

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2020-00038.0A**COMMISSION DATE:** July 7, 2020**SUBDIVISION NAME:** Charro Estates, Resubdivision of Lot 15**ADDRESS:** 694 Mesa Drive**OWNER/APPLICANT:** Jocelyn Fuentes**AGENT:** ATX Permit & Consulting, LLC (Lila Nelson)**EXISTING ZONING:** None**JURISDICTION:** 5-Mile ETJ**GRIDS:** S-9**COUNTY:** Bastrop**AREA:** 5.418 acres**LOT(S):** 5**WATERSHED:** Cedar Creek**DISTRICT:** N/A**PROPOSED LAND USE:** Single Family

SIDEWALKS: Sidewalks along Mesa Drive are required to be constructed after the abutting roadway is improved and concrete curbs are in place.

DEPARTMENT COMMENTS:

The request is for the approval of Charro Estates, Resubdivision of Lot 15, comprised of 5 lots on 5.418 acres.

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires.

If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

STAFF RECOMMENDATION:

Staff recommends disapproval of the plat for the reasons listed in the comment report (Exhibit C) dated July 2, 2020.

CASE MANAGER: Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.Limon@austintexas.gov**ATTACHMENTS**

First Attachment: Vicinity map

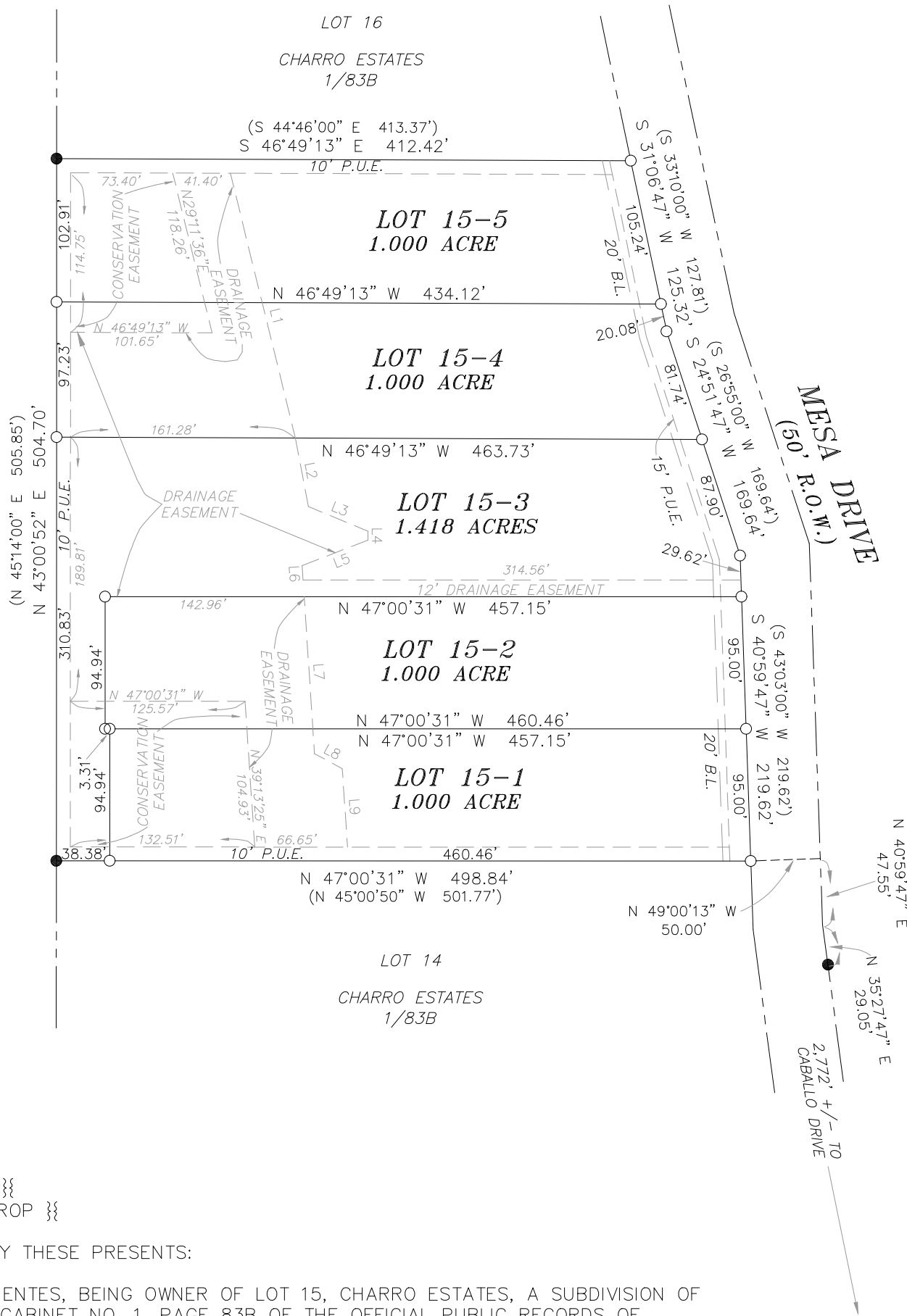
Second Attachment: Proposed plat

Third Attachment: Comment report dated July 2, 2020

