

SUBDIVISION REVIEW SHEET

CASE NO.: C8S-77-136(VAC)

COMMISSION DATE: March 29, 2022

SUBDIVISION NAME: Larry Jameson Subdivision plat vacation

ADDRESS: 315 N Tumbleweed Trail

APPLICANT: Nicholas Properties, LLC (Paul Christen)

AGENT: Nicholas Properties, LLC (Paul Christen)

ZONING: N/A

NEIGHBORHOOD PLAN: N/A

AREA: 7.66 acres

LOTS: 1

COUNTY: Travis

DISTRICT: N/A

WATERSHED: Cuernavaca Creek

JURISDICTION: ETJ

SIDEWALKS: N/A

VARIANCE: N/A

DEPARTMENT COMMENTS:

The request is for the approval of the Larry Jameson Subdivision plat vacation. The applicant proposes to vacate the Larry Jameson Subdivision, which is composed of 1 lot on approximately 7.66 acres. This request is also related to the proposed Hidden Oaks Estates Subdivision re-plat. The plat vacation document and re-plat will be recorded together, once both have been approved.

Plat vacations are not subject to H.B. 3167 requirements and this item can only be considered once. Staff recommends approval of the Larry Jameson Subdivision plat vacation, subject to the conditions listed in the attached comment report.

STAFF RECOMMENDATION:

Staff recommends approval of the plat vacation, subject to the conditions listed in the comment report dated March 9, 2022 and attached as Exhibit C.

CASE MANAGER: Jennifer Bennett

PHONE: 512-974-9002

E-mail: jennifer.bennett@austintexas.gov

ATTACHMENTS

Exhibit A: Location map

Exhibit B: Larry Jameson Subdivision (plat to be vacated)

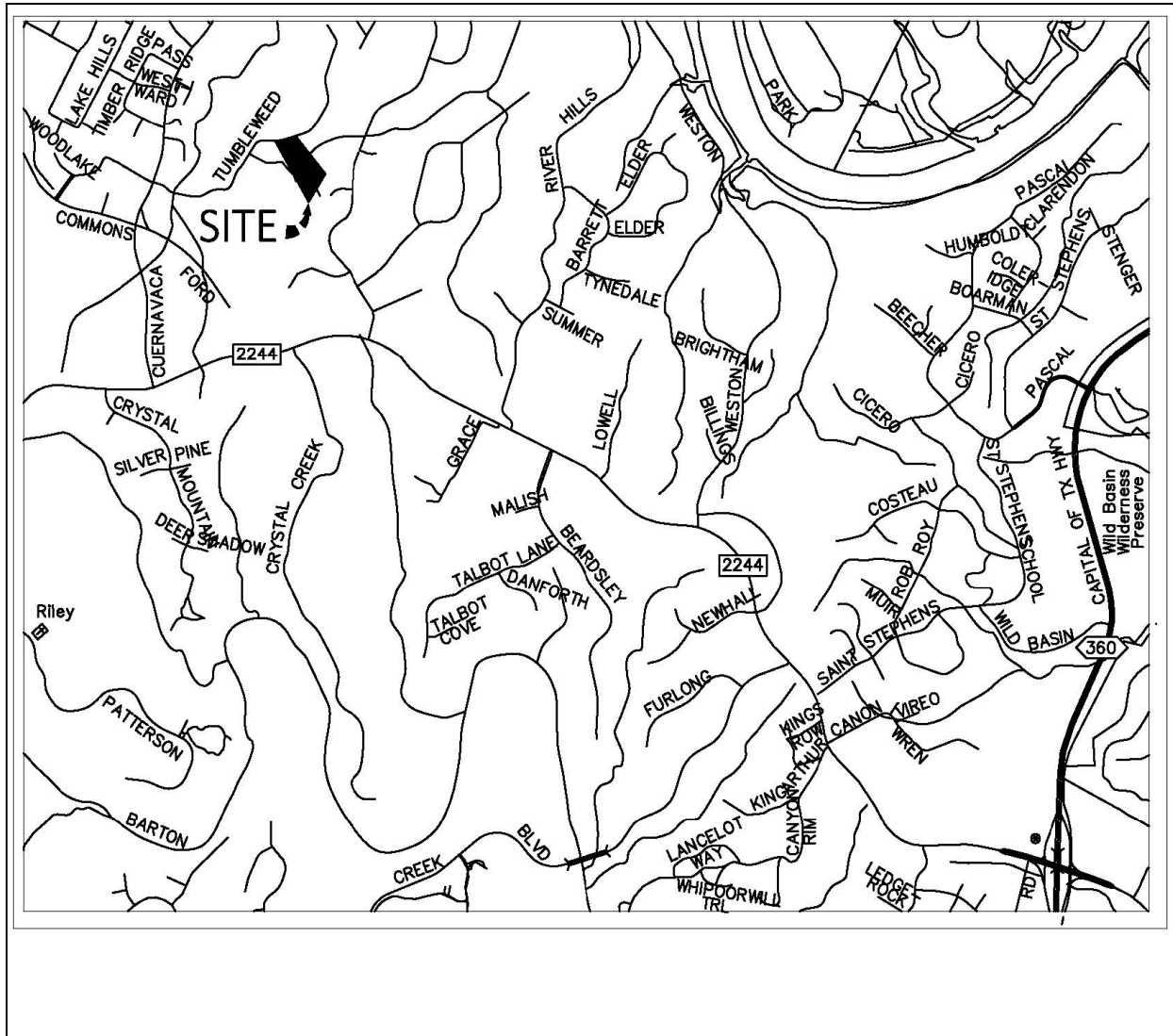
Exhibit C: Comment report dated March 9, 2022

