

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2021-0090.0A**COMMISSION DATE:** December 21, 2021**SUBDIVISION NAME:** Maxwell Subdivision**ADDRESS:** 2114 Maxwell Lane**APPLICANT/AGENT:** Sergio Lozano-Sanchez, P.E. (LOC Consultants Civil Division, Inc.)**ZONING:** SF-3 (Family Residence)**NEIGHBORHOOD PLAN:** Montopolis**AREA:** 0.59 acres (25,700 sf)**LOTS:** 5**COUNTY:** Travis**DISTRICT:** 3**WATERSHED:** Carson Creek**JURISDICTION:** Full Purpose**VARIANCE:** None**DEPARTMENT COMMENTS:**

The request is for Final Plat approval for 5 Single Family lots comprised of 3 Cottage Special Use Single Family lots and 2 regular Single Family lots on 0.50 acres (25,700 sf).

**STAFF RECOMMENDATION:**

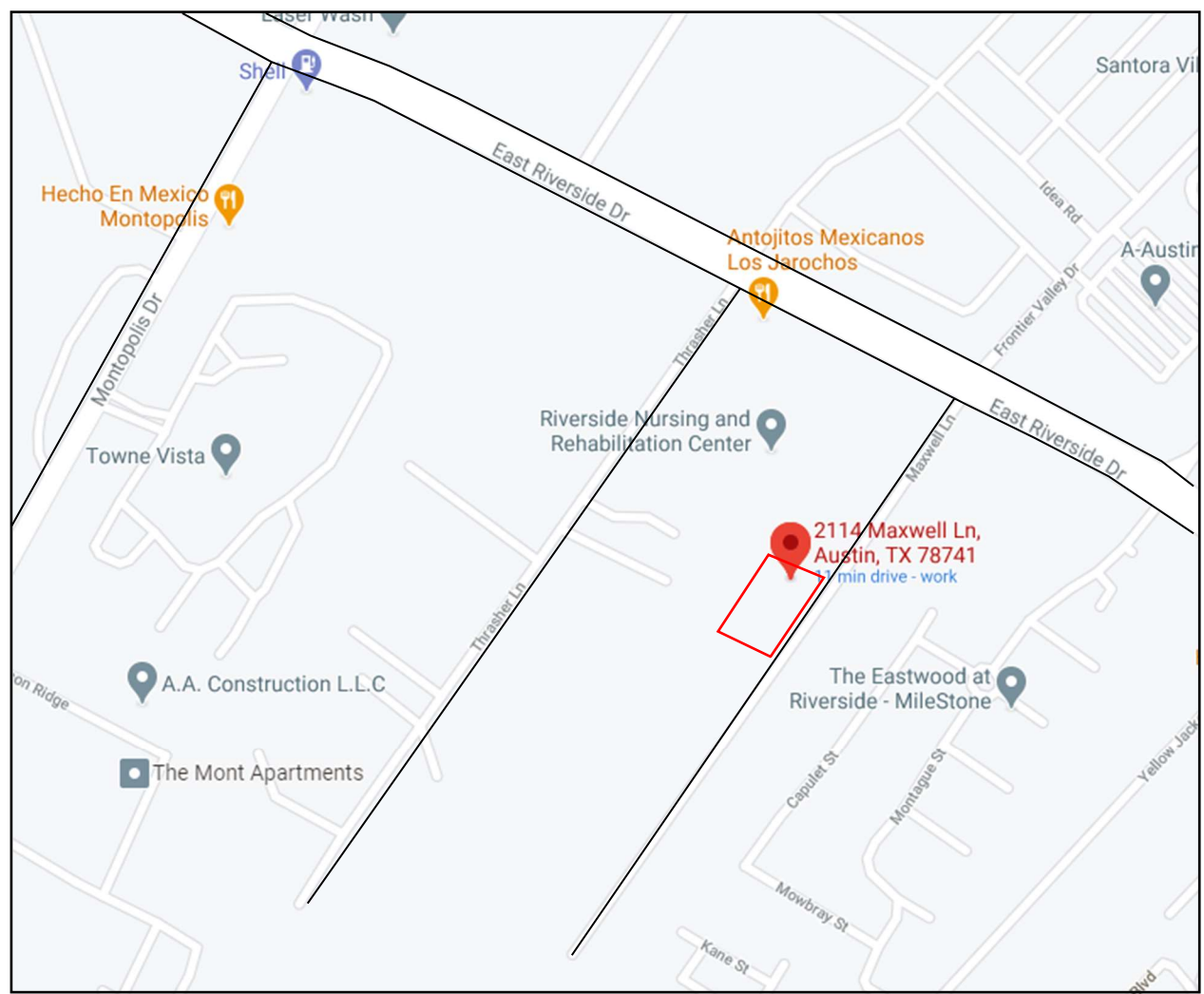
Staff recommends disapproval of the Final Plat for the reasons listed in the master comment report dated December 16, 2021, and attached as Exhibit C. The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached master 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:** Juan Enriquez, Senior Planner**PHONE:** 512-974-2767**E-mail:** [juan.enriquez@austintexas.gov](mailto:juan.enriquez@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity Map

