

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2018-0078.2A**COMMISSION DATE:** August 4, 2020**SUBDIVISION NAME:** Preserve At Oak Hill**ADDRESS:** 10304 Circle Drive**OWNER/APPLICANT:** John C. Kuhn**AGENT:** Jamison Civil Engineering (Steve Jamison)**EXISTING ZONING:** None**JURISDICTION:** 2-Mile ETJ**GRIDS:** WZ-20**COUNTY:** Travis**AREA:** 30.81 acres**LOT(S):** 19**WATERSHED:** Barton Creek**DISTRICT:** N/A**PROPOSED LAND USE:** Single Family, Drainage, Green Space, Private Street

**SIDEWALKS:** A variance to LDC 30-3-191 regarding the installation of sidewalks was approved by Travis County Commissioner's Court on August 20, 2019 with the approved preliminary plan.

**DEPARTMENT COMMENTS:**

The request is for the approval of the Preserve At Oak Hill, a final plat out of an approved preliminary plan, comprised of 19 lots on 30.81 acres. A variance to LDC 30-2-159 regarding private streets was approved by Travis County Commissioner's Court on August 20, 2019 with the approved preliminary plan.

The plat does not comply with the criteria for approval in LDC 30-2-32(D) 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 30, 2020, attached as third attachment, Exhibit C.

**CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.Limon@austintexas.gov**Travis County Subdivision Reviewer:** Sue Welch**PHONE:** 512-864-7637**E-mail:** Sue.Welch@Traviscountytx.gov

**ATTACHMENTS**

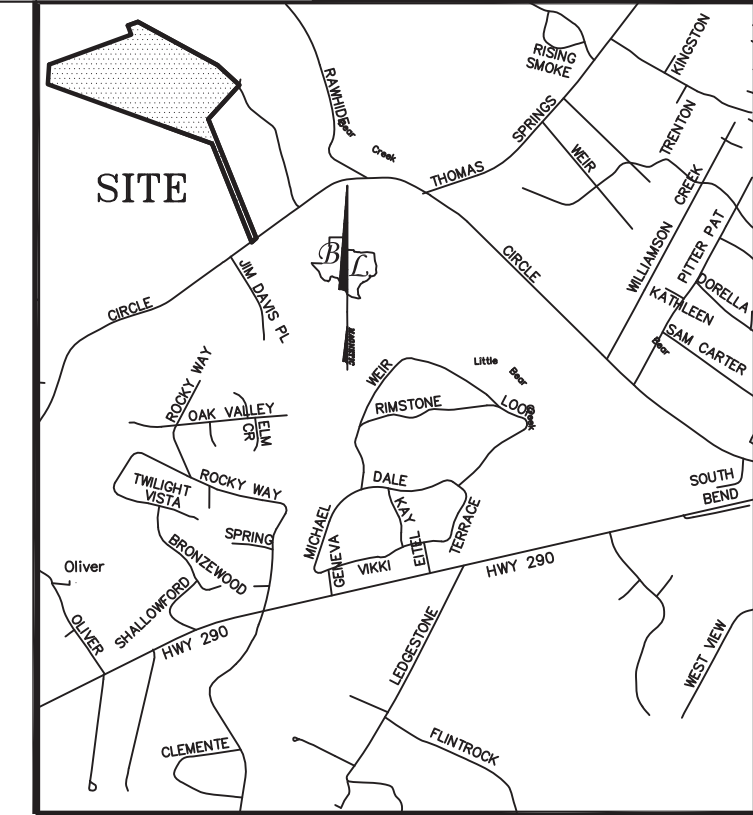
First Attachment: Vicinity map

Second Attachment: Proposed plat (see sheet 2 of the plan set)

Third Attachment: Comment report dated July 29, 2020

# 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 THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.



VICINITY MAP  
(NOT TO SCALE)

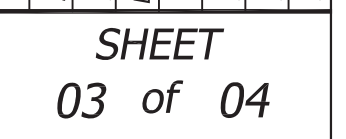
**BASILINE LAND SURVEYORS, INC.**  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE RD., SUITE 101  
AUSTIN TEXAS 78757  
REGISTERED FIRM#10015100  
OFFICE: 512.374.9722  
ron@basinelandsurveyors.net

## FINAL PLAT PRESERVE AT OAK HILL

File: S:\Proj\Preserve at Oak Hill\Drawg\FINAL PLAT Preserve at Oak Hill.dwg	Scale (Hor.): 1"=100'	Date: 05/05/20
Drawn By: RLW	Checked By: JSL	Revision 1:
Revision 2:	Revision 3:	Revision 4:

SHEET  
01 of 04





STATE OF TEXAS }  
COUNTY OF TRAVIS }

THAT JOHN C. KUHN, BEING THE OWNER OF THAT CERTAIN 32.89 ACRES OF LAND OUT OF THE J.R. MORGAN SURVEY NUMBER 56, ABSTRACT NUMBER 2554 AND ABSTRACT NUMBER 2520 IN TRAVIS COUNTY, TEXAS AS CONVEYED BY DEED AS RECORDED IN VOLUME 13012, PAGE 1067 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENTS NUMBERED 2004121849 AND 2004157970; BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DOES HEREBY SUBDIVIDE 30.81 ACRES OUT OF SAID 32.89 ACRE TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"PRESERVE AT OAK HILL"

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

THE UNDERSIGNED OWNER DOES HEREBY SUBDIVIDE SAID 30.81 ACRE TRACT OF LAND IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "PRESERVE AT OAK HILL" SUBDIVISION, SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND HEREBY DEDICATES TO THE OWNERS OF THE LOTS IN THE SUBDIVISION, PUBLIC UTILITIES SERVING THE SUBDIVISION, EMERGENCY SERVICES PROVIDERS WITH JURISDICTION, AND PUBLIC SERVICE AGENCIES, THE USE OF ALL PRIVATE STREETS AND OTHER EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED. THE MAINTENANCE AND PAYMENT OF REAL PROPERTY TAXES ON SUCH PRIVATE STREETS ARE THE RESPONSIBILITY OF THE OWNERS OF THE SUBDIVISION AND ANY DULY CONSTITUTED HOMEOWNERS ASSOCIATION UNDER THAT CERTAIN INSTRUMENT OF RECORD IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREETS AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY; AND OWNER FURTHER AGREES THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBLE OR LIABLE FOR NY DAMAGE OCCURRING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF ANY SUCH USE BY GOVERNMENTAL VEHICLES.

THE PRIVATE STREET SHOWN HEREON, KUHN DRIVE, AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION.

THERE ARE NO LIENHOLDERS FOR THIS TRACT.

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

BY: \_\_\_\_\_  
NAME: JOHN C. KUHN

STATE OF TEXAS }  
COUNTY OF TRAVIS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN C. KUHN, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

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

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

PRINTED NAME: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

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\_\_\_\_, AD.

\_\_\_\_\_  
SYLVIA LIMON, FOR:  
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING  
COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
JOLENE KIOLBASSA, CHAIR

\_\_\_\_\_  
ANA AGUIRRE, SECRETARY

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., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. \_\_\_\_\_.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

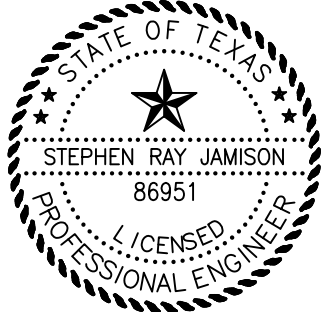
ENGINEER'S CERTIFICATION

I, STEPHEN R. JAMISON, 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, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 1% OR 0.2% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL(S) 48453C0415J, 48453C0420J, 48453C0555J & 48453C0560J, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS. THE FULLY DEVELOPED 1% ANNUAL CHANCE – ATLAS 14 FLOOD PLAIN HAS BEEN CONTAINED IN A DRAINAGE EASEMENT.

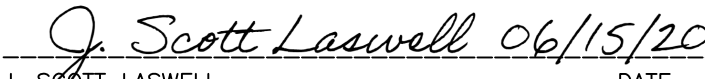
  
\_\_\_\_\_  
06/16/2020

STEPHEN R. JAMISON, P.E. 86951  
JAMISON CIVIL ENGINEERING LLC  
TBPE FIRM NUMBER F-17756  
13812 RESEARCH BLVD., #B-2  
AUSTIN, TEXAS 78750  
(PHONE) 512-484-0880



SURVEYOR'S CERTIFICATION

I, J. SCOTT LASWELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 2002, IS TRUE AND CORRECT AND PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION DURING NOVEMBER 2016.

