



Project Name: Paggi House Subdivision

Case Manager: Cesar Zavala

Team: Team D

Case Number: C8-2012-0122.0A

Date Filed: Aug 02, 2012

Formal Submittal 8/14/2012

Update #: 0

Date Dist: Aug 15, 2012

Comment Due Date: Sep 4, 2012

Discipline	Name
Mapping Review	Mapping Review
Planner 1 Review (Wodist)	Rosemary Ramos
Subdivision Review	Cesar Zavala - memo only - applicant will hand deliver
Transportation Review	Shandrian Jarvis
Site Plan Plumbing Review	Monty Lowell

4

Report run on: 8/14/2012

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE #: C8-2012-0122.0A

TYPE/SUBTYP Final Plat/Previously Unplatted

PROJECT: Paggi House Subdivision

LOCATION: 221 S LAMAR BLVD

CASE MANAGER: Cesar Zavala

PHONE: 974-3404

FILED FOR UPDATE: Aug 02, 2012

COMMENT DUE DATE Sep 4, 2012

TENTATIVE PC DATE:

REPORT DATE: Sep 11, 2012

TENTATIVE CC DATE:

LANDUSE:

AREA: 1.155

ACRES (SQ FT) 43560

LOTS 1

EXISTING ZONING: CS, CS-V, CS-H

EXISTING USE: Commercial

TRACT

ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

1.155 /43560

MF/ RET

WATERSHED: Town Lake, ,

COUNTY: TRAVIS

JURISDICTION FULL PURPOSE Full-Purpose

Urban Watersheds

GRIDS: H22

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT 0105020306

DEED REFERENCE:

VOL./PAGE /

LEGAL DESCRIPTION:

Lot: 1 Block: Subdivision: EPPRIGHT & CHERICO SUBDIVISION

RELATED CASES (if any):

CONTACTS:

C14-2008-000, C8-2011-007.0A,
SP-91-0173C, SP-05-1664C,

Applicant BURY & PARTNERS, INC. 512-328-0011
221 W 6TH ST SUITE 600 AUSTIN TX 78701
CONTACT: Chris Randazzo

Owner POST PAGGI LLC 310-481-0022
1801 CENTURY PLAZA EAST SUITE 2240 LOS ANGELES CA 90067
CONTACT: Jason Post

Billed To BURY & PARTNERS, INC. MANAGERS ACCOI 512-328-0011
221 WEST SIXTH ST SUITE 600 AUSTIN TX 78701
CONTACT:

Other 512--
221 W 6TH ST AUSTIN TX 78701
CONTACT: Boback Tehrany

Other CATENARY GROUP, LLC 512--
8205 SANTA MONICA BLVD WEST HOLLYWOOD CA 90046-5977
CONTACT:

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

#10807418

DEPARTMENTAL USE ONLY

PROJECT INFORMATION

C.C. 8/02/12
Filing Date: 8/14/12 Construction Plan Code: _____

Filing Number: CB-2012-0122-0A Case Manager: Cesar Zavala

Application Type: _____ Project Type: _____ Process Type: _____

- 2 = Preliminary
- 3 = Revised preliminary
- 4 = Final not requiring preliminary
- 5 = Final requiring preliminary
- 6 = Concurrent final with preliminary
& construction
- 7 = Concurrent final with no preliminary
& construction
- 8 = Construction plans only

- 1 = Conventional
- 2 = PUD
- 3 = Small Lot
- 4 = Townhouse
- 5 = Single family, attached

- 1 = Previously unplatted
- 2 = Amendment
- 3 = Vacation/Replat
- 4 = Resubdivision

Application accepted by: Shen Pape

Section 1: NAME AND LOCATION

Subdivision Name: Paggi House Subdivision

Street Location: 221 South Lamar Boulevard at Lee Barton Drive

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 CS; CS-V; CS-H (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: N/A

Grid Map Numbers: H22

Is this a S.M.A.R.T. Housing project ☐ Yes ☒ No

Is this subdivision for a single-family or duplex condominium ☐ 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

Watershed Class: URB (URB = Urban; SUB = Suburban; WSR = Water Supply Rural; BSZ = Barton Springs Zone; WSS = Water Supply Suburban)

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

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

Section 4: OTHER ATTRIBUTES

Electric: Austin Energy Water Source: Austin Water Utility
Wastewater/Sewage Disposal: Austin Water Utility
Telephone District: Central School District: Austin ISD

