

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2020-0021.0A

**COMMISSION DATE:** August 24, 2021

**SUBDIVISION NAME:** Fort Branch Subdivision

**ADDRESS:** 5016 E. Martin Luther King Jr. Blvd.

**APPLICANT:** Robert Penta

**AGENT:** Jerome Perales (Perales Land Development LLC)

**ZONING:** SF-3-NP (single family residence)

**NEIGHBORHOOD PLAN:** MLK-183

**AREA:** 2.9 acre (30,642 sf)

**LOTS:** 8

**COUNTY:** Travis

**DISTRICT:** 1

**WATERSHED:** Fort Branch

**JURISDICTION:** Full Purpose

**VARIANCES:** none

**DEPARTMENT COMMENTS:**

The request is for the approval of the Fort Branch Subdivision composed of 8 lots on 2.9 acres.

**STAFF RECOMMENDATION:**

Staff recommends disapproval of the plat for the reasons listed in the comment report dated August 19, 2021, and attached as Exhibit C.

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.

**CASE MANAGER:** Cesar Zavala

**PHONE:** 512-974-3404

**E-mail:** [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)

**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated August 19, 2021



## Property Profile

## Legend

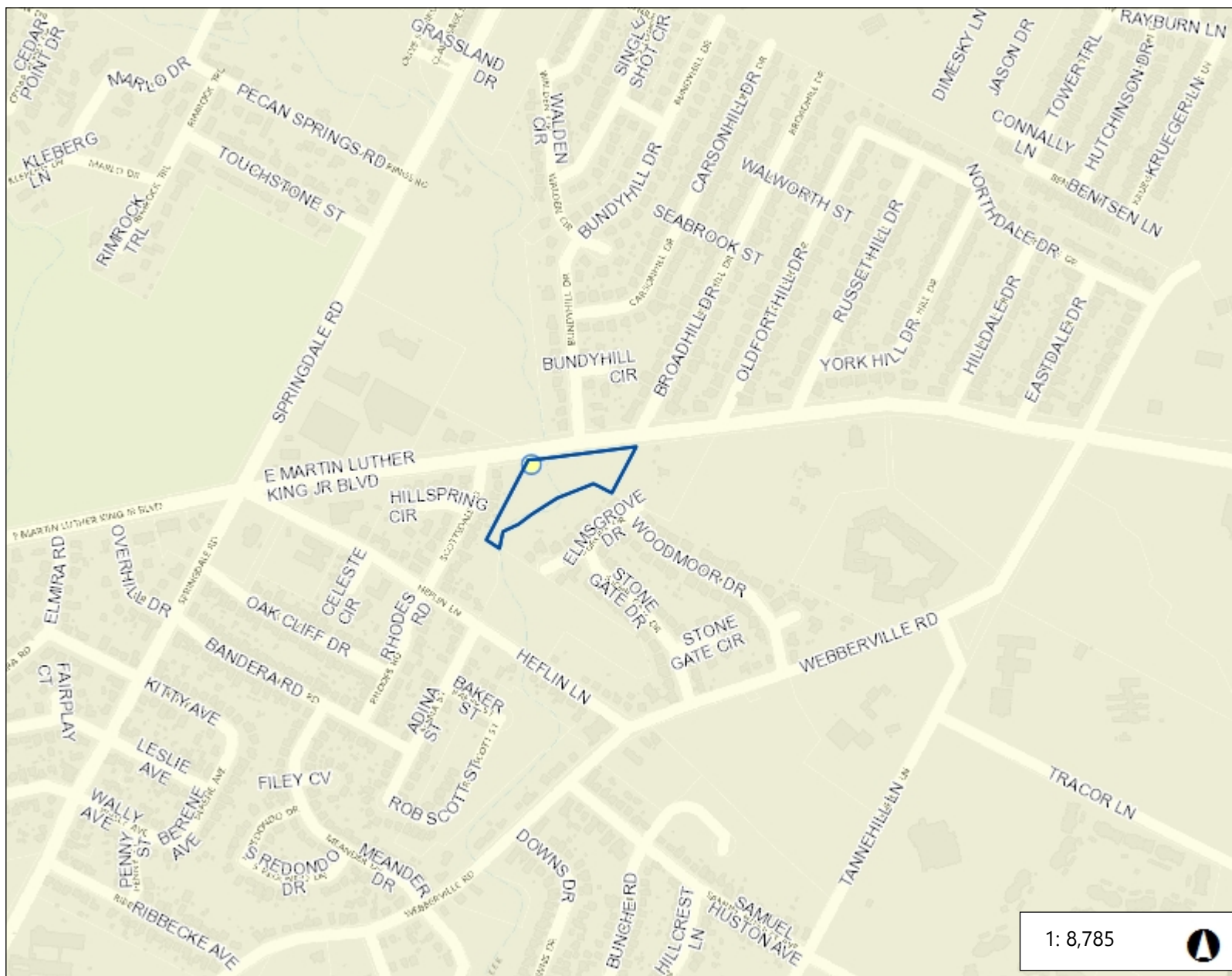
### Street Labels

### Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

### Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ



1: 8,785



0.3 0 0.14 0.3 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

## Notes

SUBDIVISION NAME: Fort Branch Subdivision

ADDRESS: 5016 E. Martin Luther King Jr. Blvd.

FORT BRANCH CREEK SUBDIVISION

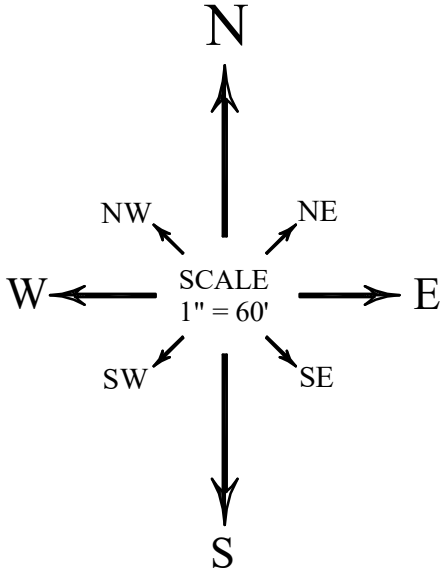
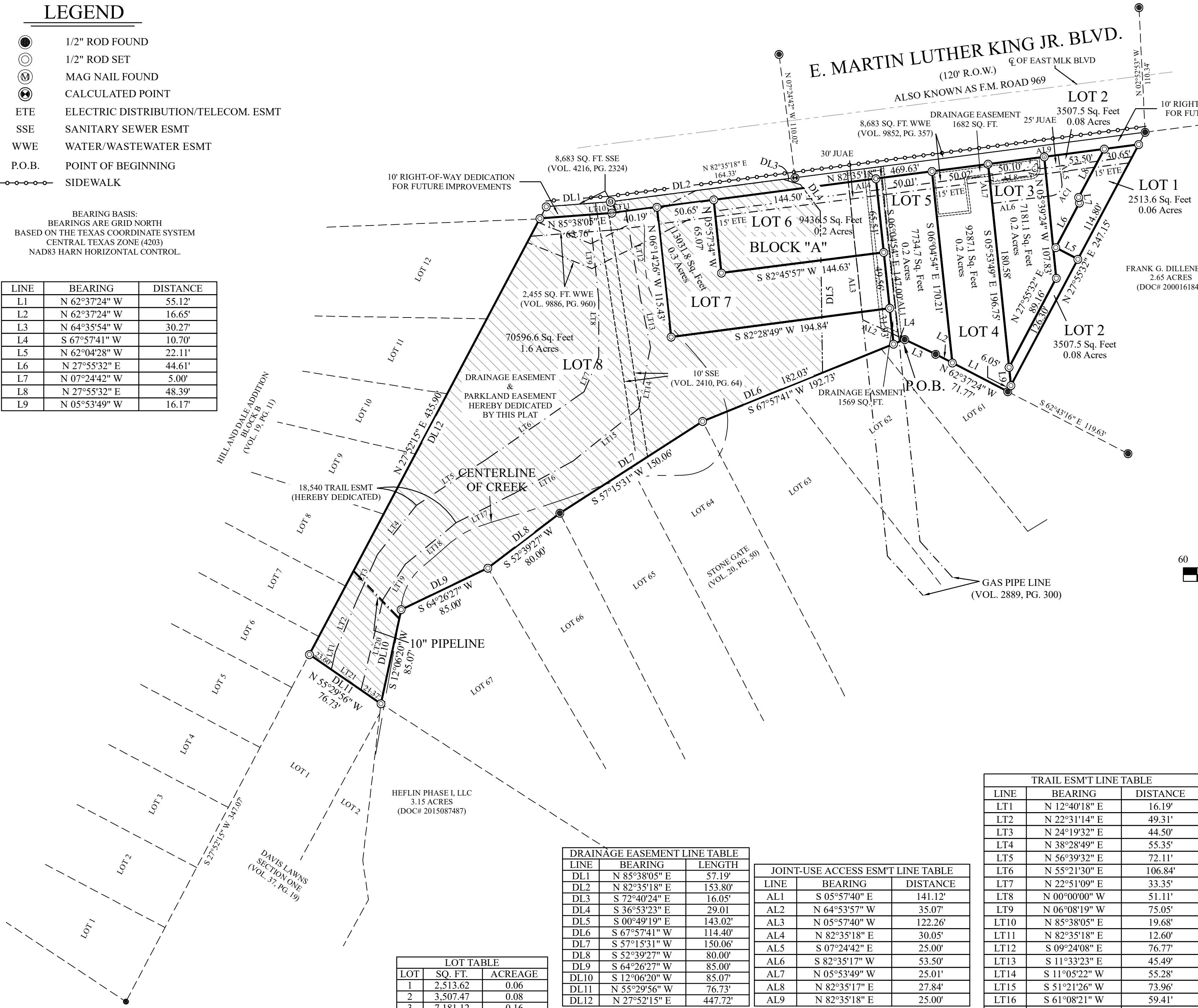
EXHIBIT B