  
\_\_\_\_\_  
J. SCOTT LASWELL  
REGISTERED PROFESSIONAL LAND SURVEYOR NUMBER 5583  
BASELINE LAND SURVEYORS, INC.  
REGISTERED FIRM #10015100  
8000 ANDERSON SQUARE ROAD, SUITE 101, AUSTIN, TEXAS 78757  
(TELE.) 512.374.9722



IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

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 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 THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS 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 COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE 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 IS CONSIDERED TO BE PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS }  
COUNTY OF TRAVIS }

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, 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 CLERK OF SAID COUNTY, THE \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES:

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
4. THESE RESTRICTION ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

\_\_\_\_\_  
BRANDON COUCH, D.R. #OS0029465  
ON-SITE WASTEWATER, TRAVIS COUNTY TNR

NOTES:

1. WATER SERVICE FOR THIS PROJECT SHALL BE PROVIDED BY THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTCPUA).
2. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN 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.

NOTES: (CONTINUED)

3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES MAY BE PLACED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
4. ALL DRAINAGE EASEMENTS AND DRAINAGE APPURTENANCES WITHIN DRAINAGE EASEMENTS ON RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE PROPERTY OWNER, ESTABLISHED HOMEOWNER'S ASSOCIATION (HOA) OR ASSIGNS.
5. THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN AND TRAVIS COUNTY REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.
6. PROPERTY OWNER AND/OR HIS/HER ASSIGNS AND/OR THE ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
7. PRIOR TO ADDITIONAL CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
8. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
9. ELECTRIC SERVICE IS BEING PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE, INC.
10. PEDERNALES ELECTRIC COOPERATIVE, INC. HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. PEDERNALES ELECTRIC COOPERATIVE, INC. WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE PEDERNALES ELECTRIC COOPERATIVE, INC. 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.
12. 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 (10) FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL 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.
13. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY (WTCPUA) WATER SYSTEM AND AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY.
14. PRIOR TO CONSTRUCTION OF THIS SUBDIVISION DRAINAGE PLANS WILL 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.
15. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
16. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN DATED \_\_\_\_\_, 20\_\_\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC. NO. \_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
17. LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER UTILITY IMPROVEMENTS TO SERVE EACH LOT.
18. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMITS.
19. ALL STREETS ARE PRIVATE. ALL PRIVATE STREETS SHOWN HEREON (KUHN DRIVE) AND ANY SECURITY GATES OR DEVICES CONTROLLING ACCESS TO SUCH STREETS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, ESTABLISHED HOMEOWNER'S ASSOCIATION (HOA) OR ASSIGNS.
20. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY FOR THE ROADWAYS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT.
21. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE PUBLIC.
22. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
23. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
24. A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES SO THAT NO SUCH FACILITY WILL BE LOCATED WITHIN 50 FEET OF A RESIDENTIAL STRUCTURE.
25. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
26. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE PRIVATE INSTRUMENT RECORDED IN DOC NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
27. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
28. A FEE IN LIEU OF PARKLAND DEDICATION WAS PAID TO TRAVIS COUNTY PER TITLE 30 FOR 16 DWELLING UNITS.
29. LOT 17 IS A PRIVATE STREET/DRAINAGE/ACCESS/P.U.E. LOT AND IS RESTRICTED TO NON-RESIDENTIAL USE.
30. LOT 17 WILL BE OWNED AND MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION (HOA) OR ASSIGNS.
31. LOT 18 IS A DRAINAGE LOT AND WILL BE RESTRICTED TO NON-RESIDENTIAL USE.
32. LOT 18, BLOCK A AND THE WATER QUALITY POND SHALL BE MAINTAINED BY THE ESTABLISHED HOMEOWNER'S ASSOCIATION (HOA) OR ASSIGNS.
33. THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTI-FAMILY, OR SINGLE FAMILY/DUPLEX LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED IS 15 PERCENT. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR AREAS RESTORED TO NATURAL CONDITIONS SHALL NOT BE CONSIDERED LANDSCAPING OR TURF.
34. STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PRIVATE STREET INTERSECTIONS. AN ADDITIONAL "PRIVATE STREET" SIGN WILL BE POSTED AT ALL INTERSECTIONS OF PRIVATE STREETS WITH PUBLIC STREETS.
35. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
36. SLOPES IN EXCESS OF 15% EXIST ON LOTS 1-19. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
37. A VARIANCE TO SECTION 30-2-159 OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE TRAVIS COUNTY COMMISSIONER'S COURT 08/20/2019.
38. LOT 19, BLOCK A WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER, ESTABLISHED HOMEOWNER'S ASSOCIATION (HOA) OR ASSIGNS.
39. LOT 19 IS A GREENBELT & DRAINAGE EASEMENT LOT AND WILL BE RESTRICTED TO NON-RESIDENTIAL USE.
40. A 20' JOINT USE ACCESS EASEMENT IS HEREBY DEDICATED FOR LOTS 8-12 & 18. EACH PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE ACCESS EASEMENT AND/OR DRIVEWAY ON HIS/HER PROPERTY. THE FOLLOWING LOTS ARE REQUIRED TO SHARE A SINGLE JOINT DRIVEWAY WITH EACH OTHER: LOTS 8 & 9, LOTS 10 & 11 AND LOTS 12 & 18.
41. ALL RESIDENTIAL STRUCTURES SHALL BE EQUIPPED WITH AN APPROVED NFPA 13D SPRINKLER SYSTEM.
42. PARTICIPATION (BY PAYMENT) IN THE CITY OF AUSTIN REGIONAL STORMWATER MANAGEMENT PROGRAM (RSMP) WAS APPROVED BY THE COA WATERSHED PROTECTION DEPARTMENT FOR THIS SUBDIVISION – PER THE APPROVAL LETTER DATED MARCH 19, 2020, (CASE NO. BAR-RS-2019-0005R).