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: Post Paggi LLC CONTACT: Jason Post
STREET ADDRESS: 1801 Century Plaza East, Suite 2240
CITY/STATE/ZIP: Los Angeles, California 90067
TELEPHONE: 310-481-0022 FAX: 310-881-8983 E-MAIL: jason@postinvestmentgroup.com

Section 7: APPLICANT INFORMATION

FIRM NAME: Bury+Partners, Inc. CONTACT: Chris L. Randazzo, P.E.
STREET ADDRESS: 221 West Sixth Street, Suite 600
CITY/STATE/ZIP: Austin, Texas 78701
TELEPHONE: 512-328-0011 FAX: 512-328-0325 E-MAIL: crandazzo@burypartners.com

Section 8: ENGINEER INFORMATION

FIRM NAME: Bury+Partners, Inc. CONTACT: Chris L. Randazzo, P.E.
STREET ADDRESS: 221 West Sixth Street, Suite 600
CITY/STATE/ZIP: Austin, Texas 78701
TELEPHONE: 512-328-0011 FAX: 512-328-0325 E-MAIL: crandazzo@burypartners.com

Section 9: SURVEYOR INFORMATION

FIRM NAME: 221 West Sixth Street, Suite 600 CONTACT: John Bilnoski, RLA

STREET ADDRESS: 221 West Sixth Street, Suite 600

CITY/STATE/ZIP: Austin, Texas 78701

TELEPHONE: 512-328-0011 FAX: 512-328-0325 E-MAIL: jbilnoski@burypartners.com

Section 10: RELATED CASES

ZONING CASE NUMBERS: C14-2008-0600

ZONING ORDINANCE NUMBERS: 20081016-049

SITE PLAN CASE NUMBERS: SP-91-0173C, SP-05-1664C, SPX-06-0264, SPX-06-0438

SUBDIVISION CASE NUMBERS: C8-2011-0077.0A

Process Assessment: ☐ Yes ☐ Waiver N/A File Number: _____

Project Assessment: ☐ Yes ☒ No _____ File Number: _____

LAND USE CATEGORIES

Single Family.....SF	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
MF	1	198 DU	1.155
RET	1	9616 SF	1.155
TOTALS:	<u>1</u>		<u>1.155</u>

Section 12: DESCRIPTION OF PROPOSED SUBDIVISION

The Proposed Subdivision application consists of a Two (2) Lot Subdivision Plat located at the Southwest corner of Riverside Drive and South Lamar.

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.

Applicant or Designated Agent's Signature

6/15/11

Date

OWNER'S ACKNOWLEDGMENT

STATE OF California §

COUNTY OF _____ §

KNOW ALL MEN BY THESE PRESENTS:

That

Jason Post

(INDIVIDUAL)

Post Paggi LLC

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:

, copies thereof attached hereto and made a part hereof for all pertinent purposes, do hereby make and/or authorize Darren Huckert, P.E., 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 15 day of June, 2011.

(OWNER'S SIGNATURE)

This instrument acknowledged before me on
the _____ day of _____,

Notary Public, in and for

My Commission expires: _____

Witness my hand this _____ day of _____,

(OWNER'S SIGNATURE)

This instrument acknowledged before me on
the _____ day of _____,

Notary Public, in and for

My Commission expires: _____

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Los Angeles

On June 15, 2011 before me, Seth L. Freedman, A Notary Public
(Here insert name and title of the officer)

personally appeared Tyson Post

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Seth L. Freedman
Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Subdivision Application

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 48 Document Date 6/15/11

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☒ Corporate Officer
Director
(Title)
☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

ENGINEER'S CERTIFICATION

This is to certify that:

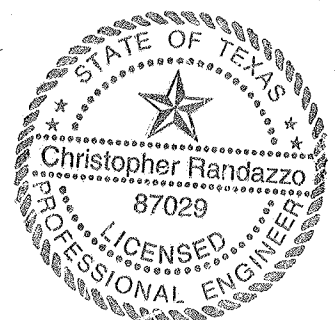
- ◆ I am authorized to practice the profession of Engineering in the State of Texas;
- ◆ I am responsible for the preparation of the engineering portions of the plan or plat submitted herewith;
- ◆ All engineering information shown on the plan or plat is accurate and correct; AND
- ◆ With regard to the engineering portions thereof, the plan or plat complies with Title 25 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}*

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Witness my hand this 31 day of July, 2012

