

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2021-0080.0A

COMMISSION DATE: March 29, 2022

SUBDIVISION NAME: Hidden Oaks Estates Subdivision

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: 5

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 Hidden Oaks Estates Subdivision consisting of 5 single-family lots on approximately 7.66 acres in the City's ETJ. This request is related to the Larry Jameson Subdivision plat vacation. The property was originally platted as one lot in the Larry Jameson Subdivision, which must be vacated in order to re-plat it as the Hidden Oaks Estates Subdivision.

This re-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: Jennifer Bennett

PHONE: 512-974-9002

E-mail: jennifer.bennett@austintexas.gov

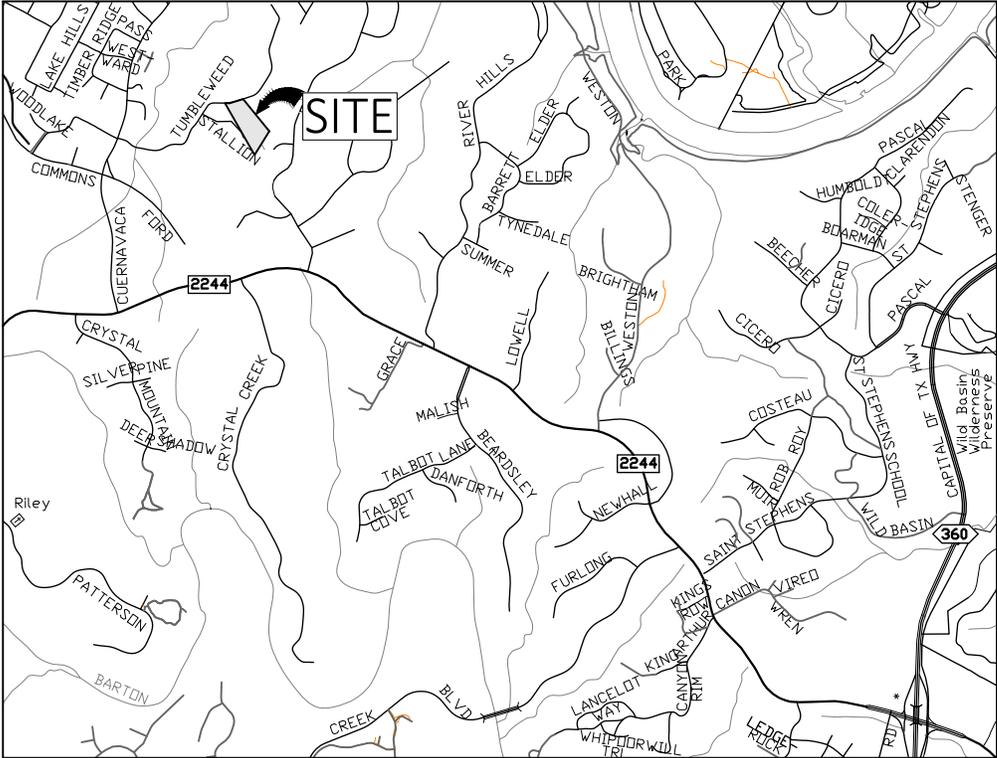
ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated March 23, 2022

HIDDEN OAKS ESTATES SUBDIVISION



VICINITY MAP
NOT TO SCALE

HIDDEN OAKS ESTATES SUBDIVISION

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.

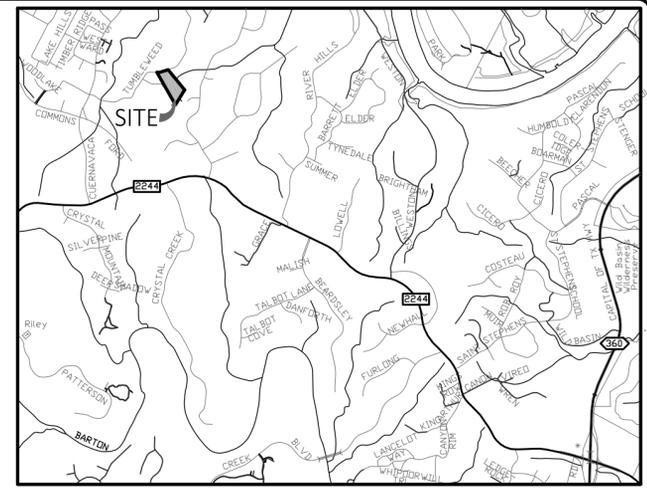
THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

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.



