SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0018.0A  ZAP DATE: Oct. 11, 2019

SUBDIVISION NAME: Resubdivision of Lot 2, Block A, Replat of a portion of Lot 8, Tom F. Dunnahoo Subdivision and Lot 6, Tom F. Dunnahoo Subdivision

AREA 5.42 ac  LOT(S): 4

OWNER: LG Slaughter and Cullen LLC and LG Slaughter Austin, LLC, Will Tolliver, Managing Director and Retail Pad Sites, LLC, Richard Flalen

AGENT/APPLICANT: Kimley-Horn, Andrew Evans, P.E.

ADDRESS OF SUBDIVISION: 9006 Cullen Ln  COUNTY: Travis

WATERSHED: Onion Creek

EXISTING ZONING: GR-CO

PROPOSED LAND USE: Commercial

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 2, Block A, Replat of a portion of Lot 8, Tom F. Dunnahoo Subdivision and Lot 6, Tom F. Dunnahoo Subdivision which will resubdivide previously platted lots into a 3 lot commercial subdivision.

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

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Joey de la Garza  PHONE: 512-974-2664

EMAIL: joey.delagarza@austintexas.gov
RESUBDIVISION OF LOT 2, BLOCK A, REPLAT OF A PORTION OF LOT 8 TOM F. DUNNAHO Subdivision and LOT 6, TOM F. DUNNAHO Subdivision

1. Water and sewer service for this subdivision will be provided by the City of Austin.

2. No lot shall be occupied unless the structure is connected to the City of Austin water and wastewater system.

3. The water and wastewater utility system serving this subdivision shall be in accordance with City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the City of Austin. The water and wastewater utility system must be inspected by the City of Austin. The owner must pay the City inspection fee with the utility construction.

4. The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivisions improvements which comply with the City of Austin Ordinances.

5. Requirements of the City of Austin. The owner understands and acknowledges that the plat description or replacement may be required. Theowner shall be subject to the amount existing at the time of occupancy.

6. Austin Energy shall be given the right to prune and/or remove trees, shrubs, and other obstructions necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with the City of Austin land development code.

7. The owner or developer of this subdivision/lots shall provide energy with any equipment 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 building and will not be located so as to cause the site to be out of compliance with the City of Austin land development code.

8. 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 electric, gas, or other utility lines designed to provide electric service to this owner. The owner shall include Austin Energy's work within the limits of this project.

9. Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.

10. Public sidewalks, built to City of Austin standards, are required along the following streets, as shown by a dotted line on the face of the plat: Cullen Lane and slaughter Lane. These sidewalks shall be in place prior to the lot being occupied for construction to the required sidewalks may be required to be located in each lot or portion of occupancy, building permits, or utility connections by the governing body or utility company.

11. 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 construction of the lots in this subdivision is the responsibility of the developer and/or the owner of the lots. If the developer and/or the owner of the lot(s) fails to construct any required infrastructure to City of Austin standards, it may be required for the City to deny applications for certain development permits including building permits, site plan approval, and/or certificates of occupancy.

12. All notes and restrictions from the previous plat, "Replat of a portion of Lot 8, Tom Dunnahoo Subdivision," volume 861, page 151, and the previous plat "Tom Dunnahoo Subdivision," volume 853, page 1, shall be in lieu of this replat.

13. Prior to construction, except as stated on the plat, detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin.

14. No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin or Travis County.

15. All drainage easements on private property shall be maintained by the property owner or owners.

16. Property owners shall provide access for drainage easements as necessary and shall not prohibit access by governmental authorities.

17. Water quality controls are required for all development pursuant to the land development code.

18. The owner of the property is responsible for maintaining clearances required by the National Electrical Safety Code, Occupational Safety and Health Administration (OSHA) regulations, the Austin rules and regulations and Texas State laws pertaining to clearances when working in close proximity to hazardous power lines and underground electric service lines. The owner must require safeguards to ensure that the required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.

19. All electric utilities shall be shown on all plan sheets. Local electric service and maintenance on a 24/7 basis is provided by any proposed streets, sidewalks, vegetation, etc. at all times. Necessary clearance information (see OSHA, NEC, etc.) may be found in Austin Energy's design criteria manual. - Section 1.5.9. The manual is available on Austin Energy's website under contractors / electrical service in the city.

20. Access to and from slaughter Lane for lots 1, 2, and 3 is limited to the joint use access located in lot 1.
Item C-16

RESUBDIVISION OF LOT 2, BLOCK A, REPLAT OF A PORTION OF LOT 8 TOM F. DUNNAHOO SUBDIVISION AND LOT 6, TOM F. DUNNAHOO SUBDIVISION

GRAPHIC SCALE

Scale: 1" = 100'

THIS IS A SURFACE DRAWING

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) on-line positioning user service.

For Champlain Control Point D1399

NGVD29

With Washer Set in concrete

Surface Coordinates:

N 10037136.02' E 316503.79'

Elevation = +62.28'

VERTICAL DATUM: NAVD 88 (NED 99)

Combination Scale Factor = 0.99999901

(For Surface to Line Conversion)

Inverse Scale Factor = 1.000100

(For ORD to Surface Conversion)

Scaled about 0.0

Tangent Angle: 1°18'33"
CASE#: C8-2019-0018.0A
LOCATION: 166 W. Slaughter Ln & 9006 Cullen St.

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 and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.