

SUBDIVISION REVIEW SHEET

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CASE NO: C8J-2010-0121.0A

ZAP DATE: November 16, 2010

SUBDIVISION NAME: Comanche Trail No. 3, Lots 7 & 8, Amended Plat

AREA: 0.64345 acres

LOTS: (1)

APPLICANT: Robert Kendrick

AGENT: Powers Engineering Group, Inc.
(Forrest Powers)

ADDRESS OF SUBDIVISION: 6721 & 6723 Mountain Trail

GRIDS: B35

COUNTY: Travis

WATERSHED: Lake Travis

JURISDICTION: Limited Purpose

EXISTING ZONING: SF

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS:

VARIANCES:

SIDEWALKS:

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for disapproval of the Comanche Trail No. 3, Lots 7 & 8, Amended Plat. The subdivision is composed of (1) lots on 0.64345 acres.

STAFF RECOMMENDATION:

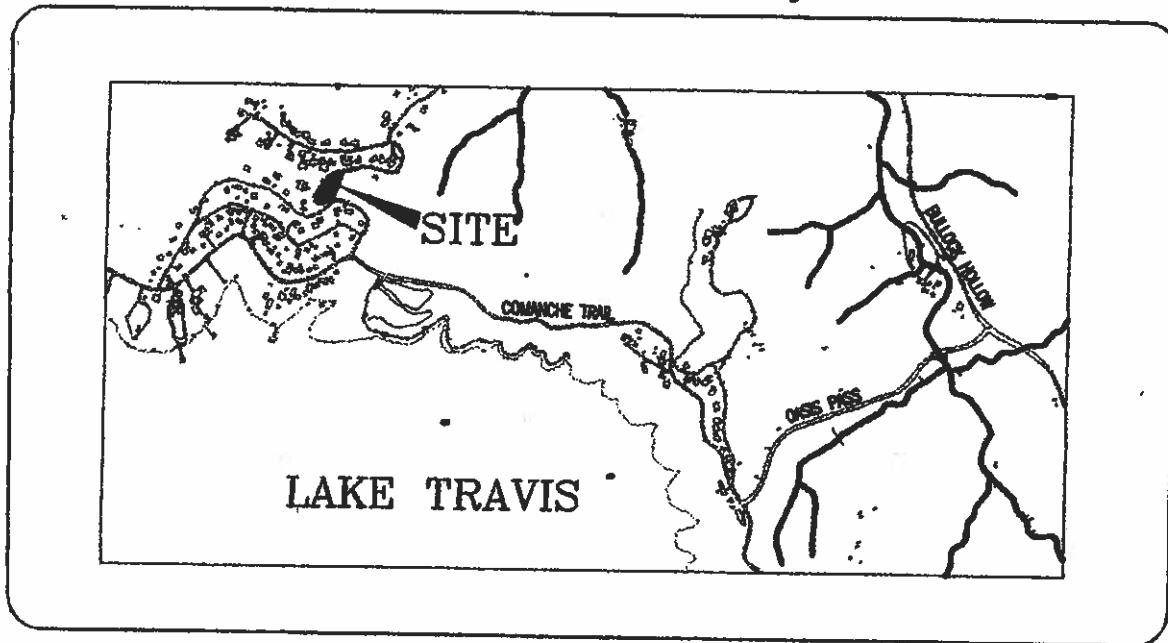
The staff recommends disapproval of the Comanche Trail No. 3, Lots 7 & 8, Amended Plat. The plat does not meet all applicable State and City of Austin LDC requirements. Staff will continue to work with the applicant to ensure compliance.

ZAP COMMISSION ACTION:

lots 7 & 8 of
3 Subdivision

ZAP
10508602

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LOCATION MAP

GENERAL NOTES

1. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE STATE HEALTH SPECIFICATIONS.
3. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE OWNERS OF THE LOTS. INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS IN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
4. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
6. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION "COMANCHE TRAIL NO.3", SHALL APPLY TO THIS AMENDMENT.
7. THIS SITE IS LOCATED IN THE LAKE TRAVIS WATERSHED WHICH IS CLASSIFIED AS A RURAL WATERSHED.