(ENGINEER'S SIGNATURE)



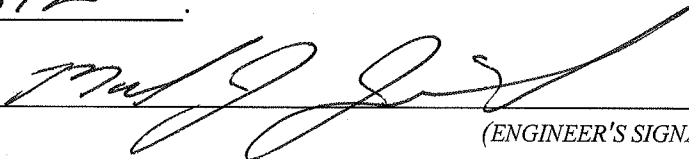
SURVEYOR'S CERTIFICATION

This is to certify that:

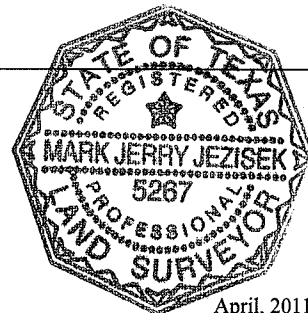
- ◆ I am authorized to practice the profession of Surveying in the State of Texas;
- ◆ I am responsible for the preparation of the surveying portions of the plan or plat submitted herewith;
- ◆ All surveying information shown on the plan or plat is accurate and correct; AND
- ◆ With regard to the surveying 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}*

Witness my hand this 2ND day of AUGUST,
2012.


(ENGINEER'S SIGNATURE)

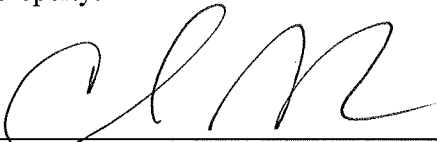
(SEAL)



ACKNOWLEDGMENT FORM

I, Chris L. Randazzo, P.E. 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
221 South Lamar Boulevard, Austin, Texas
(Address or Legal Description)

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.


(Applicant's Signature)

7/31/12
Date

Land Use Review Subdivision Completeness Check



Planning and Development Review Dept.

Before an application is accepted for formal review, City Staff conducts a completeness check to ensure the application packet contains the necessary components to complete a review.

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

A formal application must be filed within 45 calendar days of the initial completeness check (by 09/16/2012) 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.

Completeness Check Results: Complete		45 Day Expiration date: 09/16/2012	
Tracking #: 10807418		Revision #: 00	
		Watershed: Town Lake	
Project Name: Paggi House Subdivision			
Ch.245 Team Review Req'd: No		Orig. Submittal Date: 08/02/2012	
		Resubmittal Date:	
Date Sent to Ch.245:		Current Results to Applicant: 08/10/2012	
Date Rec'd.back in LUR:			

This application is complete. The Applicant may submit the application for formal submittal along with the required fees to the Intake Office, at One Texas Center, 505 Barton Springs Rd., 4th Floor, Austin TX 78704.

Checked for Completeness by the following reviewers:

			Complete/Incomplete	Initials
Drainage Engineering	Ron Czajkowski	974-6317	Complete	RC
Transportation	Joe Almazan	974-2674	Complete	JA
Subdivision	David Wahlgren	974-6455	Complete	DW
Environmental	Sue Barnett	974-2711	Complete	SB
Water Quality Eng.	Ron Czajkowski	974-6317	Complete	RC
Env.Res.Mgmt.	Sylvia Pope	974-3429	Complete	SP
Floodplain	Henry Price	974-1275	Complete	HP
Row Mgmt.	Andy Halm	974-7185	Complete	AH
Utility Coord.	Eric Polanco	974-7282	Complete	GP
Traffic Control	Javier Martinez	974-1584	Complete	JM
AWU-DPR	Monty Lowell	974-2882	Complete	ML
AWU	Neil Kepple	972-0077	Complete	NK
RSMP	Claudia Rodriguez	974-9369	Complete	CR

Staff Reviewers as follows		Case Manager: Cesar Zavala	
Team A	Team B	Team C	Team D
Sylvia Limon (SR)	David Wahlgren (SR)	Don Perryman (SR)	Cesar Zavala (SR)
Jennifer Back (DR/WQ)	Michael Duval (DR/WQ)	Beth Robinson (DR/WQ)	Jay Baker (DR/WQ)
Ron Czajkowski (DR/WQ)	Leslie Daniel (DR/WQ)	Joydeep Goswami (DR/WQ)	Benny Ho (DR/WQ)
Jim Dymkowski (EV)	Mike McDougal (EV)		Brad Jackson (EV)
	Ivan Naranjo (TR)	Sangeeta Jain (TR)	Shandrian Jarvis (TR)
Other Disciplines Required:		PARD	Mapping
WWW	911 Addressing	School District	Telephone Company
Fire	Traffic Control	Gas Company	Electric (3)

