SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8-2013-0133.1A <u>P.C. DATE</u>: January 28, 2014

SUBDIVISION NAME: Riverside Vargas

AREA: 10.596 acres **LOT(S)**: 1

APPLICANT: Vargas Properties **AGENT:** Big Red Dog Engineering

(Marvin E. Chernosky) (Ricky De Camps)

ADDRESS OF SUBDIVISION: 1701 Vargas Rd.

GRIDS: L18 / L19 COUNTY: Travis

<u>WATERSHED</u>: Carson Creek <u>JURISDICTION</u>: Full Purpose

EXISTING ZONING: E.R.C – East Riverside Corridor

NEIGHBORHOOD PLAN: Montopolis

PROPOSED LAND USE: Civic / R.O.W

ADMINISTRATIVE WAIVERS: None

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Riverside Vargas plat composed of 1 lot on 10.596 acres. The applicant proposes to subdivide the property into a 1 lot plat with associated right-of-way. The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala **PHONE:** 512-974-3404

E-mail: Cesar.Zavala@austintexas.gov





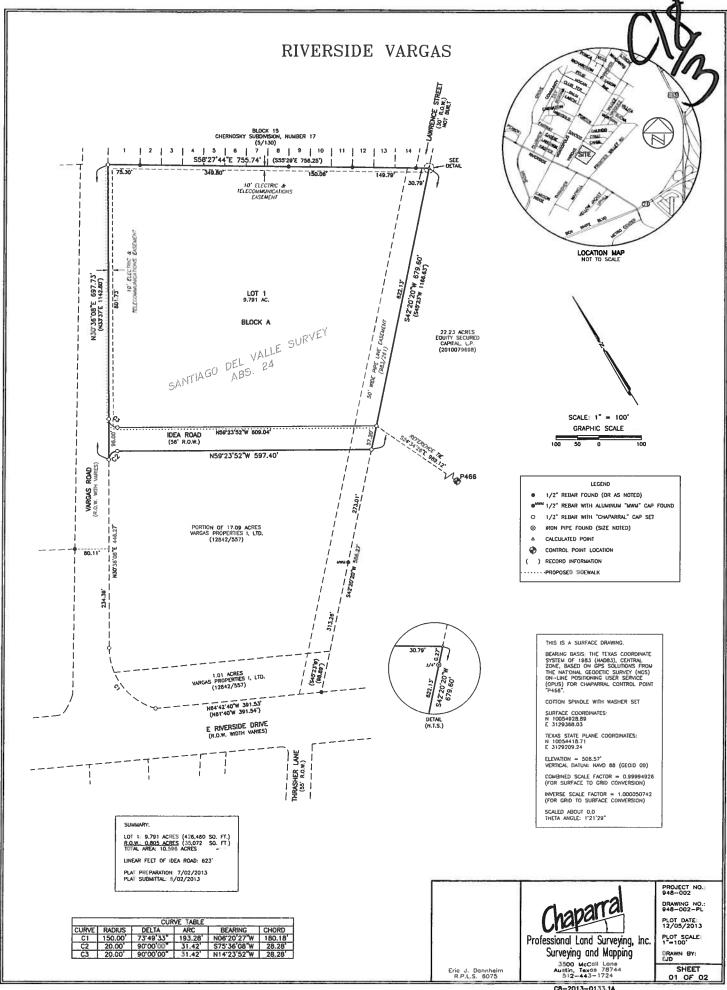
CASE#: C8-2013-0133.1A ADDRESS: RIVERSIDE VARGAS

PROJECT: 1701 VARGAS RD.