Exhibit D: Plat vacation document

Exhibit E: Interested Party Letter

Larry Jameson Subdivision Location Map

(315 N. Tumbleweed Trail/9300 Stallion Dr., Austin, TX 78733)



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Aug. 8-77 RCHA 7164 * 750

LARRY JAMESON SUBDIVISION
SCALE: 1" = 100'

LEGEND
- Iron Stk. Found
- Iron Stk. Set

By: *Claude F. Dyer, Jr.*
CLAUDE F. DYER, JR.
Reg. Public Surveyor #202
June 9, 1977

No habitable structures shall be constructed within 50 feet of the centerline of the existing waterway. Minimum slab elevation of structures located in excess of 50 feet of the centerline of the existing waterway shall be a minimum of one foot above natural ground. Should this tract be subdivided at a later date, adequate drainage easements will be required. The 100 year storm will produce a flow of 80 CFS having an approximate width of 80 feet.

CARLSON & DIPPEL, INC.

H. B. Loudon
Vol. 5168 Pg. 603

H. A. Reed
Vol. 4274 Pg. 101E

TRACT 1

ROBERT HARVEY

Larry Jameson
Vol. 5729 Pg. 1467

PHILADELPHIA R. GINSBERG
Vol. 4270 Pg. 1107

APPROVED FOR ACCEPTANCE on the 22nd day of July A.D. 1977.
By: *Richard Little*
Richard Little, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS on the 22nd day of July A.D. 1977

James William Magallon
Secretary

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Larry Jameson, owner of the herein designated tract out of the Robert Harvey Survey #723 in Travis County, Texas, being all that certain 7.66 acre tract covered to me by deed recorded in Volume 5729, page 1467 of the Deed Records of Travis County, Texas, do hereby adopt this plat as my subdivision to be known as LARRY JAMESON SUBDIVISION, subject to any easements or restrictions heretofore granted and do hereby dedicate to the public use all easements shown hereon.