C8J-2018-0078.2A

BASELINE LAND SURVEYORS, INC.  
PROFESSIONAL LAND SURVEYING SERVICES  
8000 ANDERSON SQUARE RD., SUITE 101  
AUSTIN TEXAS 78757  
REGISTERED FIRM#10015100  
OFFICE: 512.374.9722  
ron@baselinelandsurveyors.net

FINAL PLAT  
PRESERVE AT OAK HILL

File: S:\Proj\Preserve at Oak Hill\DWG\FINAL PLAT Preserve at Oak Hill.dwg					
Scale (Hor.): 1"=100'					
Date: 05/05/20					
Drawn By: RLW					
Checked By: JSL					
Revision 1:					
Revision 2:					
Revision 3:					

SHEET  
04 of 04

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: **C8J-2018-0078.2A**  
REVISION #: **00**  
CASE MANAGER: Sylvia Limon  
UPDATE: U0  
PHONE #: 512-974-2767

PROJECT NAME: **Preserve at Oak Hill (W/R C8j-2018-0078.1A)**  
LOCATION: 10304 CIRCLE DR

SUBMITTAL DATE: July 6, 2020  
REPORT DUE DATE: July 30, 2020  
FINAL REPORT DATE: July 29, 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. **No distribution is required for the Planner 1.**

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 30-2-56; 30-2-82):**

All comments must be addressed by filing an updated submittal prior to the update deadline of **October 5, 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).

**UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):**

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  
Regional Stormwater Management: Emily Booth  
Subdivision: Sylvia Limon  
Travis Co. Subdivision: Sue Welch  
Travis Co. Drainage Construction: John Ellis  
Environmental: Kristy Nguyen  
Wetlands Biologist: Staryn J Wagner

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

No Review Required. Out of Austin Energy service area, served by Pedernales Electric Cooperative, Inc.

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

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.  
§25-4-155

**Environmental Review - Kristy Nguyen - 512-974-3035**
**PLAT NOTES [LDC 25-1, Article 4]**

EV 1 Add the following note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 25-8, Article 7]

**ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]**

EV 2 The ESC fiscal was previously approved in C8J-2018-0078.1A. Email the approved ESC fiscal estimate to this reviewer at [Kristy.Nguyen@austintexas.gov](mailto:Kristy.Nguyen@austintexas.gov). Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan and phased fiscal estimate are required. [LDC 25-8, Subchapter A, Article 7, Division 4; ECM 1.4.4]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

**PARD / Planning & Design Review - Justin Stewart - 512-974-9475**

Travis County is the park provider. Please coordinate with them to satisfy parkland dedication.

**Regional Stormwater Management Review - Emily Booth - [RSMP@austintexas.gov](mailto:RSMP@austintexas.gov)**

RS1. An approval letter and formal agreement have been issued and payment has been made. The date in the plat note described in RS2 should be updated to reflect the date on the approval letter.

RS2. Please add the following note to the plat: "Participation in the Regional Stormwater Management Program was granted for this subdivision through payment on \_\_\_\_\_(date) by the City of Austin Watershed Protection Department, Office of The Director. The RSMP case number for this project is \_\_\_\_\_."

