



Project Name: Lot 1 of the Resub of lots 1-4 inclusive of Peschka Subd.

Case Manager: Cesar Zavala

Team:

Case Number: C8-2015-0001.0A

Date Filed: Jan 08, 2015

Formal 2/23/15

Date Dist: Feb 24, 2015

Update #: 0

Comment Due Date: Mar 16, 2015

Discipline	Name	
Electric Review (3)	Jenna Neal	✓
911 Addressing Review	Cathy Winfrey	✓
* Drainage Engineering Review	Benny Ho	✓
Environmental Review	Atha Phillips	✓
Hydro Geologist Review	Scott Hiers	✓
Mapping Review	Mapping Review	✓
PARD / Planning & Design Review	Marilyn Shashoua	✓
Planner 1 Review <i>NO DIST</i>	Cindy Casillas	✓
Subdivision Review <i>CS mgr</i>	Cesar Zavala	✓
PDR Transportation Review	Amanda Couch	✓
AWU-Utility Development Service Review	Bradley Barron	✓
* Water Quality Review	Benny Ho	✓
<i>School Dist</i>		✓
<i>Gas</i>		✓

14

Report run on: 2/23/2015

TO:

FROM: SITE PLAN REVIEW DIVISION CASE #: C8-2015-0001.0A

TYPE/SUBTYP Final Plat/Resubdivision

PROJECT: Lot 1 of the Resub of lots 1-4 inclusive of Peschka Subd.

LOCATION: 1405 RABB RD

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

FILED FOR UPDATE: Jan 08, 2015

COMMENT DUE DATE Mar 16, 2015

TENTATIVE PC DATE:

REPORT DATE: Mar 23, 2015

TENTATIVE CC DATE:

LANDUSE:

AREA: .567 ACRES (SQ FT) LOTS 1

EXISTING ZONING:

EXISTING USE: Single Family

TRACT	ACRES/SQFT	PROPOSED ZONING	PROPOSED USE
	.567 /		Single Family

WATERSHED: Barton Creek, ,

COUNTY: TRAVIS

JURISDICTION FULL PURPOSE Full-Purpose

Barton Springs Zone

GRIDS:

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT 0102071216

DEED REFERENCE:

VOL./PAGE /

LEGAL DESCRIPTION:

Lot: 1 Block: Subdivision: PESCHKA SUBD

RELATED CASES (if any):

CONTACTS:

Applicant MONCADA CONSULTING 512-627-8815
1301 S IH 35 SUITE 204 AUSTIN TX 78741
CONTACT: Phil Moncada

Owner ESKEW SARA NEAL --
ESKEW SARA NEAL 1400 RABB RD
CONTACT:

Billed To JP CUSTOMER HOMES LLC 512--
1014 TEXAS AVE CORPUS CHRISTI TX 78404
CONTACT:

Engineer PROSSNER & ASSOCIATES, INC. 512-918-3343
2601 CHITINA CT CEDAR PARK TX 78613-2529
CONTACT: Kurt Prossner

Other MONCADA CONSULTING 512-627-8815
1301 S. I H 35 SUITE 204 AUSTIN TX 78741
CONTACT: Phil Moncada

**SUBDIVISION APPLICATION FOR
CITY OF AUSTIN AND EXTRATERRITORIAL JURISDICTION
IN TRAVIS, WILLIAMSON, BASTROP, AND HAYS COUNTIES**

11273387

DEPARTMENTAL USE ONLY

PROJECT INFORMATION

2/23/15

Filing Date: _____ Construction Plan Code: _____
 Filing Number: CS-2015-0601-0A Case Manager: Cesar Zavala
 Application Type: 4 Project Type: 1 Process Type: 4

- | | | |
|---|-----------------------------|--------------------------|
| 2 = Preliminary | 1 = Conventional | 1 = Previously unplatted |
| 3 = Revised preliminary | 2 = PUD | 2 = Amendment |
| 4 = Final not requiring preliminary | 3 = Small Lot | 3 = Vacation/Replat |
| 5 = Final requiring preliminary | 4 = Townhouse | 4 = Resubdivision |
| 6 = Concurrent final with preliminary & construction | 5 = Single family, attached | |
| 7 = Concurrent final with no preliminary & construction | 6 = Multifamily | |
| 8 = Construction plans only | 7 = Mixed Use | |

Application accepted by: Carmen

Section 1: NAME AND LOCATION

Subdivision Name: Resubdivision of Lot 1 of the Resub of lots 1-4 inclusive of Peschka Subd.
 Street Location: 1405 Rabb Rd. at _____
 or _____ distance in _____ direction from the intersection of _____ and _____

Section 2: PLAT ATTRIBUTES

Jurisdiction: F (F = Full Purpose L = Limited Purpose 2 = 2-mile ETJ 5 = 5-mile ETJ)
 County: TR (TR = Travis WM = Williamson HY = Hays BA = Bastrop)
 Current Zoning: SF-3 (If located in the City of Austin Full Purpose or Limited Purpose Area)
 Do you have a zoning case currently under review on this site Yes No If yes, provide case number _____
 If within a Municipal Utility District, give name: No
 Grid Map Numbers: G21
 Is this a S.M.A.R.T. Housing project Yes No
 If residential is there other Tax Credits or State/Federal funding? Yes No
 How many single family lots/units are proposed: 3
 How many multi-family units are proposed: 0
 Will any single family or mutli-family residential units be demolished: Yes No
 This site is located in the: Desired Development Zone OR, Water Quality Protection Zone
 Is this subdivision located in a neighborhood plan area (either approved or underway) Yes No
 In a Transit-Oriented Development District Yes No
 Is this subdivision located in a recharge zone? Yes No
 Watershed(s): Town Lake Barton Creek / DWP2
 Watershed Class: U (URB = Urban; SUB = Suburban; WSR = Water Supply Rural; BSZ = Barton Springs Zone; WSS = Water Supply Suburban)

