### SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2018-0078.2A  
**COMMISSION DATE:** August 18, 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.

**STAFF RECOMMENDATION:**
Staff recommends approval of the plat for the reasons listed in the comment report dated August 11, 2020 attached as third attachment.

**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  
Third Attachment: Comment report dated August 11, 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.
41. All residential structures shall be equipped with an approved NFPA 13D sprinkler system.

42. Participation in the Regional Stormwater Management Program was granted for this subdivision through payment on March 19, 2020 by the City of Austin Watershed Protection Department, Office of the Director. The RSMP case number for this project is BAR-RS-2019-0005R.

43. Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks.

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. The fully developed 1% annual chance - ATLAS 14 flood plain has been fully contained in a drainage easement.

_____________________________________________________________
J. SCOTT LASWELL                                  DATE

B-06
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).

**REVIEWERS:**
Planner 1: Addison Ptomey
Subdivision: Sylvia Limon

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**Environmental Review - Kristy Nguyen - 512-974-3035**

**PLAT NOTES** [LDC 25-1, Article 4]
EV 1 Comment cleared.

**ESC FISCAL SURETY** [LDC 25-1, Article 5; ECM Appendix S-1]
EV 2 Comment cleared.
SR 1. **UPDATE #1:** Cleared.

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]

**UPDATE #1:** Informational.

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 9741770 to pay the fees. [LDC 30-1-113]

**UPDATE #1:** Informational.

SR 4. Two One copies copy 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]

**UPDATE #1:** Informational.

SR 6. Recording fees will be calculated after the plat is approved. [LDC 30-1-113]

**UPDATE #1:** Informational.

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.

**UPDATE #1:** Informational.

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**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).

**Update 1.** Comment cleared. (wetland and setback shown and labeled)

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**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. §30-2-32

2. Cleared.

3. Cleared.

END OF REPORT
LOCATION MAP

N.T.S.

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