

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2020-0090.0A**ZAP DATE:** July 21, 2020**SUBDIVISION NAME:** Menchaca Road Apartments**ADDRESS:** 7731 Menchaca Road**APPLICANT:** CRP-GREP Elan Dawson Owner L.P. (Logan Kimble, Greystar)**AGENT:** BGE, Inc. (Brian Grace, P.E.)**ZONING:** GO-MU**NEIGHBORHOOD PLAN:** N/A**AREA:** 10.70 acres**LOTS:** 1**COUNTY:** Travis**DISTRICT:** 5**WATERSHED:** South Boggy Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Menchaca Rd.**VARIANCES:** One variance request to LDC 25-4-34, Balance of Tract.**DEPARTMENT COMMENTS:**

The request is for the approval of Menchaca Road Apartments final plat, comprised of one lot on 10.70 acres, with a balance of tract variance. The applicant proposes to subdivide an unplatted tract into one lot for multifamily use.

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 dated July 16, 2020, and attached as Exhibit D.

**CASE MANAGER:** Jennifer Bennett-Reumuth**PHONE:** 512-974-9002**E-mail:** [jennifer.bennett-reumuth@austintexas.gov](mailto:jennifer.bennett-reumuth@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity Map

Exhibit B: Proposed Plat

Exhibit C: Variance Request

Exhibit D: Comment Report dated July 16, 2020



March 30<sup>th</sup>, 2020

Jennifer Bennett-Reumuth, AICP  
City of Austin Development Services Department  
505 Barton Springs Road  
Austin, TX 78704

Re: Menchaca Rd Apartments – Project Assessment  
Case Number C8-2019-0176.0A.PA

Dear Jennifer,

This letter is to formally request a variance from 25-4-34 of the Land Development Code which requires an application for a final plat to include all land constituting the original tract. The property has not existed in its current configuration prior to the date which it became subject to the City's jurisdiction over subdivision of the land. This requirement imposes an unreasonable hardship on the applicant as the original tract dates back to 1907 and was 107 acres in size. It would be impractical for the applicant to track down all potential property owners to include them in the plat, as many lots from the original tract have already been platted and developed. An exhibit is included which shows the approximate limits of the original tracts overlaid on current TCAD parcels to outline how the original tract does not exist in its current form.

Subdividing only a portion of the original tract would not substantially impair the planning on roads or other public facilities as the property is located within a near fully developed portion of the City. There are no proposed roadway facilities per the latest ASMP that cross through any portion of the original tract.

The nearest adjacent tracts to the site which are part of the original tract and unplatted are may still be reasonably used for development. A summary is below:

TCAD 0422150116 – 1.25 acres with direct frontage (greater than 50' wide) to Menchaca Road  
TCAD 0422150114 – 1.32 acres with direct frontage (greater than 50' wide) to Menchaca Road  
TCAD 0422150115 & TCAD 0422150113 – 3.93 acres & 4.89 acres. These tracts are listed together as they are both owned by "Last Rock Star LLC". The 3.93 acre tract does not have frontage to Menchaca Road, however, the 4.89 acre does have greater than 50' of frontage to Menchaca Road. This gives the property owner the ability to reasonably use and develop the properties.