WITNESS MY HAND this the 14th day of June, A.D. 1977

Larry Jameson
Larry Jameson
3904 Chiswick
Austin, Texas 78705

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, *James William Magallon*, undersigned authority on this day personally appeared Larry Jameson, known to me to be the person who executed the foregoing instrument and he acknowledged to me that he executed the same as his act and deed for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this the 14th day of June, A.D. 1977

James William Magallon
Notary Public in and for Travis County, Texas

In approving this plat by the Commissioners Court of Travis County, Texas, it is understood that the building of all streets, roads or other public thoroughfares or any bridges or culverts necessary to be placed in such streets, roads or other public thoroughfares shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas and said court assumes no obligation to build any of the streets, roads or other public thoroughfares or any bridges or culverts in connection therewith. The acceptance for maintenance by the Commissioners Court of Travis County, Texas of the roads or streets in real estate subdivisions does not obligate the county to install street marking signs, as this is considered to be a part of the developer's construction, but that erecting signs for traffic control such as for speed limits and stop and yield signs, shall be the responsibility of the county.

SEPTIC TANK NOTE:

Each house in this subdivision shall be connected to a septic tank with a capacity of not less than 750 gallons and with a drain field of not less than 400 square feet and shall be installed in accordance with the regulations of the city-county health officer and shall be inspected and approved by such officer. This restriction is enforceable by the City of Austin-Travis County Health Dept. and/or the developer.

This subdivision is approved for one(1) tract to be served by septic tank system for single family unit only, until sanitary sewer service is available.

No construction may begin until location of septic tank system has been approved by the Austin-Travis County Health Dept.

Date: 20 July 77

Paul Edgar P. E.
Paul Edgar P. E.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, *Paul Edgar P. E.*, county clerk, Travis County, Texas, do hereby certify that on the 22nd day of July, 1977, the Commissioners Court of Travis County, Texas passed an order authorizing the recording of this plat and that said order has been duly entered in the minutes of said court in Book 75, page 336.

WITNESS MY HAND AND SEAL OF OFFICE this the 22nd day of August A.D. 1977

Paul Edgar P. E.
Paul Edgar P. E., County Clerk, Travis County, Texas, Deputy

FILED FOR RECORD on the 22nd day of August A.D. 1977 at 4:15 o'clock P.M.
Doris Shropshire, County Clerk, Travis County, Texas
By: *Mike Kelgare*
Mike Kelgare, Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, *Mike Kelgare*, clerk of the county court within and for the County and State aforesaid, do hereby certify that the foregoing instrument with its certificate of authentication was filed for record in my office on the 22nd day of August A.D. 1977 at 4:15 o'clock P.M. and duly recorded on the 22nd day of August A.D. 1977 at 4:15 o'clock P.M. in the Plat Records of said county in Book 75, page 336.

WITNESS MY HAND AND SEAL OF OFFICE the date last written above

Mike Kelgare
Mike Kelgare, County Clerk, Travis County, Texas, Deputy

CLK, 10 Jul 77, 11:00 AM

1-53-497
1-53-883

Vol. 75 Page 336
PLAT RECORDS, TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

APR - 8 85 5:00 7162 * 6.00
APR - 8 85 5:00 7161 * 5.00

MODIFICATION OF PLAT NOTE

03896605

5 00
6 00
cc

WHEREAS, on June 14, 1977, Larry Jameson executed a subdivision plat named LARRY JAMESON SUBDIVISION, (the "Subdivision"); and,

WHEREAS, said plat was approved by the Planning Commission of the City of Austin and the Commissioner's Court of Travis County, Texas and filed of record in Book 75, Page 336 of the Plat Records of Travis County, Texas; and,

WHEREAS, the Subdivision consists of a single lot containing seven and 66/100 (7.66) acres; and,

WHEREAS, the SEPTIC TANK NOTE printed on the face of the plat is confusing and misleading and is susceptible to an interpretation that would permit the construction of only one house on the entire 7.66 acres, when such interpretation is not intended; and,