CHARRO ESTATES
RESUDVISION PLAT OF LOT 15

DRAINAGE ESMT. LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 29°11'36" W	195.95'
L2	S 32°20'32" W	50.07'
L3	S 24°28'55" E	46.43'
L4	S 43°00'22" W	6.32'
L5	N 68°15'53" W	50.74'
L6	S 39°13'25" W	10.38'
L7	S 39°13'25" W	113.01'
L8	S 18°37'22" E	22.72'
L9	S 39°13'25" W	56.44'

GRAHAM CALF & COW LLC
2117/884
583.070 ACRES
(TRACT TWO)



STATE OF TEXAS }
COUNTY OF BASTROP }

KNOW ALL MEN BY THESE PRESENTS:

THAT JOCELYN FUENTES, BEING OWNER OF LOT 15, CHARRO ESTATES, A SUBDIVISION OF RECORD IN PLAT CABINET NO. 1, PAGE 83B OF THE OFFICIAL PUBLIC RECORDS OF BASTROP COUNTY, TEXAS, CONVEYED BY DEED OF RECORD INSTRUMENT NO. 201711080 OF THE REAL PROPERTY RECORDS OF BASTROP COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE LOT 15, CHARRO ESTATES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

CHARRO ESTATES, RESUBDIVISION PLAT OF LOT 15

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.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20____, A.D.

JOCELYN FUENTES
694 MESA DRIVE
DEL VALLE, TEXAS 78617

STATE OF TEXAS }
COUNTY OF BASTROP }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOCELYN FUENTES, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE ____ DAY OF _____, 20____, A.D.