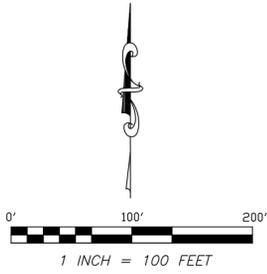
HIDDEN OAKS ESTATES SUBDIVISION



VICINITY MAP
NOT TO SCALE

- LEGEND**
- 1/2" IRON PIPE FOUND (UNLESS NOTED)
 - 1/2" IRON ROD FOUND (UNLESS NOTED)
 - B.S.L. BUILDING SETBACK LINE
 - D.E. DRAINAGE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY
 - () RECORD INFORMATION

- LINE LEGEND**
- LOT LINES
 - - - EASEMENTS
 - RIGHTS-OF-WAY
 - SUBJECT BOUNDARY



SITE ADDRESS:
9300 STALLION DRIVE
AUSTIN, TEXAS 78733

OWNER:
NICHOLAS PROPERTY PARTNERS, LLC.
200 BILLINGS LANE
AUSTIN, TEXAS 78733

SURVEYOR:
FRED L. DODD, JR.
DODD SURVEYING & MAPPING CO., INC.
P. O. BOX 1695
LIBERTY HILL, TEXAS 78642
(512) 953-5705 PH

ENGINEER:
DEAN THOMAS
YEOMAN ENGINEERING
P. O. BOX 5076
AUSTIN, TEXAS 78763
(512) 897-5877 PH

LOT SUMMARY

LOT 1 = 1.633 ACRES (71,128 S.F.)
LOT 2 = 1.217 ACRES (53,011 S.F.)
LOT 3 = 1.214 ACRES (52,895 S.F.)
LOT 4 = 1.246 ACRES (54,267 S.F.)
LOT 5 = 2.347 ACRES (102,233 S.F.)
TOTAL = 7.657 ACRES (333,534 S.F.)

TOTAL NUMBER OF LOTS = 5
NO NEW PUBLIC ROADS

STATE OF TEXAS
COUNTY OF TRAVIS

I, DEAN THOMAS, DO HEREBY CERTIFY THAT THE ENGINEERING WORK BEING SUBMITTED HEREIN COMPLIES WITH ALL PROVISIONS OF THE TEXAS ENGINEERING PRACTICE ACT, INCLUDING SECTION 131.152(e) AND THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODE. I HEREBY ACKNOWLEDGE THAT ANY MISREPRESENTATION REGARDING THIS CERTIFICATION CONSTITUTES A VIOLATION OF THE ACT AND MAY RESULT IN CRIMINAL, CIVIL AND/OR ADMINISTRATIVE PENALTIES AGAINST ME AS AUTHORIZED BY THE ACT.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 48453C0430K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY # 481026.

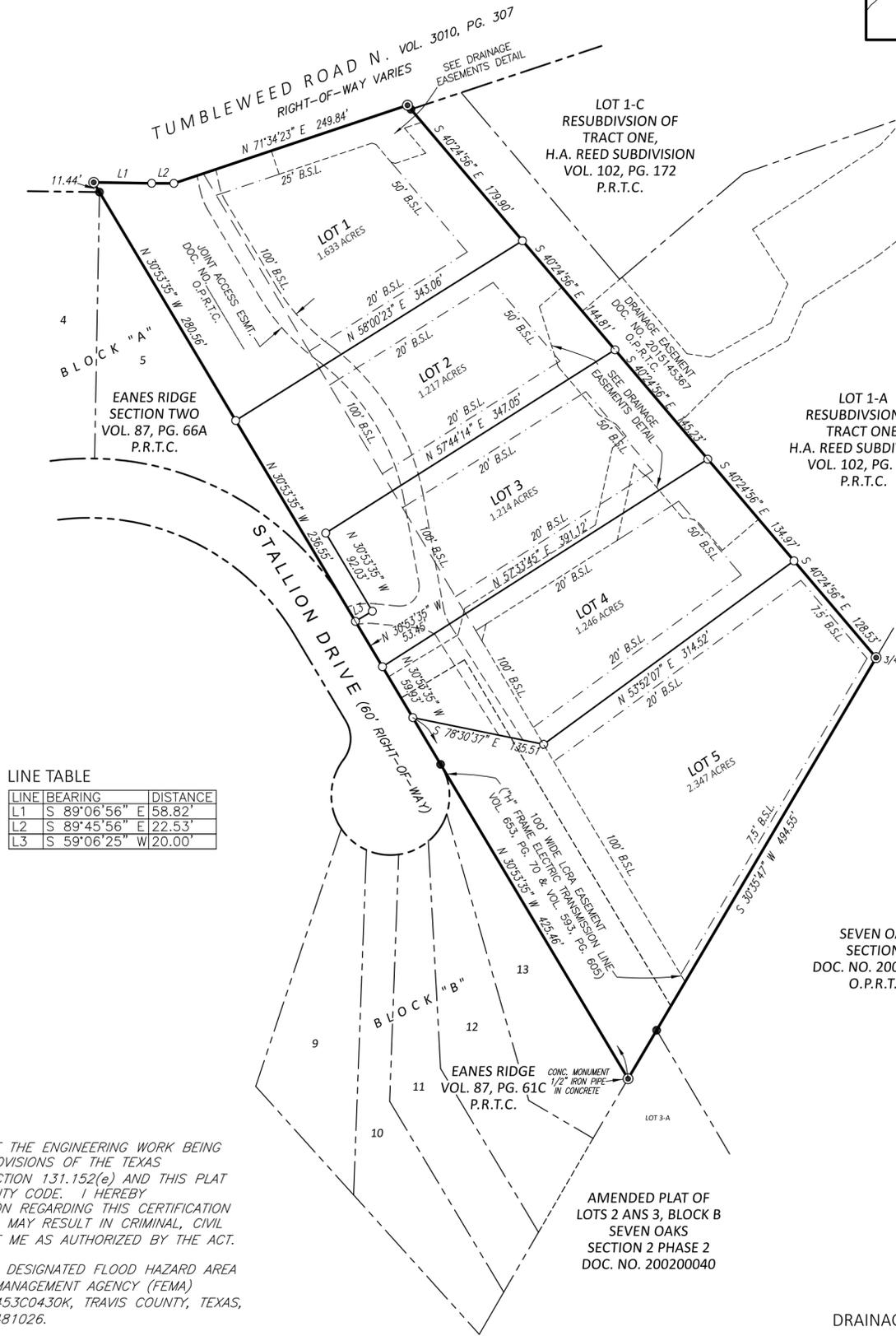
DEAN THOMAS, P.E. 90320 _____ DATE
YEOMAN ENGINEERING
P. O. BOX 5076
AUSTIN, TEXAS 78763
(512) 897-5877

STATE OF TEXAS
COUNTY OF TRAVIS

I, FRED L. DODD, JR., 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 30 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.

PRELIMINARY DOCUMENT NOT FOR RECORDATION

FRED L. DODD, JR. _____ DATE
R.P.L.S. NO. 6392
DODD SURVEYING & MAPPING CO., INC.
P. O. BOX 1695
LIBERTY HILL, TEXAS 78642
(512) 953-5705



LINE TABLE

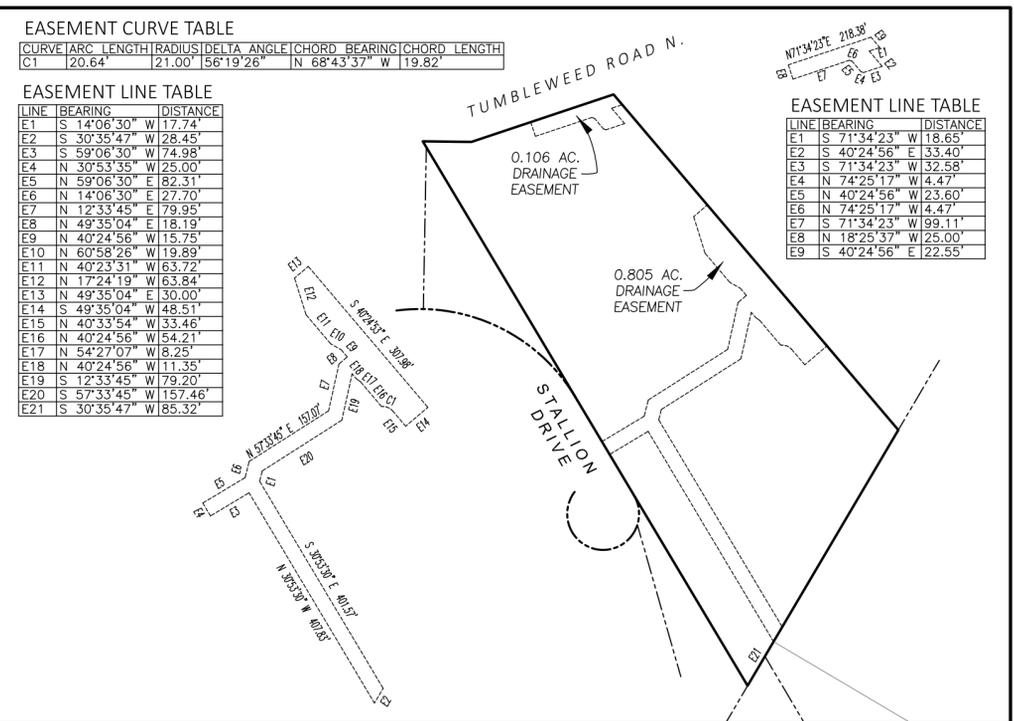
LINE	BEARING	DISTANCE
L1	S 89°06'56" E	58.82'
L2	S 89°45'56" E	22.53'
L3	S 59°06'25" W	20.00'

SEVEN OAKS
SECTION 5
DOC. NO. 200000295
O.P.R.T.C.

AMENDED PLAT OF
LOTS 2 AND 3, BLOCK B
SEVEN OAKS
SECTION 2 PHASE 2
DOC. NO. 200200040

BEARING BASIS
BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, TEXAS CENTRAL ZONE, USING A COMBINED SCALE FACTOR OF 0.99996929 AND HAVING A CONVERGENCE ANGLE OF 01°20'43".

DRAINAGE EASEMENTS DETAIL
1 INCH = 200 FEET



EASEMENT CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.64'	21.00'	56°19'26"	N 68°43'37" W	19.82'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 14°06'30" W	17.74'
E2	S 30°35'47" W	28.45'
E3	S 59°06'30" W	74.98'
E4	N 30°53'35" W	25.00'
E5	N 59°06'30" E	82.31'
E6	N 14°06'30" E	27.70'
E7	N 12°33'45" E	79.95'
E8	N 49°35'04" E	18.19'
E9	N 40°24'56" W	15.75'
E10	N 60°58'26" W	19.89'
E11	N 40°23'31" W	63.72'
E12	N 17°24'19" W	63.84'
E13	N 49°35'04" E	30.00'
E14	N 49°35'04" W	48.51'
E15	N 40°33'54" W	33.46'
E16	N 40°24'56" W	54.21'
E17	N 54°27'07" W	18.25'
E18	N 40°24'56" W	11.35'
E19	N 12°33'45" W	79.20'
E20	S 57°33'45" W	157.46'
E21	S 30°35'47" W	85.32'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 71°34'23" W	18.65'
E2	S 40°24'56" E	33.40'
E3	S 71°34'23" W	32.58'
E4	N 74°25'17" W	4.47'
E5	N 40°24'56" W	23.60'
E6	N 74°25'17" W	4.47'
E7	S 71°34'23" W	99.11'
E8	N 18°25'37" W	25.00'
E9	S 40°24'56" E	22.55'

DODD SURVEYING & MAPPING CO., INC.
TBPELS FIRM NO. 10194646
P.O. BOX 1695 LIBERTY HILL, TX 78642
OFFICE: (512) 953-5705
WWW.DODDSURVEYING.COM

HIDDEN OAKS ESTATES SUBDIVISION

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL BY THESE PRESENTS:

THAT I, PAUL CHRISTEN, MANAGING MEMBER OF NICHOLAS PROPERTY PARTNERS, LLC., BEING THE OWNER/REPRESENTATIVE OF 7.657 ACRES, MORE OR LESS, BEING TRACT 1, LARRY JAMESON SUBDIVISION, A SUBDIVISION OF RECORD IN TRAVIS COUNTY, TEXAS, AS SHOWN UPON THE PLAT RECORDED IN VOLUME 75, PAGE 336, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2021019987, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; AND SAID SUBDIVISION HAVING BEEN APPROVED FOR PLATTING PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.004 OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE SAID 7.657 ACRES OF LAND, MORE OR LESS, BEING TRACT 1, LARRY JAMESON SUBDIVISION, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

HIDDEN OAKS ESTATES SUBDIVISION

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

WITNESS MY HAND, THIS THE ____ DAY OF _____, 20____, A.D.

PAUL CHRISTEN, MANAGING MEMBER
NICHOLAS PROPERTY PARTNERS, LLC.
200 BILLINGS LANE
AUSTIN, TX 78733

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PAUL CHRISTEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

SEAL

NOTARY PUBLIC, STATE OF TEXAS

NOTES:

1. WATER WILL BE PROVIDED BY THE TRAVIS COUNTY WCID #18 AND WASTEWATER WILL BE PROVIDED BY AN ON-SITE SEWAGE FACILITY APPROVED BY TRAVIS COUNTY TNR.
2. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE WCID #18 WATER AND AN ON-SITE SEWAGE FACILITY APPROVED APPROVED BY TRAVIS COUNTY.
3. THE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE TRAVIS COUNTY WCID #18 UTILITY DESIGN CRITERIA. THE WATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY TRAVIS COUNTY WCID #18. ALL WATER CONSTRUCTION MUST BE INSPECTED BY TRAVIS COUNTY WCID #18. THE LANDOWNER MUST PAY THE TRAVIS COUNTY WCID #18 INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE TRAVIS COUNTY ORDINANCE REQUIREMENTS.
5. PRIOR TO CONSTRUCTION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN AND TRAVIS COUNTY.
6. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
7. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENT CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. 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 UNDERGROUNDS ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
10. 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 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.
11. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
12. 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 OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY KIND OF 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.
13. 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 AND TRAVIS COUNTY. 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.
14. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
15. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
16. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
17. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
18. THE PROPERTY SHALL BE DEVELOPED AND MAINTAINED IN COMPLIANCE WITH SECTION 30-5-453(C) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
19. LOTS 1-5 WILL UTILIZE THE JOINT USE ACCESS DRIVE AS SHOWN HEREON. SEE ALSO THE INSTRUMENT RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
20. MAINTENANCE OF THE PONDS AND EASEMENTS SHOWN HEREON SHALL BE ASSUMED BY THE PROPERTY OWNERS AND GOVERNED BY THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF HIDDEN OAKS ESTATES AT TUMBLEWEED TRAIL RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE EXTRA TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS ____ DAY OF _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE ____ DAY OF _____, 20____, A.D.

TODD SHAW, CHAIR

YVETTE FLORES, SECRETARY

APPROVED, 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

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON-SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.
2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 48, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY TNR BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY TNR BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY TNR ON-SITE WASTEWATER PROGRAM.

TRAVIS COUNTY TNR

COMMISSIONERS' COURT RESOLUTION:

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 TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET 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 OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON 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 DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 20____, 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 _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, 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 THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY



SHEET 3 OF 3
C8J-2021-0080.OA
PREPARED: 03/30/2021
SUBMITTAL DATE: 05/20/2021

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



CASE NUMBER: C8J-2021-0080.0A
REVISION #: 00 UPDATE: U0
CASE MANAGER: Jennifer Bennett PHONE #: 512-974-9002

PROJECT NAME: Hidden Oaks Estates Subdivision
LOCATION: 9302 STALLION DR



SUBMITTAL DATE: February 28, 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 (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **May 30, 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: Chima Onyia
Travis Co. Subdivision: Sue Welch
Electric: Cody Shook
911 Addressing: Jorge Perdomo
Environmental: Babatunde Daramola

PARD / Planning & Design: Scott Grantham
Subdivision: Jennifer Bennett
Water Quality: Kyle Virr
Travis Co. Drainage Engineering: Manny Durate

Electric Review - Cody Shook - Cody.Shook@austinenergy.com

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

Ten-foot electric telecommunications is required along the rear property line. Show the easement(s) on the face of the plat.