Exhibit B: Proposed Final Plat

Exhibit C: Comment Report Dated December 16, 2021



LOCATION MAP  
MAXWELL SUBDIVISION  
2114 MAXWELL LANE



FINAL PLAT  
MAXWELL SUBDIVISION



TRAVIS COUNTY CONSUMER PROTECTION NOTICE TO HOME BUYERS:

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS.

THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

FINAL PLAT  
MAXWELL SUBDIVISION

Exhibit B

STATE OF TEXAS{}  
COUNTY OF TRAVIS{} KNOW ALL MEN BY THESE PRESENTS:

THAT I, LYNN YUAN, PRESIDENT OF REAL HOLDINGS LLC, OWNER OF ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING 0.59 ACRES OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, DESCRIBED IN A DEED OF RECORD IN DOCUMENT NO. 2020226336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS DO HEREBY SUBDIVIDE SAID TRACT IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS:

MAXWELL SUBDIVISION

SAID SUBDIVISION HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO CHAPTER 232 OF THE LOCAL GOVERNMENT CODE, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

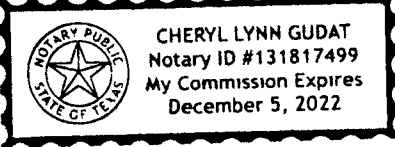
WITNESS MY HAND, THIS THE 14th DAY OF May, 2021 A.D.

LYNN YUAN, PRESIDENT  
REAL HOLDINGS LLC  
11770 JOLLEYVILLE ROAD  
AUSTIN, TEXAS 78759

STATE OF TEXAS{}  
COUNTY OF TRAVIS{} BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LYNN YUAN, PRESIDENT OF REAL HOLDINGS LLC, A TEXAS COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE 14th DAY OF May, 2021 A.D.

Cheryl Lynn Gudat  
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



COMMISSIONERS COURT:

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACTS OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNERS OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION STREETS AND DRAINAGE IMPROVEMENTS (THE 'IMPROVEMENTS') TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNERS' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2007, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY,

THE \_\_\_\_ DAY OF \_\_\_\_\_, 2007, A.D.

DEPUTY

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

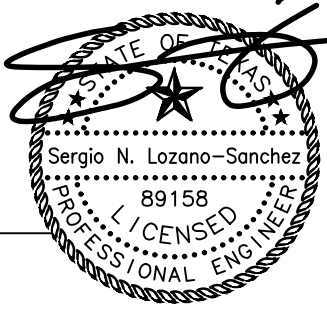
ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_M., DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. AT \_\_\_\_ O'CLOCK \_\_\_\_M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D. DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

ENGINEER'S CERTIFICATION:

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, AND THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF AND THAT SAID PLAT COMPLIES WITH TRAVIS COUNTY CHAPTER 462 SUBDIVISION REGULATIONS, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.



05/11/2021

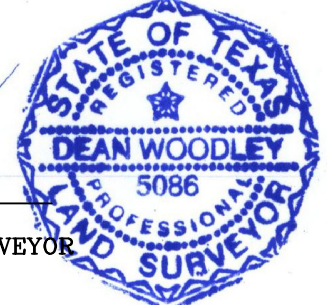
DATE

SERGIO LOZANO SANCHEZ, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS  
LOC CONSULTANTS P-4756  
2211 SOUTH IH35, SUITE 107  
AUSTIN TX 78741

SURVEYOR'S CERTIFICATION:

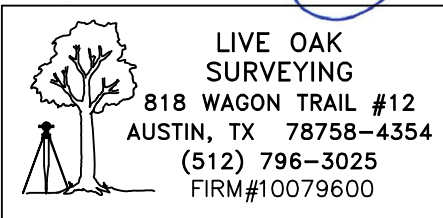
I, DEAN A. WOODLEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE PLAT COMPLIES WITH TRAVIS COUNTY CHAPTER 462 SUBDIVISION REGULATIONS, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