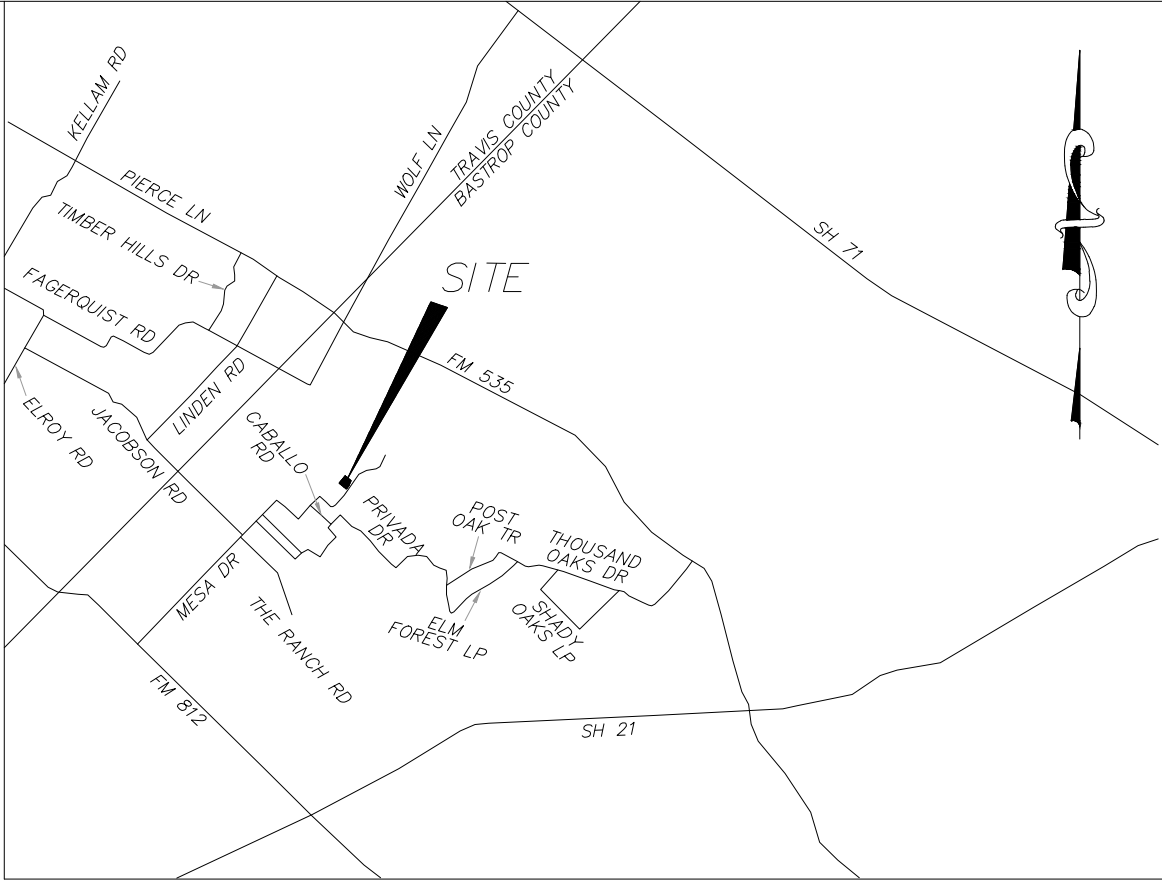
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

JAMES E. GARON 11-08-2020
PRINTED NAME OF NOTARY / EXPIRES

STATE OF TEXAS }
COUNTY OF BASTROP }

I, RICHARD M. GALLEGOS, 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 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RICHARD M. GALLEGOS, P.E.
PROFESSIONAL ENGINEER NO. 86916
P.O. BOX 690067
SAN ANTONIO, TEXAS 78269
210-641-0812



LOCATION MAP
NOT TO SCALE

BEARING BASIS: NAD83 STATE PLANE
TEXAS CENTRAL ZONE.

LOT SUMMARY

LOT 15-1	1.000 ACRE
LOT 15-2	1.000 ACRE
LOT 15-3	1.418 ACRES
LOT 15-4	1.000 ACRE
LOT 15-5	1.000 ACRE

TOTAL 5.418 ACRES



SCALE: 1"= 100'

LEGEND

- 1/2" REBAR FOUND (UNLESS NOTED)
- 1/2" REBAR SET W/CAP STAMPED J.E. GARON RPLS 4303
- 60d NAIL FOUND
- WIRE FENCE
- POWER POLE
- OVERHEAD ELECTRIC LINE (BRG.-DIST.)
- RECORD CALL

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____.

SYLVIA LIMON, FOR:
DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LANDUSE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE ____ DAY OF _____, 20____.

_____, CHAIR _____, SECRETARY

STATE OF TEXAS }
COUNTY OF BASTROP }

I, ROSE PIETSCH, COUNTY CLERK OF BASTROP 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 _____, 20____, A.D., AT ____ O'CLOCK ____ M., IN THE PLAT RECORDS OF BASTROP COUNTY, TEXAS IN PLAT CABINET _____, PAGE _____.

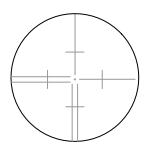
FILED FOR RECORD ON THE ____ DAY OF _____, 20____, A.D.