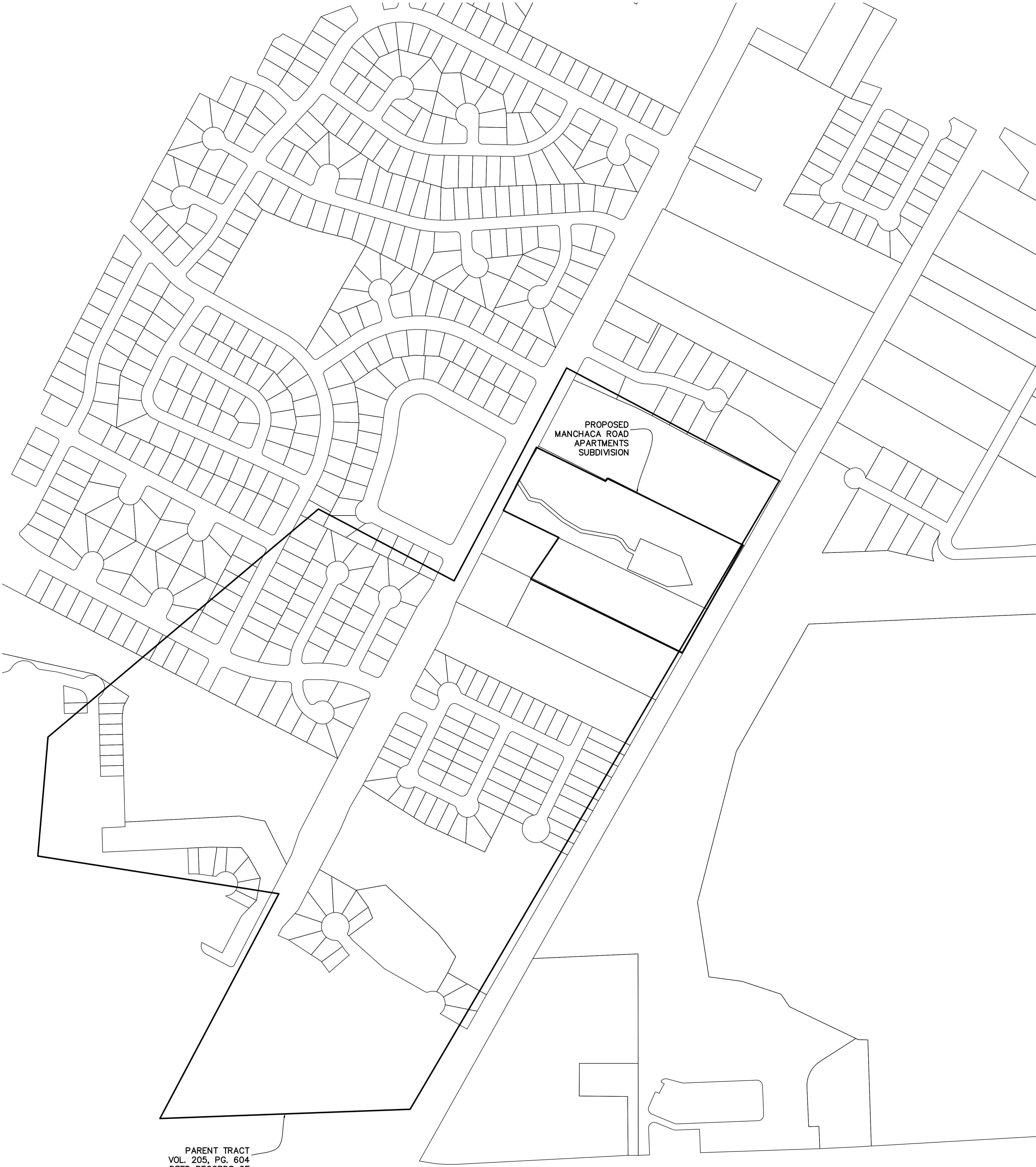
The applicant respectfully requests the City consider and approve this variance request.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian J. Grace", is written over a light blue circular stamp.

Brian J. Grace, P.E.  
Senior Project Manager  
BGE, Inc.  
TBPE Firm No. 1046

G:\TWC\Projects\Graytor\6949-00-Manchaca-Rd-Apts\06\_Survey\01\_Colts\Deeds\DEED EXHIBIT\_SB.dwg, 3/26/2020 4:40 PM, abarger



PARENT TRACT  
VOL. 205, PG. 604  
DEED RECORDS OF  
TRAVIS COUNTY, TEXAS

THIS DOCUMENT SHALL NOT BE RECORDED  
FOR ANY PURPOSE AND SHALL NOT BE  
USED OR VIEWED OR REIED UPON AS A  
FINAL SURVEY DOCUMENT

**BGE**, Inc.  
101 West Louis Henna Blvd, Suite 400, Austin, TX 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPLS Licensed Surveying Firm No. 10106502