RSMP: Yes/No

Waiver:

Yes/No

Onsite Drainage:

Yes/No

Offsite Drainage: Yes/ No

Additional Copies to ERM/Other: Monty Lowell

ZAP or PC

Fees: \$319.10-\$200.00=\$110.10

Total # of Plans 3 / Engineering Reports 3 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.ci.austin.tx.us/neighborhoodservices/> 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)*

CURRENT TAX CERTIFICATES WILL BE REQUIRED AT TIME OF FORMAL SUBMITTAL.

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.)

File # Assigned: <u>C82012-0122-0A</u>	FOR DEPARTMENTAL USE ONLY
Date Filed: _____	
Original Application Date: _____	Signature: _____
Date: _____	
Comments: _____ Insufficient Information to establish Chapter 245 rights.	

Proposed Project Name: Riverside and Lamar Multifamily

Address / Location: 211 South Lamar Boulevard

Legal Description: ABS 8 SUR 20 Decker 1 ACR 0.632, ABS 8 SUR 20 Decker 1 ACR 0.5232

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 X _____ 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) NA _____

Total acreage: 1.155 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 [Signature] Date: 7/31/12

Printed Name Chris L. Randazzo P.E. Phone / Fax 512-328-0011/512-328-0325

Form Date 5/06/2005



August 2, 2012

Mr. Greg Guernsey, Director
City of Austin
Planning and Development Review Department
505 Barton Springs Road
Austin, Texas 78704

RE: Engineer's Summary Letter
Paggi House Subdivision
221 South Lamar Boulevard
Austin, Travis County, Texas 78704

Dear Mr. Guernsey:

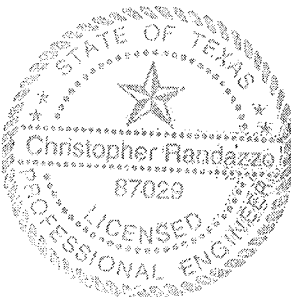
On behalf of our Client, Post Paggi LLC, please accept the following final plat application including this engineering and drainage report and attached documentation as our official submittal to the City of Austin for review and approval. This project is located at 221 South Lamar Boulevard in the full purpose jurisdiction of Austin, Travis County, Texas. The existing site currently consists of two (2) un-platted lots, Lot 1 is a Taco Cabana Restaurant and Lot 2 is the Paggi House restaurant. The proposed final plat will create the one (1) lot Paggi House Subdivision (Lot 1 = 1.155 AC).

The project is located within the Town Lake Watershed which is classified as an Urban Watershed by the City of Austin. The site is not located within the Edwards Aquifer Recharge Zone. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Travis County, Texas, Panel Number 48453C0445H, dated September 26, 2008, no portion of the site lies within the FEMA 100-year floodplain. The site is currently served with water and wastewater by the City of Austin.

We would appreciate your favorable consideration of this application. If you should have any questions in your review of this project, please do not hesitate to contact me at (512) 328-0011.

Sincerely,

Chris L. Randazzo, P.E.
Vice President



8/2/12

BURY+PARTNERS
221 West Sixth Street, Suite 600
Austin, TX 78701

TEL (512) 328-0011
FAX (512) 328-0325

www.burypartners.com
TBPE No. F-1046

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

I, Chris L. Randazzo owner or authorized agent for the
following project.

Name of project: Riverside and Lamar Multifamily

Address of project: 221 South Lamar Boulevard

Case Number: _____

Check One:

☒ X 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:  Intake Date: 7/31/12

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. 974-2689, 974-2681, 974-7208 or 974-2350 Fax 974-2620

Departmental Use Only:

File Number: CB-2012-0122.0A Date Issued: _____

Intake Specialist: _____ Date: _____

Information Required for Submittal:

- ☒ 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 - okay to submit for CC per G. Zapala
- ☐ 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 Assessment (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. Location map for resubdivisions and cases with variances, must be 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**

Required Plan Sheets:

- ☐ A. Slope map- If slopes do not exceed 15% gradient, note should be made on plat and certified by engineer or surveyor, stating that the site has 0-15% slopes.
- ☐ B. Drainage Map
- ☐ C. Water Quality Plan
- ☐ D. Erosion/ Sedimentation Control and Tree Protection
- ☐ E. Topographic Area Map

