

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0217.4A

PC DATE: October 20, 2020

SUBDIVISION NAME: Colton Bluff Phase 3

AREA: 6.88 acres

LOTS: 121

OWNER/APPLICANT: KB Homes Lone Star LP

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 3. This is a small lot subdivision comprised of 121 lots on 6.88 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 October 14, 2020, and attached as Exhibit C.

LAND USE COMMISSION ACTION:

CASE MANAGER: Steve Hopkins

PHONE: 512-974-3175

E-mail: steve.hopkins@austintexas.gov

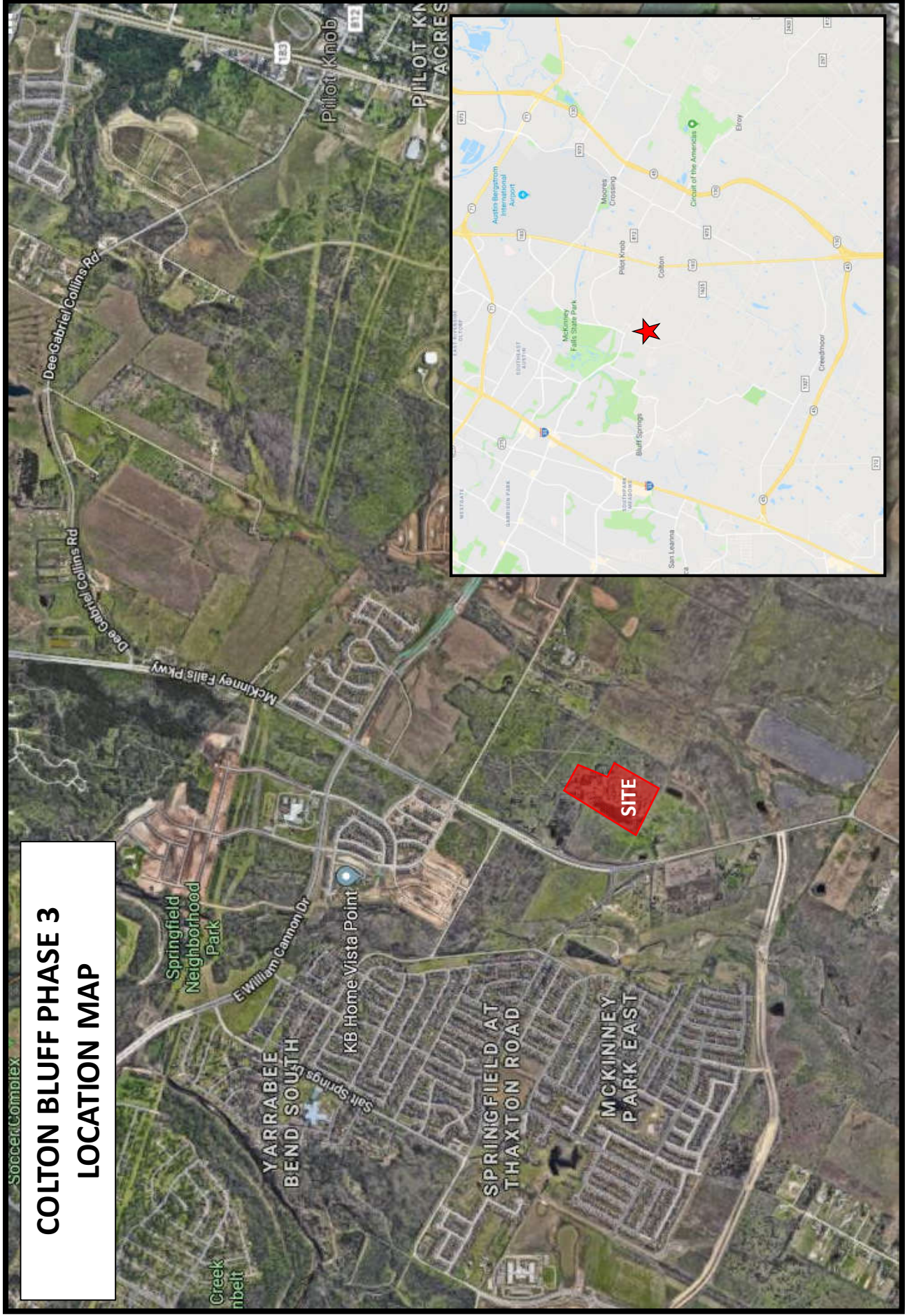
ATTACHMENTS

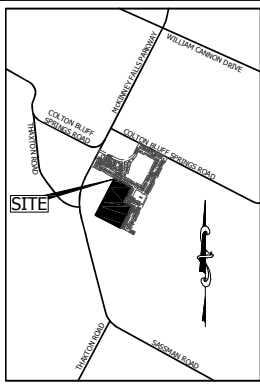
Exhibit A: Vicinity map

Exhibit B: proposed plat

Exhibit C: Comment report dated October 14, 2020

COLTON BLUFF PHASE 3 LOCATION MAP





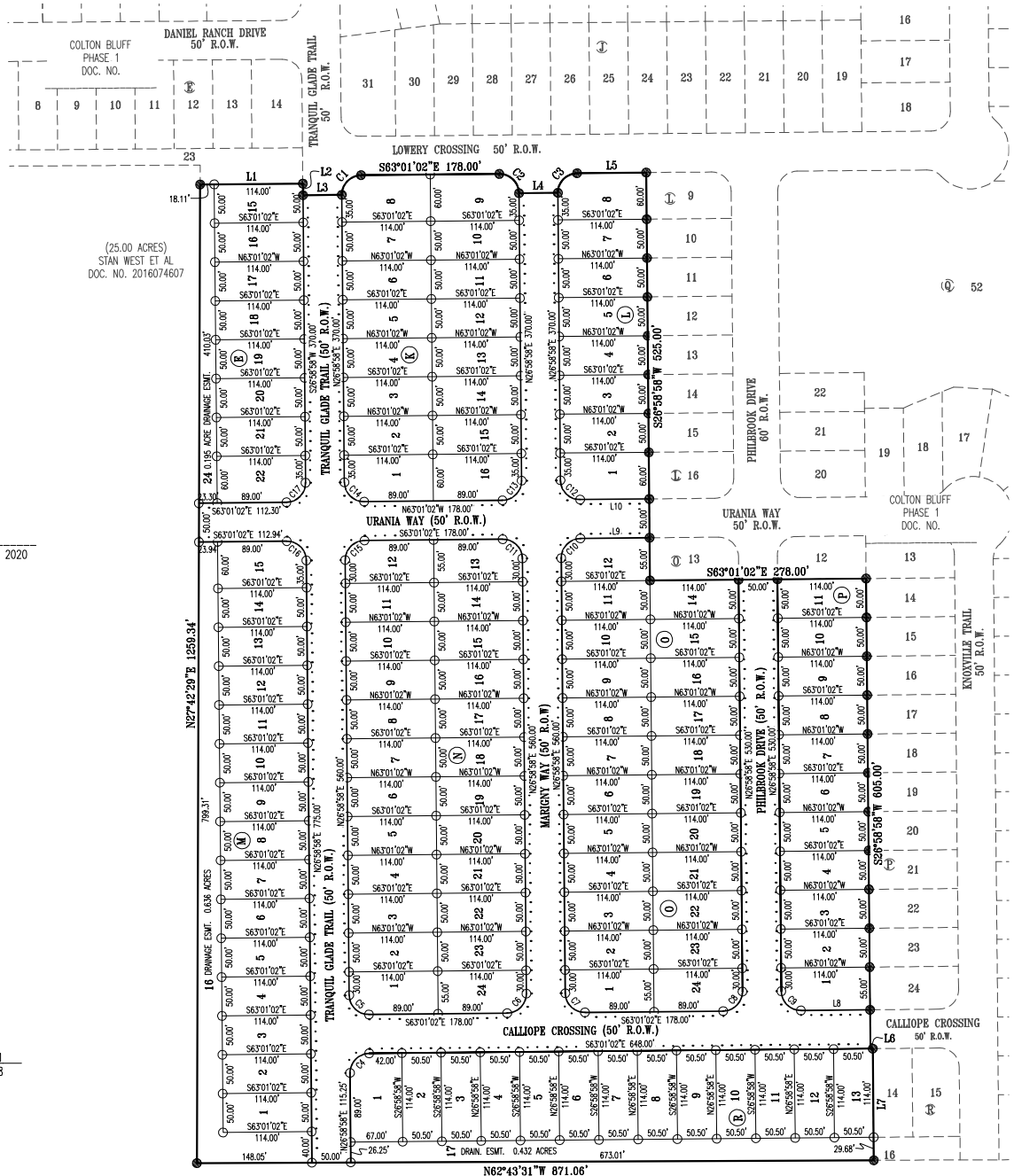
LOCATION MAP
NOT TO SCALE

COLTON BLUFF, PHASE 3 A SMALL LOT SUBDIVISION

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
- CRITICAL WATER QUALITY ZONE
- 100 YEAR FEMA FLOODPLAIN
- 100 YEAR FULLY DEVELOPED FLOOD PLAIN
- PROPOSED SIDEWALK

