

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0307.4A

ZAP DATE: October 20, 2020

SUBDIVISION NAME: The Vistas of Austin, Section 5

AREA: 44.59 acres

LOTS: 162

APPLICANT: The Vista Bluff Investments LP

AGENT: BGE, Inc. (John Kim)

ADDRESS OF SUBDIVISION: 1834 Old Lockhart Road

GRIDS: MH12

COUNTY: Travis

WATERSHED: Rinard Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-4A

DISTRICT: 2

LAND USE: Residential

SIDEWALKS: Sidewalks will be constructed along Old Lockhart Road and along all internal streets.

DEPARTMENT COMMENTS: The request is for the approval of the Vistas of Austin, Section 5, comprised of 162 lots on 44.56 acres. 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: The staff recommends disapproval for the reason listed in the comment report dated October 15, 2020, and attached as Exhibit C.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins

PHONE: 512-974-3175

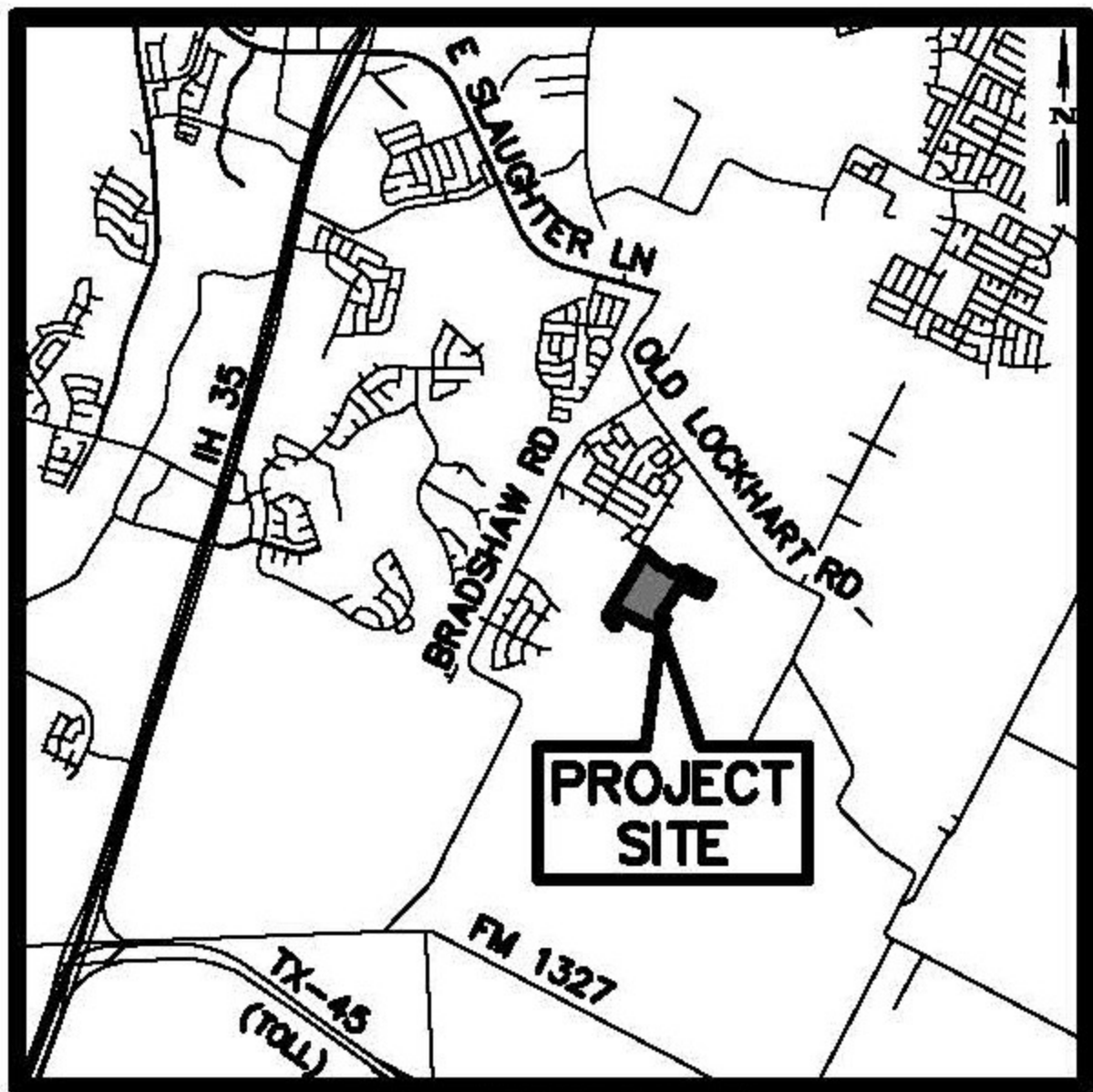
E-mail: steve.hopkins@austintexas.gov

ATTACHMENTS

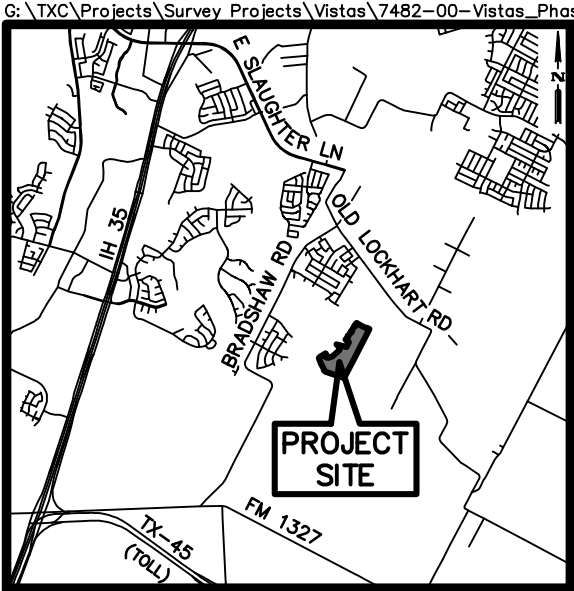
Exhibit A: Vicinity map

Exhibit B: Proposed plat

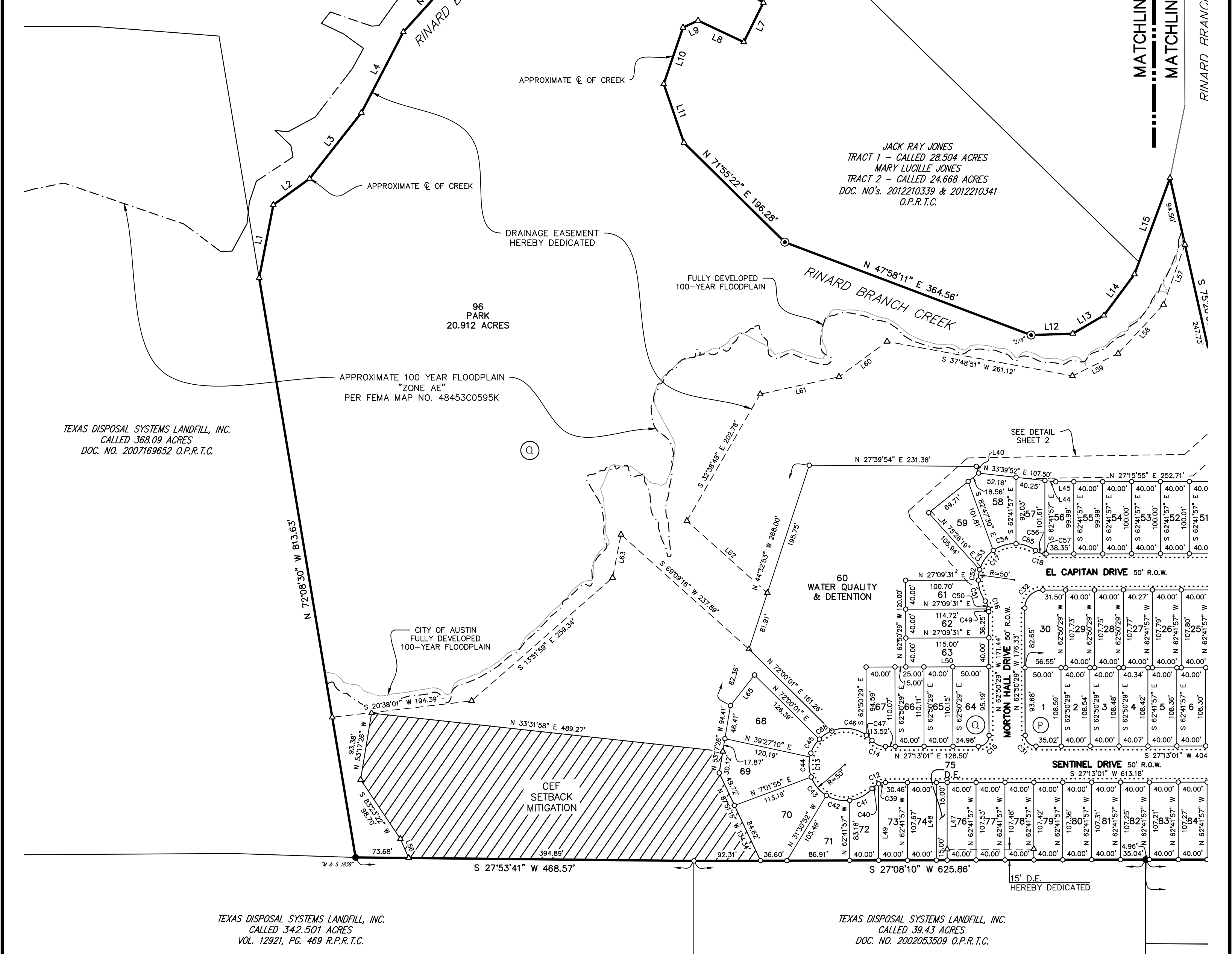
Exhibit C: Comment report dated October 15, 2020