Section 9: SURVEYOR INFORMATION

FIRM NAME: Holt Carson Surveyors CONTACT: Holt
 STREET ADDRESS: 1904 Fortview
 CITY/STATE/ZIP: Austin, TX
 TELEPHONE: 442-0880 FAX: _____ E-MAIL: hci@austin.rr.com

Section 10: RELATED CASES

ZONING CASE NUMBERS: _____
 ZONING ORDINANCE NUMBERS: _____
 SITE PLAN CASE NUMBERS: _____
 SUBDIVISION CASE NUMBERS: _____

Process Assessment: Yes Waiver _____ File Number: _____
 Project Assessment: Yes No _____ File Number: _____

Is Demolition proposed? yes If yes, how many residential units will be demolished: 1
 Number of Proposed Residential units (if applicable): n/a If Yes, How many?
 _____ 1 Bedroom _____ Affordable _____ 3 Bedroom _____ Affordable
 _____ 2 Bedroom _____ Affordable _____ 4 or more Bedroom _____ Affordable

LAND USE CATEGORIES

Single Family <u>SF</u>	Planned Unit Development PUD	Industrial IND
Multi-family MF	Commercial-Office OFC	Greenbelt GRBLT
Duplex DUP	Commercial-Retail RET	Right-Of-Way ROW
Public/Quasi-Public PUB		

Section 11: PROPOSED LAND USE (by summary)

Land Use (see table)	Number of Lots	Number of Units	Acreage
<u>SF</u>	<u>3</u>	<u>3</u>	<u>0.567 acres</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
TOTALS:	<u>3</u>	<u>3</u>	<u>0.567 acres</u>

Section 3 : WAIVER / VARIANCE / ETC. - as applicable

1.	Balance of the Tract	Section(s)	_____
2.	Sidewalks	Section(s)	_____
3.	Single Outlet	Section(s)	_____
4.	Street Length	Section(s)	_____
5.	Block Length	Section(s)	_____
6.	Lot Frontage	Section(s)	_____
7.	Cut / Fill	Section(s)	_____
8.	Flag Lots	Section(s)	_____
9.	Other	Section(s)	_____

Section 4: OTHER ATTRIBUTES

Electric: C.O.A. Water Source: C.O.A. (AWU)
Wastewater/Sewage Disposal: AWU (COA)
Telephone District: Central School District: AISD

Section 5: OWNERSHIP INFORMATION

Type of Ownership: Sole Community Property Trust Partnership Corporation
If ownership is other than sole or community property, list the individuals, partners, principals, etc. below or attach a separate sheet.

Section 6: OWNER INFORMATION

NAME: Sara Neal Edeh CONTACT: Justin Poses
STREET ADDRESS: 1400 Rabb Rd
CITY/STATE/ZIP: Austin, Tx 78704-2023
TELEPHONE: 370-4964 FAX: 692-9513 E-MAIL: JP@PremierTexasRealty.com

Section 7: APPLICANT INFORMATION

FIRM NAME: Moncada Consulting CONTACT: Phil Moncada
STREET ADDRESS: 1301 S IH 35 Ste 204
CITY/STATE/ZIP: Austin, Texas 78741
TELEPHONE: 627-8815 FAX: 474-4923 E-MAIL: moncadatar2@sbcglobal.net

Section 8: ENGINEER INFORMATION

FIRM NAME: Prosser & Associates CONTACT: Kurt Prosser
STREET ADDRESS: 2601 Chinita Ct.
CITY/STATE/ZIP: Cedar Park, Tx, 78613
TELEPHONE: 918-3343 FAX: _____ E-MAIL: Pandi@swbell.net

Section 12: DESCRIPTION OF PROPOSED SUBDIVISION

The proposed 'Resubdivision of Lot 1 of the Resubdivision of Lots 1-4 Inclusive of Peschka Subdivision', we are proposing a 3 lot ~~sub~~ residential subdivision with proposed improvements.

PLEASE NOTE: The signature of an applicant or designated agent authorizes City of Austin and appropriate County staff to visit and inspect the property for which this application is being submitted.

Phil Moncod
Applicant or Designated Agent's Signature

11/4/14
Date

ACKNOWLEDGMENT FORM

I, Phil Moncada have checked for any information that may affect the review of this project,
(Printed name of applicant)

including but not limited to subdivision plat notes, deed notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E Design Standards prohibiting certain uses and/or requiring certain development restrictions i.e. height, access, screening etc. on this property, located at

(Address or Legal Description)

1405 Rabb Rd.

If a conflict should result with the request I am submitting to the City of Austin due to any of the aforementioned information, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of the aforementioned information.

I understand that if requested I must provide copies of any of the aforementioned information that may apply to this property.

Phil Moncada
(Applicant's Signature)

11/4/14
Date

SUBMITTAL VERIFICATION

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

Phil Moncada 10/29/14
Signature Date

Phil Moncada
Name (Typed or Printed)

MONCADA CONSULTING
Firm

INSPECTION AUTHORIZATION

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

PLEASE TYPE OR PRINT NAME BELOW SIGNATURE AND INDICATE FIRM REPRESENTED, IF APPLICABLE.

Phil Moncada 10/29/14
Signature Date

Phil Moncada
Name (Typed or Printed)

MONCADA CONSULTING
Firm

OWNER'S ACKNOWLEDGMENT

STATE OF Texas §

COUNTY OF Travis §

KNOW ALL MEN BY THESE PRESENTS:

That

Sara Neal Eskew (INDIVIDUAL) Corporation, acting by and through Partnership, acting by and through Other

owner(s) of the tract(s) of land described in warranty deed(s) recorded as follows:

1st resub of lots 1-7 Pcschka subdivision & abs-14 Survey 2.1 Hill HP acre .064 and more fully described in Attachment

, copies thereof attached hereto and made a part hereof for all pertinent purposes, do hereby make and/or authorize

Moncada Consulting, to make application for subdivision of such property in accordance with the accompanying plan/plat, and do hereby offer to dedicate to the public use all streets and easements shown thereon, or as may otherwise be required by applicable regulations, pursuant to Title 25 and/or Title 30 of the Austin City Code, Chapter 80 of the Travis County Rules, and Chapters 212 and 232 of the Texas Local Government Code.