LEGEND

- 1/2" ROD FOUND
- 1/2" ROD SET
- MAG NAIL FOUND
- CALCULATED POINT
- ETE ELECTRIC DISTRIBUTION/TELECOM. ESMT
- SSE SANITARY SEWER ESMT
- WWE WATER/WASTEWATER ESMT
- P.O.B. POINT OF BEGINNING
- SIDEWALK

BEARING BASIS:  
BEARINGS ARE GRID NORTH  
BASED ON THE TEXAS COORDINATE SYSTEM  
CENTRAL TEXAS ZONE (4203)  
NAD83 HARN HORIZONTAL CONTROL.

LINE	BEARING	DISTANCE
L1	N 62°37'24" W	55.12'
L2	N 62°37'24" W	16.65'
L3	N 64°35'54" W	30.27'
L4	S 67°57'41" W	10.70'
L5	N 62°04'28" W	22.11'
L6	N 27°55'32" E	44.61'
L7	N 07°24'42" W	5.00'
L8	N 27°55'32" E	48.39'
L9	N 05°53'49" W	16.17'



**OWNER:** EAST 13TH STREET, LLC  
1802 E. 14TH STREET  
AUSTIN, TEXAS 78702

**ACREAGE:** 2.95 ACRES  
**NUMBER OF BLOCKS:** 1  
**NUMBER OF LOTS:** 8 - RESIDENTIAL  
**SUBMITTAL DATE:** 03/29/2021  
**DATE OF REVISION:** 04/27/2021

**SURVEYOR:** ALL STAR LAND SURVEYING - FIRM# 10135000  
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729  
(512) 249-8149 REF# A1000119

**ENGINEER:** JEROME PERALES, PE 94676  
PERALES LAND DEVELOPMENT, LLC  
FIRM REGISTRATION NO. F-20933  
8705 SHOAL CREEK BLVD., SUITE 213  
AUSTIN, TEXAS 78757