WHEREAS, the undersigned, being the sole owner of all of the land included within the boundaries of the Subdivision, desires to modify and clarify the said Septic Tank Note to properly reflect the current status of the property; NOW THEREFORE,

WITNESSETH:

FOR AND IN CONSIDERATION of the premises, the undersigned WILLIAM J. SCUDDER, a single man, the sole owner of Tract 1 of the LARRY JAMESON SUBDIVISION, being all of the land included within the boundaries of the said LARRY JAMESON SUBDIVISION as recorded in Book 75, Page 336 of the Plat Records of Travis County, Texas, does hereby SET ASIDE, DELETE, AND FOREVER REMOVE from said plat the SEPTIC TANK NOTE printed upon the face of said plat, and in its place does hereby SUBJECT AND BIND the land described in said Plat to the following REVISED SEPTIC TANK NOTE, to-wit:

REVISED SEPTIC TANK NOTE:

Each Dwelling Unit constructed in this subdivision shall be connected to a septic tank or other sewage disposal system approved by and installed and inspected in accordance with the duly published rules and regulations of the City of Austin-Travis County Health Department.

No construction of any unit may begin in the subdivision until the septic tank or other sewage disposal system therefor has been approved by the Austin-Travis County Health Department.

Except as modified above, the undersigned owner does hereby RATIFY, CONFIRM AND IN ALL THINGS APPROVE each and all of the other provisions of the plat of the LARRY JAMESON SUBDIVISION, and specifically does hereby RATIFY AND CONFIRM AND IN ALL THINGS APPROVE each and all of the dedications to the public shown on the aforesaid plat.

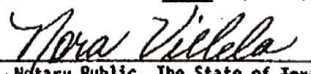
EXECUTED this the 2 day of April, 1985.


WILLIAM J. SCUDDER
Owner, Larry Jameson Subdivision

THE STATE OF TEXAS

COUNTY OF TRAVIS

The foregoing instrument was acknowledged before me on the 2 day of April, 1985 by WILLIAM J. SCUDDER.


Notary Public, The State of Texas HAYS
Nora Villela

NOTARY SEAL

REAL PROPERTY RECORDS
Travis County, Texas

09104 0759

FILED

APR 8 2 24 PM '85

Curio Anguiano
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on
the date and at the time stamped hereon by me; and
was duly RECORDED, in the Volume and Page of the
named RECORDS of Travis County, Texas, on

APR 8 1985

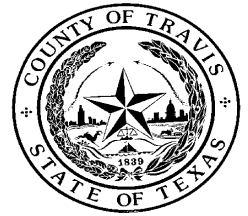


Curio Anguiano
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Bill Luckless Jr
1112 West Ben White
Suite 325
Attn: Brooks 78704

09104 0760

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8S-77-136(VAC)
REVISION #: 00
CASE MANAGER: Jennifer Bennett
UPDATE: U1
PHONE #: 512-974-9002

PROJECT NAME: LARRY JAMESON SUBDIVISION plat vacation
LOCATION: 315 N TUMBLEWEED TRL



SUBMITTAL DATE: February 28, 2022
FINAL REPORT DATE: March 9, 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 (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **April 28, 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).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):

1. Applicants must contact 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: Sophia Briones
Water Quality: Kyle Virr
Travis Co. Subdivision: Sue Welch
Subdivision: Jennifer Bennett

Subdivision Review - Jennifer Bennett - 512-974-9002

SR 1: CLEARED

SR 2: The vacation of this plat is contingent upon the approval of the Hidden Oaks Estates Subdivision (C8J-2021-0080.0A).

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.

WQ1: This plat vacation is part of a concurrent vacate/replat with a related plat application known as Jennings Place (C8J-2020-0047.1A), which is under concurrent review. This vacation can be approved after the replat is approved and to be recorded concurrently in coordination with the case manager.

U1: Pending replat approval and recordation coordination.

Travis Co. Subdivision Review - Sue Welch - 512-854-7637

1. FYI - It appears there is existing infrastructure in the PUE; therefore, the replat will need to take place concurrently.