Witness my hand this 3rd day of November, 2014. Sara Neal Eskew (OWNER'S SIGNATURE)

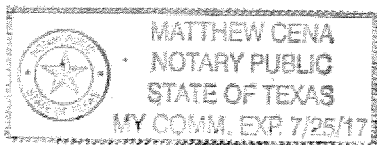
Witness my hand this ___ day of ___ (OWNER'S SIGNATURE)

This instrument acknowledged before me on the 3rd day of November, 2014. State of Texas, Travis County Notary Public, in and for [Signature]

This instrument acknowledged before me on the ___ day of ___ Notary Public, in and for

My Commission expires: 07/25/2017

My Commission expires: _____



SURVEYOR'S CERTIFICATION

This is to certify that:

- ◆ I am authorized to practice the profession of Surveying in the State of Texas;
- ◆ I am responsible for the preparation of the surveying portions of the plan or plat submitted herewith;
- ◆ All surveying information shown on the plan or plat is accurate and correct; AND
- ◆ With regard to the surveying portions thereof, the plan or plat complies with Title 25 and/ or Title 30 of the Austin City Code, as amended, and all other applicable City and Travis County codes, ordinances and rules, except for specific variances and waivers from the above regulations that are identified and requested as of this date, as follows:

(_____ additional sheet(s) with variances or waivers are attached) {each additional sheet must be signed, sealed and dated}

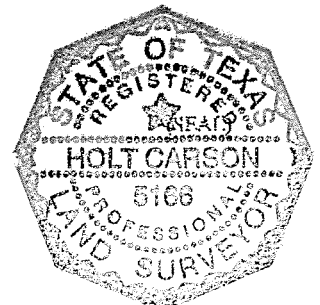
WAIVER OF SCALE REQUIREMENT

OF 1" = 100'

Witness my hand this 18th day of JULY 2014

(SURVEYOR'S SIGNATURE)

Holt Carson



ENGINEER'S CERTIFICATION

This is to certify that:

- ◆ I am authorized to practice the profession of Engineering in the State of Texas;
- ◆ I am responsible for the preparation of the engineering portions of the plan or plat submitted herewith;
- ◆ All engineering information shown on the plan or plat is accurate and correct; AND
- ◆ With regard to the engineering portions thereof, the plan or plat complies with Title 25 of the Austin City Code, as amended, and all other applicable City and Travis County codes, ordinances and rules, except for specific variances and waivers from the above regulations that are identified and requested as of this date, as follows:

(_____ additional sheet(s) with variances or waivers are attached) *{each additional sheet must be signed, sealed and dated}*

Witness my hand this 4th day of November, 2014.

Kurt M. Prossner
(ENGINEER'S SIGNATURE)



**Land Use Review
Subdivision Completeness Check**



**Planning and Development
Review Dept.**

Completeness Check Results Due:

A completeness check application must be deemed complete before formal application can be submitted.

Completeness Check Results: Complete		45 Day Expiration date: 02/22/2015	
Tracking #: 11273387	Revision #: 00	Watershed: Barton Creek	
Project Name: Lot 1 of the Resub of lots 1-4 inclusive of Peschka Subd.			
Ch.245 Team Review Req'd: No	Orig. Submittal Date: 01/08/2015	Resubmittal Date: 02/13/2015	
Date Sent to Ch.245:	Current Results to Applicant: 02/20/2015		
Date Rec'd.back in LUR:			

Checked for Completeness by the following reviewers:

			Complete/Incomplete	Initials
Drainage Engineering	Joydeep Goswami	974-3568	N/A	JG
Transportation	Sangeeta Jain	974-2219	Complete	SJ
Subdivision	David Wahlgren	974-6455	Complete	DW
Environmental	Sue Barnett	974-2711	Complete	SB
Water Quality Eng.	Joydeep Goswami	974-3568	N/A	JG
Env.Res.Mgmt.	Ana Gonzalez	974-	Complete	
Floodplain	Henry Price	974-1275	Complete	HP
ORES	Andy Halm	974-7185	Complete	AH
Utility Coord.	Reza Sedghy	974-7912	Complete	RS
AWU-DPR	Louis J. Cerda	972-2044	Complete	LJC
AWU	Neil Kepple	972-0077	Complete	NK

Staff Reviewers as follows		Case Manager:	
David Wahlgren (SR)	Atha Phillips (EV)	Michael Duval (DR/WQ)	David Marquez (DR/WQ)
Sylvia Limon (SR)	Liz Johnston (EV)	Leslie Daniel (DR/WQ)	Keith Mars (HT)
Don Perryman (SR)	Sangeeta Jain (TR)	Beth Robinson (DR/WQ)	Johnnie Price (RSMP)
Cesar Zavala (SR)	Ivan Naranjo (TR)	Joydeep Goswami (DR/WQ)	
Steve Hopkins (SR)	Caleb Gutshall (TR)	Ron Czajkowski (DR/WQ)	
Jim Dymkowski (EV)	Amanda Couch (TR)	Jay Baker (DR/WQ)	
Pamela Abee- Tauli (EV)	Bryan Golden (TR)	Benny Ho (DR/WQ)	
Mike McDougal (EV)	Danielle Guevara (DR/WQ)	John Powell (DR/WQ)	
Other Disciplines Required:			
AWU/Plumbing - Cory	Floodplain	PARD	Mapping
WWW	911 Addressing	School District	ROW Mgmt.
Fire	Traffic Control	Gas Company	Electric (3)
HydroGeologist Scott Hiers	Wetlands Biologist	Facilities Engineering(2)	Austin Utility Location

A formal application must be filed within 45 calendar days of the initial completeness check (by 02/22/2015) or the application will expire and a new completeness check application must be filed.