SCALE: 1" = 100'



APPLICATION SUBMITTAL DATE:
PLAT PREPARATION DATE: MARCH 11, 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: 21.665 ACRES
SURVEY: SANTIAGO DEL VALLE SURVEY,
ABSTRACT NO. 24
F.E.M.A. MAP NO. 48453C0615J
TRAVIS COUNTY, TEXAS
DATED: JANUARY 6, 2016

TOTAL OF LOTS : 121
NO. OF SINGLE FAMILY LOTS: 118
NO. D.E. LOTS: 3
NO. OF BLOCKS: 8

RIGHT-OF-WAY LINEAR FOOTAGE

CALLIOPE CROSSING	50' R.O.W.	695'
MARGIN WAY	50' R.O.W.	1,080'
PHILBROOK DRIVE	50' R.O.W.	580'
TRANQUIL GLADE TRAIL	50' R.O.W.	1,245'
URANIA WAY	50' R.O.W.	580'
TOTAL	6.889 ACRES	4,180'

133.849 ACRES
CARMA EASTON, LLC,
DOC. NO. 2015069748

SHEET NO. 1 OF 3



Carlson, Brigance & Doering, Inc.

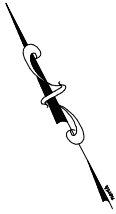
FORM ID #E9791 REG. # 10024900

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

C8-2018-0217.3A

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COLTON BLUFF, PHASE 3 A SMALL LOT SUBDIVISION



SCALE: 1" = 100'

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	39.27	25.00	N71°58'58"E	35.36	25.00	90°00'00"
C2	39.27	25.00	S18°01'02"E	35.36	25.00	90°00'00"
C3	39.27	25.00	N71°58'58"E	35.36	25.00	90°00'00"
C4	39.27	25.00	S71°58'58"W	35.36	25.00	90°00'00"
C5	39.27	25.00	S18°01'02"E	35.36	25.00	90°00'00"
C6	39.27	25.00	N71°58'58"E	35.36	25.00	90°00'00"
C7	39.27	25.00	S18°01'02"E	35.36	25.00	90°00'00"
C8	39.27	25.00	N71°58'58"E	35.36	25.00	90°00'00"
C9	39.27	25.00	S18°01'02"E	35.36	25.00	90°00'00"
C10	39.27	25.00	S71°58'58"W	35.36	25.00	90°00'00"
C11	39.27	25.00	N18°01'02"W	35.36	25.00	90°00'00"
C12	39.27	25.00	S18°01'02"E	35.36	25.00	90°00'00"
C13	39.27	25.00	N71°58'58"E	35.36	25.00	90°00'00"
C14	39.27	25.00	S18°01'02"E	35.36	25.00	90°00'00"
C15	39.27	25.00	S71°58'58"W	35.36	25.00	90°00'00"
C16	39.27	25.00	N18°01'02"W	35.36	25.00	90°00'00"
C17	39.27	25.00	N71°58'58"E	35.36	25.00	90°00'00"

Line #	Length	Direction
L1	132.11	S63°01'02"E
L2	15.00	S28°58'58"W
L3	50.00	S63°01'02"E
L4	50.00	S63°01'02"E
L5	89.00	S63°01'02"E
L6	3.00	S63°01'02"E
L7	143.68	S28°58'58"W
L8	89.00	S63°01'02"E
L9	89.00	S63°01'02"E
L10	89.00	S63°01'02"E

BLOCK	LOT	SQ. FT.	BLOCK	LOT	SQ. FT.
E	15	5,700	N	11	5,700
E	16	5,700	N	12	6,136
E	17	5,700	N	13	6,136
E	18	5,700	N	14	5,700
E	19	5,700	N	15	5,700
E	20	5,700	N	16	5,700
E	21	5,700	N	17	5,700
E	22	6,706	N	18	5,700
E	24	8,489	N	19	5,700
			N	20	5,700
H	1	6,706	N	21	5,700
H	2	5,700	N	22	6,706
H	3	5,700	N	24	6,136
H	4	5,700			
H	5	5,700	O	1	6,136
H	6	5,700	O	2	5,700
H	7	5,700	O	3	5,700
H	8	5,700	O	4	5,700
H	9	5,700	O	5	5,700
H	10	5,700	O	6	5,700
H	11	5,700	O	7	5,700
H	12	5,700	O	8	5,700
H	13	5,700	O	9	5,700
H	14	5,700	O	10	5,700
H	15	5,700	O	11	5,700
H	16	6,706	O	12	6,136
			O	14	5,700
L	1	6,706	O	15	5,700
L	2	5,700	O	16	5,700
L	3	5,700	O	17	5,700
L	4	5,700	O	18	5,700
L	5	5,700	O	19	5,700
L	6	5,700	O	20	5,700
L	7	5,700	O	21	5,700
L	8	6,706	O	22	6,706
			O	24	6,136
M	1	6,706			
M	2	5,700	P	1	6,136
M	3	5,700	P	2	5,700
M	4	5,700	P	3	5,700
M	5	5,700	P	4	5,700
M	6	5,700	P	5	5,700
M	7	5,700	P	6	5,700
M	8	5,700	P	7	5,700
M	9	5,700	P	8	5,700
M	10	5,700	P	9	5,700
M	11	5,700	P	10	5,700
M	12	5,700	P	11	5,700
M	13	5,700			
M	14	5,700	O	1	7,504
M	15	6,706	O	2	5,757
M	16	27,699	O	3	5,757
			O	4	5,757
N	1	6,136	O	5	5,757
N	2	5,700	O	6	5,757
N	3	5,700	O	7	5,757
N	4	5,700	O	8	5,757
N	5	5,700	O	9	5,757
N	6	5,700	O	10	5,757
N	7	5,700	O	11	5,757
N	8	5,700	O	12	5,757
N	9	5,700	O	13	5,757
N	10	5,700	O	17	18,821

SHEET NO. 2 OF 3

Carlson, Brigrance & Doering, Inc.

FORM ID #F3791 REG. # 10024900

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

Surveying

Austin, Texas 78749

Fax No. (512) 280-5165

C8-2018-0217.3A

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COLTON BLUFF, PHASE 3

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 21.665 ACRES OF LAND TO BE KNOWN AS:

"COLTON BLUFF, PHASE 3"

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 THE _____, 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.

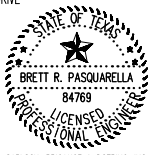
THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.
STATE OF TEXAS:
COUNTY OF TRAVIS:

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. 48453C0615J, FOR TRAVIS COUNTY, TEXAS. DATED JANUARY 6, 2016.

ENGINEERING BY:

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



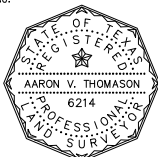
CARLSON, BRIGANCE & DOERING, INC.
ID# F3791

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@cbdeng.com



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 _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
2. THIS SUBDIVISION IS A SMALL LOT SUBDIVISION (LOC 25-4-232 AND AS AMENDED). THE LOTS ARE SUBJECT TO THE COVENANTS AND RESTRICTIONS IN DOCUMENT NO. _____
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: CALLOPE CROSSING, MARIGNY WAY, PHILBROOK DRIVE, TRANQUIL GLADE TRAIL, AND URANIA 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. LOT 24, BLOCK "E", LOT 16, BLOCK "M", AND LOT 17, BLOCK "R", ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR ITS ASSIGNS AND ARE RESTRICTED TO NON RESIDENTIAL USES.
19. 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.
20. DRIVEWAYS MAY NOT CROSS A SLOPE GREATER THAN 15%.
21. PARKLAND DEDICATION IS SATISFIED WITH THE DEDICATION OF 3.15 ACRES OF PARKLAND INCLUDED IN LOT 36, BLOCK B, AND LOT 52, BLOCK Q, IN COLTON BLUFF, PHASE 1, COA # C8-2019-0217.1A, RECORDED IN DOCUMENT NUMBER 202000034, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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. 3 OF 3



C8-2018-0217.3A

PATH-J:\AC3D\5205\SURVEY\5205 - COLTON BLUFF, PHASE 3 PLAT.dwg

Exhibit C

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



CASE NUMBER: C8-2018-0217.4A
UPDATE: U0
CASE MANAGER: Steve Hopkins PHONE #: 512-974-3175

PROJECT NAME: Colton Bluff Phase 3
LOCATION: 7231 COLTON BLUFF SPRINGS RD

SUBMITTAL DATE: September 21, 2020
FINAL REPORT DATE: October 14, 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: Ramon Rezvanipour
Drainage Engineering: David Marquez
Site Plan Plumbing: Cory Harmon
Subdivision: Steve Hopkins
Transportation Planning: Adam Fiss
City Arborist: Caitlin Campbell
Environmental: Pamela Abee-Taulli
Wetlands Biologist: Ana Gonzalez

