

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2021-0078.1A**COMMISSION DATE:** Mar. 29, 2022**SUBDIVISION NAME:** Cearley Community Subdivision**ADDRESS:** 1601 Cedar Bend Dr**APPLICANT:** Cearley Tract Development, Inc. (Garrett Martin)**AGENT:** Connor Overby, P.E. (Atwell, LLC)**ZONING:** SF-4A-CO (single family residence)**AREA:** 29.17 acres**LOTS:** 130**COUNTY:** Travis**DISTRICT:** 7**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Cearley Dr, Kit Cove, Fennec Way and Corsac Way.**DEPARTMENT COMMENTS:**

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:**

Staff recommends disapproval of the plat for the reasons listed in the comment report dated March 23, 2022 and attached as Exhibit C.

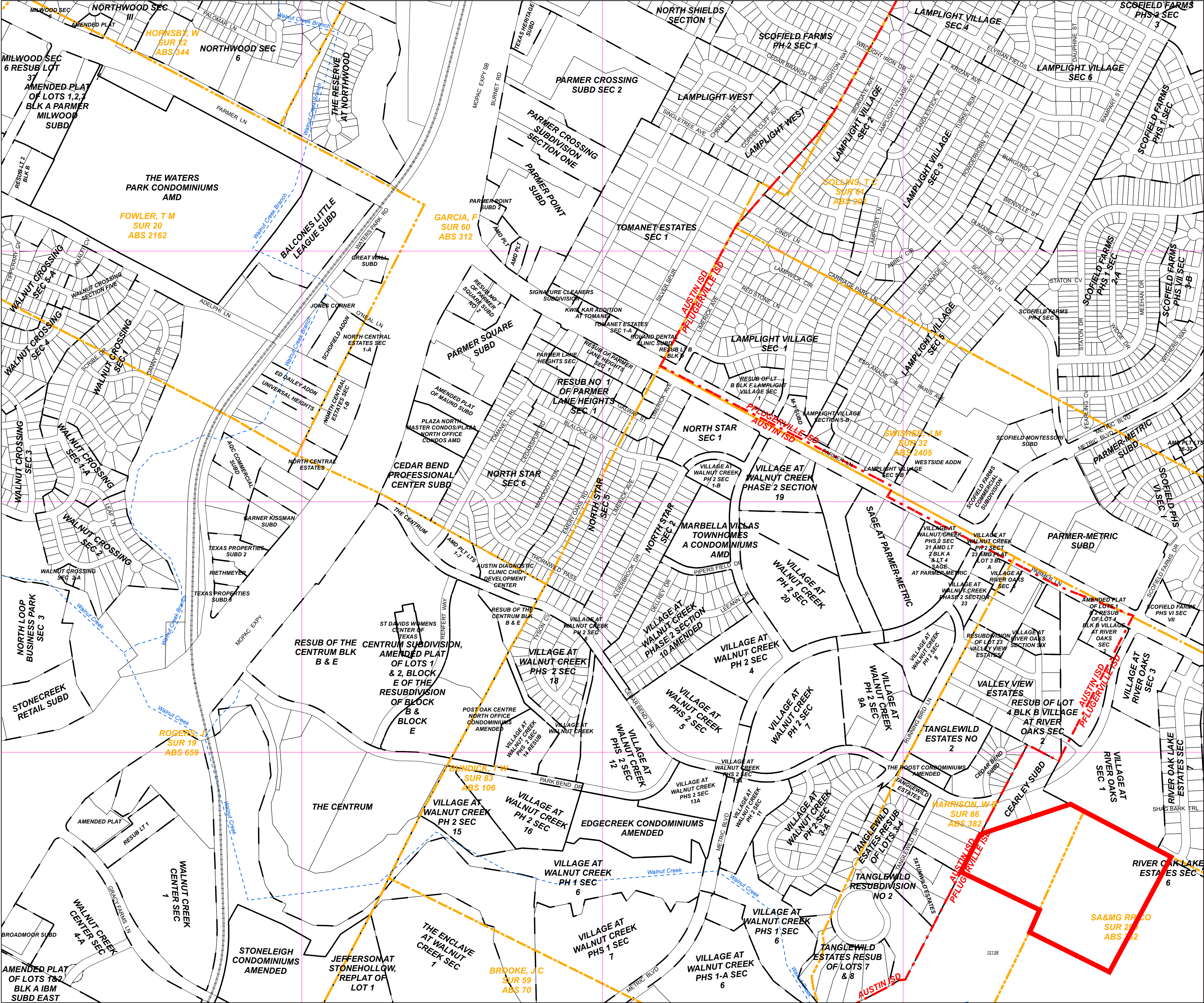
**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**E-mail:** [joey.delagarza@austintexas.gov](mailto:joey.delagarza@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated March 23, 2022