VICINITY MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

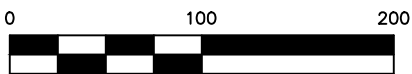


PRELIMINARY, THIS DOCUMENT SHALL NOT
BE RECORDED FOR ANY PURPOSE AND
SHALL NOT BE USED OR VIEWED OR RELIED
UPON AS A FINAL SURVEY DOCUMENT

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	157	17.185 AC.
RIGHT-OF-WAY	-	4.793 AC.
SIDEWALK EASEMENT	2	0.076 AC.
DRAINAGE EASEMENT	1	0.037 AC.
PARK	1	20.912 AC.
WATER QUALITY/DETENTION	1	1.588 AC.
TOTAL	162	44.591 AC.

LEGEND

- CEF CRITICAL ENVIRONMENTAL FEATURE
DOC. DOCUMENT
D.E. DRAINAGE EASEMENT
ESMT. EASEMENT
NO. NUMBER
O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
PG. PAGE
R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY
R.O.W. RIGHT-OF-WAY
S.E. SIDEWALK EASEMENT
VOL. VOLUME
() RECORD INFO. - BOUNDARY AGREEMENT, DOC. NO. 2007028452 O.P.R.T.C.
● FOUND 1/2" IRON ROD
● FOUND 1/2" IRON ROD W/CAP STAMPED "M & S 1838"
○ FOUND 1/2" IRON PIPE (UNLESS NOTED)
○ SET 1/2" IRON ROD W/CAP STAMPED "BGE INC"
△ CALCULATED POINT
..... SIDEWALK TO BE BUILT
(A) BLOCK IDENTIFICATION
▨ CEF SETBACK MITIGATION



BEARING BASIS NOTE:

HORIZONTAL DATUM BASED UPON TEXAS STATE PLANE
COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE.

THE VISTAS OF AUSTIN, SECTION 5

A SMALL LOT SUBDIVISION OF 44.591 ACRES OF LAND
LOCATED IN THE THE SANTIAGO DEL VALLE GRANT, ABSTRACT
24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



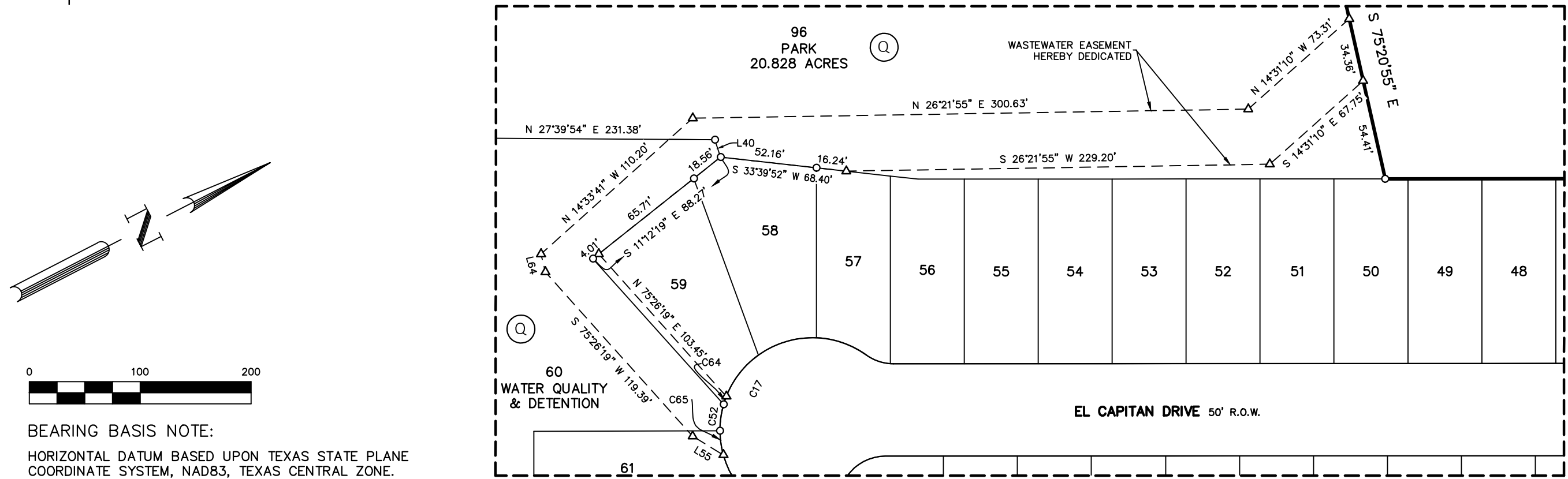
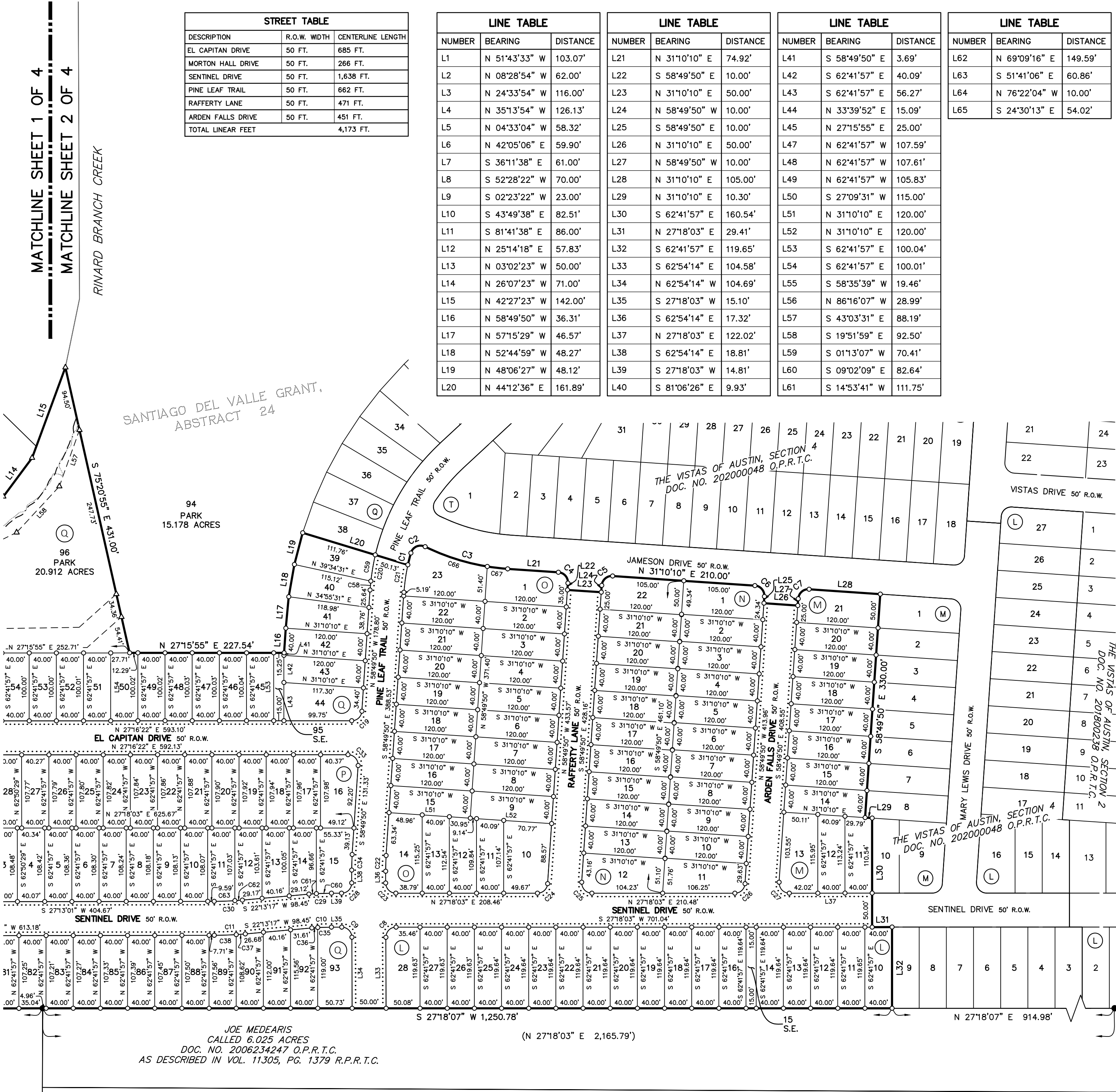
BGE, Inc.

101 West Louis Henna Blvd., Suite 400
Austin, TX 78728

Tel: 512-879-0400 • www.bgeinc.com

TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10106502



THE VISTAS OF AUSTIN, SECTION 5

A SMALL LOT SUBDIVISION OF 44.591 ACRES OF LAND LOCATED IN THE THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

WASTEWATER EASEMENT
(DETAIL N.T.S.)

BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, TX 78728
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TBPELS Registration No. F-1046
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CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	17.86'	275.00'	3°43'20"	S 48°24'54" E	17.86'
C2	26.19'	15.00'	100°02'45"	S 03°28'08" W	22.99'
C3	126.62'	325.00'	22°19'21"	N 42°19'50" E	125.82'
C4	23.56'	15.00'	90°00'00"	S 76°10'10" W	21.21'
C5	23.56'	15.00'	90°00'00"	S 13°49'50" E	21.21'
C6	23.56'	15.00'	90°00'00"	S 76°10'10" W	21.21'
C7	23.56'	15.00'	90°00'00"	S 13°49'50" E	21.21'
C8	23.62'	15.00'	90°12'17"	S 17°48'06" E	21.25'
C9	23.51'	15.00'	89°47'43"	S 72°11'54" W	21.18'
C10	28.81'	325.00'	5°04'45"	S 24°45'40" W	28.80'
C11	45.77'	525.00'	4°59'44"	N 24°43'09" E	45.76'
C12	21.03'	25.00'	48°11'23"	S 03°07'20" W	20.41'
C13	241.19'	50.00'	276°22'46"	S 62°46'59" E	66.67'
C14	21.03'	25.00'	48°11'23"	N 51°18'42" E	20.41'
C15	23.58'	15.00'	90°03'30"	N 17°48'44" W	21.22'
C16	15.70'	25.00'	35°58'15"	N 80°49'37" W	15.44'
C17	141.26'	50.00'	161°52'21"	S 17°52'34" E	98.75'
C18	15.62'	25.00'	35°47'15"	N 45°10'00" E	15.36'
C19	22.54'	15.00'	86°06'12"	N 15°46'44" W	20.48'
C20	52.44'	325.00'	9°14'45"	S 54°12'27" E	52.39'
C21	41.06'	275.00'	8°33'16"	S 54°33'12" E	41.02'
C22	23.11'	325.00'	4°04'25"	S 60°52'02" E	23.10'
C23	23.51'	15.00'	89°47'43"	N 72°11'54" E	21.18'
C24	22.55'	15.00'	86°07'53"	N 15°45'54" W	20.49'
C25	24.57'	15.00'	93°52'07"	N 74°14'06" E	21.92'
C26	22.55'	15.00'	86°07'53"	N 15°45'54" W	20.49'
C27	24.57'	15.00'	93°52'07"	N 74°14'06" E	21.92'
C28	23.62'	15.00'	90°12'17"	N 17°48'06" W	21.25'
C29	33.24'	375.00'	5°04'45"	S 24°45'40" W	33.23'
C30	41.41'	475.00'	4°59'44"	N 24°43'09" E	41.40'
C31	23.55'	15.00'	89°56'30"	N 72°11'16" E	21.20'
C32	39.32'	25.00'	90°06'51"	S 17°47'03" E	35.39'
C33	24.58'	15.00'	93°53'48"	S 74°13'16" W	21.92'
C34	23.11'	325.00'	4°04'25"	S 60°52'02" E	23.10'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C35	20.27'	325.00'	3°34'25"	S 25°30'50" W	20.27'
C36	8.54'	325.00'	1°30'20"	S 22°58'28" W	8.54'
C37	13.46'	525.00'	1°28'10"	N 22°57'22" E	13.46'
C38	32.31'	525.00'	3°31'34"	N 25°27'14" E	32.30'
C39	9.79'	25.00'	22°26'08"	S 15°59'58" W	9.73'
C40	11.24'	25.00'	25°45'15"	S 08°05'46" E	11.14'
C41	35.71'	50.00'	40°55'11"	N 00°30'47" W	34.96'
C42	33.63'	50.00'	38°32'19"	N 39°12'58" E	33.00'
C43	33.64'	50.00'	38°32'48"	N 77°45'32" E	33.01'
C44	28.29'	50.00'	32°25'15"	S 66°45'27" E	27.92'
C45	28.40'	50.00'	32°32'51"	S 34°16'24" E	28.02'
C46	50.32'	50.00'	57°39'44"	S 34°24'35" W	48.22'
C47	10.62'	50.00'	12°09'57"	S 69°19'25" W	10.60'
C49	3.77'	25.00'	8°37'48"	N 67°09'23" W	3.76'
C50	11.93'	25.00'	27°20'28"	N 85°08'30" W	11.82'
C51	31.09'	50.00'	35°37'30"	S 80°59'59" E	30.59'
C52	14.52'	50.00'	16°38'30"	S 54°51'59" E	14.47'
C53	33.27'	50.00'	38°07'34"	S 27°28'57" E	32.66'
C54	33.37'	50.00'	38°14'11"	S 10°41'55" W	32.75'
C55	29.01'	50.00'	33°14'37"	S 46°26'19" W	28.61'
C56	13.97'	25.00'	32°00'44"	N 47°03'15" E	13.79'
C57	1.65'	25.00'	3°46'31"	N 29°09'38" E	1.65'
C58	13.33'	325.00'	2°21'01"	S 57°39'19" E	13.33'
C59	39.11'	325.00'	6°53'44"	S 53°01'57" E	39.09'
C60	22.22'	375.00'	3°23'41"	S 25°36'13" W	22.21'
C61	11.03'	375.00'	1°41'05"	S 23°03'50" W	11.03'
C62	10.98'	475.00'	1°19'27"	N 22°53'01" E	10.98'
C63	30.44'	475.00'	3°40'16"	N 25°22'53" E	30.43'
C64	4.59'	50.00'	5°15'38"	S 43°54'55" E	4.59'
C65	13.20'	50.00'	15°07'33"	S 70°45'00" E	13.16'
C66	96.49'	325.00'	17°00'40"	N 44°59'11" E	96.14'
C67	30.13'	325.00'	5°18'40"	N 33°49'30" E	30.12'
C68	241.19'	50.00'	276°22'46"	S 62°46'59" E	66.67'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
10	L	4,786
11	L	4,786
12	L	4,786
13	L	4,786
14	L	4,786
15	L	1,795
16	L	4,786
17	L	4,786
18	L	4,786
19	L	4,786
20	L	4,786
21	L	4,786
22	L	4,785
23	L	4,785
24	L	4,785
25	L	4,785
26	L	4,785
27	L	4,785
28	L	5,968

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
11	M	4,476
12	M	4,584
13	M	6,307
14	M	4,800
15	M	4,800
16	M	4,800
17	M	4,800
18	M	4,800
19	M	4,800
20	M	4,800
21	M	5,952

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	N	5,872
2	N	4,800
3	N	4,800
4	N	4,800
5	N	4,800
6	N	4,800
7	N	4,800
8	N	4,800
9	N	4,800
10	N	4,800
11	N	5,683
12	N	6,562
13	N	4,800
14	N	4,800
15	N	4,800
16	N	4,800
17	N	4,800
18	N	4,800
19	N	4,800
20	N	4,800
21	N	4,800
22	N	5,952

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	O	5,966
2	O	4,800
3	O	4,800
4	O	4,800
5	O	4,800
6	O	4,800
7	O	4,800
8	O	4,800
9	O	4,800
10	O	7,001
11	O	4,340
12	O	4,448
13	O	4,556
14	O	6,067
15	O	4,800
16	O	4,800
17	O	4,800
18	O	4,800
19	O	4,800
20	O	4,800
21	O	4,800
22	O	4,800
23	O	7,409

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	P	5,383
2	P	4,343
3	P	4,340
4	P	4,360
5	P	4,336
6	P	4,333
7	P	4,331
8	P	4,329
9	P	4,326
10	P	4,324
11	P	4,312
12	P	4,215
13	P	4,073
14	P	3,932
15	P	5,031
16	P	5,643
17	P	4,319
18	P	4,318
19	P	4,317
20	P	4,316
21	P	4,316
22	P	4,315
23	P	4,314
24	P	4,313
25	P	4,313
26	P	4,312
27	P	4,325
28	P	4,310
29	P	4,309
30	P	5,956

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
39	Q	4,919
40	Q	5,086
41	Q	5,094
42	Q	4,800
43	Q	4,746
44	Q	5,999
45	Q	4,002
46	Q	4,001
47	Q	4,001
48	Q	4,001
49	Q	4,001
50	Q	4,001
51	Q	4,000
52	Q	4,000
53	Q	4,000
54	Q	4,000
55	Q	4,000
56	Q	4,012
57	Q	3,840

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
58	Q	4,999
59	Q	4,993
61	Q	4,252
62	Q	4,600
63	Q	4,600
64	Q	5,460
65	Q	4,405
66	Q	4,404
67	Q	4,259
69	Q	7,415
70	Q	8,469
71	Q	5,196
72	Q	3,685
73	Q	4,302
74	Q	4,306
75	Q	1,614
76	Q	4,302
77	Q	4,300
78	Q	4,298

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
79	Q	4,296
80	Q	4,293
81	Q	4,291
82	Q	4,289
83	Q	4,290
84	Q	4,292
85	Q	4,294
86	Q	4,297
87	Q	4,299
88	Q	4,301
89	Q	4,314
90	Q	4,410
91	Q	4,551
92	Q	4,693
93	Q	5,991
95	Q	1,501
96	Q	910,908

THE VISTAS OF AUSTIN, SECTION 5

A SMALL LOT SUBDIVISION OF 44.591 ACRES OF LAND
LOCATED IN THE THE SANTIAGO DEL VALLE GRANT, ABSTRACT
24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT, WE VISTA BLUFF INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH MILESTONE COMMUNITY BUILDERS, LLC, A TEXAS LIMITED LIABILITY COMPANY, ITS MANAGER, ACTING HEREIN BY AND THROUGH GARRETT MARTIN, PRESIDENT, BEING OWNER OF 83.957 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT 24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED TO VISTA BLUFF INVESTMENTS, LP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2018025884 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THE UNDERSIGNED OWNERS DO HEREBY SUBDIVIDE 44.591 ACRES OF LAND, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, TO BE KNOWN AS "THE VISTAS OF AUSTIN, SECTION 5" 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.