DEAN A. WOODLEY, R.L.P.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5086 - STATE OF TEXAS



5-11-2021

DATE





FINAL PLAT  
MAXWELL SUBDIVISION

NOTES:

1. THE OWNERS 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.
2. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.
3. TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT. SUCH CONTROLS MUST BE MAINTAINED UNTIL PERMANENT REVEGETATION OR STABILIZATION OF ALL DISTURBED AREAS IS ESTABLISHED.
4. WATERSHED STATUS: THIS SUBDIVISION IS LOCATED IN THE CARSON CREEK WATERSHED, A SUBURBAN WATERSHED, AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
5. THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF CITY OF AUSTIN.
6. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
8. THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS AS APPLICABLE FOR THIS LOT.
10. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.
11. 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 CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT 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. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. THE OWNER MUST SEEK A TREE REMOVAL PERMIT PRIOR TO REMOVAL OF A TREE.
14. RELOCATION OF ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT THE OWNER'S EXPENSE.
15. 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.
16. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
17. 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 EXISTING AT BY PONDS OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
18. 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.
19. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
20. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREET AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: MAXWELL LANE. 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. LDC, 25-6-351.
21. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN STANDARDS.
22. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8-211.
23. 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 EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1-4, BLOCK A, REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
24. PRIOR TO ANY DEVELOPMENT ON THESE LOTS, DRAINAGE PLAN MUST BE SUBMITTED TO THE CITY OF AUSTIN FOR APPROVAL TO DEMONSTRATE THAT THE PROPOSED DEVELOPMENT MEETS THE CITY OF AUSTIN WATER QUALITY AND DRAINAGE REQUIREMENTS. THE DRAINAGE PLAN MUST ADDRESS DETENTION REQUIREMENTS PER CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
25. 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.
26. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC 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.
27. ALL LOTS IN THIS SUBDIVISION ARE TO BE USED AS DETACHED SINGLE FAMILY USE OR COTTAGE USE AS DEFINED IN THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
28. EACH LOT IS LIMITED TO ONE DWELLING UNIT UNLESS PARKLAND DEDICATION FEE IS PAID FOR THE SECOND UNIT TO THE CITY OF AUSTIN PARKS AND RECREATION DEPARTMENT BY THE PROPERTY OWNER.
29. A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 7 (SEVEN) DWELLING UNITS.
30. PROPOSED STRUCTURES ARE SUBJECT TO A BACK BUILDING SETBACK LOCATED WITHIN 120 FEET OF FRONT PROPERTY LINE FOR FIRE ACCESS UNLESS THE PROPOSED STRUCTURE IS PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS APPROVED BY THE FIRE DEPARTMENT.
31. LOTS 1 AND 5 ARE EXEMPTED FOR FIRE ACCESS PURSUANT SECTION 503.1.1 "BUILDINGS AND FACILITIES" EXCEPTION 3 OF CURRENT FIRE CODE AT TIME OF PLATTING. NO MORE THAN ONE STRUCTURE PER LOT ON LOTS 2, 3 AND 4 CAN BE CONSTRUCTED UNLESS ADDITIONAL STRUCTURE IS PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS APPROVED BY THE FIRE DEPARTMENT.