**Travis Central Appraisal District**  
8314 Cross Park Drive  
Austin, Texas 78714  
Internet Address: [www.traviscad.org](http://www.traviscad.org)  
Main Telephone Number (512) 834-9317  
Appraisal Information (512) 834-9318  
TDD (512) 836-3328

This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

NAD 1983 StatePlane  
Texas\_Central\_FIPS\_4203\_Feet  
Projection: Lambert\_Conformal\_Conic

Italic = 100 scale map  
Thin = 100 scale map  
Bold = 400 scale map

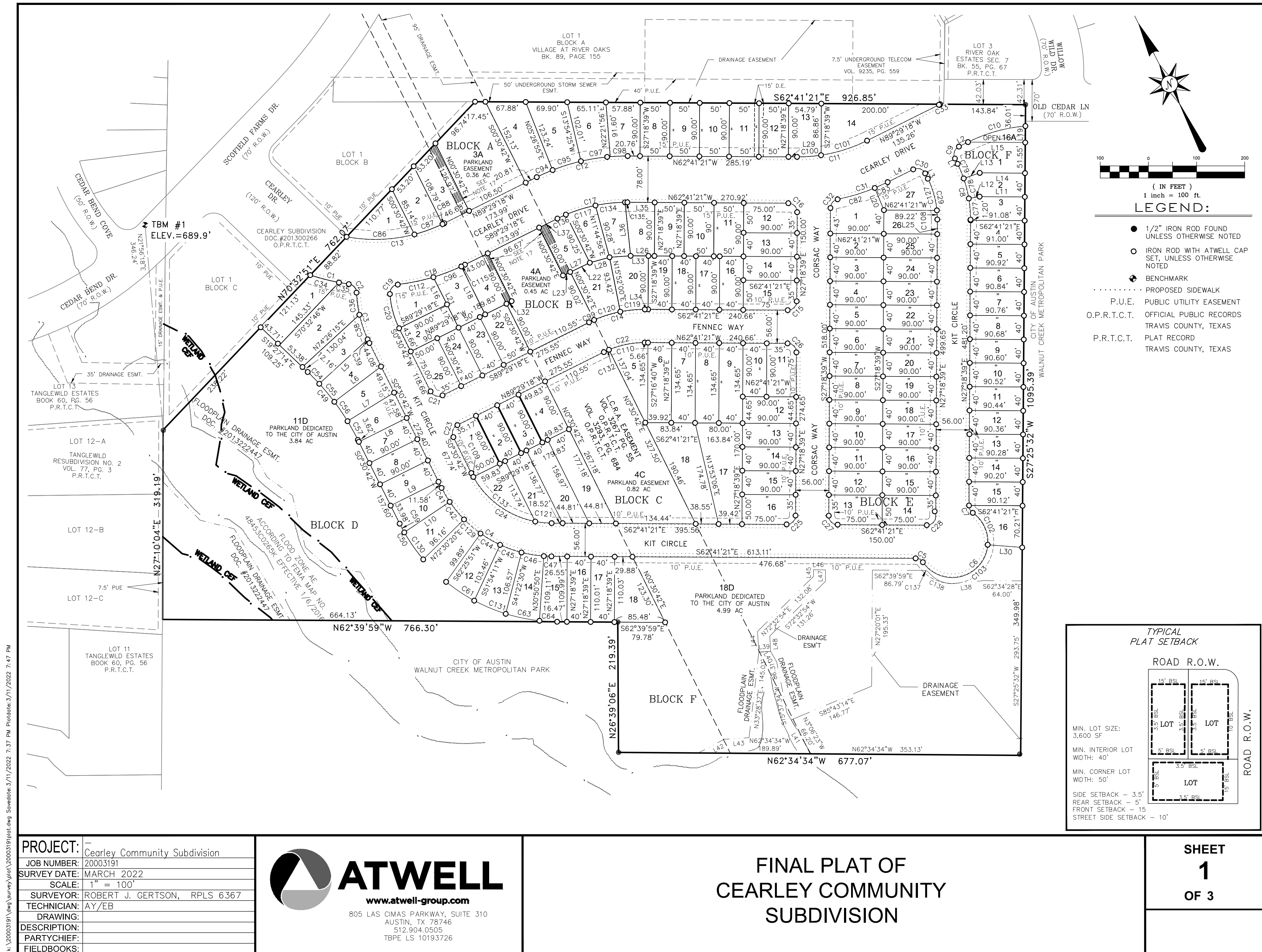
26701	26702	26703	26704	26705	26706	26707
26708	26709	26710	26711	26712	26713	26714
26715	26716	26717	26718	26719	26720	26721
26722	26723	26724	26725	26726	26727	26728
26729	26730	26731	26732	26733	26734	26735
26736	26737	26738	26739	26740	26741	26742
26743	26744	26745	26746	26747	26748	26749
26750	26751	26752	26753	26754	26755	26756
26757	26758	26759	26760	26761	26762	26763
26764	26765	26766	26767	26768	26769	26770