Copyright 2020

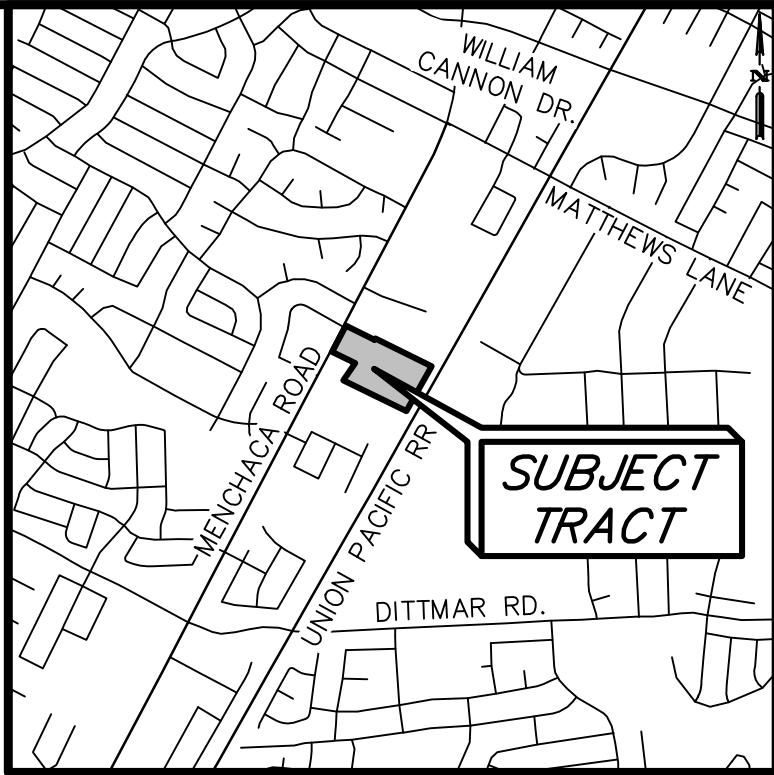
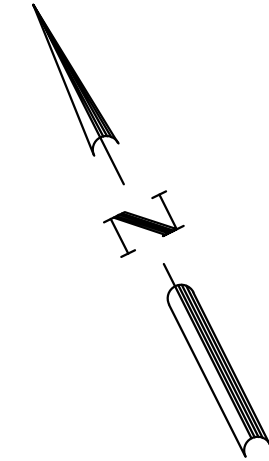
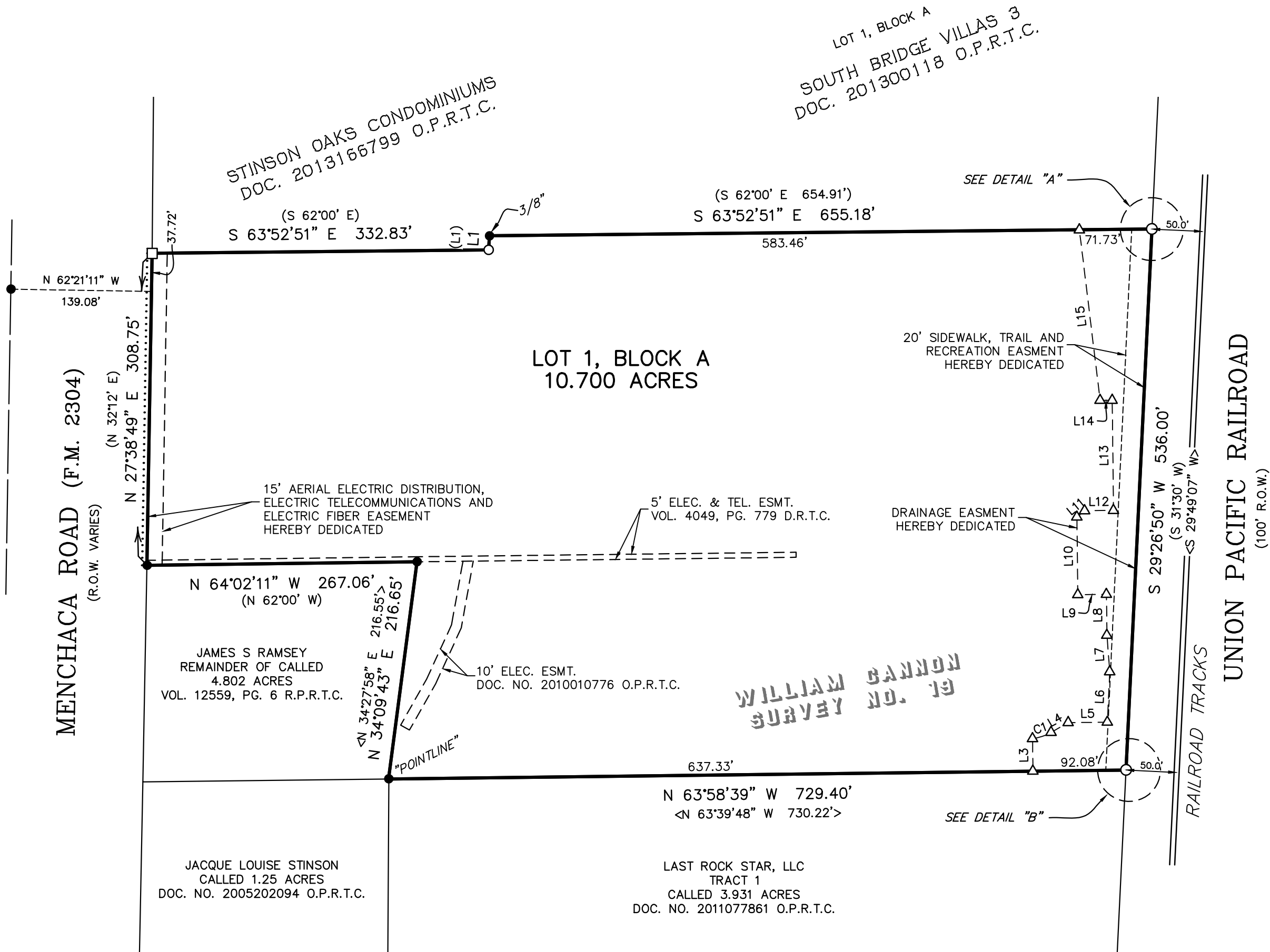
DEED EXHIBIT  
WITH CURRENT  
T.C.A.D. PARCELS OVERLAID

