SUBDIVISION REVIEW SHEET

CASE NO.: C8-2020-00038.0A
COMMISSION DATE: July 7, 2020

SUBDIVISION NAME: Charro Estates, Resubdivision of Lot 15

ADDRESS: 694 Mesa Drive

OWNER/APPLICANT: Jocelyn Fuentes

AGENT: ATX Permit & Consulting, LLC (Lila Nelson)

EXISTING ZONING: None

JURISDICTION: 5-Mile ETJ

GRIDS: S-9

COUNTY: Bastrop

AREA: 5.418 acres

LOT(S): 5

WATERSHED: Cedar Creek

DISTRICT: N/A

PROPOSED LAND USE: Single Family

SIDEWALKS: Sidewalks along Mesa Drive are required to be constructed after the abutting roadway is improved and concrete curbs are in place.

DEPARTMENT COMMENTS:
The request is for the approval of Charro Estates, Resubdivision of Lot 15, comprised of 5 lots on 5.418 acres.

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires.

If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

STAFF RECOMMENDATION:
Staff recommends disapproval of the plat for the reasons listed in the comment report (Exhibit C) dated July 2, 2020.

CASE MANAGER: Sylvia Limon
PHONE: 512-974-2767
E-mail: Sylvia.Limon@austintexas.gov

ATTACHMENTS
First Attachment: Vicinity map
Second Attachment: Proposed plat
Third Attachment: Comment report dated July 2, 2020
CHAPRO ESTATES
RESUDIVISION PLAT OF LOT 15

STATE OF TEXAS
COUNTY OF BASTROP

KNOW ALL MEN BY THESE PRESENTS

THAT SPEWILYN REEVES, REVE, OWNER OF LOT 15, CHAPRO ESTATES, A RESUDIVISION OF RECORDS IN PLAT CAPARY NO. 2, PAGE 811 OF THE OFFICIAL PUBLIC RECORDS OF
BASTROP COUNTY, TEXAS, CHALEY, BY DEED OF RECORD INSTRUMENT NO. 1012790
OF THE REAL PROPERTY RECORDS OF BASTROP COUNTY, TEXAS, AND SAD SUBDIVISION
HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTICIFICATION
AND HEARING REQUIRING A PUBLIC NOTICE OF THE LOCAL GOVERNMENT CODE, OF
HISTORY RESUBDIVISION LOT 15, CHAPRO ESTATES, AGREEMENT WITH THE MAP OR
PLANS ATTACHED HEREETO, TO BE KNOWN AS

EXHIBITED ESTATE, RESUDIVISION PLAT OF LOT 15

AND DO HEREBY DEDICATE TO THE PUBLIC THE SITE OF ALL STREET AND GARDEN
SHOWING HEREIN, SUBJECT TO ANY AND ALL Covenants of Restrictions Hereafter
Saved and Not Released.

WITNESSES MY HAND THE______DAY OF______, 20__ A.D.

[Signatures and Certifications]

STATE OF TEXAS
COUNTY OF BASTROP

BEFORE ME, the undersigned authority, on this day personally appeared
LOISILY REEVES, known to me to be the person whose name is subscribed to the
foregoing instrument and acknowledged to me that she executed the same
for the purposes and considerations therein expressed.

SWORN UNDER MY HAND AND SEAL OF OFFICE THE _______DAY OF
______, 20__. A.D.

[Notary Public]

THE STATE OF TEXAS
JAMES E. CAIN
[Notary Public in and for the State of Texas]

11-05-2000
Printed name in capital letters:

[Signatures and Certifications]

STATE OF TEXAS
COUNTY OF BASTROP

I, RICHARD W. GALLAGHER, P.E., AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE
THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FIRM FROM AN
ENGINEERING STUDY AND CONFORMS WITH THE ENGINEERING RELATIVE PARTS OF TITLE 39
OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF
MY KNOWLEDGE.

[Engineer's Signature]

RICHARD W. GALLAGHER, P.E.
P. O. BOX 88106
SAN ANTONIO, TEXAS 78208
210-841-0825

SUBDIVISION CASE NO.:
C8-2020-0038.0A
CHARRO ESTATES
RESUBDIVISION PLAT OF LOT 15

FLOOD PLAIN NOTE:

No portion of this subdivision lies within the 100-year flood disaster area. This area is identified by the State Insurance Rate Bureau, Farm Service Agency, April 19, 2006 for the County of Bexar, City Number 00151.

Flood plain, the depth of flood protection required by the Farm Service Agency, Flood Insurance Rate Map shows flood insurance is required for properties located in the flood plain. The material is placed in the flood plain to limit the depth of flood protection required by the Farm Service Agency.

STATE OF TEXAS
COUNTY OF BEXAR

L. JAMES E. GABON, SOBERLY SIGNED THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THE LAND AND THAT THE DRAWINGS ACCOMPANYING THIS SUBDIVISION PLAN ARE CORRECT AND ACCURATE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF BEXAR, TEXAS.