0 400 Feet

Revision Date:  
7/12/2019

**25911**







THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

THAT CEARLEY TRACT DEVELOPMENT, INC., BEING THE OWNER OF THAT CERTAIN 29.17 ACRES OF LAND OUT OF THE W.B. HARRISON SURVEY NUMBER 86, ABSTRACT NUMBER 382 AND THE S.A. & M.G.R. CO. SURVEY NUMBER 290 AND ABSTRACT NUMBER 752, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2020150655 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 29.17 ACRE 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:

CEARLEY COMMUNITY SUBDIVISION

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

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

\_\_\_\_\_  
GARRETT MARTIN  
CEARLEY TRACT DEVELOPMENT INC.  
9111 JOLLYVILLE RD, SUITE 111  
AUSTIN, TEXAS 78759

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, THE UNDERSIGNED AUTHORITY, ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_, DID PERSONALLY APPEAR GARRETT MARTIN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

NOTARY PUBLIC \_\_\_\_\_  
PRINTED NAME  
COMMISSION EXPIRES \_\_\_\_\_

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, REBECCA GUERRERO, 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., 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.

REBECCA GUERRERO, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

THE STATE OF TEXAS §  
THE COUNTY OF TRAVIS §  
I, REBECCA GUERRERO, 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., 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.

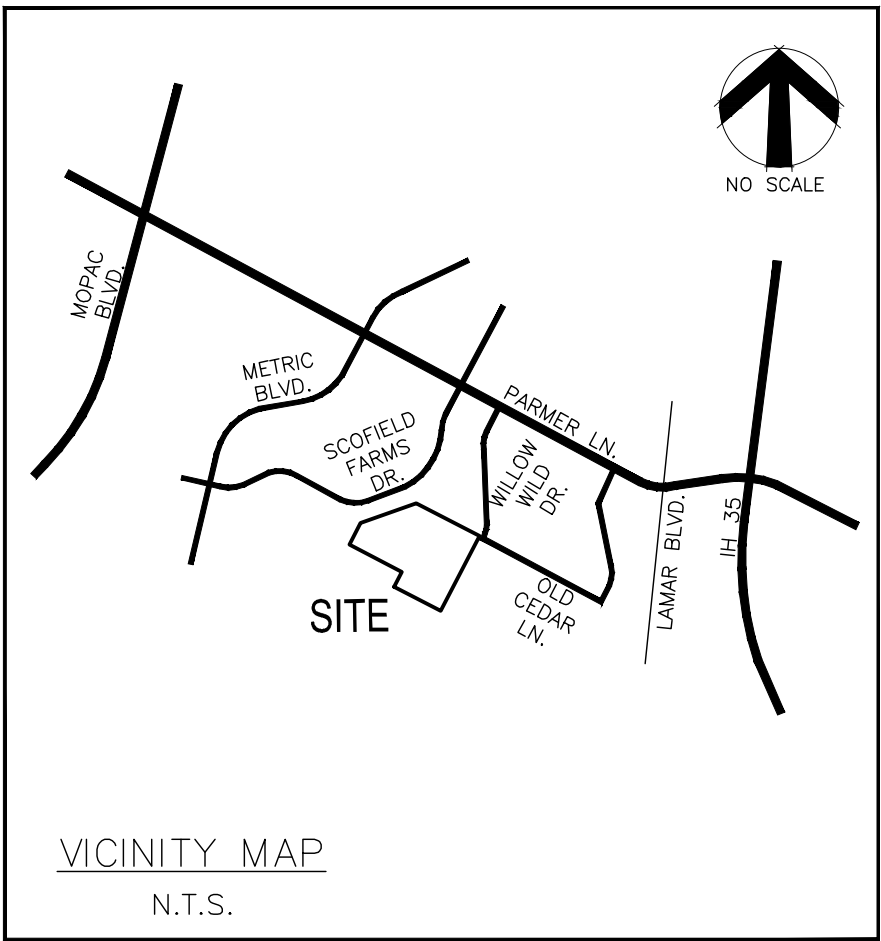
REBECCA GUERRERO, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