**Subdivision Review - Sylvia Limon - 512-974-2767**

- SR 1. Please revise the approval block to appear as follows on the plat [LDC 30-1-113]:  
ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AD.
- \_\_\_\_\_  
Sylvia Limon, for:  
Denise Lucas, Director  
Development Services Department
- SR 2. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. Included are the signature/seal of the Travis County On-Site Sewage officer. These items must be complete on the original mylar prior to approval. [LDC 30-1-113]
- SR 3. PRIOR to public hearing, submit a pdf of the final version of the plat, and pay any outstanding fees. Examples of the most common fees are parkland, the public hearing preparation fee and notification fees. Contact the "Intake Center" on the 4th floor at 974-1770 to pay the fees. [LDC 30-1-113]
- SR 4. Two copies of the plat will be required for the public hearing, for Commission signature. [LDC 30-1-113]
- SR 5. 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. These tax certificates are available from the Travis County Tax Office at 5501 Airport Boulevard, and must be ordered two (2) days prior to receipt. Tax receipts or other information in-lieu of certificates cannot be substituted. Travis County will NOT record the plat without them. [LDC 30-1-113]
- SR 6. Recording fees will be calculated after the plat is approved. [LDC 30-1-113]
- SR 7. After the plat has been approved by the Commission (or Director if administrative), The following items that are needed to record the plat at Travis County [LDC 30-1-113]:
- 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.
  - Any document to be recorded with the plat such as a Subdivision construction agreement (SCA), easement document, etc.
  - Check for the plat recordation fee and any document to be recorded with the plat.

**Transportation Planning - Jonathan Davila - 512-974-2414**

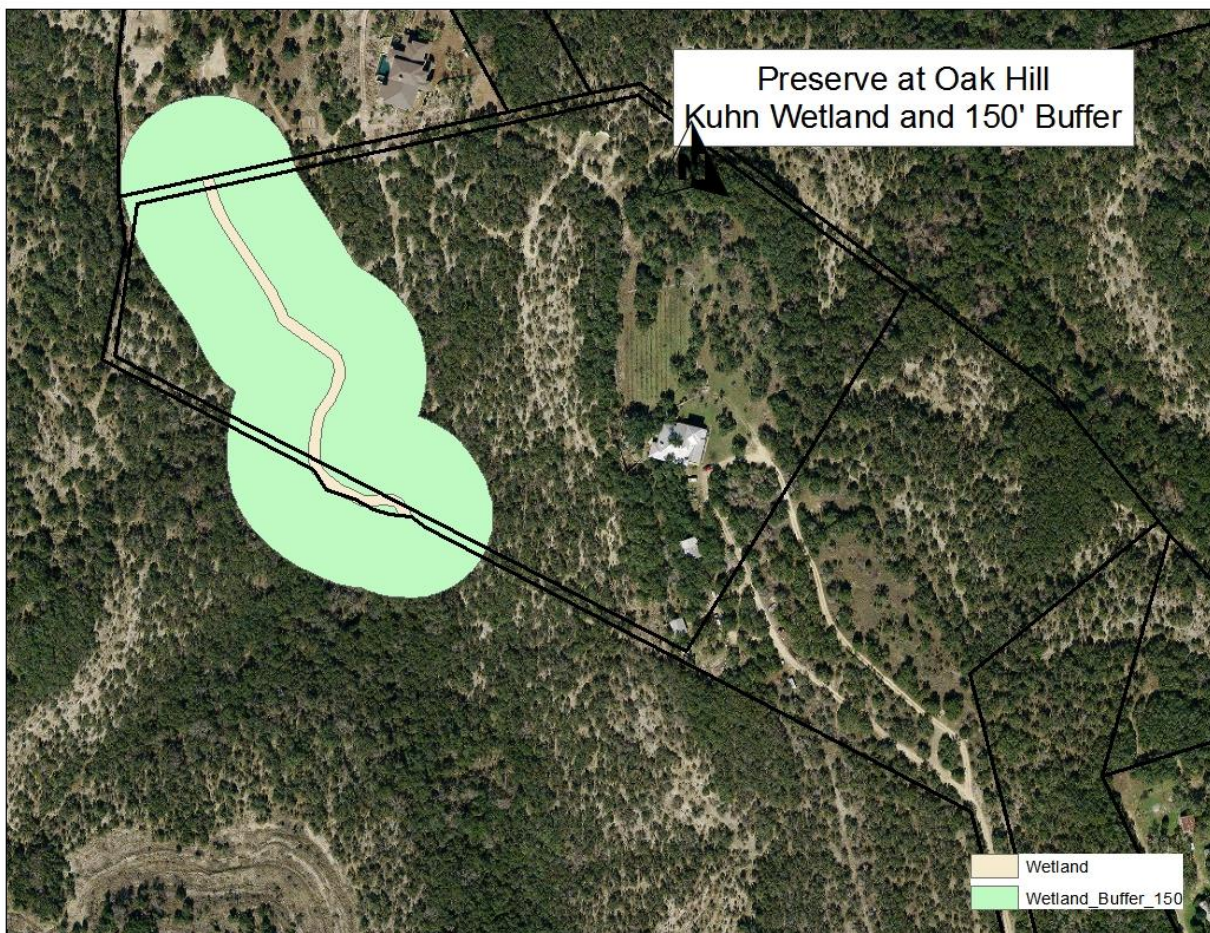
- TR 1. This site is in the 2-mile ETJ. DSD-TR defers to Travis County Transportation.