**PROJECT DATUM:** NORTH AMERICAN DATUM 1983 (NAD 83)  
TEXAS STATE PLANE - CENTRAL ZONE (4203)  
UNITS: US SURVEY FEET

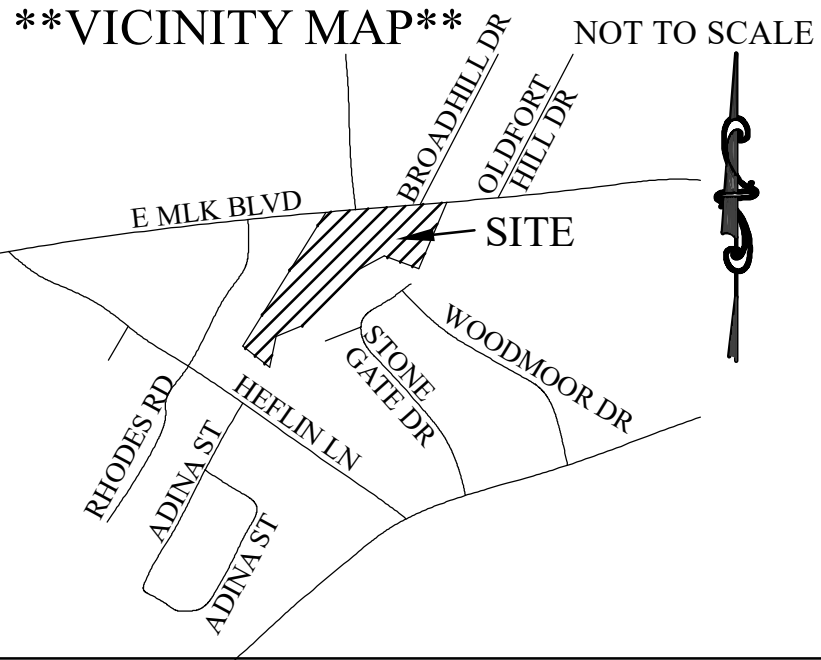
LOT TABLE		
LOT	SQ. FT.	ACREAGE
1	2,513.62	0.06
2	3,507.47	0.08
3	7,181.12	0.16
4	9,287.10	0.21
5	7,734.68	0.18
6	9,436.47	0.22
7	13,031.82	0.30
8	70,596.57	1.62

DRAINAGE EASEMENT LINE TABLE		
LINE	BEARING	LENGTH
DL1	N 85°38'05" E	57.19'
DL2	N 82°35'18" E	153.80'
DL3	S 72°40'24" E	16.05'
DL4	S 36°53'23" E	29.01'
DL5	S 00°49'19" E	143.02'
DL6	S 67°57'41" W	114.40'
DL7	S 57°15'31" W	150.06'
DL8	S 52°39'27" W	80.00'
DL9	S 64°26'27" W	85.00'
DL10	S 12°06'20" W	85.07'
DL11	N 55°29'56" W	76.73'
DL12	N 27°52'15" E	447.72'

JOINT-USE ACCESS ESM'T LINE TABLE		
LINE	BEARING	DISTANCE
AL1	S 05°57'40" E	141.12'
AL2	N 64°53'57" W	35.07'
AL3	N 05°57'40" W	122.26'
AL4	N 82°35'18" E	30.05'
AL5	S 07°24'42" E	25.00'
AL6	S 82°35'17" W	53.50'
AL7	N 05°53'49" W	25.01'
AL8	N 82°35'17" E	27.84'
AL9	N 82°35'18" E	25.00'

JOINT-USE ACCESS EASEMENT CURVE TABLE				
CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
AC1	10.00'	14.14'	S 37°35'17" W	15.71'
AC2	10.00'	14.14'	N 37°35'17" E	15.71'