GRID: L18

MANAGER: CESAR ZAVALA





C8-2013-0133.1A

RIVERSIDE VARGAS



STATE OF TEXAS COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT WARGAS PROPERTIES I, LTD., BEING OWNER OF 17.09 ACRES IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, IN TRAYS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN VOLUME 12842, PAGE 557 OF THE REAL PROPERTY RECORDS OF TRAYS COUNTY, TEXAS;

DO HERELY SUBDINDE 10.596 ACRES OF LAND PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNENT CODE AND TITLE 25 OF THE CODE OF THE CITY OF AUSTIN IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERELO, TO DE KNOWN AS

RIVERSIDE VARGAS

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

GREG GUERNSEY, DIRECTOR PLANNING & DEVELOPMENT REVIEW DEPARTMENT ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE DAY OF, ZO, AD	THRESS WI PARD THIS THE BAT OF, 20_ A.U.	
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THIS THE DAY OF, 20, AD	GREG GUERNSEY, DIRECTOR PLANNING & DEVELOPMENT REVIEW DEPARTMENT	
	ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS,	
dave anderson, chairperson Jean Stevens, Secretary	THIS THE DAY OF, 20, AD	
	DAVE ANDERSON, CHARPERSON JEAN STEVENS, SECRETARY	

- 1. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- 3. ALL WAITER AND WASTEWAITER SYSTEM EMPROVEMENTS MUST BE IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWAITER SYSTEM DESIGN CRITERIA AND SPECIATIONS. ALL WATER AND WASTEWAITER PLANS MUST DE PRESENTED TO THE CITY OF AUSTIN WAITER AND WASTEWAITER UTLITY FOR REVIEW AND APPROVAL. ALL WAITER AND WASTEWAITER CONNECTIONS MUST BE INSPECTED BY THE CITY OF AUSTIN.
- 4. THE OWNER 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 WINDERSTANDS AND ACKNOWLEDGES THAT PLAT VIACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUDDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW, RAMFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETERMINE HEAVEN APPROVED BY THE CITY OF AUSTIN, DECLOTE THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETERMINENT SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
- 6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NICCESSARY TO KEEP THE JASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25—8, SUBGRAPHER B OF THE CITY OF AUSTIN LAVIO DEVELOPMENT CODE.
- 7. 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 ONCOME MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACULTIES. THESE ESSEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 28-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVICETATION AND REE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INTIM. TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN TELET OF THE CUTTHE LINE OF THE PROPEDSE OVERHEAD ELECTRICAL FACULTEES DESIGNED TO PROVIDE ELECTRIC SERVICE TO HIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LURIS OF CONSTRUCTION FOR THIS PROJECT.
- 9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: WARGAS ROAD AND IDEA ROAD. THESE SIDEWALKS SHALL BI IN PLACE FROM TO THE LOT BEING OCCUPIED, PAULER TO CONSTRUCT THE REQUIRED SIDEWALS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BOOT OF UTILITY COMPANY.
- 11. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLICATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDINGSION. ANY SUBDINSION INFRASTRUCTURE REQUIRED FOR THE DEVLOPMENT OF THE LOTS IN THIS SUBDINSION IS THE RESPONSIBILITY OF THE DEVLOPMEN AND/OR THE CONNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY OF AUSTIN STANDARDS MAY BE JUST CAUSE FOR THE CITY TO BENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 12. EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIMISION PURSUANT TO LAND DEVELOPMENT CODE.
- 13. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 14. PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 15. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OR HIS/HER ASSIGNS.
- 16. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.
- 17. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL LOTS IN THIS SUBDIVISION.
- 18. ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS
- 19, PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT OR SITE PLAN EXEMPTION MUST BE OBTAINED FROM THE CITY OF AUSTIN.

FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _______OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

21. A VARIANCE WAS GRANTED BY THE PLANNING COMMISSION ON NOVEMBER 12, 2013. THE VARIANCE REQUEST

), Dana debeautoir, clerk of trays county, texas, do hereby certify that the foregoing instrument of writing, with its certificate of authentication was filed for record in My Office

ON THE _____ DAY OF __ _____ A.D. 20___ AT ____ D'CLOCK ____ M., AND DULY RECORDED ON THE _____ DAY OF ______, A.D. 20___ AT ____ O'CLOCK ____ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVES

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



PROJECT NO.: