

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2018-0217.3A**PC DATE:** October 6, 2020**SUBDIVISION NAME:** Colton Bluff Phase 2**AREA:** 12.16 acres**LOTS:** 64**OWNER/APPLICANT:** KB Homes Lone Star LP (John Zinsmeyer)**AGENT:** Carlson, Brigance, Doering (Geoff Guererro)**ADDRESS OF SUBDIVISION:** 13910 N FM 620 Rd**COUNTY:** Travis**WATERSHED:** Cotton Mouth Creek**JURISDICTION:** Full Purpose**ZONING:** SF-4A, SF-4A-CO**DISTRICT:** 2**SIDEWALKS:** Sidewalks will be constructed along all internal streets.

**DEPARTMENT COMMENTS:** The request is for the approval of the Colton Bluff Phase 2, comprised of 64 lots on 12.16 acres. The plat does not comply with the criteria of approval in LDC 25-4-84(B) and staff recommends disapproval for the reason listed in the attached comment report.

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:** The staff recommends disapproval of the plat for the reasons listed in the comment report dated September 30, 2020, and attached as Exhibit C.

**LAND USE COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)**ATTACHMENTS**

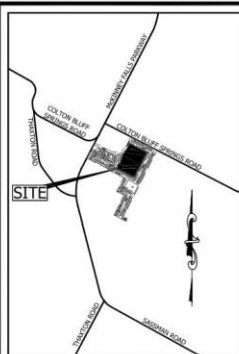
Exhibit A: Vicinity map

Exhibit B: proposed plat

Exhibit C: Comment report dated September 30, 2020







LOCATION MAP  
NOT TO SCALE

## COLTON BLUFF, PHASE 2 A SMALL LOT SUBDIVISION

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	15.81	275.00	S74°32'45"E	15.81	7.91	37°17'41"
C3	47.43	275.00	S67°57'28"E	47.37	23.77	9°52'53"
C4	58.43	325.00	N68°10'04"W	58.35	29.30	10°18'06"
C5	38.27	25.00	S71°58'58"W	35.36	25.00	90°00'00"
C6	38.27	25.00	N18°01'02"W	35.36	25.00	90°00'00"
C7	38.27	25.00	S71°58'58"W	35.36	25.00	90°00'00"
C8	38.27	25.00	N18°01'02"W	35.36	25.00	90°00'00"
C9	61.52	275.00	N69°25'34"W	61.39	30.89	17°49'05"
C10	1.72	275.00	N0°00'51"W	1.72	0.86	0°21'29"

Line #	Length	Direction
L1	134.99	N17°48'25"E
L2	48.83	S76°11'35"E
L3	50.07	N69°59'32"W
L4	30.88	N63°01'02"W
L9	89.00	N63°01'02"W



SCALE: 1" = 100'

### LEGEND

- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- CONCRETE MONUMENT SET
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- L.S.E. LANDSCAPE EASEMENT
- 12 LOT NUMBER
- ① BLOCK DESIGNATION
- C.W.Q.Z. CRITICAL WATER QUALITY ZONE
- 100 YEAR FEMA FLOODPLAIN
- 100 YEAR FULLY DEVELOPED FLOOD PLAIN
- ..... PROPOSED SIDEWALK

APPLICATION SUBMITTAL DATE: AUGUST 08, 2020  
PLAT PREPARATION DATE: SEPTEMBER 02, 2020

OWNER:  
KB HOME LONE STAR, INC.  
10800 PECAN PARK BLVD., STE. 200  
AUSTIN, TEXAS 78750  
PHONE: (512) 280-5160  
FAX: (512) 280-5165

ENGINEER AND SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
PHONE: 512-280-5160  
FAX: 512-280-5165

TOTAL ACREAGE: 12.168 ACRES  
SURVEY: SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24  
F.E.M.A. MAP NO. 48453C0611K & 48453C0613K  
TRAVIS COUNTY, TEXAS  
DATED: JANUARY 22, 2020

TOTAL OF LOTS: 64  
NO. OF SINGLE FAMILY LOTS: 64  
NO. OF BLOCKS: 4

	50' R.O.W.	718'
DOUVANE DRIVE	50' R.O.W.	718'
TREESTAR DRIVE	50' R.O.W.	718'
WINK WAY	50' R.O.W.	565'
TOTAL	2,250 ACRES	2,001'

BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
F	6	7,606	H	22	6,353
F	7	7,089	H	23	6,353
F	8	7,706	H	24	6,353
F	9	8,322	H	25	6,353
F	10	8,939	H	26	6,353
F	11	8,979	H	27	6,353
F	12	8,422	H	28	7,429
F	13	7,905			
F	14	7,368	I	1	6,991
F	15	6,831	I	2	5,985
F	16	6,563	I	3	5,985
F	17	6,563	I	4	5,985
F	18	6,563	I	5	5,985
H	1	7,429	I	6	5,985
H	2	6,353	I	7	5,985
H	3	6,353	I	8	5,985
H	4	6,353	I	9	5,985
H	5	6,353	I	10	5,985
H	6	6,353	I	11	5,985
H	7	6,353	I	12	5,985
H	8	6,353	I	13	5,985
H	9	6,353	J	2	6,916
H	10	6,353	J	3	8,207
H	11	6,353	J	4	7,188
H	12	6,353	J	5	7,188
H	13	6,353	J	6	7,188
H	14	6,353	J	7	7,188
H	15	6,353	J	8	7,188
H	16	6,353	J	9	7,188
H	17	6,353	J	10	7,188
H	18	6,353	J	11	7,188
H	19	6,353	J	12	7,188
H	20	6,353	J	13	7,188
H	21	6,353			

C8-2018-0217.3A

SHEET NO. 1 OF 2



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

PATH-J:\AC3D\5194\SURVEY\PLAT - COLTON BLUFF PH 2.dwg

## COLTON BLUFF, PHASE 2

### A SMALL LOT SUBDIVISION

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT KB HOME LONE STAR, INC. A TEXAS LIMITED LIABILITY COMPANY, BEING OWNER OF THAT CERTAIN 94.441 ACRES TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NUMBER 2018195329 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 12.168 ACRES OF LAND TO BE KNOWN AS:

#### "COLTON BLUFF, PHASE 2"

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

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

JOHN ZINSMEYER, VICE PRESIDENT  
KB HOME LONE STAR, INC.  
10800 PECAN PARK BLVD., SUITE 200  
AUSTIN, TEXAS 78750

STATE OF TEXAS:  
COUNTY OF TRAVIS:

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

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

#### GENERAL NOTES:

1. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL 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 AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_.
2. IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
3. OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
4. 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.
5. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
7. PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
9. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
10. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
11. 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.
12. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
13. IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
14. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: DOUVANE DRIVE, TREESTAR DRIVE, AND WINK WAY. 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.
15. ALL BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENT.
16. ON-SITE CONTROL FOR THE TWO-YEAR STORM IS REQUIRED FOR ALL DEVELOPMENT AS REQUIRED BY THE LAND DEVELOPMENT CODE.
17. COMMON AREAS SUCH AS PEDESTRIAN ACCESS WAYS ON SEPARATE LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION.
18. DRAINAGE EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND MAINTAIN DRAINAGE FACILITIES WITHIN THE EASEMENTS.
19. PARKLAND DEDICATION IS SATISFIED WITH THE DEDICATION OF 3.15 ACRES OF PARKLAND INCLUDED IN LOT 37, BLOCK B, AND LOT 52, BLOCK Q.
20. THIS SUBDIVISION IS SUBJECT TO A TRAFFIC IMPACT ANALYSIS AS APPROVED BY TRAVIS COUNTY, AND THE DEVELOPER WILL BE REQUIRED TO COMPLY WITH THE DETERMINATIONS OF THE APPROVED TRAFFIC IMPACT ANALYSIS. THIS MAY REQUIRE THAT CONSTRUCTION PLANS AND POSTING OF FISCAL SURETY FOR IMPROVEMENTS TO COLTON-BLUFF ROAD, OR OTHER IDENTIFIED IMPROVEMENTS, WILL BE REQUIRED BY TRAVIS COUNTY AS A CONDITION OF PROVIDING CONCURRENCE WITH FINAL PLATS AND APPROVING THE ROADWAY CONNECTIONS TO COLTON-BLUFF ROAD, A TRAVIS COUNTY-MAINTAINED ROAD. ADDITIONALLY, IF ANY MODIFICATIONS TO THE COLTON BLUFF SUBDIVISION ARE IDENTIFIED IN THE TRAFFIC IMPACT ANALYSIS REVIEW PROCESS, THE DEVELOPER WILL ADDRESS THESE MODIFICATIONS, INCLUDING REVISIONS TO THE PRELIMINARY PLAN AND FINAL PLAT(S) AS NECESSARY.
21. THE COVENANTS, CONDITIONS, AND RESTRICTIONS AND HOMEOWNER'S ASSOCIATION BYLAWS FOR THE COLTON BLUFF, SECTION 2 PROPERTY ARE RECORDED IN THE HOME OWNER'S ASSOCIATION DOCUMENT NUMBER 2020027954, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
22. THIS PLAT IS SUBJECT TO THE RESTRICTIVE COVENANT/DRAINAGE MAINTENANCE AGREEMENT RECORDED IN DOCUMENT # 2020131204 & 2020131631, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, BRETT R. PASQUARELLA, 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 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.