END OF REPORT

TOTAL VACATION OF Larry Jameson Subdivision
Name of existing recorded subdivision

THE STATE OF TEXAS

COUNTY OF TRAVIS

Whereas Larry Jameson, owners of See Exhibit A Attached,
Name of original subdivider of existing recorded subdivision Property description as shown in dedicated statement of existing recorded subdivision
did heretofore subdivide the same into the subdivision designated Larry Jameson Subdivision,
Name of existing recorded subdivision
the plat of which is recorded in Volume 75, Page 336 or Document Number _____ of
the TRAVIS County, Texas Official Public Records, and

WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit:

<u>LOT</u>	<u>Block</u>	<u>OWNER</u>
<u>TRACT 1</u>	_____	<u>Nicholas Property Partners LLC</u>

(Insert more lines as needed for multiple lots. NOTE: ALL lot owners from the original subdivision must be listed directly above and must sign this document)

WHEREAS, Nicholas Property Partners LLC, for and in consideration of the premises and pursuant
List names of owners listed directly above
to the provisions of Chapter 212.013 of the Local Government code, does hereby vacate all of
Larry Jameson Subdivision.
Name of existing recorded subdivision

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

9/22/21

9/22/21

OWNER'S SIGNATURE

Paul Christen

Owner or owner's representative signature above

PAUL CHRISTEN, MEMBER

Insert printed version of owner's name above. Also, if a representative is signing on behalf of a company, include representative's name and the capacity in which they are signing. Example: John Smith, Director for Hypothetical Company LLC).

200 BILLINGS LN, AUSTIN, TX 78733

Insert owner's address above (or if a company, insert company's address).

Maureen Christen

Owner or owner's representative signature above

MAUREEN CHRISTEN, MEMBER

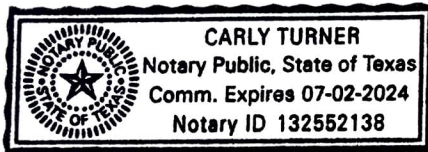
Insert printed version of owner's name above. Also, if a representative is signing on behalf of a company, include representative's name and the capacity in which they are signing. Example: John Smith, Director for Hypothetical Company LLC).

200 BILLINGS LN, AUSTIN TX 78733

Insert owner's address above (or if a company, insert company's address).

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Paul Christen, known to be the person whose name is
Name of individual signing above
subscribed to the foregoing instrument and he/she/they acknowledged to me that he/she/they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.



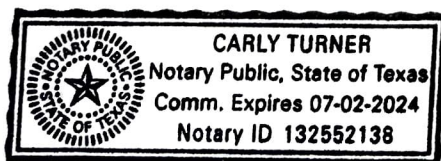
SEAL

Carly M Turner
Printed name: CARLY TURNER
Notary Public in and for the State of
Texas

My commission expires: 07/02/2024

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Maureen Christen, known to be the person whose name is
Name of individual signing above
subscribed to the foregoing instrument and he/she/they acknowledged to me that he/she/they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.



SEAL

Carly M Turner
Printed name: CARLY TURNER
Notary Public in and for the State of
Texas

My commission expires: 07/02/2024

APPROVAL OF TOTAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 20____, the Land Use Commission of the City of Austin, at its regular meeting, did approve the total vacation of the subdivision known as Larry Jameson Subdivision as recorded in Volume 75 Page 336 or

Name of existing recorded subdivision

Document Number _____ of the Travis County, Texas Official Public Records, upon application therefore by all of the owners of all the lots in said subdivision.

EXECUTED, this _____ day of _____, 20_____.

Printed Name: _____, Chair
Land Use Commission
City of Austin

ATTEST:

Printed Name: _____, Senior Planner
City of Austin Development Services Department

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument as Senior Planner with the City of Austin Development Services Department, a municipal corporation, and he/she/they acknowledged to me that he/she/they executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20_____.

SEAL

Printed name: _____
Notary Public in and for the State of Texas
My commission expires: _____

APPROVAL OF TOTAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 20____, the Travis County Commissioners Court, at its regular meeting, did approve the total vacation of the subdivision known as _____ Larry Jameson Subdivision _____, a subdivision located in Travis County, Texas, and
Name of existing recorded subdivision
within the Extra Territorial Jurisdiction of the City of Austin, as recorded in Volume 75 Page 336 or Document Number _____ of the Travis County, Texas Official Public Records, upon application therefore by all of the owners of all of the lots in said subdivision.

EXECUTED, this _____ day of _____, 20_____.

Andy Brown, Travis County Judge
County Commissioners Court
Travis County, Texas

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Andy Brown, known to be the person whose name is subscribed to the foregoing instrument as Travis County Judge of the County Commissioners Court, Travis County, Texas, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20_____.

SEAL

Printed name: _____
Notary Public in and for the State of Texas
My commission expires: _____

After recorded, please return to:

Exhibit A

The Larry Jameson Subdivision is platted out of the Robert Harvey Survey #723 in Travis County, Texas being all that certain 7.66 acres conveyed to Larry Jameson by deed recorded in Volume 5729, page 1467 of the Deed Records of Travis County, Texas

Cynthia McDonald, County Executive
Travis County Transportation and Natural Resources
700 Lavaca Street, 5th Floor
P.O. Box 1748
Austin, Texas 78767
(512) 854-4215
Travis_County.Permits@traviscountytx.gov

Re: Interested Party Letter concerning the Paul Christen Application for Residential Development Permit # 21-32149; 9300 Stallion Dr., Austin, Texas 78733; TRT 1 - Larry Jameson Subdivision

Dear Ms. McDonald:

Pursuant to City Austin Ordinance § 30-1-152; and Chapters 448, 464 and 482 of the Travis County Development Regulations and as the downstream adjacent landowner, I have an important interest in the above referenced matter that is the subject of your jurisdiction and regulatory approval process. For the following reasons, I need your verification and assurances that: 1) the developer utilizes a professional engineer for any new residential development on the property to properly calculate the 100 year stormwater flows considering the run-off of additional concrete surfaces and the flow rate/flow pathways of the current waterway are unchanged from the current exit point from 9300 Stallion Drive; 2) the developer utilizes a professional engineer to conduct a proper site evaluation before installing any OSSFs with consideration of the unique easements existing on the property; and 3) the 100' construction set back along the waterway remains intact. In short, Paul Christen is required to comply with the subdivision plat notes relating to the 100' construction restriction along the waterway, plat a proper drainage easement for the existing waterway, and comply with the regulations referenced below.

My concern is that any new residential development adjacent to the waterway on 9300 Stallion feeding into the drainage easement on my property will cause flooding on my property unless the new drainage easement for the waterway properly accounts for the engineered design capacity of the drainage easement on my property as ordered by Travis County Commissioners Court on July 14, 2015 and on file as public record with Travis County. See Exhibit A. Specifically, the current waterway on the 9300 Stallion Dr. property drains directly into the drainage easement on my property. The drainage easement on my property includes engineered drainage culverts and berms that receive and direct flow from the waterway based on 100-year storm flows. See Exhibit B. When the flows from 9300 Stallion Dr. exceed the design capacity of my drainage system or are redirected from the current, flooding will occur on my property and further downstream.

According to the plat map of the Larry Jameson Subdivision, Trt 1, a waterway bisects the property. See Exhibit C. In addition, a 100' LCRA electric utility easement overlays a portion of the waterway. See Exhibit C. Furthermore, the subdivision's plat notes provide for a 50' construction set back easement along each side of the existing waterway as follows:

No habitable structures shall be constructed within 50 feet of the centerline of the existing waterway. Minimum slab elevation of structures located in excess of 50 feet of the centerline of the existing waterway shall be a minimum of one foot above natural ground. Should this tract be subdivided at a later date, adequate drainage easements

will be required. The 100-year storm will produce a flow of 40 CFS having an approximate width of 80 feet.