TRAVIS COUNTY, TEXAS

|                  |              |             |            |
|------------------|--------------|-------------|------------|
| PARTY CHIEF:     | —            | ISSUE DATE: | 03/26/2020 |
| TECHNICIAN:      | SB           | SCALE:      | 1" = 2000' |
| R.P.L.S.:        | —            | JOB NUMBER: | 6949-00    |
| FIELD BOOK NAME: | —            |             |            |
| BASE FILE:       | R:\PROJECTS\ |             |            |

SHEET  
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OF  
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VICINITY MAP  
NOT TO SCALE

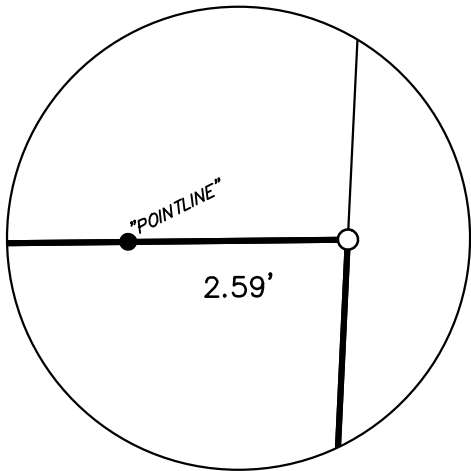
| LINE TABLE |               |          |
|------------|---------------|----------|
| NUMBER     | BEARING       | DISTANCE |
| L1         | N 30°19'09" E | 13.93'   |
| (L1)       | (N 32°12' E)  | (13.93') |
| L2         | S 63°58'39" E | 0.90'    |
| L3         | N 26°01'21" E | 32.12'   |
| L4         | N 87°01'37" E | 19.48'   |
| L5         | S 63°58'39" E | 38.72'   |
| L6         | N 29°23'06" E | 49.96'   |
| L7         | N 22°19'20" E | 36.12'   |
| L8         | N 26°01'21" E | 40.58'   |
| L9         | N 63°58'39" W | 28.31'   |
| L10        | N 26°01'21" E | 76.79'   |
| L11        | N 77°26'29" E | 9.96'    |
| L12        | S 63°58'39" E | 28.53'   |
| L13        | N 26°01'21" E | 109.00'  |
| L14        | N 63°58'39" W | 11.98'   |
| L15        | N 19°47'56" E | 170.06'  |