DEPUTY

ROSE PIETSCH
COUNTY CLERK
BASTROP COUNTY, TEXAS

CHARRO ESTATES
RESUBDIVISION PLAT OF LOT 15

FIELD BOOK: B-555/54
FILE: Server\Co\Bastrop\Subd\Charro Estates\83217.dwg



JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS
Firm Reg. #10058400
185 McAllister Road
Bastrop, Texas 78602
(512) 303-4185
jgaron@austin.rr.com
www.jamesegaron.com

SUBDIVISION CASE NO.:
C8-2020-0038.0A

PLAT PREPARATION DATE: FEBRUARY 22, 2020
PLAT SUBMITTAL DATE: JUNE 21, 2020
CASE NO. C8-2020-0038.0A

JUNE 21, 2020
CASE NO. C8-2020-0038.0A

EXHIBIT CCITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: C8-2020-0038.0A
REVISION #: 00 UPDATE: U1
CASE MANAGER: Sylvia Limon PHONE #: 512-974-2767

PROJECT NAME: Charro Estates (W/R C8-2019-0031.0A)
LOCATION: 694 MESA DR

SUBMITTAL DATE: June 22, 2020
REPORT DUE DATE: July 6, 2020
FINAL REPORT DATE: July 2, 2020

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **June 29, 2020**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:**REVIEWERS:**

Planner 1: Cindy Edmond
Subdivision: Sylvia Limon
PARD: Thomas Rowlinson

PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372

UPDATE 1 (W/R)

PR 1: The parkland dedication and park development fee is required per City Code §25-1-601 and must be paid before the subdivision may be approved (low density fee for a project with less than 6 dwelling units per acre). However, no parkland fee will be collected for the existing residence, so the fee for 4 units is required at this time. Bastrop County Appraisal District only shows one residence. Site plan in application only shows one residence. Any increase in units allowed by subdivision must satisfy parkland dedication at subdivision.

The park fee bills have now been issued in AMANDA. The person named as an "Applicant" may pay online at Austin Build + Connect. The fee can be made in one payment though there are two bills. Email the PARD reviewer at thomas.rowlinson@austintexas.gov to request the bill numbers. When payment has been made, email the receipt to this reviewer to clear this comment.

U1: Awaiting payment.

PR 2: Update note 11 on the plat:

A fee-in-lieu of parkland dedication and park development has been paid for 4 residences. No fee was charged for the existing residence.

U1: Cleared.

Drainage Engineering Review - David Marquez - 512-974-3389

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- DE1. Comment cleared.
- DE2. Per the fiscal policy ordinance, the pond and its grading associated for compliance will need to be included in the fiscal estimate. **U1- Comment pending fiscal payment.**
- DE3. Comment cleared
- DE4. Comment cleared

Water Quality Review - David Marquez - 512-974-3389

Comments cleared. The R table will not be needed on the plat itself. This can be removed and the R table can be included in the plans that the pond is built with.

Subdivision Review - Sylvia Limon - 512-974-2767

UPDATE #1:

SR 1. **UPDATE #1:** Cleared.

SR 2. **UPDATE #1:** Cleared.

SR 3. If the drainage easement is being created with the plat, be sure show survey boundary information for the boundary of the easement. It appears there are not corresponding measurements for all of the boundary lines of the easement. [LDC 25-1-83]

UPDATE #1: Acknowledged that measurements are now noted on plat. Will defer to drainage engineer reviewer on addressing easements.

SR 4. **UPDATE #1:** Cleared.

SR 5. FYI: Submit any legal documents to the reviewer requiring them as soon as possible. The legal review may take an extended time and could delay your project. [LDC 25-1-83]

UPDATE #1: Any related documents will need to be recorded and noted on the plat prior to the plat being recorded.

SR 6. Revise the City of Austin Commission approval block to appear as follows on the plat [LDC 25-1-83]:

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LANDUSE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE _____ DAY OF _____ 20__.

_____, CHAIR _____, SECRETARY

UPDATE #1: Revised commission block acknowledged. Please make slight correction to COA approval by removing "Acting" after Denise Lucas. Also remove "James E. Garon" from line for "Printed Name of Notary." (unless he is the notary as well as surveyor).

SR 7. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. These items must be complete on the original mylar prior to approval. [LDC 25-1-83]

UPDATE #1: Informational.

SR 8. All other signatures/seals will be needed on the final plat mylar prior to the Land Use Commission hearing. These include the surveyor, engineer, Aqua Water Supply, On-Site Sewage. [LDC 25-1-83]

UPDATE #1: Informational.

SR 9. (FYI) Original (crimped) tax certificates showing all taxes having been paid for the past year must be provided at the time the plat is cleared for approval. Bastrop County will NOT record the plat without them. [LDC 25-1-83]

UPDATE #1: Informational.