TBM # 1  
IRON ROD WITH CAP STAMPED "LANDMARK" AT THE NORTH LINE OF CEDAR BEND DRIVE, IN BETWEEN SIDEWALK AND CURB  
TEXAS COORDINATE SYSTEM CENTRAL ZONE COORDINATES:  
N= 1012188.93  
E= 3129658.13  
ELEVATION = 689.90 NAVD88

NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. 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.
3. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
5. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
6. 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.
7. 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.
8. ALL STREETS, DRAINAGE, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS, INCLUDING ANY APPROVED VARIANCES OR WAIVERS TO THOSE STANDARDS.
9. AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
10. THE OWNER /DEVELOPER OF THIS SUBDIVISION/LOT MAY PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS SUBDIVISION/LOT. THESE EASEMENTS/ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. 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 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.
12. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
13. 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 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.
14. EROSION/SEDIMENTATION 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.
15. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
16. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
17. LOWER COLORADO RIVER AUTHORITY LOT ENCROACHMENT: NO BUILDING, VERTICAL STRUCTURES, IRRIGATION AND/OR VEGETATION ALLOWED IN THE AREA LOCATED ON BLOCK A LOT 3, BLOCK B LOT 4, AND BLOCK B LOT 5.
18. PARKLAND DEDICATION HAS BEEN PROVIDED FOR 122 UNITS BY THE DEDICATION OF 4.19 ACRES OF LAND. FISCAL SURETY WAS POSTED WITH THE CITY UNTIL SUCH TIMES AS THE PARKLAND IS DEDICATED AND APPROVED BY THE PARKS AND RECREATION DEPARTMENT.
19. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THE PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
20. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THE RESPECTIVE PRIVATE WATER AND SEWER SERVICES LINES SHALL BE POSITIONED OR LOCAL IN A MATTER THAT WILL NOT CROSS LOT LINES.
21. 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: CEARLEY DRIVE, CORSAC WAY, FENNEC WAY, AND KIT LOOP. 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.
22. 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 CITY OF AUSTIN, DATED \_\_\_\_\_, 20\_\_\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION ON 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 THE SUBDIVISION , SEE THE SEPERATE INSTRUMENT RECORDED IN DOC# \_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF \_\_\_\_\_ COUNTY, TEXAS.
23. THE PRESENCE OF A CRITICAL ENVIRONMENT FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENT FEATURES (CEF) SETBACK 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.
24. SLOPES IN EXCESS OF 15 PERCENT EXIST ON BLOCK D, LOTS 2 & 3. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.



THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

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

\_\_\_\_\_  
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

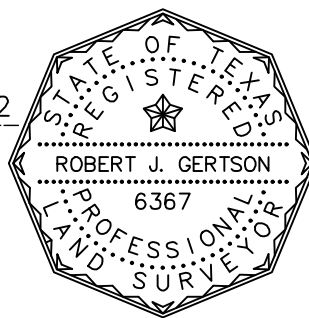
ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, \_\_\_\_ DAY OF \_\_\_\_\_ 20 \_\_\_\_,

\_\_\_\_\_  
CHAIR SECRETARY

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
I, ROBERT J. GERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

\_\_\_\_\_  
ROBERT J. GERTSON  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6367  
ATWELL LLC  
3815 S. CAPITOL OF TEXAS HWY. STE. 300  
512-904-0505

03/11/2022  
DATE



THE STATE OF TEXAS  
THE COUNTY OF TRAVIS  
I, CONNOR J. OVERBY, 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 TO TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. A PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM PANEL 48453C0265K, DATED JANUARY 6, 2016.

\_\_\_\_\_  
CONNOR J. OVERBY P.E., CPESC  
ATWELL, LLC TBPE NO. 12242  
3815 S. CAPITAL OF TEXAS HIGHWAY BUILDING ILL, SUITE 300  
AUSTIN, TEXAS 78704  
(512) 904-0505



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PROJECT:	Cearley Community Subdivision
JOB NUMBER:	20003191
SURVEY DATE:	MARCH 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY/EB
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