LEGEND

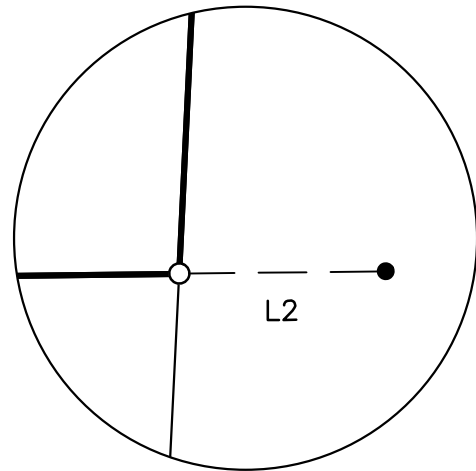
- D.R.T.C.  
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DEED RECORDS OF TRAVIS COUNTY  
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY  
RIGHT-OF-WAY  
EASEMENT  
ELECTRIC  
TELEPHONE  
TELECOMMUNICATIONS  
RECORD INFO. VOL. 3387, PG. 1949 & VOL. 5991, PG. 1493  
RECORD INFO. DOC. NO. 2002188994  
1/2" IRON ROD SET W/ CAP "BGE INC."  
CONCRETE MONUMENT SET  
1/2" IRON ROD FOUND (UNLESS NOTED)  
1/2" IRON ROD FOUND W/ CAP "POINTLINE RPLS 1587"  
CALCULATED POINT  
PROPOSED SIDEWALK

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. DISTANCES SHOWN HEREON ARE SURFACE VALUES. COMBINED SCALE FACTOR = 0.9999494346



DETAIL "A"  
N.T.S.



DETAIL "B"  
N.T.S.

# MENCHACA ROAD APARTMENTS

A SUBDIVISION OF 10.700 ACRES OF LAND  
LOCATED IN THE  
WILLIAM CANNON SURVEY NO. 19,  
TRAVIS COUNTY, TEXAS



**BGE, Inc.**  
101 W. Louis Henna Blvd., Suite 400  
Austin, TX 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 10106502

STATE OF TEXAS       §  
COUNTY OF TRAVIS   §

KNOW ALL MEN BY THESE PRESENTS:

THAT CRP--GREP ELAN DAWSON OWNER L.P., BEING OWNER OF 10.700 ACRES OUT OF THE WILLIAM CANNON SURVEY NO. 19, TRAVIS COUNTY, TEXAS, AS CONVEYED BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2020025879 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE SAID 10.700 ACRES OF LAND, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "MENCHACA ROAD APARTMENTS" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS, COVENANTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
LOGAN KIMBLE, DIRECTOR OF DEVELOPMENT  
1717 W. 6th STREET, SUITE 262  
AUSTIN, TX 78703

STATE OF TEXAS       §  
COUNTY OF TRAVIS   §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED LOGAN KIMBLE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINT NOTARY'S NAME  
MY COMMISSION EXPIRES \_\_\_\_\_

FLOOD PLAIN NOTE:

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100--YEAR FLOODPLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48453C0385H, REVISED SEPTEMBER 26, 2008.

I, BRIAN GRACE, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED.

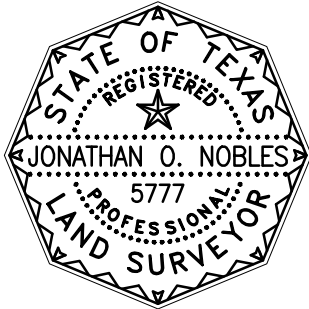
\_\_\_\_\_  
BRIAN GRACE  
LICENSED PROFESSIONAL ENGINEER NO. 121846  
Date 7/15/2020



BGE, INC.  
1701 DIRECTORS BLVD, SUITE 1000  
AUSTIN, TX 78744

I, JONATHAN O. NOBLES, 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 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARE FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

\_\_\_\_\_  
JONATHAN O. NOBLES, R.P.L.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777  
Date 07/15/2020



BGE, INC.  
101 WEST LOUIS HENNA BLVD., SUITE 400  
AUSTIN, TEXAS 78728

GENERAL NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
5. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF 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 OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. 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 ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
8. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
10. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOT IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
11. 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.
12. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
13. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG MENCHACA ROAD, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. 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.
14. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN--OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
15. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
16. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL--PURPOSE OF THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
FOR:  
DENISE LUCAS, ACTING DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS       §  
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 \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_O'CLOCK \_\_\_\_M., AND DULY RECORDED ON THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_O'CLOCK \_\_\_\_M., OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