TRAIL ESM'T LINE TABLE		
LINE	BEARING	DISTANCE
LT1	N 12°40'18" E	16.19'
LT2	N 22°31'14" E	49.31'
LT3	N 24°19'32" E	44.50'
LT4	N 38°28'49" E	55.35'
LT5	N 56°39'32" E	72.11'
LT6	N 55°21'30" E	106.84'
LT7	N 22°51'09" E	33.35'
LT8	N 00°00'00" W	51.11'
LT9	N 06°08'19" W	75.05'
LT10	N 85°38'05" E	19.68'
LT11	N 82°35'18" E	12.60'
LT12	S 09°24'08" E	76.77'
LT13	S 11°33'23" E	45.49'
LT14	S 11°05'22" W	55.28'
LT15	S 51°21'26" W	73.96'
LT16	S 61°08'21" W	59.41'
LT17	S 63°08'44" W	57.64'
LT18	S 50°51'33" W	57.90'
LT19	S 32°22'52" W	36.89'
LT20	S 13°35'54" W	82.32'
LT21	N 55°29'56" W	31.77'







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



CASE NUMBER: C8-2020-0021.0A  
REVISION #: 00 UPDATE: U1  
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Fort Branch Creek Subdivision  
LOCATION: 5016 E MARTIN LUTHER KING JR BLVD

SUBMITTAL DATE: August 9, 2021  
REPORT DUE DATE: August 23, 2021  
FINAL REPORT DATE: August 19, 2021

**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 31, 2021. 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 : Addison Ptomey  
ATD Engineering : Bryan Golden  
Drainage Engineering : Kyle Virr  
Subdivision : Cesar Zavala  
Water Quality : Kyle Virr  
PARD/ Planning & Design: Thomas Rowlinson

Electric Review - Andrea Katz - 512-322-6957

Comments cleared

ATD Engineering Review - Bryan Golden - 512-974-2426

Outstanding review fee

TR1. The survey tie across E. MLK Blvd./FM 969 has been provided and now confirms the existing right-of-way (ROW) for this road. Since the Austin Strategic Mobility Plan (ASMP) requires 120' of ROW for E. MLK Blvd./FM 969, please dedicate 60' of ROW from the centerline of E. MLK Blvd./FM 969 or submit a formal ROW waiver request to ATD.

**U1: Comment cleared.**

TR2. Since the proposed subdivision has frontage along E. MLK Blvd./FM 969, a state-maintained roadway, the written approval from TxDOT will be required for sign-off.

**U1: Comment cleared.**

TR3. No direct access from a lot to a major roadway is permitted on a subdivision plat if the lot has less than 200 feet of frontage on the roadway and alternative access is available. LDC 25-6-381(B). Please clarify the proposed access to E. MLK Blvd./FM 969 from Lots 1-8. Joint access may be required at the time of subdivision approval for abutting lots on a major roadway which have insufficient frontage to allow a driveway approach for each lot in accordance with the requirements of the TCM. LDC 25-6-381(E). Please provide joint use access to E. MLK Blvd./FM 969 from Lots 1-8. A plat note will be required once the JUAE is established.

**U1: Comment cleared.**

TR4. Please revise the sidewalk plat note to read as follows: "Public sidewalks, built to City of Austin standards, are required along E. MLK Blvd./FM 969 as shown by a dotted line on the face of the plat. The sidewalks along E. MLK Blvd./FM 969 are subject to the approval of the Texas Department of Transportation at the site plan phase. The required 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." LDC 25-6-351.

**U1: Comment cleared.**

Drainage Engineering Review - Kyle Virr - 512-974-2538

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.

#### FLOODPLAIN

DE 1. CLEARED

DE 2. Provide confirmation from the floodplain reviewer that the fully developed 100 year floodplain will be contained within the drainage easement.

U1: Comment stands.

DE 3 to DE5. CLEARED

#### EASEMENTS

- DE 6. I believe you have planned to do a restrictive covenant for private maintenance of the infrastructure?  
That document will need to be submitted for review and also noted in a plat note.  
U1: Pending approval from pond maintenance group.

#### ENGINEER'S REPORT

- DE 7. Provide a drainage plan in accordance with application packet sheet 17.  
U1: Please clarify the following items on the drainage area map:  
Contours  
Flow paths and Tc path  
Area designation (outline, name, size, amount of impervious cover)  
Off-site areas draining onto the site  
Existing and/or proposed infrastructure (storm sewers, outfalls, ponds, etc.)  
Point(s) of analysis

- DE 8. Include pond layouts demonstrating that the proposed ponds will meet the DCM 1.2.4.E requirements for maintenance, inspection and safety, and contained within a drainage easement extending to the ROW.