Electric Review - Andrea Katz - 512-322-6957

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

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

AD 1 This Final Plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

NOTE: Labels for the following street names are accurately placed and spelled: TRANQUIL GLADE DR, URANIA WAY, MARIGNY WAY, PHILBROOK DR, and CALLIOPE XING
§25-4-155

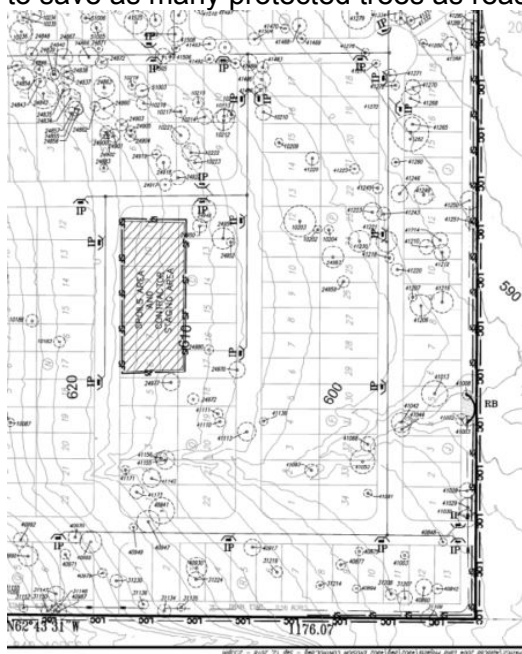
Drainage Engineering Review - David Marquez - 512-974-3389

DE 1 Add a note showing the legal document that ties this subdivision to the pond the subdivision drains to.

City Arborist Review - Caitlin Campbell - caitlin.campbell@austintexas.gov

Instructions: Please e-mail your reviewer if you have any questions, concerns, or require additional information about these comments. Please also e-mail your reviewer if you would like to schedule a phone or virtual meeting to discuss the review comments. Updates cannot be reviewed outside of the Plan Review cycle. If you have questions about DSD's response to COVID-19 please go to: <https://www.austintexas.gov/page/dsd-covid-19>.

TOR Comment #1: According to the preliminary plan for this subdivision, there are protected sized trees that are located within this phase of the subdivision shown in the final plat. Please note, tree removals are not finalized or allowed until the construction plans for the subdivision but a preliminary review does take place during preliminary and final plat review to ensure no impacts will occur to Heritage trees and to save as many protected trees as reasonable.



In the next submittal, please provide an exhibit that shows all of the existing trees 19" diameter and greater that are located within this phase/final plat. Please show all lot lines, road layouts, easements, etc with the survey. This exhibit will be reviewed for potential changes between the preliminary and final plat and will be attached to the permit for future reference. Please also update the City Arborist addendum.

FYI – A City Arborist fee of \$1,171.04 (fee is based off of one tree and not the total number of 19" trees in this portion of the subdivision) will be added to the permit. Please pay this fee for final approval.

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

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

EV 1 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. 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]

Wetlands Biologist Review - Ana Gonzalez - 512-974-2929

WETL 1. This project does not comply with Critical Environmental Feature protection requirements. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10]. Additional information: Offsite wetland CEF standard 150 ft buffer encroaches within the property boundaries of this parcel. Please propose alternative wetland protection within the drainage easement shown in the plat.

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 Planning - Adam Fiss - 512-974-1684

TR1. Per preliminary plan Note 13, prior to the recording of any final plat of all or a portion of this subdivision, fiscal surety shall be provided for street construction and related infrastructure, including paving, drainage, sidewalks, water supply and wastewater collection for the following streets: Calliope Crossing, Marigny Way, Philbrook Drive, Tranquil Glade Trail, and Urania Way. Please send fiscal surety estimate for review.

Subdivision Review - Steve Hopkins - 512-974-3175

- SR 1. Add the Case #C8-2017-0217.4A in the bottom right hand corner of each sheet. 25-1-83
- SR 2. Add the document number of the recorded Homeowner's Document/Declaration of Covenants and Restrictions for Small Lot Subdivisions. 25-4-232
- SR 3. Revise the administrative approval block:25-18-3
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

- SR 4. Because this plat may be approved by either the ZAP or the PC, revise the Land Use Commission approval block. 25-1-83

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, this, the ____ day of _____ 20__.

Chair

Secretary

Transportation Engineering - Jennifer Back - jennifer.back@austintexas.gov

APPROVED - 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.

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

No comments

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

- AW 1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:
The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.
- FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

END OF REPORT