SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2015-0178.0A

<u>Z.A.P. DATE</u>: October 18, 2016

SUBDIVISION NAME: Solorzano Subdivision a Partial Resubdivision of Lot 7 Plain View Estates

AREA: 1.00 acre

LOT(S): 1

OWNER/APPLICANT: Jose Solorzano AGENT: Macias & Assoc. LP (Paul Guerrero)

ADDRESS OF SUBDIVISION: 4805 Clear View Dr.

<u>GRIDS</u>: S-20, S-21

WATERSHED: Elm Creek

COUNTY: Travis

JURISDICTION: 5-Mile ETJ

EXISTING ZONING: N/A

<u>MUD</u>: N/A

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: Waiver to scale

VARIANCES: None

<u>SIDEWALKS</u>: Sidewalks to be provided when Clear View Drive is improved with curb and gutters.

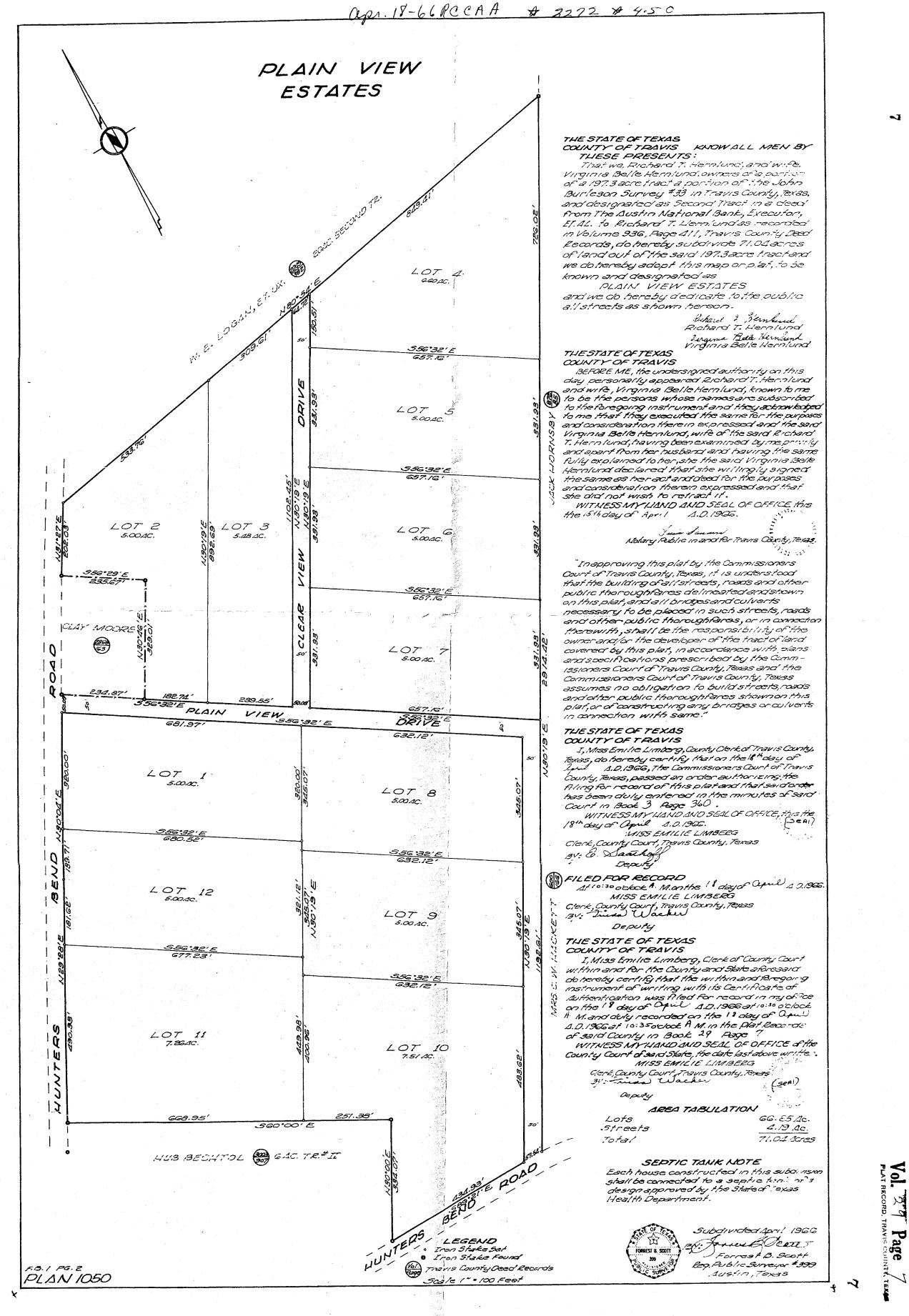
DEPARTMENT COMMENTS: The request is for approval of the Solorzano Subdivision Final Plat consisting of 1 lot on 1.00 acre. Water will be provided by the Hornsby Bend Utility Company Inc. and wastewater will be provided by on site waste water system.