BY: VISTA BLUFF INVESTMENTS, LP
A TEXAS LIMITED PARTNERSHIP

BY: MILESTONE COMMUNITY BUILDERS, LLC,
A TEXAS LIMITED LIABILITY COMPANY,
ITS MANAGER

GARRETT MARTIN, PRESIDENT
9111 JOLLYVILLE RD, STE 111
AUSTIN, TX 78759

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED GARRETT MARTIN, MANAGER, 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 _____

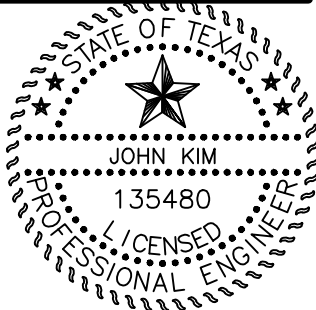
I, JOHN KIM, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT AND HEREBY CERTIFY THAT THE ENGINEERING PORTIONS OF THIS PLAT COMPLY WITH CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED.

PRELIMINARY PENDING FINAL REVIEW

JOHN KIM, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 135480

Date _____

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



THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C0595K, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS.

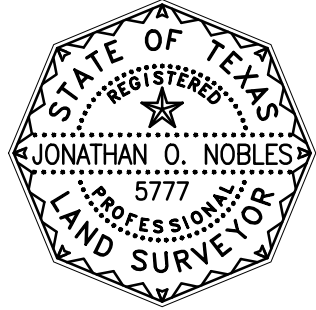
I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

PRELIMINARY PENDING FINAL REVIEW

JONATHAN O. NOBLES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777

Date _____

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



GENERAL NOTES:

- ALL LOTS IN THIS SUBDIVISION ARE BOUND BY THE COVENANTS, CONDITIONS, AND RESTRICTIONS RECORDED IN DOCUMENT NUMBER 2017130226 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND 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.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION 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 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.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

- 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 CENTER LINE 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.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) 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.
- PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- A TEN FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAYS IN THIS SUBDIVISION.
- 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 ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
- 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: EL CAPITAN DRIVE, MORTON HALL DRIVE, SENTINEL DRIVE, PINE LEAF TRAIL, RAFFERTY LANE, AND ARDEN FALLS DRIVE. 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.
- 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 _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- LOT 96 OF BLOCK Q, WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THESE LOTS. IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
- STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- ALL ACTIVITIES WITHIN THE CEF SETBACK MITIGATION AREA 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.
- PARKLAND DEDICATION HAS BEEN PROVIDED FOR 157 LOTS IN THIS SUBDIVISION BY THE DEDICATION OF LOTS 94 & 96 OF BLOCK Q, CREATION OF TWO PRIVATE PARKS WITH ACCESS EASEMENTS IN SECTIONS 2 AND 3, AND CONSTRUCTION OF AMENITIES ON THE PRIVATE PARKS. FISCAL SURETY WAS POSTED WITH THE CITY UNTIL SUCH TIME AS THE AMENITIES ARE CONSTRUCTED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT.
- THIS DEVELOPMENT IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) TO ALLOW A PERFORMANCE BASED DESIGN AS REQUIRED AND APPROVED BY THE FIRE MARSHALL.
- PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION THROUGH PREVIOUS AGREEMENTS (RIN-RS-2007-057-R FOR 25.8 ACRES TOTAL AND RIN-RS-2020-0002R FOR ANOTHER 10.2 ACRES ACROSS ALL SECTIONS), AS DESCRIBED IN THE APPROVAL LETTER AND EXHIBITS, ON JUNE 1, 2020 BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSMP CASE NUMBER FOR THIS PROJECT IS RIN-RS-2020-00310. A PORTION OF SECTION 5 OF THIS SUBDIVISION DRAINS TO ON-SITE DETENTION AND IS NOT PARTICIPATING IN RSMP.

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____, AD.

STEVE HOPKINS, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE ____ DAY OF _____, 20____, A.D.

CHAIR 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., 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

DEPUTY



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

THE VISTAS OF AUSTIN, SECTION 5

A SMALL LOT SUBDIVISION OF 44.591 ACRES OF LAND
LOCATED IN THE THE SANTIAGO DEL VALLE GRANT, ABSTRACT
24, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

Exhibit C

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



CASE NUMBER: C8-2017-0307.4A
UPDATE: U0
CASE MANAGER: Steve Hopkins PHONE #: 512-974-3175

PROJECT NAME: Vistas at Austin Section 5 Final Plat
LOCATION: 0-1834 OLD LOCKHART RD

SUBMITTAL DATE: September 21, 2020
FINAL REPORT DATE: October 15, 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 **December 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 : Elsa Garza
AW Utility Development Services : Bradley Barron
Environmental : Pamela Abee-Taulli
PARD / Planning & Design : Justin Stewart
Site Plan Plumbing : Cory Harmon
Transportation Planning : Adam Fiss
Electric : Andrea Katz
Drainage Engineering : Jay Baker
Water Quality : Jay Baker
Wetlands Biologist : Staryn J Wagner

Electric Review - Andrea Katz - 512-322-6957

EL 1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

- (A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Ten electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all street R.O.W. Show the easements on the face of the plat. Required during project assessment but not shown.