JAMES E. GABON, PROFESSIONAL LAND SURVEYOR
REPUBLIC SURVEY, INC.
MAIN OFFICE, 6800 BUSHWICK ROAD
SUITE 200, 6800 BUSHWICK ROAD
SUITE 200, BAYSWORTH, TX 78209
PHONE: 210-334-9990, FAX: 210-521-9107
JAGABON.COM

WATER SUPPLY PLAN:
WATER SERVICE IS PREPARED BY ALAMO WATER SUPPLY CORPORATION
WATER SERVICE CORP., BEXAR COUNTY, TX

WATER RATE:
As of the date indicated below, ALAMO WATER SUPPLY CORPORATION DOES NOT PROVIDE WATER SERVICE TO THE SUBDIVISION. ALL WATER SERVICE IS AVAILABLE FROM THE CITY OF BEXAR, TEXAS.

ALAN M. GABON, GENERAL MANAGER
ALAMO WATER SUPPLY CORPORATION

ON-SITE SEWER:

A INDIVIDUAL ON-SITE SEWER SYSTEM CURRENTLY EXISTS ON LOT 1-5. INDIVIDUAL ON-SITE SEWER FACILITIES MUST BE SUBMITTED FOR APPROVAL FOR EACH VACANT LOT AND BUILT TO U.S. CENSUS ON ENVIRONMENTAL QUALITY (SEQ) RULES AND THE REQUIREMENTS OF THE BEXAR COUNTY ORDINANCE FOR ON-SITE SEWER FACILITIES PRIOR TO OCCUPATION OF THE SUBDIVISION. THIS PLAT IS RECOMMENDED FOR APPROVAL ON THIS DATE, 2015.

THIS WITNESS IS EXECUTED DATE

JIM MULHOLLAND, B-7 CASE NO. 30

PLAY NOTES:
1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE ALAMO WATER SUPPLY CORPORATION WATER SYSTEM AND WASTEWATER COLLECTION FACILITIES APPROVED BY BEXAR COUNTY.
2. THE OWNER OF THE SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES ALL RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES OF THE CITY OF BEXAR, THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT AND ORIENTATIONS MAY BE REQUIRED AT THE OWNER'S EASE IMPOSED IF PLANS FOR CONSTRUCTION OF THE SUBDIVISION DO NOT ComPLY WITH SUCH REQUIREMENTS.
3. PRIOR TO CONSTRUCTION, EACH DETACHED DETACHED FAMILY ON ANY LOT IN THE SUBDIVISION, A SITE DEVELOPMENT PLAN MUST BE OBTAINED FROM THE CITY OF BEXAR.
4. ALL STREET, WALKWAY, MEADOWS AND GARDEN CONTROLS ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO BEXAR COUNTY STANDARDS.
5. BY APPROVING THIS PLAT, THE BEXAR COUNTY WILL BE HEALTH CODE REQUIRES ANY OPERATOR TO CONSTRUCT AN INFRASTRUCTURE IN CONJUNCTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE OWNER OR THE OWNERS OF THE LOTS. FAILURE TO COMPLETE ANY REQUIREMENTS TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DECLARE YARDS OR DISAPPROVE OF THE DEVELOPMENT OF THE SUBDIVISION.
6. THE LANDING OWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER UTILITY IMPROVEMENTS.
7. EROSION AND RETENTION STRUCTURES ARE REQUIRED FOR CONSTRUCTION ON EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEx CONSTRUCTION.
8. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC CODE, URBAN圖片 SAFETY AND HEALTH CODES, FORMS, CITY OF BEXAR AND RULES STATED HEREIN.

BEXAR COUNTY PLAT NOTES:
1. THIS PLAT DELETE TO AVOID OR REMOVE ANY CONDITIONS, RESTRICTIONS, WARRANTIES OR REPRESENTATIONS OF THE PREVIOUS SUBDIVISION, OR WATER SUPPLY AS REQUIRED IN ENCLOSED HRES, MAIN OFFICE PLAT RECORD, BEXAR COUNTY, FILL.
2. PROHIBIT ALL BUILDING OR SUBDIVISION th ECONOMIC QUALITY (SEQ) RULES AND THE REQUIREMENTS OF THE CITY OF BEXAR, TEXAS.
3. ALL ON-SITE SEWER FACILITIES MUST BE SUBMITTED FOR APPROVAL FOR EACH LOT AND BUILT TO U.S. CENSUS ON ENVIRONMENTAL QUALITY (SEQ) RULES AND THE REQUIREMENTS OF THE BEXAR COUNTY ORDINANCE FOR ON-SITE SEWER FACILITIES PRIOR TO OCCUPATION OF THE SUBDIVISION.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE ALAMO WATER SUPPLY CORPORATION WATER SYSTEM AND WASTEWATER COLLECTION FACILITIES.