Applicants must pick up the completeness check packet at the Intake office within 72 hours of receiving a response. The City is not responsible for lost or stolen packets. **The applicant must schedule an appointment with the Intake office for formal application submittal.** Please call 974-2681, 974-2350, or 974-7208 for more information.

RSMP: Yes/No Waiver: Yes/No Onsite Drainage: Yes/No
Offsite Drainage: Yes/ No

Additional Copies to:

ZAP or PC

Fees: \$1,632.80-\$200.00 \$1,432.80

Total # of Plans 17 / Engineering Reports 4 required at formal

(Applicant is responsible for submitting one (1) plan set for the respective county on all ETJ applications)

The City of Austin encourages applicants to contact neighborhood organizations prior to formal submittal. To find out contact information for neighborhood associations visit our web page at <http://www.austintexas.gov/neighbor> or contact our Neighborhood Liaisons for more information: Carol Gibbs @ 974-7219 or Jody Zemel @ 974-7117.

**This project will require an Electronic Submittal (flash drive) at time of formal submittal as described in Exhibit 2 of application packet. Exhibit 2 Worksheet also due at time of formal submittal.
(Exhibit V for Subd Construction Plans)**

Comments: (Please respond to each comment in letter form)

EV Please provide Q1/Q2 tables

ERM Information provided in application does not meet the criteria described in LDC 25-8-121 to 125 and ECM 1.3.0

The ERI must be signed and sealed by a P.G. for any site over the hydrogeologic portion of the Recharge Zone

Provide COA CEF Worksheet with latitude and longitude coordinates as per ECM 1.3.0(B)(1)

Provide both hard copy and electronic format as per ECM 1.3.0(A)

FYI: Contact this reviewer to obtain ERI form. May consider to apply for ERI waiver (form also available from this Reviewer) ana.gonzalez@austintexas.gov

Floodplain NO review required.

Exhibit D
PROJECT APPLICATION H.B. 1704/Chapter 245 DETERMINATION
(Chapter 245, Texas Local Government Code)

(This completed form must accompany all subdivision and site plan applications.)

FOR DEPARTMENTAL USE ONLY	
File # Assigned: _____	Date Filed: _____
Original Application Date: _____	Signature: _____ Date: _____
Comments: _____	
_____ Insufficient Information to establish Chapter 245 rights.	

Proposed Project Name: Resubdivision of Lot 1 of the Resubdivision of Lots 1 thru 4 Inclusive of Peschka Subdivision
 Address / Location: 1405 Rabo Rd
 Legal Description: Lot 1 Resub of Lot 1-4 Peschka sub D § ABY 14 Sur 21 Hill HPACR .06

A. The proposed application is for a New Project and is submitted under regulations currently in effect.

NOTE: If A is checked above, proceed to signature block below.

- B. The proposed application is for an ongoing project not requesting House Bill 1704 consideration. The choice of this option does not constitute a waiver of any rights under Chapter 245.
- C. The proposed application is for a project requesting review under regulations other than those currently in effect, but not on the basis of House Bill 1704. All appropriate supporting documentation must be attached to this request. Provide a brief description of the basis for this request here: _____
- D. The proposed application is for a project requesting review under a specific agreement, not on the basis of House Bill 1704. All appropriate supporting documentation must be attached to this request. Provide a brief description of the basis for this request here: _____

E. Original Application Filing Date: _____ File #: _____

The proposed application is submitted as a Project in Progress under Chapter 245 (HB 1704) and should be reviewed under the applicable regulations pursuant to state law. **The determination will be based on information submitted on and with this form.**

The following information is required for Chapter 245 Review:

Attach supporting documentation, including a summary letter with a complete project history from the Original Application to the present, with a copy of the original subdivision or site plan approval by the City and subsequent application approvals. Specify project information for date claiming 1704 grandfathering; include a copy of the relevant permit upon which Chapter 245 vesting is claimed.

Project Application History	File #	Application Date	Approval Date
Annexation/zoning (if applicable to history) _____	_____	_____	_____
Preliminary Subdivision _____	_____	_____	_____
Final Subdivision Plat _____	_____	_____	_____
Site Plan / Devel. Permit _____	_____	_____	_____

Proposed Project Application (check one): Preliminary Subdivision _____ Final Plat _____ Site Plan _____

Proposed Project Land Use: Specify acreage in each of the following land use categories:

Single Family / Duplex _____ Townhouse / Condo / Multi-family _____ Office _____

Commercial _____ Industrial / R&D _____ Other (Specify) _____

Total acreage: 0.5629 Watershed TOWN LAKE Watershed Classification URBAN

This proposed project application will still be reviewed under those rules and regulations that are not subject to Chapter 245, such as those to prevent imminent destruction of property or injury to persons, including regulations dealing with stormwater detention, temporary erosion and sedimentation controls, and regulations to protect critical/significant recharge features.

Signature - Property Owner or Agent Phil Moreada Date: 11/4/14

Printed Name Phil Moreada Phone / Fax 627-8815 / 474-4923

Form Date 5/06/2005

**Determination of
Planning Commission or Zoning & Platting Commission
Assignment**

I, Phil Moncada owner or authorized agent for the following project.

Name of project: Resubdivision of Lot 1 of the Resubdivision of Lot 1 thru 4
Inclusive of Peschka Subdivision

Address of project: 1405 Rabto Rd.

Case Number: _____

Check One:

have verified that this project does fall within the boundaries of an approved neighborhood plan or a proposed plan as defines in 25-1-46(D).

Name of neighborhood plan Zilker

Commission assigned: **Planning Commission**

_____ have verified that this project does not fall within the boundaries of an approved neighborhood plan.

Commission assigned: **Zoning and Platting Commission**

I understand if I have not accurately determined if my project falls inside or outside the boundaries of an approved neighborhood plan, I may experience delays in processing my project through the appropriate commission.