FINAL PLAT  
MAXWELL SUBDIVISION

Exhibit B

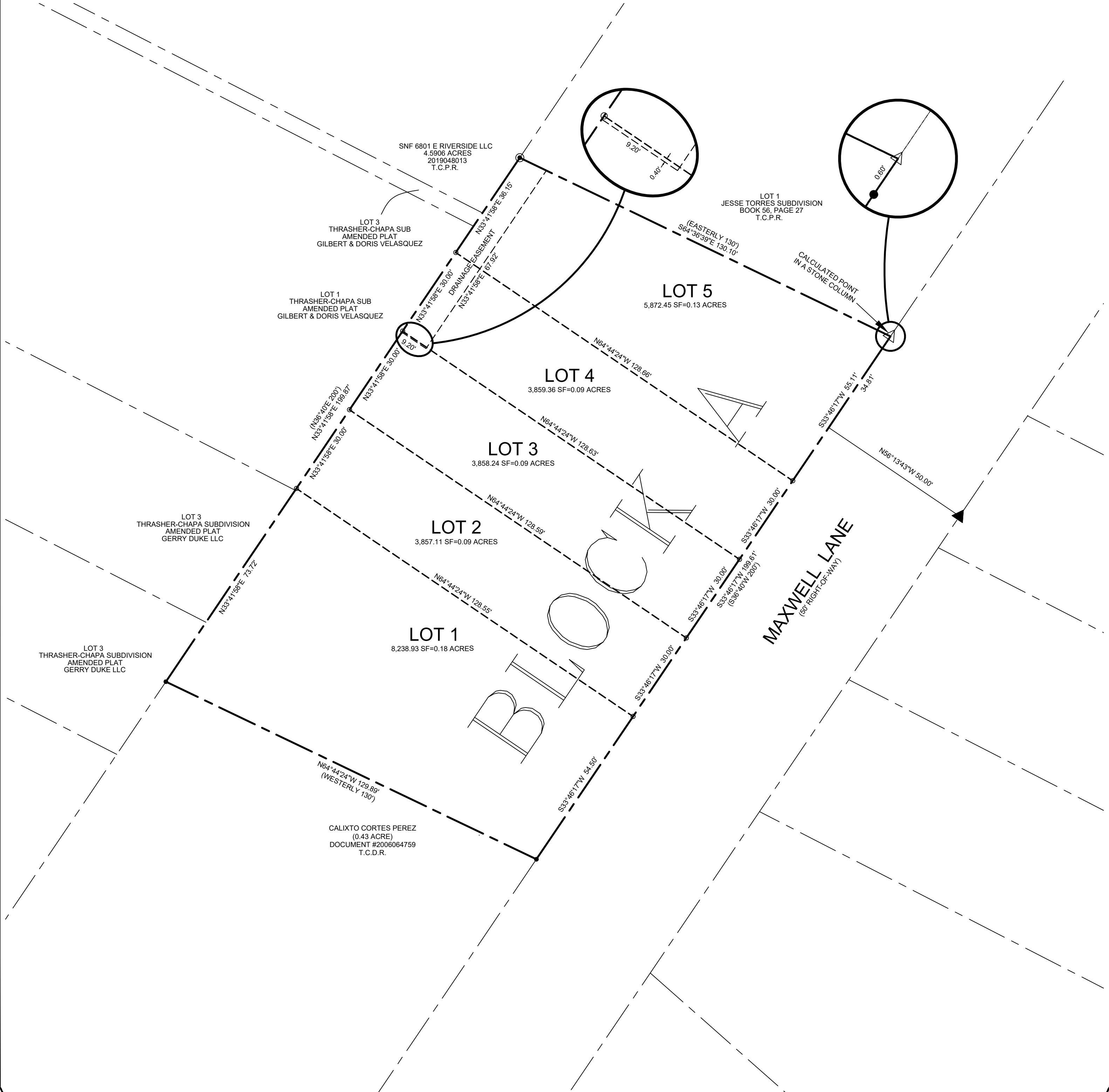
LAND USE:

ALL LOTS ARE SINGLE FAMILY RESIDENTIAL

LEGEND:

- 1/2" IRON ROD FOUND
  - ⊙ 1/2" IRON PIPE FOUND
  - △ CALCULATED POINT
  - ( ) RECORD INFORMATION
- T.C.D.R. TRAVIS COUNTY DEED RECORDS  
T.C.P.R. TRAVIS COUNTY PLAT RECORDS
- ▲ 60D NAIL FOUND
  - 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "DEAN WOODLEY RPLS 5086"

20' 15' 10' 5' 0' 10' 20'  
SCALE: 1"=20'



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

**CASE NUMBER:** C8-2021-0090.0A  
**UPDATE:** U0  
**CASE MANAGER:** Juan Enriquez, Senior Planner [juan.enriquez@austintexas.gov](mailto:juan.enriquez@austintexas.gov)

**PROJECT NAME:** Maxwell Subdivision  
**LOCATION:** 2114 MAXWELL LN

**SUBMITTAL DATE:** November 22, 2021  
**FINAL REPORT DATE:** December 16, 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 **February 20, 2022**. 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: Sophia Briones  
Site Plan Plumbing: Cory Harmon  
AW Utility Development Services: Derek Tucker  
Environmental: Mike Mcdougal  
Electric: Cody Shook  
ATD Engineering: Adrianna Morrow  
Drainage Engineering: David Marquez  
PARD / Planning & Design: Scott Grantham  
Subdivision: Juan Enriquez  
Water Quality: David Marquez

**Electric Review - Cody Shook - 512-322-6881**
**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

**Fifteen-foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all street R.O.W. (Maxwell Ln).** Show the easement(s) on the face of the plat.