#### PLAT NOTES

- DE 9 to DE11. CLEARED

#### FISCAL

- DE 12. 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.  
U1: Pending review, approval and posting of fiscal.

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

EV 1 Cleared

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

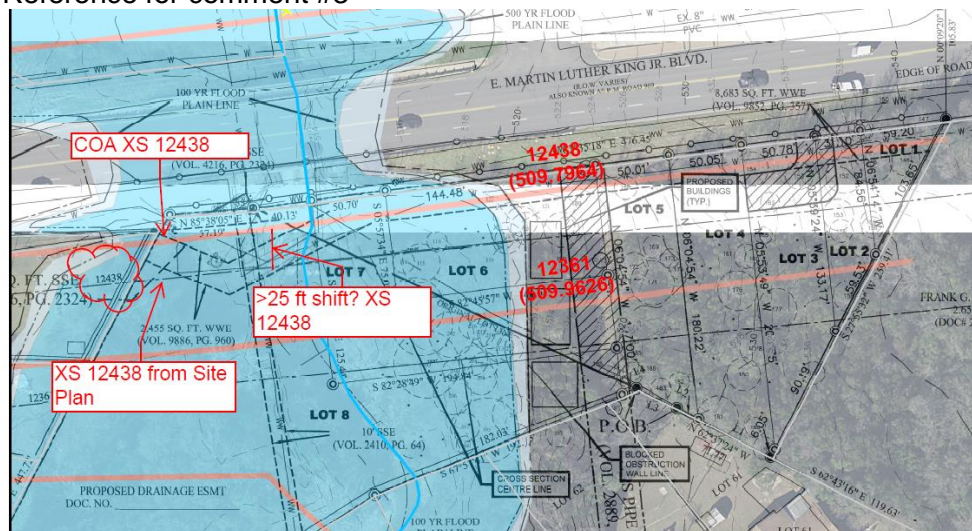
FP Reviewer Note: Doesn't seem to be proposed any development in the FP but need to be confirmed and verified with models and responses requested in this cycle of comment (particularly for comment #3). The requested clarification and responses for comment #3 may clear many of the other comments (comments # 4-6). **U1: All Comments cleared**

1. Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact the reviewer via email [shesh.koirala@austintexas.gov](mailto:shesh.koirala@austintexas.gov) if you have any questions.
2. Atlas 14 regulations became effective on 11/25/2019. This site is affected by Atlas 14. Please ensure associated floodplain study and Finished Floor Elevations of proposed buildings adjacent to the 100-year floodplain, are in compliance with these regulations.

FYI: Atlas 14 regulations require FFE's be 2' above the current FEMA 500-year floodplain or Atlas 14 100-yr floodplain. FFE requirements will be based on current code at time of application. Based on the submittals, FEMA 500-year floodplain is being used in place of Atlas 14 100-year.

3. If the COA floodplain models were altered for this project, a project assessment is required. Looking at the submittals, it appears that FEMA 500- year floodplain is being used in place of Atlas 14 100-year and the floodplain/drainage easement is proposed to be dedicated accordingly. However, this cannot be confirmed and verified, since there seemed to be a shift in HEC-RAS cross sections in Exhibit 11 (please see the snip at the end of the FP comments below). Please double check the RS of those cross sections and other components of the models and explain the shift. It also helps to verify the delineation quickly if the applicant provides the shape files of HEC-RAS XS, 100-yr and 500-yr FP, and the Georeferenced site plan image used to plot in the plan sheets and exhibits.
4. Looking at the submittals, it doesn't appear to be any modification in the floodplain. However, if any development (including land movement activity) is done in the floodplain (after reviewing the requested response from #3 above), the applicant must show that there are no adverse impacts to the floodplain as a result of the modification. Adverse impacts include a loss of floodplain storage volume and rises in flood elevations on adjacent properties. Applicant may have to provide supporting documentation, including modeling to show no adverse impacts as a result of the proposed development.
5. The applicant's engineer should reference the source of the floodplain study utilized to delineate the limits of the 100-year floodplain shown on the plans. If the City's regulatory model exists for this site and was utilized, copies of the regulatory H&H models should be included in the attached drainage or engineering report with an acknowledgement that the sealing engineer **certifies the accuracy of the model in accordance with LDC 25-7-61 and/or LDC 30-4-61**. Please include a floodplain report (or updated engineers report) with the next update.
6. City of Austin Regulatory floodplain delineations should be based on the **best available data including site specific topographic data per DCM 1.2.6**. The applicant's engineer should delineate water surface elevations generated by the regulatory model onto site gathered topo data.
7. The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Please coordinate with the Drainage Reviewer how the floodplain drainage is being processed. **This Comment remains open until easement has been recorded.**
8. Additional comments may be added upon review of future updates.