Owner or Agent:

Phil Moncada

Intake Date: 11/4/14

INTAKE SUBMITTAL CHECKLIST
FINAL PLATS WITHOUT A PRELIMINARY PLAN
City Of Austin Planning and Development Review Department
 505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-2681, 974-7208 or 974-2350
 Fax 974-2620

Departmental Use Only:

File Number: _____ Date Issued: _____

Intake Specialist: _____ Date: _____

Information Required for Submittal:

Eng. Certification

1. Completed application form with all appropriate signatures and application fee
2. Final plat (Refer to completeness check results for required #)
 Two (2) copies for completeness check
3. Six (6) Blue-line copies of PUD conceptual land use plan (for finals not requiring preliminaries)
4. Current Tax Certificate
5. Tax plats (most current) for resubdivisions; if project is outside of Travis County provide names and addresses of all property owners within 500' of subject tract on separate sheet of 8½ x 11 paper
6. Variance Request and Justification.
7. Owners Deed (Certified)
8. *Environmental Resource Inventory (If in Water Supply Watershed)
9. *Endangered Species Survey
10. *Letter from utility provider (if not in the city) for Water and Wastewater only
11. *Contractual Agreement with utility provider
12. 2 copies of Location map on 8½ x 11 paper
13. Eng. Reports (may include DR & WQ Report)(Refer to completeness check results for required #)
 Two (2) copies for completeness check
14. Drainage Report
15. Water Quality Report (sometimes included in Engineer's report)
16. 1704 Determination Form
 (If B-E is checked provide 1 extra copy of plans & additional fee required @ completeness check)
17. Subject to: ZAP or PC
18. Project Description Form
19. 8 ½ x 11 copy of plat (need at formal submittal)
20. For joint applications (e.g. City ETJ and Travis County) submit one (1) additional copy of all items listed above (excluding tax map) clearly labeled for **Travis County**
21. Flashdrive @ formal submittal (Exhibit II of application must be on flashdrive w/ names of files/layers)

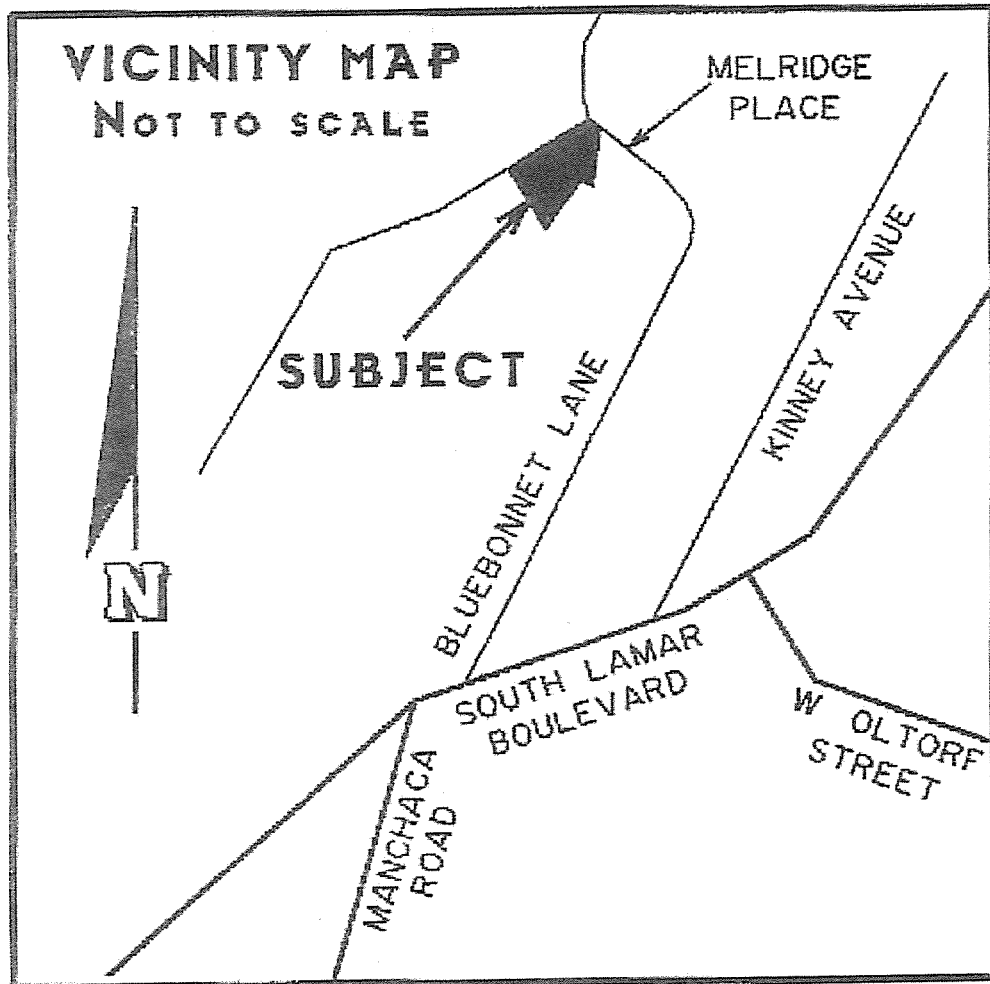
*If Applicable

LOCATION MAP

FOR

1405 Rabb Road

Austin, Texas





City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt No.: 6094711

Payment Date: 02/23/2015

Invoice No.: 6118946

Payer Information

Company/Facility Name: JP CUSTOMER HOMES LLC

Payment Made By:

1014 TEXAS AVE
CORPUS CHRISTI TX 78404

Phone No.: (512) -

Payment Method: Check

Payment Received: \$1,432.80

Amount Applied: \$1,432.80

Cash Returned: \$0.00

Comments: ck-1004

Additional Information

Department Name: Planning and Development Review

Receipt Issued By: Liane Garza

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9770 4185	Resubdivision W/ Hearing DWPZ	11273387	1405 RABB RD	2015-001904-C8	\$710.00
1000 6800 9770 4196	Finals W/O Prelim-Dev Review-Watersupply	11273387	1405 RABB RD	2015-001904-C8	\$780.00
1000 6800 9770 4250	Fair Notice Credit	11273387	1405 RABB RD	2015-001904-C8	(\$200.00)
5100 6300 9700 4196	Finals W/O Prelim-Env/Drainage-W	11273387	1405 RABB RD	2015-001904-C8	\$80.00
8131-6807-1113-4066	Development Services Surcharge	11273387	1405 RABB RD	2015-001904-C8	\$62.80
Total					\$1,432.80