FLOOD PLAIN NOTES: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C0611K & 48453C0613K, FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

#### ENGINEERING BY:

BRETT R. PASQUARELLA, P.E. NO. 84769 DATE \_\_\_\_\_  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE, OF 1981 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

#### SURVEYED BY:

AARON V. THOMASON, R.P.L.S. NO. 6214 DATE \_\_\_\_\_  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
aaron@cbcdeng.com



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION 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, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

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

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

JOLENE KIOLBASSA CHAIRPERSON ANA AGUIRRE, SECRETARY

THE STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, 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 # \_\_\_\_\_.

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

DANA DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_, DEPUTY

## SHEET NO. 2 OF 2

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

CASE NUMBER: C8-2018-0217.3A  
UPDATE: U1  
CASE MANAGER: Steve Hopkins      PHONE #: 512-974-3175

PROJECT NAME: Colton Bluff Phase 2  
LOCATION: 7231 COLTON BLUFF SPRINGS RD

SUBMITTAL DATE: September 21, 2020  
FINAL REPORT DATE: September 30, 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 **November 2, 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 in pdf format
  - c. A letter that addresses each comment in the master comment report

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: Elsa Garza  
Environmental: Pamela Abee-Taulli  
PARD / Planning & Design: Justin Stewart

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

Comments cleared

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

EV 1 Cleared

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

EV 2 Send a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1 to [pamela.abee-taulli@austintexas.gov](mailto:pamela.abee-taulli@austintexas.gov). A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. 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]

**Update 1** **Comment not cleared.** Erosion controls are not sufficient. With existing and proposed slopes varying from 2 to 5 percent, ECM 1.4.5.G.1 calls for 3000 to 4000 linear feet of silt fence on the downslope side of flow, with a maximum spacing interval of 250 feet. Please revise accordingly.

**Flood Plain Review - Shesh Koirala - 512-974-9396 (voice message only)**  
**Email:** [shesh.koirala@austintexas.gov](mailto:shesh.koirala@austintexas.gov)

FP Note: Since any part of the property to be developed i) is NOT in an official mapped COA or Fully Developed Floodplain ii) is NOT in a FEMA designated 100- year floodplain. COA Floodplain Office does not have major comments (8/23/2020). If there are any updates and revisions in the future submittals which may be applicable any of the conditions mentioned above, floodplain review will be required.

**FP comments:**

Please add/update the FIRM panel number and effective date to the most current map in the note. For this site, the current effective FIRM panel number is 48453C0611 effective on 1/22/2020. (in Preliminary Plans and Engineering Reports)

**Update 1: Comment cleared**



**Subdivision Review - Steve Hopkins - 512-974-3175**

SR 1. Comment cleared

SR 2. 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:** This will be verified prior to recordation. Comment cleared.

SR 3 - SR5. Comments cleared.

SR 6. Prior to final plat recordation, the applicant must provide a copy of the Homeowner's Document/Declaration of Covenants and Restrictions for Small Lot Subdivisions. Show instrument number on plat. (Required for SF-4A small lot subdivisions). [Will document for previous final plats be amended to include this final plat or will there be a new document?]  
[LDC 25-1-83]

**Update 1:** the HOA document was submitted. Add the document number to the plat. This will be verified prior to recordation. Comment cleared.

SR 7-SR 9. Comments cleared

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

Approved.

**End of Report**