In addition, Section 448.006 of the Travis County Subdivision Development Regulations require compliance with TCEQ On-Site Sewage Facility Rules for "any activity relating to the development of planning materials, construction, installation, alteration, repair, extension, operation, maintenance, permitting, inspection, or investigation of an onsite sewage facility within the jurisdictional area of Travis County, Texas ...". Moreover, 30 TAC Section 285.30 provides that "a complete site evaluation shall be performed by either a site evaluator or a professional engineer on every tract of land where an OSSF will be installed." That site evaluation includes a soil analysis and ad surface drainage analysis.

In addition, Section 448.044 of the Travis County Subdivision Development Regulations provides that "[t]he owner or developer of property to be developed is responsible for the conveyance of all stormwater flowing through the property, ... Further, Section 464.186 (b) provides as follows:

When development exceeds the 20% impervious coverage ratio, the permit applicant shall have a Registered Professional Engineer licensed in the State of Texas provide a plan with supporting calculations to attenuate the effects of the proposed increased stormwater. The normal design of these controls shall be as per the City of Austin's Drainage Criteria Manual. Any other method proposed shall require prior approval by The Floodplain Administrator.

Also, Section 482.207 of the Travis County Subdivision Development Regulations provide that:

(a) A preliminary plan, final plat, or development permit may not be approved unless it includes storm water drainage facilities and permanent water quality controls, and measures that: (1) attenuate the effects of any proposed increase in storm water, to, from, across, or along roadways and within or adjacent to the development; (2) provide adequate conveyance of storm water ...; (3) ensure improvements are sufficiently strong to resist external pressure caused by earth or building and internal pressure to abrasion caused by water or debris; (4) ensure surface grades will not permit water to gather in a pool that may become stagnant; (5) control, both temporarily during construction and permanently thereafter, erosion and sedimentation so as to reduce to the maximum extent practicable or eliminate the discharge of pollutants into water courses,... ; (6) prevent any additional identifiable adverse flooding on other property; (7) ... preserve the natural and traditional character of the land and the waterway ...; and (8) ensure onsite control of the two-year peak flow,

(b) Storm water data and calculations and design of storm water drainage facilities and controls shall meet the specifications of the City of Austin Drainage Criteria Manual.


(c) An applicant for a preliminary plan, final plat, or development permit shall submit a drainage plan for the total area to be developed

(e) The owner of the property to be developed is responsible for the conveyance of all storm water flowing through the property, including present and future storm water that is directed to the property by other developed property or naturally flows through the property because of the topography.

(h) Preliminary plans, final plats, and development permits shall ... information on 100-year floodplains and drainage easements.

(i) For any lot encumbered by a drainage easement, ... , an engineer must establish and show on the final plat a minimum floor elevation elevated to or above the minimum flood protection elevation measured at the highest point on the lot which is immediately adjacent to the structure.

(o) A proposal to modify a waterway shall include an analysis, based on a field investigation, by a qualified environmental professional delineating the riparian ecosystem related to the waterway and assessing both the suitability of maintaining the waterway's natural and traditional character and the effects of the proposed modifications on that natural and traditional character.



Daniel Babbs
401 North Tumbleweed Trail
Austin, Texas 78733
dbabbs@earthlink.net

CC: Laura Fowler
Eugene A. Clayborn
The Fowler Law Firm
8310 N. Capital of Texas Hwy, Suite 150
Austin, Texas, 78731
(512) 441-1411
(512) 469-2975
lfowler@thefowlerlawfirm.com
eclayborn@thefowlerlawfirm.com

Paul Christen, Developer and General Contractor
Travis County Residential Development Permit # 21-32149
Nicholas Properties, LLC
200 Billings Ln.
Austin, Texas 78733