

AGENDA ITEM SUMMARY SHEET

City of Rollingwood

Meeting Date: October 6, 2021

Submitted By:

Director of Development Carrie Caylor

Agenda Item:

Public hearing, discussion, and possible action regarding an amended plat at 403 Farley Trail.

Description:

The applicant has applied for an amended plat because the side setback is shown as fifteen (15) feet along one side of the lot. The zoning code allows for ten (10) feet along side lots as long as there is a minimum of 25' maintained between neighboring structures. The applicant seeks an amended plat in advance of a planned construction project. Code allows for the administrative approval of amended plats, or that the plat go before the Planning and Zoning Commission in the event of a denial.

Action Requested:

Staff recommends denial of this amended plat because it does not meet all applicable codes, provisions, and requirements. Specifically the plat does not meet the following requirements:

1. A minimum 5' wide Public Utility Easements is required along each side property line (Code of Ordinances Sec.105-63)
2. Topographic contours in 2 foot intervals must be shown (Subdivision Submittal Requirements Checklist)
3. The statement that the property is located within the City of Rollingwood, included in the body of the plat rather than the notes. (Subdivision Submittal Requirements Checklist)
4. Removal or correction of note four which improperly states that electricity is provided by Pedernales Electric. Electricity is provided by Austin Energy.
5. Addresses of adjoining property owners are not shown on the plat (Subdivision Submittal Requirements Checklist)
6. All building setback lines are not shown (Subdivision Submittal Requirements Checklist)

Fiscal Impacts:

N/A

Attachments:

- Proposed Plat
- Current Plat
- Plat Review Letter
- Plat Review Checklist
- Plat Application
- Tax Certificate