*If Applicable

Applicant must submit by time of formal submittal



City of Austin
P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt 5686100
No.:

Payment 08/02/2012
Date:

Invoice 5698837
No.:

Payer Information

Company/Facility Name: Catenary Group, LLC

Payment Made By:

8205 SANTA MONICA BLVD WEST HOLLYWOOD CA 90046-5977

Phone No.: (512) -

Payment Method: Check

Payment Received: \$200.00

Amount Applied: \$200.00

Cash Returned: \$0.00

Comments:

CK-1092

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	10807418	221 S LAMAR BLVD	2012-077812-C8	\$200.00
Total					\$200.00



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt No.: 5690482

Payment Date: 08/14/2012

Invoice No.: 5703328

Payer Information

Company/Facility Name: Bury & Partners, Inc. Managers Account

Payment Made By:

221 WEST SIXTH ST SUITE 600 AUSTIN TX 78701

Phone No.: (512) 328-0011

Payment Method: Check

Payment Received: \$110.10

Amount Applied: \$110.10

Cash Returned: \$0.00

Comments:

CK 6068

Additional Information

Department Name: Planning and Development Review

Receipt Issued By: Julia Lopez

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9770 4066	Development Services Surcharge	10807418	221 S LAMAR BLVD	2012-077812-C8	\$10.72
1000 6800 9770 4196	Finals W/O Prelim-Dev Review	10807418	221 S LAMAR BLVD	2012-077812-C8	(\$268.09)
1000 6800 9770 4196	Finals W/O Prelim-Dev Review	10807418	221 S LAMAR BLVD	2012-077812-C8	\$536.17
1000 6800 9770 4250	Fair Notice Credit	10807418	221 S LAMAR BLVD	2012-077812-C8	(\$184.89)
5100 6300 9700 4196	Finals W/O Prelim-Env/Drainage	10807418	221 S LAMAR BLVD	2012-077812-C8	(\$16.18)
5100 6300 9700 4196	Finals W/O Prelim-Env/Drainage	10807418	221 S LAMAR BLVD	2012-077812-C8	\$32.36
Total					\$110.10



City of Austin
P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt No.: 5690483

Payment Date: 08/14/2012

Invoice No.: 5703328

Payer Information

Company/Facility Name: Bury & Partners, Inc. Managers Account

Payment Made By:

221 WEST SIXTH ST SUITE 600 AUSTIN TX 78701

Phone No.: (512) 328-0011

Payment Method: Cash

Payment Received: \$9.00

Amount Applied: \$9.00

Cash Returned: \$0.00

Comments:

Additional Information

Department Name: Planning and Development Review

Receipt Issued By: Julia Lopez

Receipt Details

FAO Codes	Fee Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 6800 9770 4066	Development Services Surcharge	10807418	221 S LAMAR BLVD	2012-077812-C8	\$0.88
1000 6800 9770 4196	Finals W/O Prelim-Dev Review	10807418	221 S LAMAR BLVD	2012-077812-C8	(\$21.91)
1000 6800 9770 4196	Finals W/O Prelim-Dev Review	10807418	221 S LAMAR BLVD	2012-077812-C8	\$43.83
1000 6800 9770 4250	Fair Notice Credit	10807418	221 S LAMAR BLVD	2012-077812-C8	(\$15.11)
5100 6300 9700 4196	Finals W/O Prelim-Env/Drainage	10807418	221 S LAMAR BLVD	2012-077812-C8	(\$1.32)
5100 6300 9700 4196	Finals W/O Prelim-Env/Drainage	10807418	221 S LAMAR BLVD	2012-077812-C8	\$2.64
Total					\$9.00

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

NO 1066059

ACCOUNT NUMBER: 01-0502-0307-0000

PROPERTY OWNER:

POST PAGGI LLC
8205 SANTA MONICA BLVD STE 298
WEST HOLLYWOOD, CA 90046-5967

PROPERTY DESCRIPTION:

ABS 8 SUR 20 DECKER I ACR .632

ACRES

.6320 MIN%

.000000000000 TYPE

SITUS INFORMATION: 211 S LAMAR BLVD

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
2011	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 2011 \$33,401.12

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 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 08/02/2012

Fee Paid: \$10.00

Tina Morton
Tax Assessor-Collector

By: 

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

NO 1066060

ACCOUNT NUMBER: 01-0502-0301-0000

PROPERTY OWNER:

POST PAGGI LLC
8205 SANTA MONICA BLVD STE 298
WEST HOLLYWOOD, CA 90046-5967

PROPERTY DESCRIPTION:

ABS 8 SUR 20 DECKER I ACR 0.5232

ACRES .5232 MIN% .000000000000 TYPE

SITUS INFORMATION: 213 S LAMAR BLVD

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
2011	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 2011 \$27,618.46

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2011 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 08/02/2012

Fee Paid: \$10.00

Tina Morton
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 WITH A FAST FOOD RESTAURANT (TACO CABANA) AND A DINE-IN RESTAURANT (PAGGI HOUSE).

Permit number: SP-91-0179C; SP-05-1664C; SPX-06-0264; SPX-06-0438

Submittal Date: 07/24/1991; 11/14/2005; 03/30/2006; 05/22/2006

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

Building Permit _____; Water or wastewater service extension request _____

Legal Description/Subdivision Reference: ABS 8 SUR 20 DECKER I ACR .632; ABS 8 SUR 20 DECKER I ACR 0.5232

Lot(s) ID NA

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

FURTHER COMMENTS DESCRIBING PROJECT (OPTIONAL):

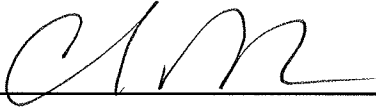
This development will consist of commercial/retail on the first floor and multi-family development on floors above and associated parking.

Owner or Authorized Representative:

I certify that this Project Description Form is true and accurate

Print Name Chris L. Randazzo, P.E.

Signature



Date:

7/31/12

Address 221 West Sixth Street, Suite 600

Phone/Fax (512)328-0011 / (512)328-0325

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"/>	SITE BOUNDARY
Existing lot lines or legal tract boundaries	<input type="checkbox"/>	N/A

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 type="checkbox"/>	N/A
Existing lot lines or legal tract boundaries	<input type="checkbox"/>	N/A
Easements	<input type="checkbox"/>	N/A
Critical environmental features and buffers as depicted on plans	<input type="checkbox"/>	N/A
Open Space ⁵	<input type="checkbox"/>	N/A
Floodplain Delineation (existing & proposed as depicted on plan)	<input type="checkbox"/>	N/A
Legend (may be in separate file)	<input type="checkbox"/>	N/A

1

2

3

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

poles, and signal cabinets.

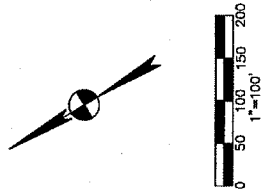
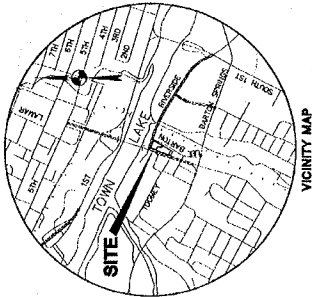
- ⁵ Delineation of open space as required on the site plan or subdivision. Only open spaces on the ground are required. Above ground spaces such as balconies are not required.

2. Provide an electronic copy of the following in *.pdf format with the following recommended file name convention at the time of first formal submittal.

Description	Recommended File Name
Engineer's report	[Case_Number]_Eng_report.pdf
Drainage report (if applicable)	[Case_Number]_Drg_report.pdf
Engineer's summary letter	[Case_Number]_Eng_summary.pdf
All sheets in subdivision	[Case_Number]~U[Update #]_[sheet #].pdf
Application package (i.e. application, tax certificate(s), waiver request(s), etc.)	[Case_Number]_Application.pdf