Reference for comment #3





- SR 1. Show all existing easements on the plat, annotate easements accordingly if provided by separate instruments. (L.D.C 25-1-83)  
**Update 1:** Clarify what the hashed area on Lots 6, 7 & 8 is annotating, as shown the hashed area appears to be labeling a Parkland and Drainage Easements. Label easements accordingly and any lots that will be dedicated for Parkland.  
Clearly annotate the Joint Use Access Easement on the lots.  
Clarify what the 10 inch pipeline shown on the south portion of Lot 8 is for and label accordingly.
- SR 2. The plat is demonstrating a gas pipeline are, verify if the plat should comply with the Hazardous Pipeline section of the Land Development Code, Sections 25-4-134 and 25-2-516. If the pipeline meets the definition of a Hazardous Pipeline, the lots will need to comply with lot sizes as stated in 25-4-134(D) and other requirements as listed by code. A sign off or acknowledgement that the pipeline is not considered a Hazardous Pipeline will be needed from the Fire Department reviewer to clear this comment.  
**Update 1:** The plat is showing a gas pipeline line within the proposed lots, a determined would be needed stating that the pipeline is not a hazardous pipeline for LDC 25-4-134 section of code not to apply to the case. A certified acknowledgement would be needed stating that the pipelines is not considered hazardous pipeline, refer to [LDC 25-4-134](#) for Hazardous Pipeline definition and requirements.
- SR 3. The property is zoned SF-3, minimum lots size for the zoning category is 5,750 square feet. Verify that the lots on the plat meet the zoning criteria. (L.D.C 25-1-83 / [25-2-492](#))  
**Update 1:** Proposed Lots 1 through 7 are in Tract 104 as demonstrated in Ordinance 021107-Z-12b which allows Residential Infill Special Use with various residential uses. The proposed lots within the infill special use area can follow [L.D.C 25-2-1534](#) for development standards. Verify that the propose lots meet the criteria listed in L.D.C 25-2-1534, and that the plat meets requirements for the various number of uses the infill list. Note that the development requirements state that Single-Family residential uses are required on land that is adjacent to property zoned SF-3 or more restrictive, small lot uses do not appear to be correct uses for Lots 1 and 2.
- SR 4. Lots should have a minimum width of 50 feet starting at the front building setback line ending 50 feet towards the rear of the lot. Verify that the lots meet the lot width requirement, as shown Lots 1, 2 and 6 do not meet the lot width requirement. L.D.C. [25-1-22\(C\)](#)  
**Update 1:** Label the lots that will have small lot use, such as Cottage or Urban Home uses, and provide a note listing the lots that will follow the Residential Infill Special Uses.
- SR 5. Comment Cleared.
- SR 6. Comment Cleared.
- SR 7. Clarify if Lot 2 extends to East M.L.K between Lot 1 and Lot 3. If this is correct show a callout of the area between Lot 1 and Lot 3 showing that Lot 2 is part of the triangular area along the road to show frontage for the lot. Lots not having frontage to an existing roads require a commission approved variance to finalize a plat. L.D.C [25-4-171](#)  
**Update 1:** Provide a callout of the area in Lot 2 along lot lines L5, L6 and the east lot line of Lot 3. The callout is needed to demonstrate that the triangular area and the strip of Lot 2 are connected.
- SR 8. Add the lot totals on the Lot Table. (L.D.C 25-1-83)  
**Update 1:** In the Lot Table show the total acreage and square feet totals, as well as listing the area of the right-of-way to be dedicated.
- SR 9. – SR 12. Comments Cleared.

