THE LO DAY OF NOV.

Minist Styphomes

MY COMMISSION EXPIRES: 6.13.17

Notes . Notes occupied until connection is made to the austin water utility water and wastewater system.

3.ALL DRAINAGE EASEMENTS ON PRINATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS ALL, WAREA AND WASTEWAREA SYSTEM IMPROPEMENTS MUST BE, IN ACCORDANCE WITH HE AUSTIN WATER CITLITY WATER AND WASTEWAREA SYSTEM DESCIN COTHENA, AND SECENDATIONS, ALL WATER MOD WASTEWARE PAUSE WASTE BE PRESENTED TO AUSTIN WATER UTILITY FOR REVIEW AND APPROVAL, ALL WATER AND WASTEWATER CONSTRUCTION WAST BE HASPECIED BY AUSTIN WATER UTILITY.

PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. and buildings, fences landsoaping or other structures are permitted in drainage easements except as approved by the CITY of Austra.

EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.

7.BUILDING SETBACK LINES SHALL CONFORM TO CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

B.THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE

9.ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.

10. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

11.THE OWNER/DEVELOPER OF THIS SUBMISION/LOT SHALL PROMDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED, OR THE INSTALLATION AND ONCOME MALTEMACE OF DEVERHED AND UNDERGROUND ELECTRIC FACILITES. THESE SEASEMENTS AND/ORA ACCESS ARE REQUIRED TO PROMDE ELECTRIC SERVICE TO THE BINDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SIZE TO BE OUT OF COMPLANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

13.18" APPROVAGE THIS PLAT, THE CITY OF AUSTIN ASSUMES MO DEJUGATION TO CONSTRUCT MAY INFRASTRUCTURE BY CONNECTION WITH THIS SUBMOSION AND SUBMOVINGOUS AND SUBMOVINGOUS AND SUBMOVINGOUS AND SUBMOVINGOUS AND US THE DESCRIPTION OF THE LOTS IN THIS SUBMOVINGOUS US THE DESCRIPTION OF THE DESCRIPTION OF THE LOTS OF THE DISCRIPTION OF THE DESCRIPTION OF THE DISCRIPTION OF THE D

A-THE COMEN PROFINIS SUBMYSION, AND HER SUCCESSORS AND ASSIGNES, ASSIGNES, ASSIGNES FERPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBMYSION PROFINES WHICH CONTROL AND FEMALE AND REQUIREMENTS OF THE CITY AUSTIN. THE OWNERS WHEREFAMOS AND ACKNOWLEDGES THAT PLAT WACKNOW OR REPLATING WHE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBMYSION DO NOT COMEY WITH SUCH CODES AND REQUIRED.

15.NO PERMANENT STRUCTURE SHALL BE CONSTRUCTED WITHIN THE FEMA 100-YEAR FLOOD PLAIN.

is. The wher villy? Screak serving this surdivision wast be in accordance with the city of austin utility desca coregia, the water Villity plans wust be reviewed and approved by the austin water utility. Water system construction way be inspected by the city of austin.

17.ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, LOT 4, RESUBDIVISION OF A PORTION OF LOTS 17 AND 18, BANISTER HEIGHTS, SHALL APPLY TO THIS RESUBDIVISION.

18.DEVELOPMENT ACTIVITY FOR SINGLE FAMILY OR DUPLEX USE FOR LOTS 1 AND 2 IS NOT SUBJECT TO DRAWAGE CRITERIA MANUAL, 1.2.2.D. OR E
N ACCORDANCE WITH DRAWAGE CRITERIA MANUAL SECTION 1.2.2.G. AND ENGINEER'S CERTIFICATION DATED JULY 28, 2015.

19. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT, FOR MAY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE FER BEDROOM.

ACO, THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MANYAWING CLEARANCES REQUIRED BY THE MATIONAL ELECTRIC SHETTY CODE.

OCCUPANTONIAL SHEETY AND HEALTH ADMINISTRATION (GOSM) REQUIRATIONS, GOTT OF MASTEN RILLES AND EXCULATIONS, AND TEAMS FOR THE PROPER ELECTRIC SHEETY AND HEALTH MORENCES HELL MOTE CLEARANCES AND MANYAMED ALL COSTS INCURRED DECAMPSE OF PAULINE TO COMPAT WITH THE REQUIRED CLEARANCES HELL BE CHARGED TO THE OWNER.

