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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2012-0150.0A.SH

**P.C. DATE:** November 13, 2012

**SUBDIVISION NAME:** Guadalupe-Saldana Netzero Subdivision

**AREA:** 0.232

**LOT(S):** 1

**OWNER/APPLICANT:** Guadalupe Neighborhood  
Development Corporation  
(Mark Rogers)

**AGENT:** Jones & Carter, Inc.  
(James Schissler)

**ADDRESS OF SUBDIVISION:** 1126 Tillery Street

**GRIDS:** ML22

**COUNTY:** Travis

**WATERSHED:** Boggy Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** N/A

**MUD:** N/A

**NEIGHBORHOOD PLAN:** Govalle

**PROPOSED LAND USE:** DUP

**ADMINISTRATIVE WAIVERS:**

**VARIANCES:** None

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

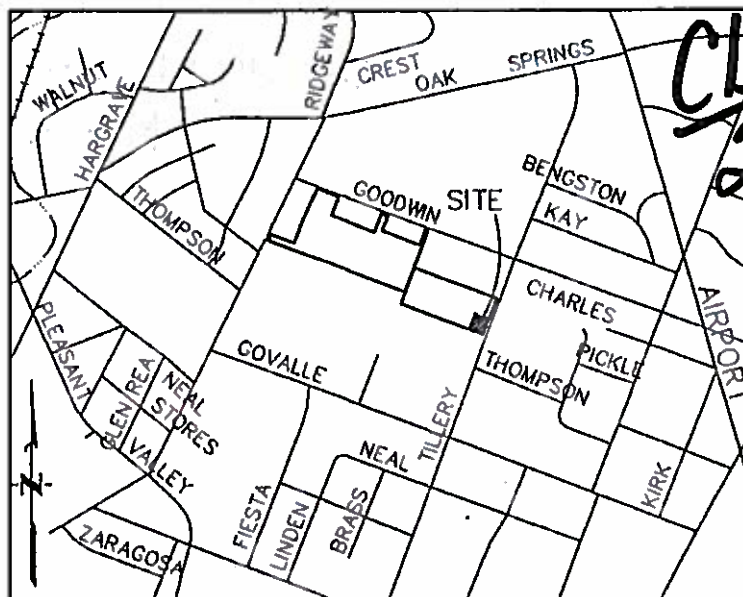
**DEPARTMENT COMMENTS:** The request is for approval of the Guadalupe-Saldana Netzero Subdivision. The proposed plat is composed of 1 lot on 0.232 acres.

**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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LOCATION MAP (N.T.S.)

IES:

All restrictions and notes from the previous subdivision, Guadalupe-Saldana Net Zero Subdivision, a subdivision as recorded in Document No. 201100006 of the Official Public Records of Travis County, Texas, shall apply to this amended plat.

No lot may be occupied until connection is made to the City of Austin water and wastewater system.

All water and wastewater system improvements must be in accordance to the City of Austin water and wastewater system design criteria and specifications. All water and wastewater plans must be presented to the City of Austin for review and approval. All water and wastewater construction must be inspected by the City of Austin.

All drainage easements on private property shall be maintained by the property owner and his/her assigns.

No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by the City of Austin.

Property owners shall provide access to drainage easements as may be necessary and shall not prohibit access to governmental authorities.

Erosion controls are required for all construction on each lot, pursuant to LDC Section 25-8-181 and to the standards of the Environmental Criteria Manual.

Building setback lines shall conform to City of Austin zoning ordinance requirements.

Every lot shall be reasonably accessible by a vehicle from the roadway to the probable building site, for a minimum travel distance of twenty-five (25) feet from the roadway edge. The driveway grade may exceed fourteen (14) percent only with specific approval of the surface and geometric design proposals by the Department of Engineering and Development.

) 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.

) This subdivision shall be developed and maintained in conformance with Sections 25-4 and 25-8 of the Land Development Code.

) Any relocation of electric facilities shall be at owners expense.

) Electric service will be provided by Austin Energy. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. The Utility will perform all