SR 10. Recording fees will be calculated after the plat is approved. [LDC 25-1-83]

UPDATE #1: Informational.

SR 11. Two mylar copies of the plat will be needed after the plat has been cleared for approval and prior to the Land Use Commission hearing. [LDC 25-1-83]

UPDATE #1: Informational.

SR 12. This plat is required to have action no later than 30 days after the application is accepted. If the plat is determined to not meet all applicable subdivision regulations – the plat will be presented to Land Use Commission for disapproval with reasons. The application will be required to file an update to clear any remaining issues and then represented to Land Use Commission for approval. [LDC 25-4-32]

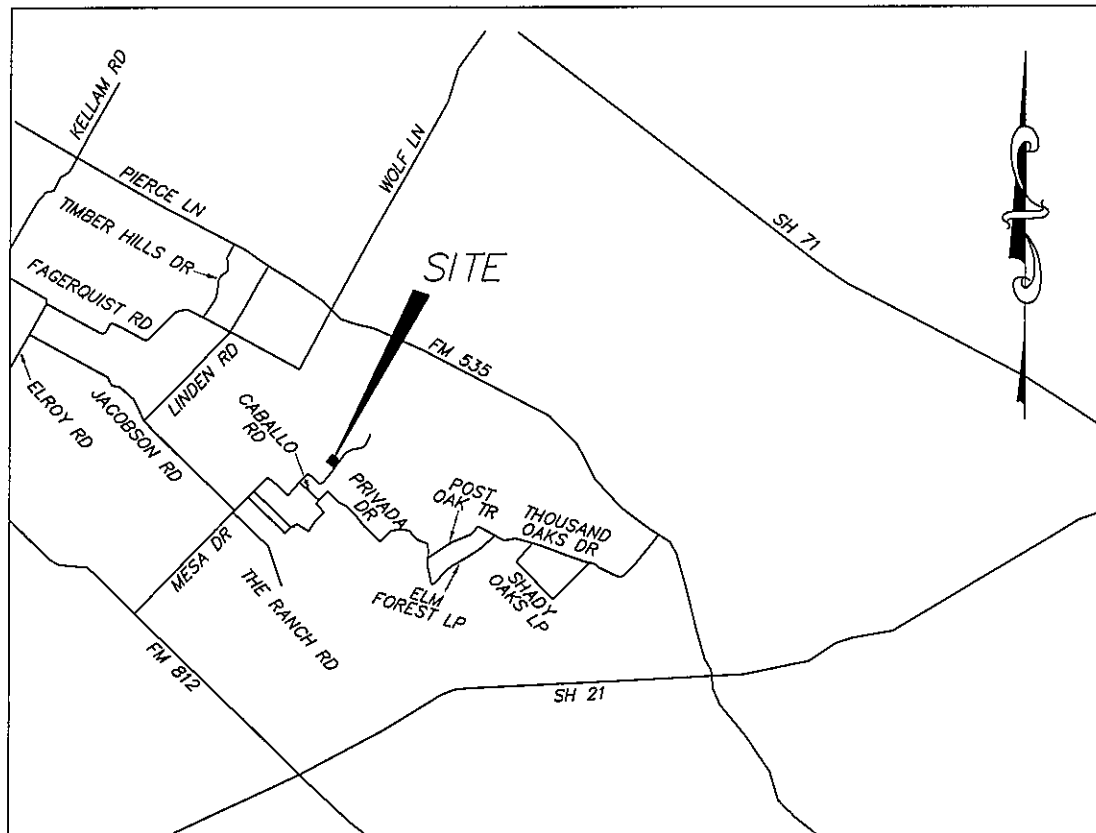
UPDATE #1: Was for information only.

SR 13. The following items will be needed to record the plat [LDC 25-1-83]:

- Plat containing original signatures, with appropriate seals and dates. The seals must be legible.
- Original tax certificate(s) showing all taxes paid for the previous year.
- Check for the plat recordation fee and any document to be recorded with the plat.

UPDATE #1: Informational.

END REPORT



LOCATION MAP
NOT TO SCALE

FIRM REGISTRATION # F-003084



GALLEGOS
ENGINEERING,
INC.

SAN ANTONIO, TEXAS www.gallegoseng.com PH: 210.641.0812