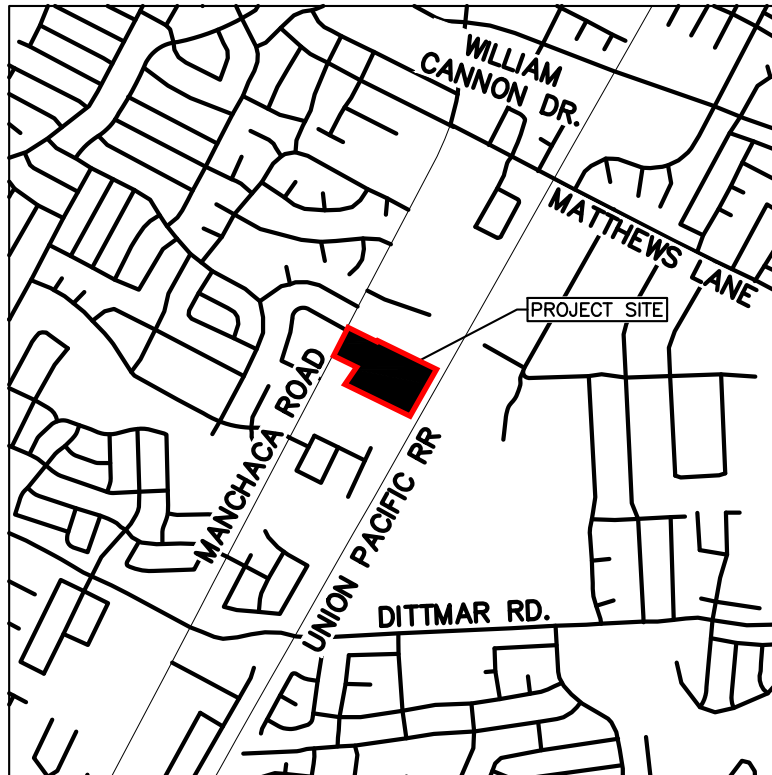
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DEPUTY

# MENCHACA ROAD APARTMENTS

A SUBDIVISION OF 10.700 ACRES OF LAND  
LOCATED IN THE  
WILLIAM CANNON SURVEY NO. 19,  
TRAVIS COUNTY, TEXAS



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TBPE Registration No. F-1046  
TBPLS Licensed Surveying Firm No. 10106502





**EXHIBIT D**CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: C8-2020-0090.0A  
 REVISION #: 00  
 CASE MANAGER: Jennifer Bennett-Reumuth  
 UPDATE: U0  
 PHONE #: 512-974-9002

PROJECT NAME: Menchaca Rd Apartments  
 LOCATION: 3707 MENCHACA RD

SUBMITTAL DATE: June 22, 2020  
 FINAL REPORT DATE: July 16, 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 **September 21, 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:**

Planner 1 : Addison Ptomey  
 Subdivision : Jennifer Bennett-Reumuth  
 Transportation Planning : Ivan Naranjo  
 911 Addressing : Cathy Winfrey  
 Drainage Engineering : Jay Baker  
 Water Quality : Jay Baker  
 Site Plan Plumbing: Cory Harmon

**Electric Review - Andrea Katz - 512-322-6957**

Approved.

**911 Addressing Review - Cathy Winfrey - 512-974-2398**

AD1: This Final Plat is rejected for the following reason: the name of MANCHACA RD has been changed by Ordinance, and the label should now read MENCHACA RD. Please update the street name label.

**ATD Engineering Review - Amber Mitchell - 512-974-5646**

No comments at this time.

**Drainage Engineering Review - Jay Baker - 512-974-2636**

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.

**GENERAL COMMENTS**

- DE 1. Surveyor's seal, signature and date required.
- DE 2. Revise the spelling on the plat and supporting documents from "Manchaca" to "Menchaca" to match the application.