JAMES E. GABON & ASSOC.
PROFESSIONAL LAND SURVEYORS
11500 BUSHWICK ROAD
SUITE 200, BAYSWORTH, TX 78209
PHONE: 210-334-9990, FAX: 210-521-9107
JAGABON.COM

SUBDIVISION CASE NO.:
C8-2020-0038.0A
CASE NUMBER: C8-2020-0038.0A
REVISION #: 00 UPDATE: U1
CASE MANAGER: Sylvia Limon PHONE #: 512-974-2767
PROJECT NAME: Charro Estates (W/R C8-2019-0031.0A)
LOCATION: 694 MESA DR

STAFF REPORT:
This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):
All comments must be addressed by filing an updated submittal prior to the update deadline of June 29, 2020. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):
1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
   a. This report
   b. The revised plat/plan in pdf format
   c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:
Planner 1: Cindy Edmond
Subdivision: Sylvia Limon
PARD: Thomas Rowlinson
UPDATE 1 (W/R)

PR 1: The parkland dedication and park development fee is required per City Code §25-1-601 and must be paid before the subdivision may be approved (low density fee for a project with less than 6 dwelling units per acre). However, no parkland fee will be collected for the existing residence, so the fee for 4 units is required at this time. Bastrop County Appraisal District only shows one residence. Site plan in application only shows one residence. Any increase in units allowed by subdivision must satisfy parkland dedication at subdivision.

The park fee bills have now been issued in AMANDA. The person named as an “Applicant” may pay online at Austin Build + Connect. The fee can be made in one payment though there are two bills. Email the PARD reviewer at thomas.rowlinson@austintexas.gov to request the bill numbers. When payment has been made, email the receipt to this reviewer to clear this comment.

U1: Awaiting payment.

PR 2: Update note 11 on the plat:

A fee-in-lieu of parkland dedication and park development has been paid for 4 residences. No fee was charged for the existing residence.

U1: Cleared.

Drainage Engineering Review - David Marquez - 512-974-3389

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE1. Comment cleared.
DE2. Per the fiscal policy ordinance, the pond and its grading associated for compliance will need to be included in the fiscal estimate. **U1- Comment pending fiscal payment.**
DE3. Comment cleared
DE4. Comment cleared

Water Quality Review - David Marquez - 512-974-3389

Comments cleared. The R table will not be needed on the plat itself. This can be removed and the R table can be included in the plans that the pond is built with.
UPDATE #1:

SR 1.  **UPDATE #1:** Cleared.

SR 2.  **UPDATE #1:** Cleared.

SR 3.  If the drainage easement is being created with the plat, be sure show survey boundary information for the boundary of the easement. It appears there are not corresponding measurements for all of the boundary lines of the easement. [LDC 25-1-83]

**UPDATE #1:** Acknowledged that measurements are now noted on plat. Will defer to drainage engineer reviewer on addressing easements.

SR 4.  **UPDATE #1:** Cleared.

SR 5.  FYI: Submit any legal documents to the reviewer requiring them as soon as possible. The legal review may take an extended time and could delay your project. [LDC 25-1-83]

**UPDATE #1:** Any related documents will need to be recorded and noted on the plat prior to the plat being recorded.

SR 6.  Revise the City of Austin Commission approval block to appear as follows on the plat [LDC 25-1-83]:

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ACCEPTED AND AUTHORIZED FOR RECORD BY THE LANDUSE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE ______DAY OF ___________________20__,
_________________________________________            _________________________
_____________________, CHAIR           _______________________, SECRETARY
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**UPDATE #1:** Revised commission block acknowledged. Please make slight correction to COA approval by removing “Acting” after Denise Lucas. Also remove “James E. Garon” from line for “Printed Name of Notary.” (unless he is the notary as well as surveyor).

SR 7.  Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. These items must be complete on the original mylar prior to approval. [LDC 25-1-83]

**UPDATE #1:** Informational.

SR 8.  All other signatures/seals will be needed on the final plat mylar prior to the Land Use Commission hearing. These include the surveyor, engineer, Aqua Water Supply, On-Site Sewage. [LDC 25-1-83]

**UPDATE #1:** Informational.

SR 9.  (FYI) Original (crimped) tax certificates showing all taxes having been paid for the past year must be provided at the time the plat is cleared for approval. Bastrop County will NOT record the plat without them. [LDC 25-1-83]

**UPDATE #1:** Informational.

SR 10.  Recording fees will be calculated after the plat is approved. [LDC 25-1-83]

**UPDATE #1:** Informational.

SR 11.  Two mylar copies of the plat will be needed after the plat has been cleared for approval and prior to the Land Use Commission hearing. [LDC 25-1-83]

**UPDATE #1:** Informational.
SR 12. This plat is required to have action no later than 30 days after the application is accepted. If the plat is determined to not meet all applicable subdivision regulations – the plat will be presented to Land Use Commission for disapproval with reasons. The application will be required to file an update to clear any remaining issues and then represented to Land Use Commission for approval. [LDC 25-4-32]

**UPDATE #1:** Was for information only.

SR 13. The following items will be needed to record the plat [LDC 25-1-83]:
- Plat containing original signatures, with appropriate seals and dates. The seals must be legible.
- Original tax certificate(s) showing all taxes paid for the previous year.
- Check for the plat recordation fee and any document to be recorded with the plat.

**UPDATE #1:** Informational.

END REPORT