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt No.: 6046697

Payment Date: 11/05/2014

Invoice No.: 6067816

Payer Information

Company/Facility Name: JP Custom Homes LLC

Payment Made By:

1014 TEXAS AVE
CORPUS CHRISTI TX 78404

Phone No.: (512) 791-0932

Payment Method: Check

Payment Received: \$200.00

Amount Applied: \$200.00

Cash Returned: \$0.00

Comments: CK 1197

Additional Information

Department Name: Planning and Development Review

Receipt Issued By: Cary Guedea

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9770 4250	Fair Notice Fee	11246075	1405 RABB RD	2014-119090-C8	\$200.00
Total					\$200.00

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2243485

ACCOUNT NUMBER: 01-0207-1216-0000

PROPERTY OWNER:

ESKEW SARA NEAL
1400 RABB RD
AUSTIN, TX 78704-2023

PROPERTY DESCRIPTION:

LOT 1 RESUB OF LOT 1-7 PESCHKA SUB
D & ABS 14 SUR 21 HILL H P ACR .06
4

ACRES .0640 MIN% .000000000000 TYPE

SITUS INFORMATION: 1405 RABB RD

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2013	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH	*ALL PAID*
	ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE 0		*ALL PAID*
TOTAL TAX:		*ALL PAID*
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		*ALL PAID*

TAXES PAID FOR YEAR 2013 \$12,918.00

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2013 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 07/29/2014

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

SECTION 10 – PROJECT DESCRIPTION FORM

A project description form, attached as Exhibit A, must be submitted with a subdivision, site plan, and building permit application. A project description form must also be submitted with a water or wastewater service extension request.

EXHIBIT A PROJECT DESCRIPTION FORM

The purpose of this form is to provide information that may clarify the nature of the project. Clarification may affect the City's determination on the application of Chapter 245 to the project. However, the form is not intended to affect the status of a project in progress, unless there are changed circumstances. This form does not preclude presentation of additional information to assist in the Chapter 245 determination. The information contained in this form will not result in any waiver of a Chapter 245 claim. The right to make a Chapter 245 claim, notwithstanding the information below, is reserved to the applicant.

Is the property currently developed? yes If yes, how currently have 1 residential structure + 1 detached garage totaling 4,092 sq ft of existing impervious cover.

Permit number: _____ Submittal Date: _____

Permit type: Preliminary Plan _____; Final Plat _____; Site Plan _____;

Building Permit _____; Water or wastewater service extension request _____

Legal Description/Subdivision Reference: Lot 1 Resub of LOT 1-7 Peschka Sub D & ABS 14 SW 21 Hill M.P. ACZ . 06

Lot(s) ID 0102071216

Please check the appropriate project description for this lot within the city limits:

No defined project

Residential Mixed Use (contains a mixture of residential uses)

Commercial Mixed Use (contains a mixture of one or more commercial, industrial and/ or civic uses)

Commercial and Residential Mixed Use (contains a mixture of one or more residential, commercial, industrial and/ or civic uses)

Residential Class I (one or more of the residential uses permitted in the SF-5 or more restrictive base zoning districts)

Residential Class II (one or more of the residential uses permitted in the SF-4A or less restrictive base zoning districts)

Commercial Class I (commercial uses containing at least 50% Administrative and Business Office, Medical Offices, Professional Office ("Office Uses"))

Commercial Class II (commercial uses containing no more than 50% Office Uses)

Industrial

Civic

Other use not listed. Specify: _____

Please check the appropriate project description for this lot within the city's ETJ:

Mixed Use Commercial Civic
 Residential Industrial

n/a



FURTHER COMMENTS DESCRIBING PROJECT (OPTIONAL):

Owner or Authorized Representative:

I certify that this Project Description Form is true and accurate

Print Name Phil Moncada

Signature Phil Moncada

Date: 10/30/14

Address 1301 S. IH 35 Ste 204 Austin, TX 78741

Phone/Fax 512-427-8815 512-474-4923

Exhibit 2

ELECTRONIC SUBMITTAL

In an effort to:

- improve geographic information system (GIS) data;
 - improve the efficiency of GIS data creation; and
 - provide a more comprehensive view of existing and proposed infrastructure;
- provide a base file in *.dgn, *.dwg, or *.dxf, format of existing and proposed improvements listed in the following table, and specify layer name or number. File shall be referenced to the Texas Central State Plane (NAD83, survey feet) projection, and elevation data shall be referenced to the NAVD88 (feet) datum. Grid coordinates are recommended for alignment with City of Austin GIS data.

Is the file in (check one):

- Grid coordinates
 Surface coordinates

Average projection scale factor/Average combined factor (10 digits min.)
--

Electronic seals shall be provided or excluded in accordance with Texas Board of Professional Engineers Rules and Texas Board of Architectural Examiners Rules.

CADD files that contain more base layers than listed below are encouraged but are not required. CADD files may be locked or read-only.

Electronic files shall be submitted on a USB flash drive. The flash drive will be copied at Intake and returned to you.

The following layers are required at the time of first formal submittal.

Description	<input checked="" type="checkbox"/> if n/a	Layer Name and/or Number (please specify)
Site boundaries	<input checked="" type="checkbox"/>	20
Existing lot lines or legal tract boundaries	<input checked="" type="checkbox"/>	20

The following base files are required prior to site plan release.