**PLAN/PLAT NOTES**

- DE 3. Revise note #11 to read as follows [LDC 25-5-1]:  
"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."
- DE 4. Add the following Note [LDC 25-7-2, LDC 25-7-3, LDC 25-7-4]:  
"No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin or Travis County."
- DE 5. Revise note #4 to read as follows:  
"All drainage easements on private property shall be maintained by the property owner or assigns."
- DE 6. Revise note #3 to read as follows: [LDC 25-7-152]:  
"Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities."

**DRAINAGE PLAN**

- DE 7. Provide drainage plan in accordance with the application packet page 17.

**DRAINAGE EASEMENTS**

- DE 8. There is an off-site drainage area contributing to the site conveying through the site along the railroad tracks to the east. This will need to be contained within the ROW or drainage easement. Provide hydrologic/hydraulic analysis of the drainage conveyance demonstrating that



the 100 WSEL will be contained in the drainage easement. The easement has been identified with the site plan but has not yet been identified with the plat. (LDC 25-7-151 and 153).

### **DRAINAGE REPORT**

- DE 9. Ensure that the drainage plan and report addresses major drainage issues including detention, conveyance of off-site fully developed flows through the subdivision and downstream conveyance and capacity of the receiving drainage system.

#### **Environmental Review - Pamela Abee-Taulli - 512-974-1879**

No comments. Plan approved.

#### **PARD / Planning & Design Review - Scott Grantham - 512-974-9457**

- PR1. Comments made on behalf of Justin Stewart at PARD.
- PR2. Parkland dedication for this final plat is being satisfied at site plan.
- PR3. FYI, thank you for showing the trail and recreation easement along the railroad.

#### **Subdivision Review - Jennifer Bennett-Reumuth - 512-974-9002**

- SR 1. If the existing structures will be demolished, a demo permit must be submitted before the plat is approved by the Director (if administrative) or scheduled for a hearing. The structures must be demolished prior to recordation of the plat (90 calendar days after plat approval). (LDC § 25-1-83)
- SR 2. Section 25-4-34 of the Land Development Code, requires that an application for preliminary plan or final plat include all land constituting the original tract. A letter was submitted with justification for a variance request from Section 25-4-34. Notification must be sent according to Section 25-1-132. Staff supports this variance request.
- SR 3. FYI: There may be additional fees that need to be paid prior to plat approval.
- SR 4. FYI: Original current (crimped) tax certificates must be provided at the time the plat is cleared for approval stating that all real property taxes are paid up to and including the preceding tax year. These tax certificates are available from the Tax Assessor/Collectors Office at the Travis County Courthouse, and must be ordered two (2) days prior to receipt. Tax receipts or other information in-lieu of certificates cannot be substituted.
- SR 5. FYI: Recording fees must be paid at the time this plat is approved.
- SR 6. FYI: After all comments have been cleared, please send the original, final mylar (with original signatures and seals) and one mylar copy to this reviewer.

#### **Transportation Planning - Ivan Naranjo - 512-974-7649**

- TR1. Since this section of Manchaca Road/FM 2304 is a TxDOT roadway, please revise the sidewalk plat note (General Note #13) to read as follows: "Public sidewalks, built to City of Austin standards, are required along Manchaca Road/FM 2304 as shown by a dotted line on the face of the plat. The sidewalks along Manchaca Road/FM 2304 are subject to the approval of the Texas Department of Transportation at the site plan phase. The required sidewalks shall be in place prior to the lot being occupied. 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." LDC 25-6-351.

**AW Utility Development Services - Bradley Barron - 512-972-0078**

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:  
The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

**Water Quality Review - Jay Baker - 512-974-2636**

**GENERAL COMMENTS**

WQ 1. Surveyor's seal, signature and date required.

**PLAN/PLAT NOTES**

WQ 2. Add the following water quality note:

"Water quality controls are required for all development pursuant to the Land Development Code. [LDC 25-8-211]"

**WATER QUALITY PLAN**

WQ 3. Provide water quality plan for this subdivision. in accordance with the application packet page 17. [LDC 25-1-83]

**LANDFILL**

WQ 4. Provide landfill certification [ LDC 25-1-83.]

**Site Plan Plumbing - Cory Harmon - 512-974-2882**

1. Section 609.6 of the 2015 Uniform Plumbing Code prohibits water piping from crossing lot lines. Demonstrate that no water piping currently crosses the proposed lot lines.
2. Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2015 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

**END OF REPORT**