FINAL PLAT OF  
CEARLEY COMMUNITY  
SUBDIVISION

SHEET 2 OF 3



CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	11°16'44"	339.00'	66.73'	S49°50'21"E	66.63'
C2	79°53'10"	15.00'	20.91'	N15°05'33"W	19.26'
C3	24°20'13"	208.00'	88.35'	S12°40'49"W	87.69'
C4	63°12'03"	208.00'	229.44'	S31°05'19"E	217.98'
C5	55°01'01"	15.00'	14.40'	S35°10'50"E	13.86'
C6	200°02'02"	60.00'	209.48'	N72°18'39"E	118.17'
C7	55°01'01"	15.00'	14.40'	N0°11'51"W	13.86'
C8	26°47'59"	208.00'	97.29'	N13°54'40"E	96.41'
C9	90°00'00"	15.00'	23.56'	N45°30'42"E	21.21'
C10	21°48'25"	265.00'	100.86'	S78°35'05"E	100.25'
C11	26°47'57"	261.00'	122.08'	N76°05'19"W	120.97'
C12	26°47'57"	339.00'	158.56'	N76°05'19"W	157.12'
C13	37°05'55"	261.00'	169.00'	N70°56'20"W	166.06'
C14	26°47'57"	208.00'	97.29'	S76°05'19"E	96.40'
C15	90°00'00"	15.00'	23.56'	N72°18'39"E	21.21'
C16	90°00'00"	15.00'	23.56'	N17°41'21"W	21.21'
C17	26°47'57"	261.00'	122.08'	N76°05'19"W	120.97'
C18	20°01'51"	339.00'	118.52'	N79°28'22"W	117.91'
C19	87°22'51"	15.00'	22.88'	S66°51'08"W	20.72'
C20	22°39'00"	152.00'	60.09'	S11°50'12"W	59.70'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C21	90°00'00"	15.00'	23.56'	S44°29'18"E	21.21'
C22	26°47'57"	152.00'	71.10'	N76°05'19"W	70.45'
C23	90°00'00"	15.00'	23.56'	S45°30'42"W	21.21'
C24	63°12'03"	152.00'	167.67'	S31°05'19"E	159.29'
C25	90°00'00"	15.00'	23.56'	N72°18'39"E	21.21'
C26	90°00'00"	15.00'	23.56'	N17°41'21"W	21.21'
C27	90°00'00"	15.00'	23.56'	S17°41'21"E	21.21'
C28	90°00'00"	15.00'	23.56'	N72°18'39"E	21.21'
C29	26°47'59"	152.00'	71.10'	N13°54'40"E	70.45'
C30	90°00'00"	15.00'	23.56'	N44°29'18"W	21.21'
C31	15°06'30"	339.00'	89.39'	N81°56'03"W	89.13'
C32	78°18'33"	15.00'	20.50'	S66°27'56"W	18.94'
C33	1°39'25"	75.80'	2.19'	N89°18'03"W	2.19'
C34	8°27'02"	339.00'	50.00'	N48°25'30"W	49.95'
C35	2°50'53"	339.00'	16.85'	N54°04'27"W	16.85'
C36	10°21'36"	208.00'	37.61'	N19°40'07"E	37.56'
C38	12°04'23"	208.00'	43.83'	N8°27'07"E	43.75'
C39	1°54'14"	208.00'	6.91'	N1°27'49"E	6.91'
C41	7°28'42"	208.00'	27.15'	N3°13'39"W	27.13'
C42	10°31'40"	208.00'	38.22'	N12°13'50"W	38.17'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C120	12°45'09"	208.00'	46.29'	S80°30'34"E	46.20'
C121	10°26'55"	152.00'	27.72'	S57°27'53"E	27.68'
C127	21°00'10"	152.00'	55.72'	N11°00'47"E	55.41'
C129	10°04'29"	208.00'	36.57'	S22°31'55"E	36.53'
C130	10°42'09"	298.00'	55.66'	S8°02'42"E	55.58'
C131	11°04'34"	298.00'	57.61'	S40°16'08"E	57.52'
C132	3°33'45"	152.00'	9.45'	N87°42'25"W	9.45'
C133	50°00'57"	152.00'	132.69'	S27°13'57"E	128.51'
C134	10°59'35"	261.00'	50.08'	N69°04'55"W	50.00'
C135	0°53'47"	261.00'	4.08'	S63°08'14"E	4.08'
C136	3°26'47"	261.00'	15.70'	N87°45'54"W	15.70'
C137	49°49'20"	12.00'	10.43'	S37°45'19"E	10.11'
C138	51°31'38"	50.00'	44.97'	S38°36'29"E	43.47'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C86	25°18'38"	261.00'	115.30'	S65°02'42"E	114.36'
C87	10°59'07"	262.75'	50.38'	S83°13'47"E	50.30'
C88	0°43'44"	261.00'	3.32'	S89°07'26"E	3.32'
C94	4°56'13"	339.00'	29.21'	N87°01'11"W	29.20'
C95	8°27'30"	339.00'	50.05'	S80°19'20"E	50.00'
C96	8°29'46"	339.00'	50.27'	S84°05'15"E	50.22'
C97	8°27'30"	339.00'	50.05'	S71°51'50"E	50.00'
C98	4°56'44"	339.00'	29.26'	S65°09'43"E	29.25'
C99	2°36'09"	208.00'	9.45'	S88°11'13"E	9.45'
C100	8°53'51"	261.00'	40.53'	S67°08'16"E	40.49'
C101	17°54'06"	261.00'	81.55'	S80°32'15"E	81.22'
C102	59°15'41"	60.00'	62.06'	N1°55'29"E	59.33'
C103	140°46'22"	60.00'	147.42'	S78°03'30"E	113.04'
C108	5°47'47"	152.00'	15.38'	N24°24'46"E	15.37'
C109	2°44'11"	152.00'	7.26'	S0°51'23"E	7.26'
C110	23°14'12"	152.00'	61.64'	N74°18'27"W	61.22'
C112	10°22'55"	339.00'	61.43'	N74°38'54"W	61.34'
C115	1°09'10"	339.00'	6.82'	N88°54'43"W	6.82'
C117	11°27'48"	261.00'	52.22'	N80°18'37"W	52.13'
C119	11°26'39"	208.00'	41.55'	S68°24'40"E	41.48'