EL 2. Please contact electric designer Donathan Hutchinson at Donathan.Hutchinson@austinenergy.com to discuss drainage easement and potential pond.

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

AD1: This plat review is Rejected;

AD2: Please update label for N TUMBLEWEED TRL it is incorrect in your layout

NOTE1: Avoid punctuation as it causes confusion for first responders

NOTE2: Directional must be included before the street name without punctuation

§ 30-2-155

End of Comments

Environmental Review - Babatunde Daramola - 512-974-6316

Update 0 3/17/2022

PLAT NOTES [LDC 25-1, Article 4, Division 2]

EV 1 Add the following note: "At least 40 percent of the uplands area of a site must be retained in or restored to its natural state to serve as a buffer. The buffer must be contiguous to the development and must receive overland drainage from the developed areas of the site unless a water quality control is provided. Use of the buffer is limited to fences, water quality controls that comply with Subdivision 30-5-213(C)(3) (Water Quality Control Standards), utilities that cannot reasonably be located elsewhere, irrigation lines not associated with wastewater disposal, and access for site construction. A wastewater disposal area may not be located in the buffer".

EV 2 Provided that the point of access is not required by the fire department or emergency responders, shift the driveway alignment on lots 1 and 2 to avoid slopes over 15%.

Hydro Geologist Review - Eric Brown - 512-978-1539

No comments at this time.

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

Update 0:

PR1. A Parkland Early Determination (PED # 1244) was issued for this project on 5/20/21, stating that Title 30 would apply for parkland, that the City of Austin would be the park provider, and that fees in lieu of parkland dedication would be owed.

PR2. The parkland dedication fee is required (City Code §30-2-217) and must be paid prior to approval. Five single family lots are proposed. Please confirm 5 units, and the status of the existing unit (e.g. remain or demolished). Park fee bills will be issued with the next update when the number of units have been confirmed.

PR3. Add the following note to the plat:

A fee-in-lieu of parkland dedication has been paid for 5 dwelling units.

Subdivision Review - Jennifer Bennett - 512-974-9002

- SR 1. The cover page requires the Name of the subdivision, a Location map, and the Consumer Protection Notice statement in bold, capitals and a minimum of ½ inch in size. Please include a location map on Sheet 1. (LDC § 30-2-87)
- SR 2. Please ensure that everything that is referenced in the legend is also shown on the face of the plat and vice versa, including all acronyms and symbols. (LDC § 30-1-113)
- SR 3. Please ensure that all text (except what is shown on the face of the plat) is at least 3/32 of an inch. (LDC § 30-1-113)
- SR 4. One concrete monument is required to be placed at or near a major property corner, if one is not located and shown within 1,300 feet on previously recorded property. (LDC § 30-2-131)
- SR 5. Remove the building setback lines from the face of the plat, as there is no zoning in the ETJ. These can be included in the covenants and restrictions and privately enforced if desired. (LDC § 30-1-113)
- SR 6. Revise the engineer’s certification as follows (LDC § 30-1-113):
“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 30 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge.”
- SR 7. Revise the owner’s dedication block to generally follow the template below (LDC § 30-1-113 and 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 8. In the owner’s dedication block add something like “and said subdivision having been vacated as recorded in Document No. _____, Official Public Records, Travis County, Texas” before the “does hereby subdivide....”. The plat vacation document number will be added into the

placeholder at time of both recording this plat and recording the vacation document. (LDC § 30-1-113)

SR 9. Please revise the administrative approval block as follows (LDC § 30-1-113):

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS
THE ____ DAY OF _____, 20__, AD.