Description	<input checked="" type="checkbox"/> if n/a	Layer Name and/or Number (please specify)
Site boundaries	<input checked="" type="checkbox"/>	
Existing lot lines or legal tract boundaries	<input checked="" type="checkbox"/>	
Easements	<input checked="" type="checkbox"/>	
Critical environmental features and buffers as depicted on plans	<input checked="" type="checkbox"/>	
Open Space ⁵	<input checked="" type="checkbox"/>	
Floodplain Delineation (existing & proposed as depicted on plan)	<input checked="" type="checkbox"/>	
Legend (may be in separate file)	<input checked="" type="checkbox"/>	

⁴ Edge of pavement, curb and gutter lines as depicted on plans, luminaires, poles, pullboxes, signal poles, and signal cabinets.

⁵ Delineation of open space as required on the site plan or subdivision. Only open spaces on the ground are required. Above ground spaces such as balconies are not required.

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS
That I, *James M. Williams*, of the County of Tarrant, State of Texas, do hereby certify that the following is a true and correct copy of the original plat of the subdivision of land in Block 10, Subdivision 1, of the Deschena Subdivision, as shown on the plat of said subdivision filed for record in the office of the County Clerk of Tarrant County, Texas, on the 12th day of August, 1953, and that the same is a true and correct copy of the original plat of the subdivision of land in Block 10, Subdivision 1, of the Deschena Subdivision, as shown on the plat of said subdivision filed for record in the office of the County Clerk of Tarrant County, Texas, on the 12th day of August, 1953.

James M. Williams
County Clerk

James M. Williams
County Clerk

STATE OF TEXAS
COUNTY OF TARRANT

APPROVED FOR ACCEPTANCE
this 12th day of August, 1953.
APPROVED BY CITY PLANNING COMMISSION
this 3-2-53
1953

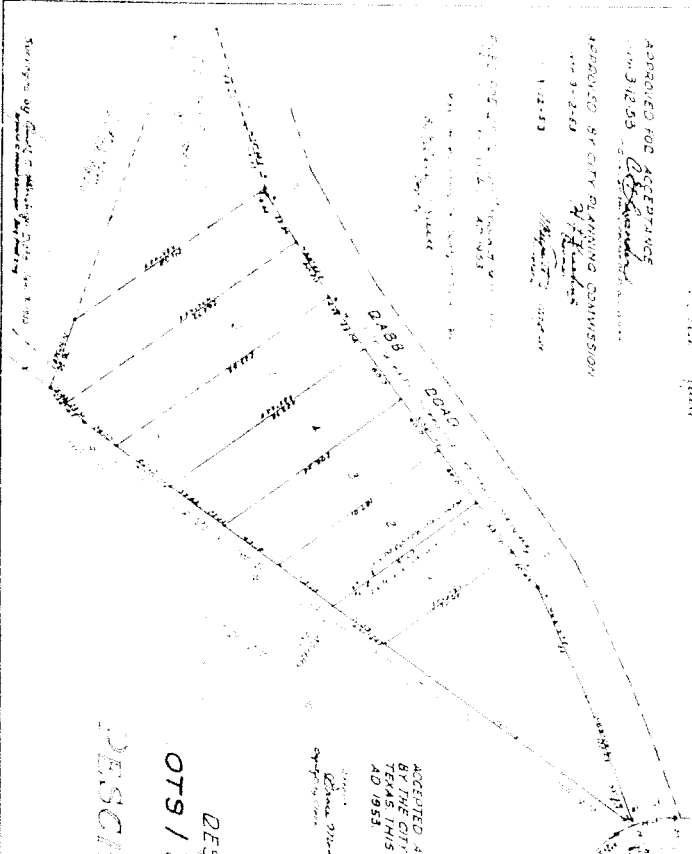
Paul C. R...
City Planner

STATE OF TEXAS
COUNTY OF TARRANT

APPROVED AND AUTHORIZED FOR RECORD
BY THE CITY COUNCIL OF JUSTIN
TEXAS THIS 15th DAY OF MARCH
AD 1953

John D. ...
City Clerk

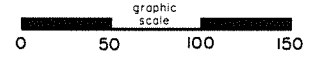
DESURDIVISION OF
OTS 1 THRU 4 INCLUSIVE
OF
DESCHENA SUBDIVISION



RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOTS 1 THRU 4 INCLUSIVE OF PESCHKA SUBDIVISION

Plat Preparation Date: July 15, 2014
Plat Submittal Date:

SCALE: 1" = 50'