3. Provide electronic files for drainage model. Resubmittal of drainage model is required for any modification.

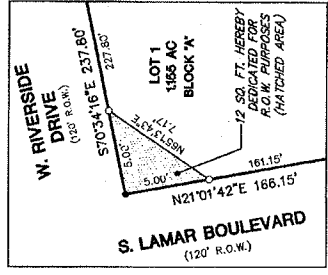
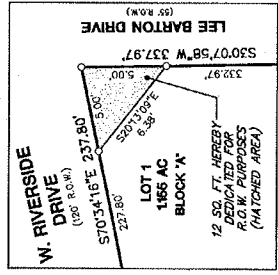
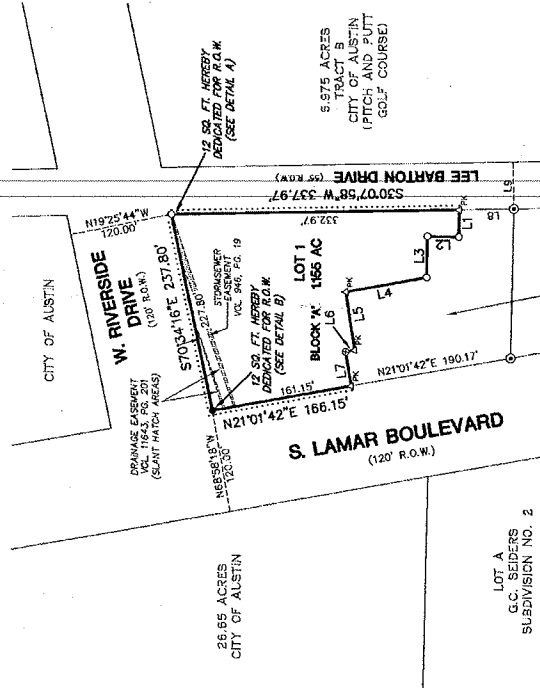
PAGGI HOUSE SUBDIVISION



- LEGEND**
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD WITH CAP SET
 - NAIL SET AS NOTED
 - PUNCH HOLE IN CONCRETE
 - SUEWALK
 - R.O.W. RIGHT-OF-WAY

LINE TABLE

No.	Reading	Distance
1	N45°54'31"W	31.76'
2	N32°05'29"E	38.33'
3	N18°05'11"E	55.65'
4	N20°18'20"E	55.65'
5	N6°20'13"W	70.79'
6	N21°20'12"E	11.03'
7	N68°33'11"W	40.63'
8	S30°07'58"W	64.24'
9	S85°02'00"E	55.00'



PAGGI HOUSE SUBDIVISION
A ONE LOT SUBDIVISION CONSISTING OF 1.155 ACRES

DATE PREPARED: AUGUST 2, 2012
SUBMITTAL DATE: AUGUST 2, 2012

Bury+Partners
221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel: (512) 592-0011 Fax: (512) 592-0025
TREC Registration Number F1049
Bury+Partners, Inc. Copyright 2011

STATE OF TEXAS
COUNTY OF TRAVIS

THAT PAGGI HOUSE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THROUGH ITS SOLE MEMBER POST INVESTMENT GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THROUGH JASON DECKER LEAGUE, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED TO PAGGI HOUSE, LLC BY DEED OF RECORD IN DOCUMENT NO. 2010-07777 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, HAS HEREBY AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER A SUPERVISOR.

POST PAGGI, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: ITS SOLE MEMBER
JASON DECKER, MANAGER
POST INVESTMENT GROUP, LLC
2240
LOS ANGELES, CALIFORNIA 90067

BY: JASON DECKER, MANAGER
DATE: 8/12/12
POST INVESTMENT GROUP, LLC
2240
LOS ANGELES, CALIFORNIA 90067

STATE OF CALIFORNIA
COUNTY OF

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____, BY _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC
IN AND FOR THE STATE OF CALIFORNIA

MY COMMISSION EXPIRES _____

FLOOD PLAIN NOTE:

NO PORTION OF THIS TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN AREAS DETERMINED TO BE OUTSIDE THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 48453044SH, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS.

ENGINEER'S CERTIFICATION:

I, JASON DECKER, MANAGER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER A SUPERVISOR.

JASON DECKER, MANAGER
DATE: 8/12/12
POST INVESTMENT GROUP, LLC
2240
LOS ANGELES, CALIFORNIA 90067

SURVEYOR'S CERTIFICATION:

I, MARK J. JESSEK, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLETES WITH TITLE 30 OF THE AUSTIN CODE OF 1998, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER A SUPERVISOR.