CURVE DATA TABLE					
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C43	63°12'03"	208.00'	229.44'	S31°05'19"E	217.98'
C44	10°31'40"	208.00'	38.22'	N32°49'59"W	38.17'
C45	10°31'40"	208.00'	38.22'	N43°21'39"W	38.17'
C46	10°31'40"	208.00'	38.22'	N53°53'20"W	38.17'
C47	3°32'11"	208.00'	12.84'	N60°55'15"W	12.84'
C49	19°57'56"	410.00'	142.87'	S9°28'16"E	142.15'
C50	13°54'29"	298.00'	72.34'	S6°26'32"E	72.16'
C54	3°53'30"	410.00'	27.85'	S17°30'29"E	27.84'
C55	5°31'29"	410.00'	39.53'	S12°48'00"E	39.52'
C56	5°31'29"	410.00'	39.53'	S7°16'32"E	39.52'
C57	5°01'29"	410.00'	35.96'	S2°00'03"E	35.95'
C59	3°12'20"	298.00'	16.67'	S1°05'28"E	16.67'
C61	10°57'46"	298.00'	57.02'	S29°14'57"E	56.93'
C63	11°10'15"	298.00'	58.10'	S51°23'32"E	58.01'
C64	5°42'31"	298.00'	29.69'	S59°49'55"E	29.68'
C77	9°52'13"	208.00'	35.83'	S22°22'33"W	35.79'
C78	9°35'29"	208.00'	34.82'	S12°38'42"W	34.78'
C79	7°20'16"	208.00'	26.64'	S4°10'50"W	26.62'
C82	11°04'28"	339.00'	65.52'	N79°55'02"W	65.42'
C83	4°02'02"	339.00'	23.87'	N87°28'17"W	23.86'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L1	N0°30'42"E	10.00'
L2	S89°29'18"E	17.04'
L3	N0°30'42"E	10.00'
L4	S89°29'18"E	48.06'
L5	N74°26'15"E	110.46'
L6	N79°57'44"E	98.60'
L7	S85°29'13"W	91.93'
L8	N89°29'18"W	90.00'
L9	N89°29'18"W	90.00'
L10	N83°02'00"E	92.09'
L11	S62°41'21"E	76.16'
L12	S72°33'33"E	18.35'
L13	N82°09'02"W	28.51'
L14	N62°41'21"W	76.24'
L15	N62°34'28"W	96.36'
L16	N0°30'42"E	51.14'
L17	N0°30'42"E	43.66'
L18	S0°30'42"W	90.07'
L19	N27°25'32"E	27.65'
L20	S4°32'44"W	40.19'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L21	S0°30'42"W	94.80'
L22	N88°39'42"W	36.49'
L23	N88°39'42"W	13.50'
L24	S66°48'21"E	35.56'
L25	N27°18'39"E	24.65'
L26	N62°41'42"W	40.00'
L27	S88°39'42"E	50.01'
L28	S78°25'56"E	34.51'
L29	N62°41'21"W	14.43'
L30	N58°26'41"W	58.31'
L32	N89°29'18"W	9.83'
L33	N62°43'38"W	30.00'
L34	S62°41'21"E	5.66'
L35	S62°41'21"E	45.92'
L36	N20°58'12"E	90.54'
L37	N89°29'18"W	34.31'
L38	S68°31'39"E	52.72'
L39	S66°31'35"E	20.00'
L40	S2°38'19"E	20.62'
L41	S3°06'23"E	80.94'