FILPEDIC SERMAS, BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE FOLKING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE FACT, INMETER LAVE AND MORRAW STREET, THESE SEDWANG STAND, BUILD AND STREAMED AND STREAMED AND ADDITION OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS LOR LANGUAGE AND AND ADDITION OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS LOR LANGUAGE AND ADDITION OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS LOR LANGUAGE AND ADDITION OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS LOR LANGUAGE AND ADDITION OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS LOR LANGUAGE AND ADDITION OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS LOR LANGUAGE AND ADDITION OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS LOR LANGUAGE AND ADDITION OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS LOR LANGUAGE PRIOR DE LANGUAGE PRIOR DE LANGUAGE PRIOR DE LA FORMATION OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS LANGUAGE PRIOR DE LA FORMATION OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS LANGUAGE PRIOR DE LANGUAGE PRIOR DE LA FORMATION DE LA FORMATION OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS LANGUAGE PRIOR DE LA FORMATION DE LA

23, A VARIANCE TO SECTION 25-1-22 (C), OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE BOARD OF ADJUSTMENTS ON WARCH 14, 2016. PRIOR TO CONSTRUCTION ON LOTS IN THIS SLEEDWISDAN CHANNES PLANS WIL BE SUBMITTED TO THE CITY OF ALSTIN TOR RECIEW. RAWFALL TRUM-OFF SHALL BE REDUT TO THE AMOUNT EXISTING AT UNDERLIDERS STATUS BY PRODUCING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1 & 2 REQUIRES APPROVAL OF A SEPARATE DEPELOPMENT PERMIT.

24. A FEE—IN—LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 3 DWELLING UNITS DUE TO SF—3 ZONING

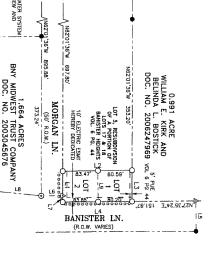
LUKE'S CORNER SUBDIVISION

JOB NUMBER: IS

ISSUE DATE

256-001 DECEMBER SHEET:

SUBMITTAL DATE: MAY 24, 2016 다 유 나





LEGEND

NOT TO SCALE

- TXDOT TYPE 2 MONUMENT FOUND 1/2-INCH IRON PIPE FOUND 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON ROD WITH "KBGE" CAP SET
- 380 0.134 5856.34 0.139 6054.47 0.273 11,910.81 ACREAGE

HIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING BY THE STATE OF TEXAS, I AM RESPONSIBLE FOR THE PERPARATION OF THE EMBLACEMENT OF THE PERPARATION OF THE EMBLERING LIFECULARITE AND CORRECT. THE EMBLERING DIFFORMATION SCHOL HE PLAN OF PLAY IS ACCURATE AND CORRECT. AND WITH RECARD TO THE EMBLERING PORTIONS THEREOF THE PLAY OF ALCOHOLISES WITH THE CITY OF AUSTIN LAND DESCRIPMENT CODE. AS AMENIED, AND ATTEMPT OF THE PLAY OF THE P



11-16-16

CHAD KIMBELL P.E. NO. 99810 KBGE ENGNEERING 105 W. RIVERSIDE DRIVE STE 110 AUSTIN, TX 78704

FLOOD PLAN NOTE

IN OPERIOR OF THE TREAT'S WHIRE THE BOUNDARIES OF THE 100-YEAR TLOOD PLANS OF

NOT PRETRIEN THAT IS WITHIN THE LIMES OF STUTY OF THE FERENCE TLOOD INSURANCE.

ALLINGSTRATION FOR PARKE. # 4443X008691 DATED SEPTEMBER 28, 2008 FOR CITY OF

AUSTIN, TRANS COUNTY.

藞 SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT DAY OF

DEVELOPMENT SERVICES DEPARTMENT RODNEY GONZALES, DIRECTOR

DEPUTY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE _______DAY OF ______2016.

JAMES

SHIEH, SECRETARY

SULVEYORS CENTIFICATION

BULLY TO CERTON THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS.

TEXAS. SO CERTON THAT: I AM AUTHORIZED TO PRACTICE THE PLANS OF THE PLAN OR PLAT SUBJETTED HAM RESPONSIBLE FOR THE PREPARATION OF THE SURVEYING PROTECTIONS OF THE PLAN OR PLAT EXPLOSIONS THE PLAN OR PLAT TEXAS OF THE PLAN OR PLAT TEXAS OF THE PLANS OF THE PLAN OR PLAT TEXAS OF THE PLANS OF THE



ABRAM C. DASHNER R.P.L.S. NO. 5501 KBGE ENGNEERING 105 W. RIVERSIDE DRIVE STE 110 AUSTIN, TX 78704

TRAVIS COUNTY CLERK RECORDATION CERTIFICATION:

STATE OF TEXAS

L DANA DEFERUORIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREOY CERTITY THAT THE FORECOMO INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHORITICATION HAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF THE 2018 AD AT THE COLORY OFFICE OF TRAVIS COUNTY AND STATE AS DOCUMENT ANNIBER WINNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THS ANNIBER DAY OF TAXAN FORECASTANDE STATUTY OFFICE OF THE COUNTY CLERK, THS ANNIBER DAY OF TAXAN FORECASTANDE STATUTY OFFICE OF THE COUNTY CLERK, THS

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

PANA DEBEAUVOIR, COUNTY TRAVIS COUNTY, TEXAS FILED FOR RECORD AT 2016 A.D. O.C.LOCK M., THIS 품

DAY OF

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C8-2016-2209.0A