**911 Addressing Review - Jorge Perdomo - 512-974-1620**

AD1: **This plat review is cleared;** however, any changes to street names, street name labels, or street layouts will require a new review.

§25-4-155

**ATD Engineering Review - Adrianna Morrow - 512-974-6403**

- ATD 1. The ASMP requires 60 feet of right-of-way for Maxwell Lane. Dedicate 30 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).
- ATD 2. Sidewalks are required on the subdivision side of Maxwell Lane. Identify the location of the sidewalks by a dotted line on the final plat and include the sidewalk symbol within the legend. LDC 25-6-351. TCM, 4.2.1.

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

- DE1 For drainage, the impervious cover calculations are a comparison of what is existing vs what is allowable by impervious cover. Existing conditions are not what can currently be built but rather what is existing on the ground. If impervious cover is to be limited, a restrictive covenant will need to be completed. It appears that some impervious cover existed due to the previous use. It appears that the value of impervious cover should be summed up to verify the existing impervious cover.

**Environmental Review - Mike McDougal - 512-974-6380**

EV 01 Remove plat note number 4.

**PARD / Planning & Design Review - Scott Grantham - 512-974-9457**

Update 0:

- PR1. A Parkland Early Determination (PED #1153) letter was issued for this project on 1/28/21, which stated that fees in lieu of parkland dedication and park development would be owed at that time of subdivision.



PR2. The parkland dedication and park development fee is required (City Code §25-1-601) and must be paid prior to approval. Park fee bills will be issued with the next update when the number of units have been confirmed. The code indicates that the minimum lot size for a duplex is 7,000 square feet. Please confirm total proposed units.

**PR3. Add the following note to the plat (and adjust number of units as needed):**

A fee-in-lieu of parkland dedication and park development has been paid for \_\_\_\_ dwelling units.

<b>Subdivision Review - Juan Enriquez – <a href="mailto:juan.enriquez@austintexas.gov">juan.enriquez@austintexas.gov</a></b>
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SR 1. This subdivision application requires land use commission approval because the proposal includes five lots or more. Therefore, please reach out to our intake staff to add and pay for a “Subdivision Public Hearing Preparation” fee prior to next submittal. Intake staff can be contacted by email at [LURintake@austintexas.gov](mailto:LURintake@austintexas.gov) or by phone at 512 974-1770. 25-1-83

SR 2. Add the case # (C8-2021-0090.0A) in the bottom right hand corner of each sheet in a visible and prominent location. 25-1-83

SR 3. Change all applicable dates to 20\_\_\_. 25-1-83

SR 4. Revise the lines as follows: 25-1-83

- The boundary line must be solid and the heaviest weighted line.
- All proposed lot lines must be solid and the second heaviest line.
- Easement lines (existing and proposed) must be broken, and a lighter weight than lot lines. The easement area may be shaded or hatched.
- Lot lines outside but adjacent to the project must be broken and the lightest weight.

SR 5. Remove the Travis County Consumer Protection Notice to Home Buyers note on the cover sheet as this is only required for residential plats that are under the jurisdiction of Travis County. This plat is under the platting jurisdiction of the City of Austin. 25-1-83

SR 6. Remove the commissioner’s court signature block **and add the Land Use Commission approval block**. This property is within the City of Austin platting/subdivision jurisdiction and not Travis County. The case will need to be approved by the land use commission because you are proposing 5 lots. 25-1-83:

*Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.*

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

SR 7. The plat diagram should be the first page. Typically the vicinity map and the plat diagram are on page one. The plat notes and signatures should be on the second page. 25-1-83

SR 8. The site contains existing structures.