LINE DATA TABLE		
LINE #	DIRECTION	LENGTH
L42	N89°12'24"E	49.63'
L43	S66°39'36"E	41.92'
L44	S23°28'25"W	34.94'
L45	S27°25'32"W	11.18'
L46	N62°34'28"W	20.00'
L47	N27°25'32"E	19.49'
L48	N23°28'25"E	25.81'
L49	S62°41'21"E	69.09'
L50	S27°23'52"W	77.90'
L51	N62°34'28"W	47.67'
L52	N25°42'17"W	26.67'
L53	N27°18'39"E	61.76'

k:\20003191\dwg\survey\plat\20003191\plat.dwg Savedate: 3/11/2022 7:22 PM Plotdate: 3/11/2022 7:32 PM

PROJECT:	Cearley Community Subdivision
JOB NUMBER:	20003191
SURVEY DATE:	MARCH 2022
SCALE:	1" = 100'
SURVEYOR:	ROBERT J. GERTSON, RPLS 6367
TECHNICIAN:	AY/EB
DRAWING:	
DESCRIPTION:	
PARTYCHIEF:	
FIELDBOOKS:	



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FINAL PLAT OF  
CEARLEY COMMUNITY  
SUBDIVISION

SHEET  
3  
OF 3

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



CASE NUMBER: C8-2021-0078.1A  
UPDATE: U1  
CASE MANAGER: Joey de la Garza      PHONE #: 512-974-2664

PROJECT NAME: Cearley Community Subdivision Final Plat  
LOCATION: 1601 CEDAR BEND DR

SUBMITTAL DATE: March 14, 2022  
FINAL REPORT DATE: March 23, 2022

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 **May 9, 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. The revised plat/plan in pdf format
  - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Cindy Edmond  
Drainage Engineering : Kyle Virr  
PARD / Planning & Design : Scott Grantham  
Water Quality : Kyle Virr  
Electric : Andrea Katz  
ATD Engineering : Adrianna Morrow

**Electric Review - Andrea Katz - Andrea.Katz@austinenergy.com**

EL 1. U1: **Comment stands.** Please change PUEs along ROW to electric distribution, electric fiber, and electric telecom easements.

EL 2. U1: **Comment stands.** Parkland is not approved in transmission easement/under transmission lines. PARD knows that parkland cannot be dedicated in transmission easements. Please move outside of easements.

**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

End of Comments

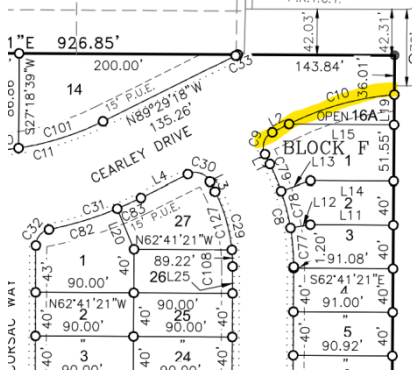
**ATD Engineering Review - Adrianna Morrow - 512-974-6403**

ATD 1. Provide a survey tie showing the existing right-of-way and pavement width for Old Cedar Lane.

**U1: Comment cleared.**

ATD 2. Sidewalks are required on both sides of Cearly Drive, Corsac Way, Fennec Way, and Kit Loop. 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.

**U1: Please add a sidewalk symbol to the location highlighted in the image below along Cearly Drive.**



ATD 3. Provide the following plat note: "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: Cearly Drive, Corsac Way, Fennec Way, and Kit Loop. 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.

**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.

DE1 to DE4: CLEARED

DE5: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.

U1: Pending fiscal

### Environmental Review - Babatunde Daramola - 512-974-6316

Update 1 3/21/2022

#### **PLAT NOTES [LDC 25-1, Article 4]**

EV 1 Add the following note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 30-5, Article 7]

**Update 1 Comment cleared.**

EV 2 Remove critical water quality zone buffers from the plat.

**Update 1 Comment cleared.**

EV 3 This subdivision plan proposes single-family residential lot(s) on a slope with a gradient in excess of 15%. Provide a note stating: *"Slopes in excess of 15 percent exist on [insert Block \_\_, Lot \_\_]. Construction on slopes is limited per the Land Development Code and Environmental Criteria Manual."*

[LDC 30-5, Subchapter A, Article 7; ECM 1.8.0, 1.11.0]

**Update 1 Comment cleared.**

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

EV 4 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 30-5, Subchapter A, Article 5; ECM Appendix S-1]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 30-5, Subchapter A, Article 5; ECM Appendix S-1]

**Update 1 Comment approved. The ESC fiscal estimate is approved. Please contact the Fiscal Office at [fiscalsurety@austintexas.gov](mailto:fiscalsurety@austintexas.gov) for ESC fiscal posting instructions. Fiscal Surety must be posted within 90 calendar days after the approval of plat review. [LDC 25-4-84(D)]**



<b>Flood Plain Review - Zach Kretsch - 512-974-3363</b>
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**DATE REVIEWED: 3/16/2022**  
**UPDATE # U1**

General notes: The applicant plans to dedicate the drainage easement via plat prior to U1, and will be coordinated informally to ensure that it is dedicated correctly. Please see the comment below.