SR 13. Provide a current deed for the property, the owner listed on the deed should match the owner listed on the plat preamble. (T.L.G.C. Sec. 212.004)

**Update 1:** Provide the current deed for the property, the attached deed with Document #2020241924 is listing The Preserve Townhomes, LLC. The deed should match the listed owner on the plat.

SR 14. Update the owner's dedication statement on Sheet 2 as follows: 25-1-83, TX 212.004(c)

That (owner) being owner of (legal description of subject property) conveyed by deed of record (vol/pg, instrument #) of the real property records of \_\_\_\_\_ County, Texas, does hereby subdivide (XX) acres 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:

(Name of plat)

And do hereby dedicate to the public the use of all streets and easement shown hereon, subject to any and all easements or restrictions heretofore granted and not released.

**Update 1:** Update the preamble to list the current owner and match provided deed.

SR 15. – SR 19. Comments Cleared.

SR 20. Contact the Intake Department to verify the submittal fees. The property is currently unplatted and the subdivision application is for a plat with six lots requiring commission approval with no notices.

**Update 1:** Comment pending payment of fees.

SR 21. The following items are needed to approve the case and record plat at Travis County, listed items are provided after all reviewers comments have provided sign offs. (T.L.G.C 212.004(d) / T.L.G.C 212.014):

- Mylars containing original signatures, with appropriate seals and dates. All signatures, seals and stamps on the plat must be legible and in black ink.
- Original tax certificate(s) showing all taxes paid for the previous year. (can be provided after approval of the plat)
- Check for plat recordation fee & any associated documents. (can be provided after approval of the plat)

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

AW 1. Comments released.

Water Quality Review - Kyle Virr - 512-974-2538
---

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.

#### PLAN/PLAT NOTES

WQ 1. CLEARED

#### WATER QUALITY PLAN

WQ 2. Provide water quality plan for this subdivision.in accordance with the application packet page 17.[LDC 25-1-83]

U1: Please elaborate on the rain garden design (infiltration vs. filtration, R-1 table(s), etc.)

## Update 1

PR 1: Parkland dedication is required per Chapter 25-1, Article 14 (Parkland Dedication) of the City Code prior to approval of this subdivision. The parkland should include the Fort Branch creek area in order to comply with City Code 25-1-603. Designate the park area in a park easement, labeled "Park Easement hereby dedicated by plat", to comply with § 25-1-604 (E). Contact this reviewer to discuss: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov)

**U1: Acceptance of the easement area is dependent on whether it meets parks standards per § 25-1-603 (see PR 2).**

PR 2: To demonstrate compliance with § 25-1-603 and credit the park easement appropriately, provide to this reviewer a table showing the acreages of parkland dedication that is in the following categories: (A) 25-year floodplain, (B) critical water quality zone, 100-year floodplain, CEF buffers, and easements NOT in 25-year floodplain, and (C) land unencumbered by the above mentioned restrictions.

**U1: Table documenting credit to comply with § 25-1-603 has not been provided to this reviewer.**

PR 3: To comply with § 25-1-605 and § 25-1-606, parkland dedication fees will be issued. Payment of the fees is required prior to approval. Once the amount of parkland and credit has been provided (see PR 1 and PR 2), fees may be issued. Please confirm the number of units to issue fees.

**U1: Comment remains. Contact this reviewer, Thomas Rowlinson, Principal Planner, to finalize remaining fees in-lieu to comply with § 25-1-605 and § 25-1-606.**

PR 4: Once the number of units have been confirmed, add the following note to the plat:

Parkland dedication has been provided for 8 units by the dedication of a park easement and fees.

**U1: Comment remains. Contact this reviewer, Thomas Rowlinson, Principal Planner, to finalize plat note: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov). Add plat note exactly as provided to document compliance with Chapter 25-1, Article 14 (Parkland Dedication).**

END OF COMMENT REPORT