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

No water quality comments. Fiscal will need to be posted.

**Wetlands Biologist Review - Staryn J Wagner - 512-974-2956**

**WB1. Update 0.** Clearly show the boundary of all wetland CEFs and clearly label the features: "WETLAND CEF" on all applicable plan sheets. (you do not need to show the setback).



**JAMISON CIVIL ENGINEERING LLC**  
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PRESERVE AT OAKHILL  
EROSION & SEDIMENTATION CONTROL  
AND TREE PROTECTION PLAN  
10304 CIRCLE DR.  
AUSTIN, TX 78736

the one appearing on  
 this document was  
 compared with the  
 original by  
 Special Agent  
 on 06/17/68 at NY



No. \_\_\_\_\_  
 Title (Hor.): 1-68      Scale (Vert.): \_\_\_\_\_  
 re: \_\_\_\_\_  
 Checked By: SPJ      Drawn By: NH/N  
 Reason 1: \_\_\_\_\_  
 Reason 2: \_\_\_\_\_  
 Reason 3: \_\_\_\_\_  
 Reason 4: \_\_\_\_\_

**Travis Co. Subdivision Review - Sue Welch - 512-854-7637**

1. This subdivision is in the extraterritorial jurisdiction of the City of Austin, and is subject to Title 30, City of Austin/Travis County Subdivision Regulations. This plat will require approval by the City of Austin Zoning and Platting Commission and the Travis County Commissioners' Court. As per Title 30 (Sec. 30-1-116) of the Land Development Code, the City of Austin cannot schedule this preliminary plan/final plat or request public notice for Zoning or Platting Commission until after all Travis County comments have been addressed. Once all comments have been cleared, please contact the case manager to schedule for ZAP agenda (meets every 1st and 3rd Tuesdays). Once comment have been cleared, please email a pdf of the final plan, location map and a site location with the precinct map to the case manager and this reviewer. §30-2-32
2. Travis County construction agreements will go with the final plat to Commissioners Court. Prior to Commissioners Court, please provide two original, signed Travis County Construction Agreements. Pending two signed original Travis County construction agreements. Please contact this reviewer to coordinate the drop off of the signed originals. §30-2-33 Please be aware of the requirements of posting fiscal.
3. A variance to allow private streets will not be recommended unless a homeowners association is created to assume responsibility for maintenance and taxation provisions. Provide the final copy of the HOA document to be recorded with the final plat: \*Covenants, Conditions, and Restrictions (outlining ownership, maintenance, fee assessment, association dues, and any other requested restrictions). \*Association Bylaws (outlining membership, voting rights, and similar items). [TCM, 1.4.3.E.]. § 30-2-159