Denise Lucas, Director
Development Services Department

SR 10. Revise the Land Use Commission approval block as follows (LDC § 30-1-113):

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 11. Update "Dana Debeauvoir" (she retired) to "Rebecca Guerrero" (new Interim County Clerk) in the
Commissioners Court Clerk approval block and the County Clerk recordation block.

SR 12. If fiscal is required, update Plat Note 12 with the following note (LDC § 30-1-113, 30-2-38, and
30-2-84):

"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 13. Remove Plat Note 4 (there is no zoning in the ETJ or enforced by Travis County) and Note 14
(there are no commercial or industrial lots). (LDC § 30-1-113)

SR 14. FYI: If the joint driveway will provide access to more than 3 dwellings, fiscal may be required for a
Type 2 driveway. Contact the Travis County transportation reviewer.

SR 15. FYI: If fiscal is required, please prepare a City of Austin Subdivision Construction Agreement and
get in contact with the Fiscal Surety Office. The City's SCA will be recorded with the plat and the
document number will be included in a place holder in Plat Note 12.

SR 16. Provide a copy of all proposed or required, separate instrument documents with all exhibits
(including metes/bounds descriptions and lien searches, etc.) and any proposed HOA covenants
and restrictions. These will need to be reviewed and approved. (LDC § 30-1-113)

SR 17. FYI: Once all separate instrument documents and HOA covenants/restrictions are finalized, we
will need original, signed versions of them to record with this plat.

SR 18. FYI: All review fees must be paid prior to plat approval. Fiscal can be posted 90 days after full
approval of the plat.

- SR 19. FYI: Original current (crimped) tax certificates showing all taxes having been paid for the past year must be provided at the time the plat is cleared for approval. These tax certificates are available from the Travis County Tax Office at 5501 Airport Boulevard, and must be ordered two (2) days prior to receipt. Tax receipts or other information in-lieu of certificates cannot be substituted. Travis County will NOT record the plat without them.
- SR 20. FYI: After all comments have been cleared, please send the mylar (with original signatures and seals) of the plat, recording fee check, and tax certificates (original) to this reviewer. Delivery instructions and recording fee will be provided once all comments from reviewers have been 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.

- WQ1: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.
- WQ2: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf
- WQ3: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17. Runoff from all new impervious cover should be routed to WQ controls.
- WQ4: 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.

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

1. Provide a copy of the proposed joint access easement document, including the exhibits. This document will need to be reviewed and approved by staff. 30-1-113
2. Please add Travis County to note #12 regarding the fiscal 30-1-113
3. Update the Clerk's name to Rebecca Guerrero in all places (Ms. Debeauvoir has retired.) 30-1-113
4. Provide current tax certificates showing all taxes have been paid for 2021. 30-1-113
5. FYI - Plat vacation application scheduled first on Court agenda. Currently scheduled for March 29th

Travis Co. Transportation Review - Manny Duarte - 512-854-7581

All engineering comment cleared.

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

NO SITE PLAN PLUMBING REVIEW REQUIRED

The proposed final plat (C8J-2021-0080.0A) is outside the zoning jurisdiction of the City of Austin and will not receive water or wastewater service from Austin Water Utility, Therefore the Austin Plumbing Code is not applicable per Chapter 25-1.

Travis Co. Drainage Engineering - Manny Duarte - 512-854-7581

1. Please provide a copy of the Homeowner's Document/Declaration of Covenants and Restrictions, including the exhibits (note #20). This will need to be reviewed and approved by staff. This may need to be a restrictive covenant for the Drainage Maintenance Agreement. Please email to this reviewer. 30-1-113
2. Provide a sealed estimate of construction costs for the proposed subdivision improvements for review and approval so that they may be posted with the Single Office prior to the deadline for posting, which is 90 days after the approval date per Title 30, Section § 30-2-84 (D)). Please also provide documentation of the approval of the City of Austin Water Quality reviewer and the City of Austin Environmental reviewer for their components of the cost estimate. This cost estimate will need to be updated upon the submittal of subdivision construction plans for review, and fiscal will need to be adjusted as needed at that time.

End of Report