SUBDIVISION REVIEW SHEET

CASE NO.: C8-2020-00038.0A          COMMISSION DATE: July 21, 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 complies with the criteria for approval in LDC 25-4-84(B) and staff recommends approval.

STAFF RECOMMENDATION:
Staff recommends approval of the plat for the reasons listed in the comment report dated July 14, 2020, and attached as third attachment.

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 14, 2020
CASE NUMBER: C8-2020-0038.0A
REVISION #: 00 UPDATE: U2
CASE MANAGER: Sylvia Limon PHONE #: 512-974-2767

PROJECT NAME: Charro Estates (W/R C8-2019-0031.0A)
LOCATION: 694 MESA DR

SUBMITTAL DATE: July 6, 2020
REPORT DUE DATE: July 20, 2020
FINAL REPORT DATE: July 14, 2020

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.

All reviewers have approved your review. Please contact your case manager at the number listed above to make arrangements for final signoff and permit issuance.

Subdivision Review - Sylvia Limon - 512-974-2767

SR 1 – 2 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 #2: Cleared. 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 #2: INFORMATIONAL - Any related documents will need to be recorded and noted on the plat prior to the plat being recorded.

SR 6. UPDATE #2: Cleared.

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 #2: Informational (Get these done).
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 #2: Informational Get these done).

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 #2: Informational.

SR 10. Recording fees will be calculated after the plat is approved. [LDC 25-1-83]
UPDATE #2: 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 #2: 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 #2: 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 #2: Informational.

END OF REPORT