<u>STAFF RECOMMENDATION</u>: The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

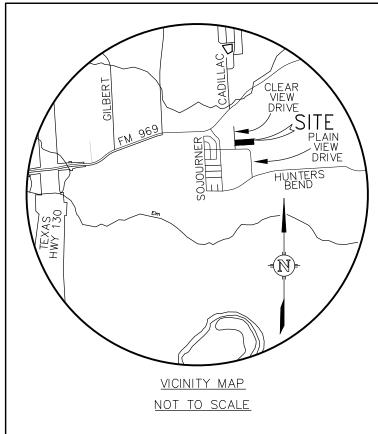
ZONING AND PLATTING COMMISSION ACTION:

<u>CASE MANAGER</u>: Sarah Sumner Email address: <u>sarah.sumner@traviscountytx.gov</u> **PHONE:** 512-854-7687

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SOLORZANO SUBDIVISION, A PARTIAL RESUBDIVISION OF LOT 7, PLAIN VIEW ESTATES

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

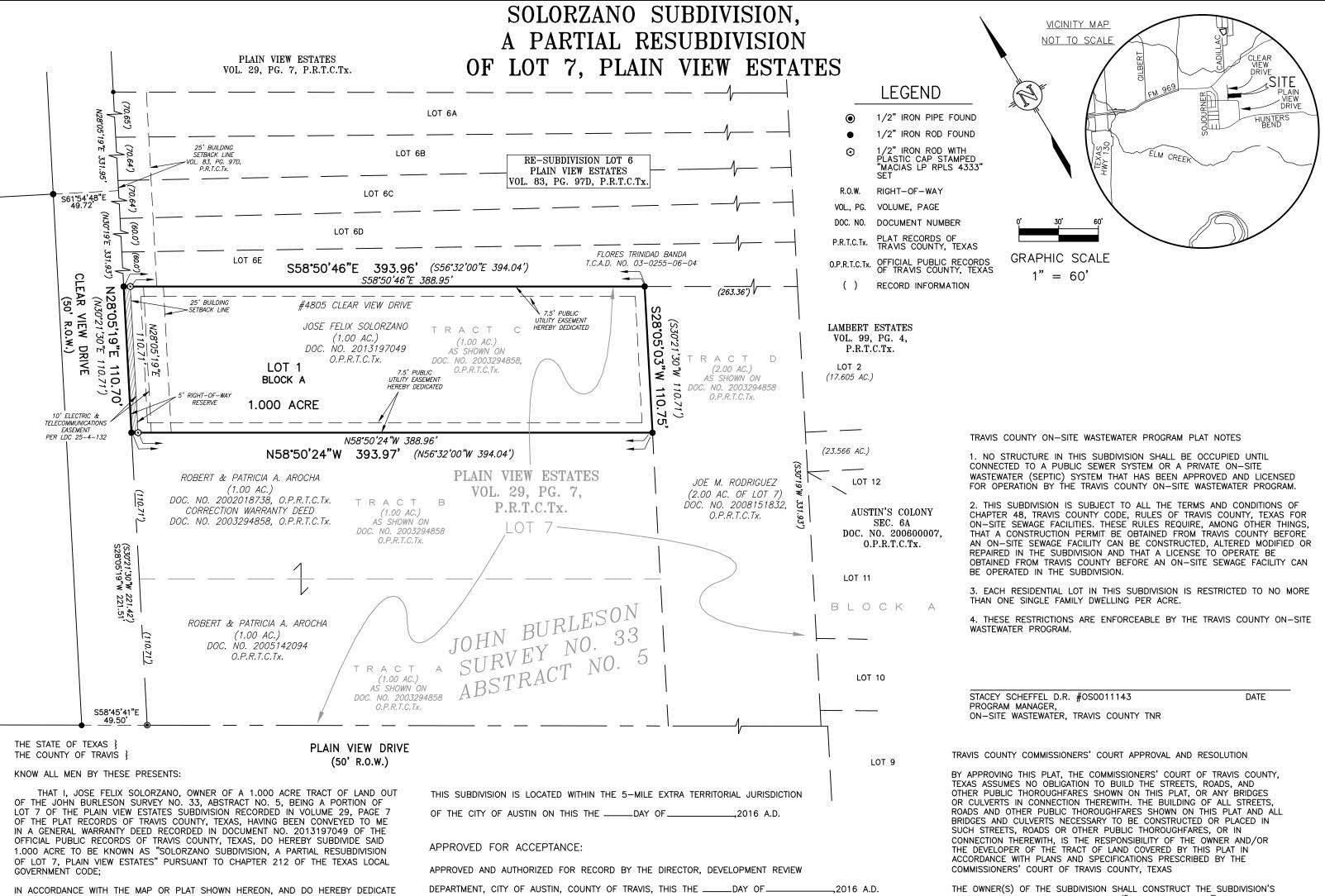
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND THE CITY LIMITS NEITHER PRIVATE NOR OUTSIDE GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2)USES NEAR THE SUBDIVISION THAT ARE WITH A RESIDENTIAL NEIGHBORI INCOMPATIBLE SHEET 1 OF 2 CASE #C8J-2015-0178.0A MACIAS & ASSOCIATES,

5410 SOUTH 1ST STREET AUSTIN, TEXAS 78745 PH. (512) 442-7875 FAX (512) 442-7876 WWW.MACIASWORLD.COM

Item C-07



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

WITNESS MY HAND THIS THE DAY OF .2016 A.D.

