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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0060.0A

P.C. DATE: May 22, 2012

SUBDIVISION NAME: Thrasher JV Subdivision

AREA: 1.120

LOT(S): 4

OWNER/APPLICANT: LOC Consultants LLP
(Sergio Lozano Sanchez)

AGENT: LOC Consultants
(Mauricio Quintero)

ADDRESS OF SUBDIVISION: 2300 Thrasher Lane

GRIDS: ML18

COUNTY: Travis

WATERSHED: Carson Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: N/A

MUD: N/A

NEIGHBORHOOD PLAN: Montopolis

PROPOSED LAND USE: SF

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

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

DEPARTMENT COMMENTS: The request is for approval of the Thrasher JV Subdivision. The proposed plat is composed of 4 lots on 1.120 acres.

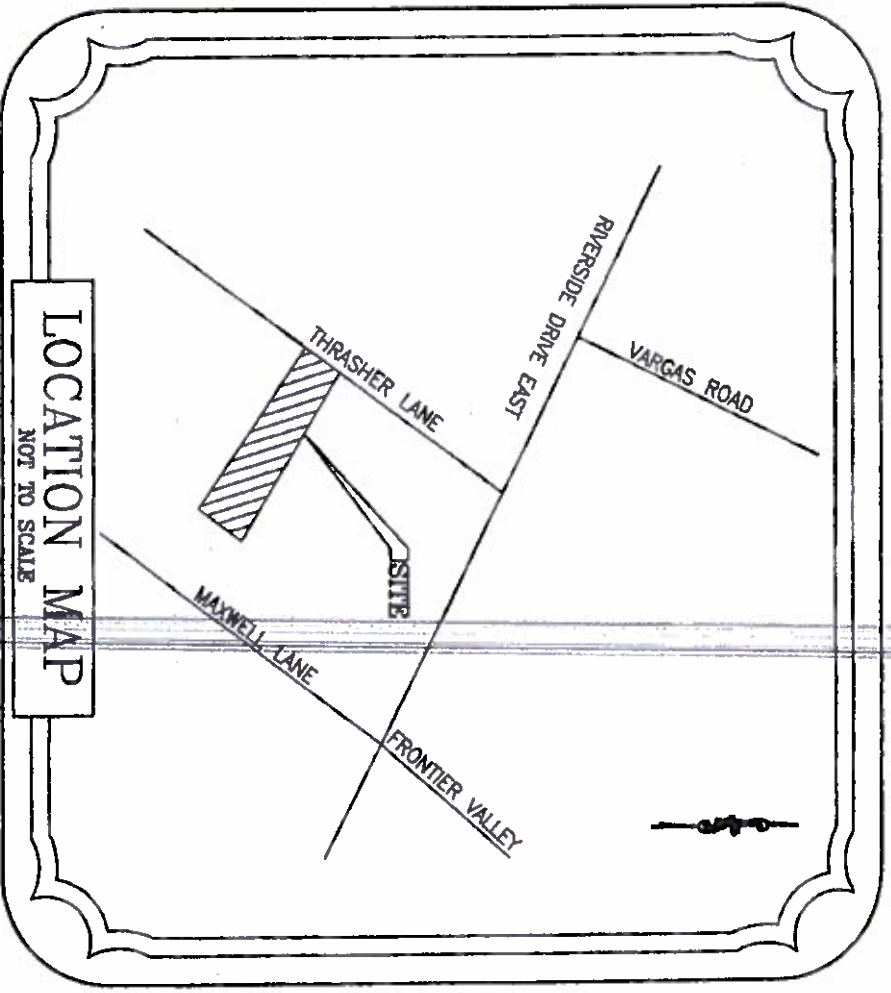
STAFF RECOMMENDATION: The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION / ZONING AND PLATTING ACTION:

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1. THE OWNERS 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 PLAY 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.

2. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL AND IDC SECTIONS 25-8-181 THROUGH 25-8-184.

3. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT. SUCH CONTROLS MUST BE MAINTAINED UNTIL PERMANENT REVEGETATION OR STABILIZATION OF ALL DISTURBED AREAS IS ESTABLISHED.

4. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED IN THE CARSON CREEK WATERSHED, A WATERSHED WATERSHED AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE

PC #10757106