MARK J. JESSEK, SURVEYOR
DATE: 8/12/12
TEAS REGISTRATION NO. 5287
21 WEST SIXTH STREET, SUITE 600
AUSTIN, TEXAS 78701

PAGGI HOUSE SUBDIVISION

GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
2. THE WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLANS MUST BE REVIEWED AND APPROVED BY THE CITY OF AUSTIN. ALL WATER AND WASTEWATER CONNECTIONS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN LANDOWNER MUST PAY THE CITY OF AUSTIN FOR THE UTILITY CONNECTIONS.
3. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.
4. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
5. 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. ALL PROPOSED CONSTRUCTION ON SITE ALLOCATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
6. NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN/TRANS COUNTY.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
9. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN ON THE PLAT. THE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY (UDC 25-B-351).
10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS AND SPECIFICATIONS FOR THE SUBDIVISION. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OF REPLACING WILL BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
12. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-B, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED. IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES, THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO BE OUT OF COMPLIANCE WITH CHAPTER 25-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
14. 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.
15. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE NOUDED UNDER THE DEVELOPMENT PERMIT.
16. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE LAND OWNER/DEVELOPERS EXPENSE.
17. PRIOR TO CONSTRUCTION, EROSION DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
18. BY APPROVING THIS PLAT, THE CITY OF AUSTIN, ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY REQUIRED 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 CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY. THE CITY OF AUSTIN, HOWEVER, DOES NOT ASSUME ANY LIABILITY FOR ANY SUCH DENIAL. IT IS THE RESPONSIBILITY OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE SECTION 25-B-81, AND THE ENVIRONMENTAL CRITERIA MANUAL.
19. THERE ARE NO SLOPES GREATER THAN 15% ON THIS SITE.
20. PARKING AND FEES ARE REQUIRED PER ORDINANCE 20070821-027, OR AS AMENDED, PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
21. CITY OF AUSTIN POLICIES AND ORDINANCES PROHIBIT THE EXTENSION OF CUSTOMER UTILITY LINES ACROSS PRIVATE PROPERTY. SUCH ADJACENT PROPERTY IS OWNED, CONTROLLED, OR OCCUPIED BY THE CUSTOMER. WASTEWATER LINES THAT NOW CROSS LOT LINES WERE PREVIOUSLY INSTALLED WITHIN THE PROPERTY COMPRISING PAGGI HOUSE. THE CITY OF AUSTIN, HOWEVER, DOES NOT ASSUME ANY LIABILITY FOR ANY SUCH DENIAL. IT IS THE RESPONSIBILITY OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE SECTION 25-B-81, AND THE ENVIRONMENTAL CRITERIA MANUAL.

IN THE EVENT THAT (1) THE PROPERTY IS REDEVELOPED IN A MANNER THAT INCREASES WASTEWATER SERVICE REQUIREMENTS IN EXCESS OF THAT CURRENTLY AVAILABLE TO THE LOTS SO AFFECTED, OR (2) THE CITY OF AUSTIN, THROUGH NEW DEVELOPMENT OPERATIONS CONDUCTED ON THE PROPERTY INCREASES WASTEWATER SERVICE REQUIREMENTS IN EXCESS OF THAT CURRENTLY AVAILABLE TO THE LOTS SO AFFECTED, (3) A CATEGORICAL DISCHARGE WITHIN THE MEANING OF 40 C.F.R. PART 433 PROPOSES OR OTHER HEAVY OR MORE SEVERE USE OF THE SUBDIVISION, OR (4) CHANGES IN FIRE LAWS OR REGULATIONS REQUIRE A SEPARATE CONNECTION TO CITY WASTEWATER SYSTEMS, THEN (A) ALL LOTS SO AFFECTED MUST RECEIVE WASTEWATER SERVICE FROM THE CITY OF AUSTIN, AND (B) THE OWNER WILL BE RESPONSIBLE FOR THE PROPER DESIGN AND INSTALLATION OF EACH SUCH SEPARATE CONNECTION TO THE CITY'S WASTEWATER SYSTEMS AS WELL AS NEW PRIVATE ON-SITE LINES NECESSARY FOR EACH SUCH SEPARATE CONNECTION TO THE CITY WASTEWATER SYSTEMS AT ITS SOLE EXPENSE AND (C) THE CITY OF AUSTIN, HOWEVER, DOES NOT ASSUME ANY LIABILITY FOR ANY SUCH DENIAL. IT IS THE RESPONSIBILITY OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE SECTION 25-B-81, AND THE ENVIRONMENTAL CRITERIA MANUAL.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____, A.D.

CITY CERTIFICATIONS:

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE _____ DAY OF _____, 20____, A.D.

SEB GERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUGH, 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 _____, 20____, A.D. AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUGH, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

PAGGI HOUSE SUBDIVISION
A ONE LOT SUBDIVISION CONSISTING OF
1.155 ACRES

DATE PREPARED: AUGUST 2, 2012
SUBMITTAL DATE: AUGUST 2, 2012

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