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

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

NOTE: The following names have been approved for use: SENTINEL DR, MORTON HALL DR, EL CAPITAN DR, PINE LEAF TRL, RAFFERTY LN

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. Engineer's seal, signature and date required [LDC 25-7-62].

DE 2. Surveyor's seal, signature and date required.

DE 3. Confirm that the final plat matches the preliminary plan or indicate any changes.

PLAT SHEETS

DE4. Label Lot 60 to be a drainage easement.

DE 5. Remove floodplain delineation. Refer to DCM 1.2.6.

PLAT NOTES

DE 6. Combine notes 14 and 25.

DE 7. Group notes 4,5 and 18 together.

FISCAL AND FEES

- DE 8. Fiscal arrangements are required for street, detention, sidewalk, drainage, restoration, erosion controls, and water quality ponds [LDC 25-1-112]. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, drainage easements, etc. Once approved, a fiscal estimate will be prepared pending receipt of additional information. Engineer's construction cost estimate for determining fiscal requirements is requested.
- DE 9. Provide copy of acceptance letter and payment receipt for Regional Stormwater Management Program participation fees prior to final plat approval. [DCM 8.2.1]. Note #25 wording may need to be adjusted based on the RSMP approval.

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

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

- EV 0 Thank you for the erosion & sedimentation control plan and fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. Add Mid-Construction silt fence at back of curb on downslope sides of each block. Add callout for this interior silt fence stating, "Mid-Construction, interior silt fence to be installed after initial grading is complete." Revise ESC fiscal accordingly. [ECM 1.4.5.G]

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

- PR 1: Parkland dedication is required per Title 30 of the City Code (30-2-214) prior to approval of any final plat. City of Austin is the nearest park provider. Please contact this reviewer to discuss unit count, fiscal, and a site visit.

PR2: Thank you for the note on the plat, but it is incorrect.

Subdivision Review - Steve Hopkins - 512-974-3175

No comments.

Transportation Planning - Adam Fiss - 512-974-1684

- TR1. Plat Note 36 from the preliminary plan does not appear on the final plat. Please include note as it pertains to this plat.

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.
- AW2. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: Easements shown on the plat must be approved by Pipeline Engineering as to form, width, and type. Contact Roerto Chapa (or his designee) with AW Pipeline Engineering at 512-972-0494

for review and approval of the water and wastewater easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

As an alternative, remove all proposed water and wastewater easements as they will be recorded by separate instrument during the construction plan or site plan review.

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
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GENERAL COMMENTS

WQ 1. Engineer's seal, signature and date required [LDC 25-7-62].

WQ 2. Surveyor's seal, signature and date required.

LANDFILL

WQ 3. Provide landfill certification [LDC 25-1-83.]

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

WB1. Update 0. Pursuant to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a), please add a note stating that: "All activities within the CEF and 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."

Update 1. Repeat comment. (put the note in the construction plans also)

Update 2. Comment cleared. (Note #22 added to sheet 4)

WB2. Update 0. Clearly show the boundary of all wetland CEFs and clearly label the features: "WETLAND CEF" on all applicable plan sheets.

Update 1. Repeat comment. (This comment will be repeated until you clearly display the boundary of all wetland CEFs **every time** they are present in the extent of any sheet in the construction plans. Be sure to label them "Wetland CEF". If this is not clear feel free to contact this reviewer for clarification.)

Update 2. Repeat comment. (The wetlands are not shown in the plat.)

WB3. Update 0. Please clearly show and label "WETLAND CEF SETBACK" the standard 150 ft CEF setback on all applicable plan sheets and/or provide an alternative protection/mitigation strategy compliant with and pursuant to ECM 1.10.4 for the setbacks. Alternative strategies must be appropriate and approved by this reviewer. Guidance can be found in ECM 1.10.4. (Please be sure there are no residential lots within the CEF SETBACK.)

Update 1. Repeat comment. (Whether it is a full 150' setback or a mitigated setback it must be clearly shown and labeled in the construction plans every time it appears in the extent of the sheet.)

Update 2. Comment cleared. (Setback shown.)

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

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.**

Transportation Engineering - Jennifer Back - jennifer@austintexas.gov

APPROVED

END OF REPORT