**Travis Co. Drainage Construction Review - John Ellis - 512-854-9805**

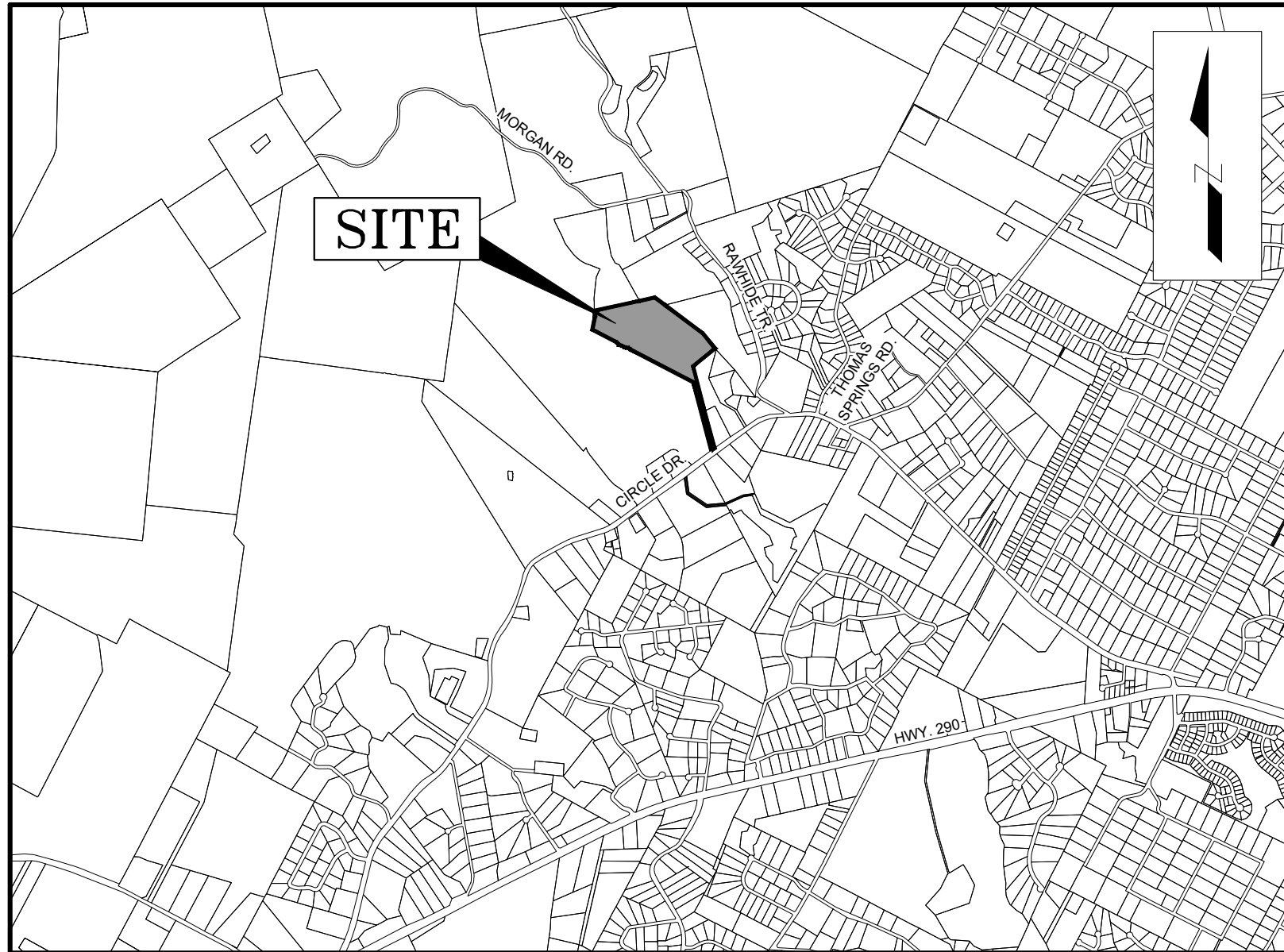
1. Please revise floodplain certification note as previously approved by Travis County staff. The approved note is shown below.

A PORTION OF THIS SUBDIVISION IS WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD), HOWEVER NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARY OF THE 1% ANNUAL CHANCE FLOOD PLAIN ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL(S) 48453C0415J, 48453C0420J, 48453C0555J & 48453C0560J, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS, AND INCORPORATED AREAS. THE FULLY DEVELOPED 1% ANNUAL CHANCE – ATLAS 14 FLOOD PLAIN HAS BEEN CONTAINED IN A DRAINAGE EASEMENT.

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

The proposed final plat (C8J-2018-0078.2A) is outside of the zoning jurisdiction of the City of Austin and will not receive water or wastewater service from Austin Water Utility, therefore the Austin Plumbing Code is not applicable per Chapter 25-1.

**END OF REPORT**



LOCATION MAP

N.T.S.

MAPSCO PAGE: 610L/610G/610F/610K  
MAPSCO GRID: WZ20/WZ21/WY21/WY20