- **If the structures will be removed or demolished**, the plat can be approved, but will not be recorded until the structures are demolished. The plat must be recorded no later than 80 business days after approval. 25-1-83
- **If the structures will remain**, submit a scaled drawing that shows the existing structures and the new lot lines. The structures must meet setbacks from the new lot lines, and the new lots must comply with any applicable impervious cover (IC) and building cover (BC) limits. Include calculations for IC and BC. 25-1-83; 25-2-492

SR 9. Revise the owner’s dedication block as follows: 25-1-83, TX LGC 212.004(c)

*That (owner) being the owner of that certain (acreage) tract of land out of the (survey/abstract) situated in \_\_\_\_\_ County, Texas, as conveyed by deed as recorded in Document No. ( XX ) of the official public 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:*

**TITLE OF SUBDIVISION**

*And do 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.*

SR 10. **If fiscal is not required to be posted**, add the following note: 25-1-83:

*"By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy."*

SR 11. **If fiscal is required**, add the following note. The subdivision construction agreement (SCA) will be prepared by the fiscal officer. 25-1-83, 25-4-38, 25-4-84

*"This subdivision plat was approved and recorded before the construction and acceptance of 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 the separate instrument recorded in Doc#. \_\_\_\_\_, in the Official Public Records of \_\_\_\_\_ County, Texas."*

SR 12. Add the following administrative approval block: 25-1-83

**APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR,  
DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS  
THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AD.**

\_\_\_\_\_  
*Juan Enriquez for:*

*Denise Lucas, Director*

*Development Services Department*

SR 13. Provide a lot summary table near the legend. Indicate the acreage of the overall subdivision, the size of each lot (in square footage, Lot 1, Lot 2, Lot 3, etc.), and the number and total of each land use (open space, drainage, parkland, etc.) Identify the cottage special use lots in the summary. Also label the "cottage special use lots" inside each lot for easy referencing. 25-1-83

SR 14. Remove the note on the top, left hand side of sheet 4 referencing single family residential. 25-1-83

SR 15. Remove plat note #27 referencing single family uses or cottage uses unless a specific reviewer is requesting this note be placed on the plat. 25-1-83

SR 16. Remove plat note #15 referencing a site plan unless another reviewer is specifically requesting this note be placed on the plat. 25-1-83

SR 17. Expand the legend to include other line types shown in the plat. 25-1-83

SR 18. Show subdivision name and record reference, Volume \_\_\_\_\_, Page \_\_\_\_\_, or Doc# for adjacent platted property. Show owner's name and deed reference for adjacent unplatted property. Including the lots across the street on Maxwell Lane. 25-1-83



SR 19. **Revise the engineer's certification as follows.** 25-1-83

*"I, (name of engineer), 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."*

SR 20. **Revise the surveyor's certification as follows.** 25-1-83

*"I, (name of surveyor), am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the surveying related portions of (Title 25) of the City of Austin Land Development Code, and is true and correct to the best of my knowledge, and was prepared from an actual on the ground survey of the property made under my direction and supervision."*

SR 21. Because this area falls within the Airport Overlay, **add a plat note that states:**

*"Development of these lots shall comply with requirements of the Airport Hazard and compatible land use regulations, (Chapter 25-13) as amended."*

SR 22. Revise the following note 25-1-83 and 25-2: *"Building setback lines shall be in conformance with City of Austin zoning ordinance requirements."*
**AW Utility Development Services - Derek Tucker - 512-972-0077**
AW1. Per §25-9:

The site is within an area of capacity concern for wastewater service. **The landowner must obtain City approval of a Service Extension Request (SER) for wastewater service.** For more information pertaining to the SER process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov). Austin Water reserves the right to make additional comments and to establish other requirements with the SER review.

AW2. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

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 AUSTIN WATER. 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.

AW3. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:

Once AW1 & AW2 are resolved then, the proposed subdivision is currently served 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 any future water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

AW4. Uniform Plumbing Code:

Obtain copies of your current tap records from the AW TAPs office at (512)-972-0000 and contact Cory Harmon (or his designee) at (512)-974-2882 or [Cory.Harmon@austintexas.gov](mailto:Cory.Harmon@austintexas.gov) to determine if any non-compliant tap or private plumbing violations will be created by the proposed subdivision and obtain his approval. Written approval from Mr. Harmon will be required for successful plat release.

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 - David Marquez - 512-974-3389**

WQ1 How will the water quality pond be constructed? The pond may qualify as an exemption if the LOC is less than 3,000 sf. A separate site plan or construction plan can also be completed to build the pond. If an exemption is completed, the following items will be required. An engineer's estimate of the pond for fiscal to be posted, an easement with required maintenance, an R table to validate the pond sizing, relevant calculations and drainage area maps, and plans for the pond including grading as included in the construction plans sheet. Keep in mind for residential subdivisions, LDC 25-8-64 can be used to calculate water quality values, which will likely be less than 45% impervious cover which is required for detention.

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

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 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."*

**END OF MASTER COMMENT REPORT**