

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: **C8-2012-0122.0A**
REVISION #: **00**
CASE MANAGER: **Cesar Zavala**
UPDATE: **U0**
PHONE #: **974-3404**

PROJECT NAME: **Paggi House Subdivision**
LOCATION: **221 S LAMAR BLVD**

SUBMITTAL DATE: **August 14, 2012**
REPORT DUE DATE: **September 11, 2012**
FINAL REPORT DATE: **September 6, 2012**

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The subdivision application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Watershed Protection and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-4-56; 25-4-82):

It is the responsibility of the applicant or his/her agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is January 29, 2013.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 4 of the plans and 4 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1.**

REVIEWERS:

Planner 1 : Rosemary Ramos
Mapping : Richard Sigmon
Subdivision : Cesar Zavala
Transportation : Shandrian Jarvis
Plumbing: Monty Lowell

Site Plan Plumbing Review - Monty Lowell - 974-2882

(Civil Engineer)

Please provide a Utility Plan. (Reason: Plumbing Plan Review needs to determine there are no utilities crossing lot lines with the proposed Subdivision.)

Mapping Review - Richard Sigmon - 974-2288

Boundary verified via Mapcheck closure.

Ensure Line Table Corrections for L4

Transportation Review - Shandrian Jarvis - 974-2628

TR1. No direct access from a lot to a major roadway is permitted on a subdivision plat if the lot has less than 200 feet of frontage on the roadway and alternative access is available. LDC, 25-6-381(A). Either prohibit access to Lamar Blvd. from Lot 1, or include a note that joint access will be provided to Lamar Blvd. from the adjoining lot, or request a variance. Comment will remain until UDA is recorded.

TR2. Additional comments may be provided when more complete information is obtained.

Subdivision Review - Cesar Zavala - 974-3404

SR 1. Modify the owner's statement starting in the "Do hereby" phrase with the following:

"...Do hereby subdivide said 1.155 acres pursuant to Chapter 212 of the Texas Local Government Code and Chapter 25 of the Austin City Code in accordance with the attached plat to be known as:

"Paggi House Subdivision"

Do hereby dedicate to the public the use of the streets and easements hereon, subject to any easements previously granted but not released.

SR 2. Please set up a meeting with Monty Lowell at 974-2882 for review of the utilities on this site. I will need clearance (e-mail) stating that the plat is acceptable.

SR 3. Please add the Case # on the bottom right hand corner of the plat, C8-2012-0122.0A.

SR 4. The application list two lots, clarify the information for the provided one lot plat.

SR 5. **F.Y.I** – The as built survey shows a wire fence encroaching in the right-of-way along Lee Barton Road and is not included in the existing License Agreement. Code Enforcement will be made aware of the location of the wire fence to review if the proper permit is available for the fence. The location of the wire fence may require modification of the existing license agreement or additional permitting. The location of the wire fence may need to be address prior to the release of any future site plan.

- SR 6. **F.Y.I.** - This plat can be approved administratively if the following criteria is met:
- (a) consists of four or fewer lots fronting on an existing street and does not create a new street, or is an amending plat described in Chapter 212 of the Local Government Code;
 - (b) for which water and wastewater service for development on the proposed lots is immediately available without a service extension; and
 - (c) for which a variance is not required.
- SR 7. **F.Y.I.:** The City of Austin requires the following "Recordation Fee" prior to approval of this plat, \$22.50 for plats to be recorded in Travis County. This fee is not the County recordation fee required to record the plat. Please make an appointment with the "Intake Center" on the 4th floor at 974-2680 to pay the fee. All checks should be made payable to the City of Austin.
- SR 8. **F.Y.I.:** The following steps are required AFTER approval and the plat has been signed by the Commission (or Director if administrative) to record the plat. The plat is sent to Millers to have 2 photographic mylar copies made (this takes 2-4 working days). Then we check to make sure that we have the current tax current tax certificates (showing that all taxes have been paid for the previous year)
- SR 9. **F.Y.I.:** Recording fees must be paid at the time this plat is approved. Original transparency(ies) will be required for recording. *Travis County* plat recording fees are \$48.00 per sheet for the first sheet and \$27.00 per sheet for any additional sheets. Other instruments (including Tax Certificates) are \$16.00 for the first page and \$4.00 for all other pages. The last page must have a bottom margin of 4 inches, or an additional \$4.00 will be charged. Recording fees must be paid by separate check made payable to the Travis County Clerk.
- SR 10. **F.Y.I.:** At the time of recording the following item(s) will be required: original county (crimped tax certificate), and any other document being recorded with the plat (like a Construction Agreement). The certificates must show ALL taxes paid for the previous year. (Travis County).

End of Report