FP1: Easement must be dedicated to contain the 100-year floodplain per LDC 25-7-152 and LDC 30-4-152. Please delineate the location of easement on plat. Easement can be dedicated either via separate instrument or via plat. **U1: The linework has been added to contain the floodplain on the southeast portion of the site. Easement is dedicated and will be recorded with the plat.**

<b>PARD / Planning &amp; Design Review - Scott Grantham - 512-974-9457</b>
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Update 1:

PR1. Thank you for showing areas to be dedicated, to the City of Austin. Please confirm:

- a. Final residential lot count of 122.
- b. Roads will be public ROW.
- c. Curb cut will be made at Block D, between Lots 11 and 12. Bollards can be placed. Intent is for City Vehicle to be able to access.

U1: Thank you for confirming. Comment cleared.

PR2. Provide a map and table showing the area of parkland dedication that is in the following categories: (A) 25-year floodplain, (B) critical water quality zone, 100-year floodplain, or CEF buffer NOT in 25-year floodplain, and (C) land unencumbered by the above mentioned restrictions.

- A. Block 3A, 4A, and 4C can receive 40% credit, based on granting easements, and what may be placed within the easement.
- B. 25 year floodplain will receive 0% credit, but dedicating the 25 year can allow the area between the 25 and 100 year floodplain to receive 50% credit.
- C. Please identify other areas that will be fully deeded and also encumbered by easements – these will receive partial credit, which needs to be identified based on what is buildable.
- D. Unencumbered areas, deeded, may receive 100% credit.

U1: Thank you for map and crediting table.

- A. Assuming this is a CEF (not a CEF buffer), it should receive 0% credit.
- B. CWQZ should receive 50% credit, therefore have no green (100%) within it.
- C. 25 year floodplain receives 0% credit, whereas area between 25 – 100 year can receive 50%.
- D. Thank you for removing ponds. Please confirm that areas around ponds will not have maintenance equipment or be impassable; remove any such areas from crediting.

PR3. Thank you for labeling two lots as Parkland Dedicated to the City of Austin, and Lots 3A, 4A, and 4C as Park Easements.

- A. Please remove the proposed detention pond areas from the parkland.
- B. Fiscal will need to be posted, prior to subdivision approval, for the dedication of the parkland, recordation of park easements, and any improvements if applicable. (City of Austin Easement website: Exclusive Trail and Recreational Easement.) This reviewer will issue a fiscal memo when complete calculation is made.

U1: Thank you for response and communication. Once calculations are finalized for parkland and improvements, this reviewer will issue any remaining fees, and prepare fiscal memo.

- PR4. The park development fee is also required. This fee may be offset by the construction of approved recreational amenities, such as trails, on the parkland. Please indicate whether the applicant would like to construct any park amenities to receive credit. Any remaining fees will be issued with the next update.

U1: Thank you for communication. Confirm that entire trail is within LCRA easement, and would therefore would all be the 6' stone aggregate referred to in the LCRA letter. Please confirm and provide cost estimate.

- PR5. Add the following note to the plat:

Parkland dedication has been provided for 122 units by the dedication of \_\_\_\_ acres of land. Fiscal surety was posted with the City until such time as the parkland is dedicated and approved by the Parks and Recreation Department.

U1: Thank you for note. Comment cleared.

**Subdivision Review - Joey de la Garza - 512-974-2664**

All comments cleared.

**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.

WQ 1 to WQ 2. CLEARED

- WQ 3 The City maintains all water quality controls for single-family subdivision. All water quality controls to be City maintained must meet the maintenance and access requirements of DCM 1.2.4(E). Please demonstrate the plan provides the necessary space within the designated easements to meet the requirements of this section.

U1: Pending review by Watershed Department for maintenance.

WQ 4 to WQ 8. CLEARED

**Wetlands Biologist Review - Eric Brown - 512-978-1539**

**WB# Update 1** – Comment cleared. CEF note included on Plat as Note 23.

**WB# Update 1** – Comment cleared. CEF shown on plat.

**WB# Update 1** – Comment cleared. Updated ERI showing wetland included with this submittal.



**Site Plan Plumbing - Juan Beltran - 512-972-2095**

APPROVED

The proposed final plat (C8-2021-0078.1A) is approved from a plumbing code perspective.

**END OF REPORT**