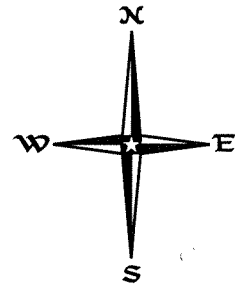


Legend

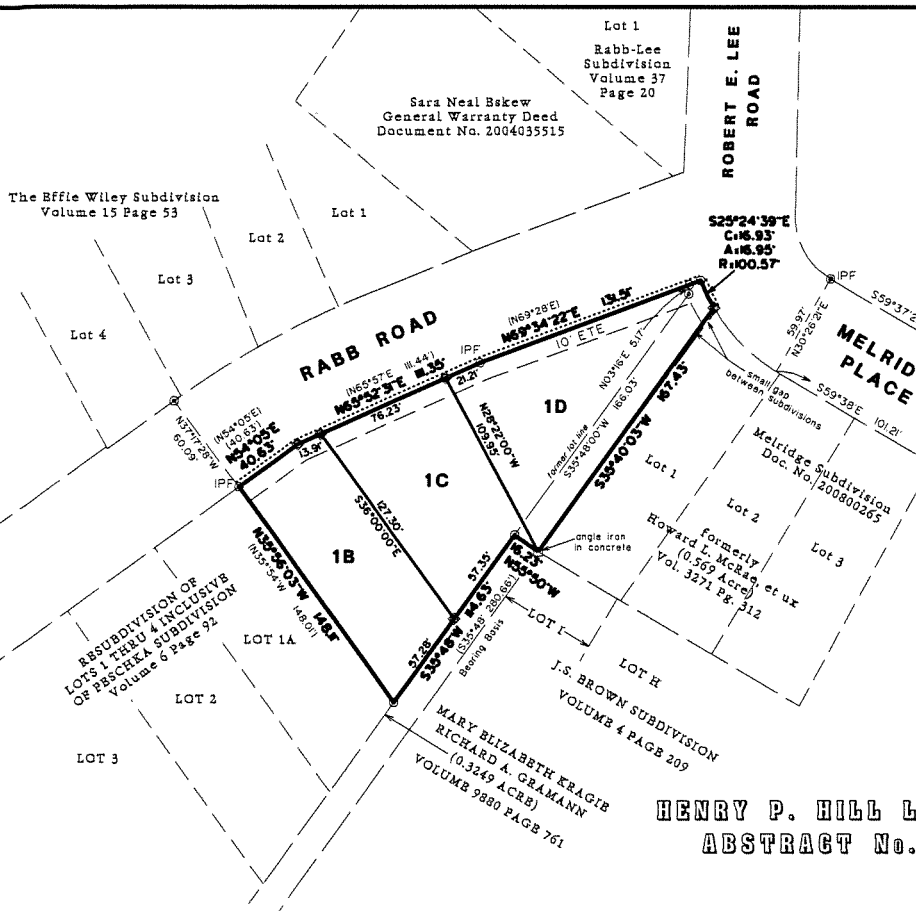
- ⊙ 1/2" Iron Rod Found
- IPF 1/2" Iron Pipe Found (unless noted)
- ⊕ 1/2" Iron Rod Set with plastic cap imprinted with "Hall Carson, Inc." - 60D Nail Found (Record Dimension)
- existing or proposed Concrete Sidewalk
- ETE = Electric and Telecommunications Easement

LOT SUMMARY

Total Number of Lots = 3
 Lot 1B = 7,538 Square Feet
 Lot 1C = 7,532 Square Feet
 Lot 1D = 9,650 Square Feet
 Total Area = 24,720 Square Feet = 0.567 Acre



HENRY P. HILL LEAGUE
ABSTRACT No. 14



THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That I, Sara Neal Eskew, owner of all of Lot 1, Resubdivision of Lots 1 Thru 4 Inclusive of Peschka Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 6 Page 92 of the Plat Records of Travis County, Texas, together with all of that certain (0.064 acre) tract of land out of the Henry P. Hill League Abstract No. 14, as conveyed to me by Correction Warranty Deed recorded in Document No. 2007211805 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 212.015, of the Local Government Code, do hereby resubdivide said Lot 1 and said (0.064 acre) tract in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOTS 1 THRU 4 INCLUSIVE OF PESCHKA SUBDIVISION

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the ____ day of _____, A.D. 2014.

Sara Neal Eskew
1400 Rabb Road
Austin, Texas 78704

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 2014, did personally appear Sara Neal Eskew, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the ____ day of _____, 2014.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing Instrument of Writing and its Certificate of Authentication was filed for record in my office on the ____ day of _____, 2014, A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, A.D., at ____ o'clock ____ M. in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 2014, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the ____ day of _____, 2014, A.D.

Dave Anderson, Chairperson

Jean Stevens, Secretary

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the ____ day of _____, 2014, A.D.

Greg Guernsey, Director, Planning and Development Review Department

NOTE:

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

RESUBDIVISION OF LOT 1 OF THE RESUBDIVISION OF LOTS 1 THRU 4 INCLUSIVE OF PESCHKA SUBDIVISION

NOTES:

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater utility system.
2. All water and wastewater improvements must be in accordance with City of Austin water and wastewater design criteria and specifications. All plans must be presented to the City of Austin Water and Wastewater Utility Department for review and approval. All construction must be inspected by the City of Austin.
3. Building Setback Lines shall be in conformance with the City of Austin Zoning ordinance requirements.
4. No buildings, fences, landscaping, or other obstructions are permitted in drainage easements except as approved by the City of Austin.
5. All drainage easements on private property shall be maintained by the property owner or his assigns.
6. Properly owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
7. The owner of this subdivision, and his or her successors and assigns, assumes responsibility 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 replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
8. 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.
9. All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards.
10. Austin Energy has the right to cut and trim trees and shrubbery and remove obstructions to the extent necessary to keep the easements clear of obstructions. Austin Energy will perform all tree work in compliance with the City of Austin Land Development Code.
11. The owner/developer of this subdivision/lot may provide Austin Energy with any easement and/or access required for the installation and ongoing maintenance of overhead and underground electric facilities within or along the perimeter of this subdivision/lot. These easements/access are required to provide electric service to the buildings and will not be located as to cause the site to be out of compliance with the City of Austin Land Development Code.
12. 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 pruning and tree removal that is within ten 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.
13. 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.
14. 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: Rabb Road and Melridge Place. These 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.
15. The landowner is responsible for providing the subdivision infrastructure, including the water and wastewater utility improvements.
16. No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0445 H, dated September 26, 2008.
17. Erosion/Sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the City of Austin Land Development Code and the Environmental Criteria Manual (ECM).
18. Lot 1B, Lot 1C, and Lot 1D, of this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.
19. 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 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.
20. Prior to construction on lots in this 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.
21. All restrictions and notes from the previous subdivision, Resubdivision of Lots 1 Thru 4, Inclusive of Peschka Subdivision, according to the map or plat of record in Volume 6 Page 92 of the Travis County Plat Records, shall apply to this resubdivision plat.

Plat Preparation Date: July 15, 2014
Plat Submittal Date:

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson
Registered Professional Land Surveyor No 5166
HOLT CARSON, INC.
1904 Farview Road Austin, Texas 78704
(512)-442-0990

Date

THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 131.152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0445 H, dated September 26, 2008.

Mirza T. Baig P.E. No. 82577
Professional Structural Engineers, Inc.
12710 Research Boulevard Suite 390
Austin, Texas 78759

Date