J. RODNEY GONZALES, DIRECTOR DEVELOPMENT REVIEW DEPARTMENT THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS ("THE IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS TO SECURE THIS OBLIGATION. THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IN A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO THE COUNTY STANDARDS.

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JOSE FELIX SOLORZANO 8107 TAZA TRAIL AUSTIN, TX. 78724

THE STATE OF TEXAS }
THE COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS THE _____ DAY OF _____, A.D., 2016, DID PERSONALLY APPEAR JOSE FELIX SOLORZANO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC	
PRINTED NAME	
COMMISSION EXPIRES	

WITNESS MY HAND THIS THE _____ DAY OF _____,2016 A.D.

ENGINEER'S CERTIFICATION:

I, JAVIER BARAJAS, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2003, AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JAVIER BARAJAS DATE REGISTERED PROFESSIONAL ENGINEER NO.99998-STAE OF TEXAS LANDMARK CES, CIVIL ENGINEERING SERVICES, PLLC 7813 CALLBRAM LANE AUSTIN, TEXAS 78736 (512) 913-5080 TBPE REGISTRATION # F-16288

SURVEYOR'S CERTIFICATION:

I, CARMELO L. MACIAS, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2003, AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND ON MAY 5 & 6, 2015.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0630J TRAVIS COUTY, TEXAS DATED AUGUST 18, 2015.

CARMELO L. MACIAS DATE REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4333-STATE OF TEXAS MACIAS & ASSOCIATES, L.P. 5401 SOUTH 1ST STREET AUSTIN, TEXAS, 78745 (512) 442-7875 FIRM NO. 101141-00 APPROVED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION

OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF_____,2016 A.D.

CHAIRPERSON

SECRETARY

GENERAL NOTES:

1. THIS SUBDIVISION IS IN THE CITY OF AUSTIN 5-MILE EXTRATERRITORIAL JURISDICTION.

2. A DRIVEWAY PERMIT FROM TRAVIS COUNTY IS REQUIRED PRIOR TO CONSTRUCTION OF ANY DRIVEWAY CONNECTING TO CLEAR VIEW DRIVE.

3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE HORNSBY BEND UTILITY COMPANY WATER UTILITY SYSTEM AND AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY.

4. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES FOR PLANS FOR CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5. EROSION/SEDIMENT CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON THIS LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

6. A SITE DEVELOPMENT PERMIT WILL NEED TO BE SUBMITTED AND APPROVED BY THE CITY OF AUSTIN PRIOR TO CONSTRUCTION FOR ALL DEVELOPMENT.

7. PRIOR TO CONSTRUCTION ON LOT, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

8. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.

9. NO DEVELOPMENT MAY OCCUR IN THE RIGHT-OF-WAY RESERVE EXCEPT AS APPROVED BY TRAVIS COUNTY.

10. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THE SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOT IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNER(S) OF THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY OF AUSTIN STANDARDS MAY BE JUST CAUSE FOR THE CITY OF AUSTIN TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.

11. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

12. WATER WILL BE PROVIDED BY HORNSBY BEND UTILITY COMPANY INC. WASTEWATER SERVICE WILL BE PROVIDED BY AN ON-SITE WASTEWATER SYSTEM.

13. ELECTRIC SERVICE WILL BE PROVIDED BY BLUEBONNET ELECTRIC.

14. SIDEWALKS ALONG CLEAR VIEW DRIVE ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS AND YIELD SIGNS, WHICH ARE CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

THE STATE OF TEXAS }

THE COUNTY OF TRAVIS }

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF______, 2016, A.D., AT _____ O'CLOCK____.M., AND DULY RECORDED ON THE _____ DAY OF ______, 2016, A.D., AT __ O'CLOCK ____.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER ______. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THIS THE _____ DAY OF ______, 2016, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS }

BY:

COUNTY OF TRAVIS }

I, DANA DEBEAUVOIR, CLERK OF COUNTY CLERK, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF______, 2016, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 2016, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: <u>DEPUTY</u>

SHEET 2 OF 2 CASE #C8J-2015-0178.0A



Solorzano Subdivision a Partial Resubdivision of Lot 7 Plain View Estates

Location Map

