

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2017-0154.01.2A**COMMISSION DATE:** May 3, 2022**SUBDIVISION NAME:** Interport Section 2C Final Plat**ADDRESS OF SUBDIVISION:** 3101 Fallwell Lane (East Highway 71 & Highway 130)**APPLICANT:** EP Austin Purchase Company  
Stoneridge Capital Partners, LTD  
Village Capital Corporation**AGENT:** Dunway/UDG  
(John Noell, P.E.)**ZONING:** LI-PDA**AREA:** 85.22 acres**LOTS:** 5**COUNTY:** Travis**DISTRICT:** 2**WATERSHED:** Onion Creek**JURISDICTION:** Full Purpose**DEPARTMENT COMMENTS:**

The request is for the approval of Interport Section 2C final plat, comprised of 5 lots on 85.22 acres.

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions include labeling roads, showing an easement, updating a plat note and posting fiscal. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

**STAFF RECOMMENDATION:**

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated April 27, 2022, and attached as Exhibit C.

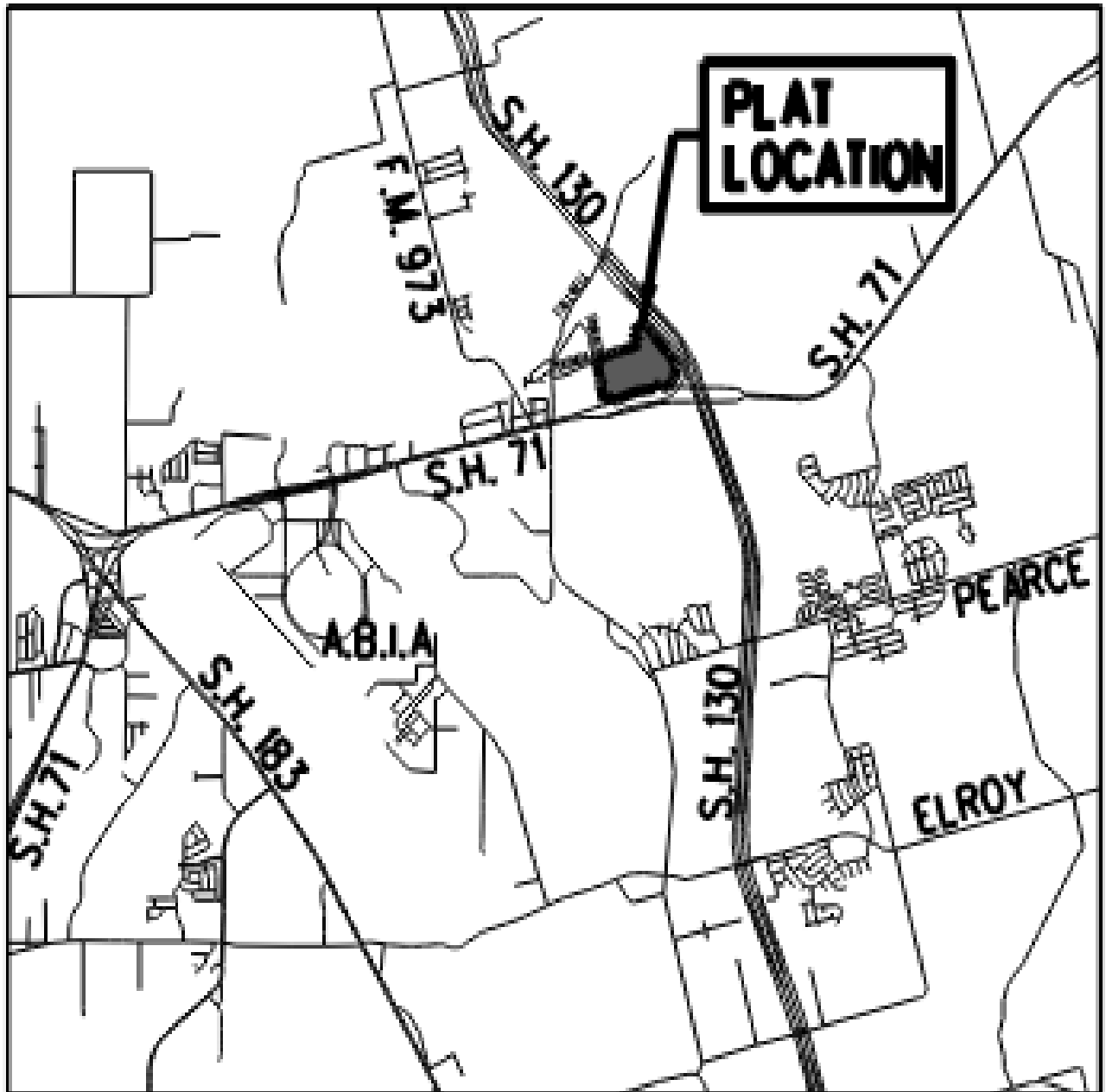
**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated April 27, 2022

EXHIBIT A






## INTERPORT SECTION 2C

**VICINITY**  
NOT TO SCALE

C8-2017-0154.01.2A

B.M1  
 SQUARE CUT AT THE NORTHEAST CORNER OF A CONCRETE  
 PAD FROM THE INTERSECTION OF DIONDA LANE (90' ROW) AND  
 OLIVE BLVD. (90' ROW) PER SITE DEVELOPMENT PERMIT WA.  
 SP-2015-0414C.FZSH. 214.5' SOUTHEAST ALONG C<sub>2</sub> OF DIONDA LANE,  
 THEN 6157' SOUTHWEST TO A SQUARE CUT.  
 ELEVATION: 444.07 (NAVD)  
 TEXAS CENTRAL STATE PLANE COORDINATES (GRID):  
 NORTHING: 10,047,892.62  
 EASTING: 3,150,647.87



TX Registered Engineering Firm \*F-1114  
 5707 SOUTHWEST PARKWAY  
 BUILDING 2 SUITE 250  
 AUSTIN, TX 78735  
 PHONE: 512-306-8252



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



CASE NUMBER: C8-2017-0154.01.2A  
 REVISION #: 00 UPDATE: U1  
 CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Interport 2 Section 2C Final Plat  
 LOCATION: 3101 FALLWELL LN

SUBMITTAL DATE: April 18, 2022  
 REPORT DUE DATE: May 2, 2022  
 FINAL REPORT DATE: April 27, 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 **June 6, 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 (512-974-1770 or [LURIntake@austintexas.gov](mailto:LURIntake@austintexas.gov)) in order to submit an update.
2. Your update must include the following items:
  - a. This report
  - b. The revised plat/plan in pdf format
  - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

**REVIEWERS:**

Planner 1: Chima Onyia  
 Drainage Engineering: Don Heisch  
 Water Quality: Don Heisch

911 Addressing: Jorge Perdomo  
 ATD Engineering: Adrianna Morrow  
 Subdivision: Cesar Zavala

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

AD1: This plat review is Rejected;

AD2: Please re-label proposed OLIVARIS BLVD (Proposed) as it reads here

AD3: Please re-label proposed DIONDA LN (Proposed) as it reads here

NOTE1: Proposed labels help denote roads that are not built as these proposed segments do not appear built in our database nor do they appear built in aerial imagery.

NOTE2: Please avoid punctuation points or marks

§25-4-155

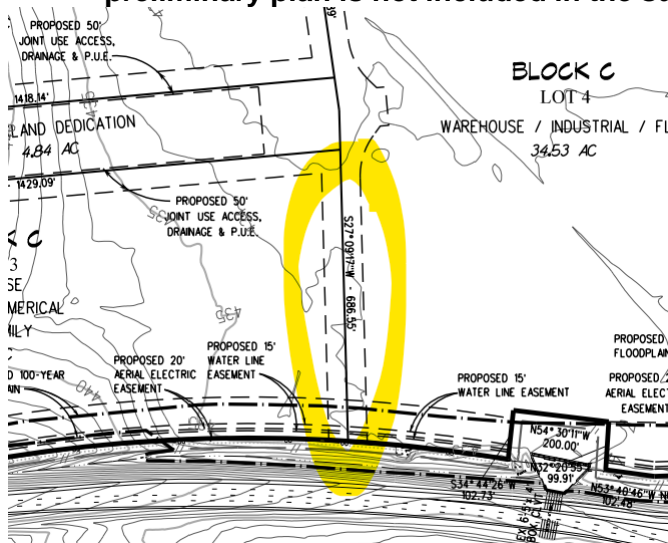
### ATD Engineering Review - Adrianna Morrow - 512-974-6403

ATD 1. Please correctly identify all streets bordering or traversing this subdivision LDC 25-1-83. This applies to SH 130.

**U1: Comment cleared.**

ATD 2. The layout of the proposed plat does not match the approved preliminary plan. Revise the layout to match the preliminary plan, or submit a revision to the preliminary plan. LDC 25-4-59, 25-4-61. All proposed joint use access easements included on the approved preliminary plan must be included in the final plat.

**U1: The joint use access easement area shown in the image below from the approved preliminary plan is not included in the submitted final plat. Please revise.**



**Drainage Engineering Review - Don Heisch – (512) 978-1736 - [Don.Heisch@austintexas.gov](mailto:Don.Heisch@austintexas.gov)**

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.

DE 1. **U1 Comment Cleared.**

DE 2. **U1 Comment Cleared.**

DE 3. Submit a fiscal estimate for the construction of the ponds per LDC 25-1-112.

**U1 Comment Pending:** Revise fiscal estimate. Fiscal estimates for the ponds serving Olivaris Boulevard shall be included with Interport 2 Section 2A. Fiscal estimates are not needed for the ponds serving Dionda Lane per the approved Preliminary Plan.

DE 4. **U1 Comment Cleared.**

DE 5. **U1 Comment Cleared.**

DE 6. **U1 Comment Cleared.**

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

All comments cleared.

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

Update 1:

PR1. This reviewer has researched and reviewed the case with others. The previous preliminary plan had some area designated as parkland (e.g. Section 2C, Block C, lot 2). Fiscal was posted for 15.84 acres of parkland on the Colorado River as part of Site Plan for Colorado Creek Apartment Homes (SP-2015-0414C.F2.SH). It appears that this land has not yet been dedicated, therefore there is no surplus credit available for subdivisions or site plans. At such a time that land is dedicated and terms of the Fiscal Surety Memo fulfilled, fiscal can be released and there will be surplus credit available (4.37 acres).

U1: Parkland along the Colorado River will be dedicated as part of the final plat, north of Dionda Lane. Comment cleared.

PR2. Parkland Early Determination (PED #1287) states that land will be required at the time of subdivision, and includes 118 acres south of Dionda Lane. Because of a Chapter 245 determination, the subdivision will be reviewed with the 2007 parkland ordinance calculations. Because the preliminary plan includes designated parkland for this subdivision, PARD will require land with this final plat. PARD is open to discussion if the applicant has a different proposal.

U1: Parkland requirements are deferred to the time of site plan. Comment cleared.

- PR3. Parkland dedication is required per Chapter 25-1, Article 14 (Parkland Dedication) of the City Code for this project. Show the property proposed to be dedicated parkland. Label Block C, Lot 2 as "Park." Contact the PARD reviewer for further discussion.

U1: Thank you for adding label. Comment cleared.

- PR4. Add the following note to the plan:

Parkland dedication is required per City Code §25-1-601, as amended, prior to approval of a final plat in this subdivision. The area to be dedicated is shown on this final plat as Block C, Lot 2.

U1: Note #20 is sufficient. "Parkland Dedication is required per Ordinance 20070621-027, prior to approval of a site plan in this subdivision." Comment cleared.

- PR5. 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, (C) land in other easements, and (D) land unencumbered by the above mentioned restrictions.

U1: This table (e.g. with access and utility services) will be required with the site plan that will be requesting credit for the parkland. Please prepare and include this table with the site plan submittal. Comment cleared.

- PR6. Please indicate whether there is a unit count or estimate. Code states that if number is not known, 24 units per acre is assumed (25-1-601(G)). Once calculations are made for estimated units and parkland credit, additional fees may apply.

U1: Parkland dedication is deferred to the time of site plan. Comment cleared.

<b>Subdivision Review - Cesar Zavala - 512-974-3404</b>
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SR 1. – SR 13. Comments Cleared.

- SR 14. Verify that the lot(s) meet the Hazardous Pipeline requirements listed in [LDC 25-4-134](#).

**Update 1:** Is the pipeline considered a hazardous pipeline? If yes, add the following note to the plat as listed in the LDC 25-4-134 (G) & (H):

A person who seeks to convey a lot containing a restricted pipeline area shall, before title is transferred, deliver to the proposed grantee a document describing the restricted pipeline area, the limitations on its development, and the name and address of the pipeline owner or operator. This comment can be cleared informally.

After all comments are addressed, the following items are needed for the approval and recording of the plat.

- Mylars with original signatures and legible seals/stamps. The county recording office will not accept mylars that have faded signatures or blurry stamps.
- Original tax certificates showing zero tax balances.
- Documents to record with the plat, such as easements or construction agreements.
- A check payable to the Travis County Clerk's office to record the plat and tax certificates. If other documents will be recorded with the plat, contact this reviewer to verify recording fees.

**Water Quality Review - Don Heisch – (512) 978-1736 - [Don.Heisch@austintexas.gov](mailto:Don.Heisch@austintexas.gov)**

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**DE 7. U1 Comment Cleared.**

**DE 8. U1 Comment Cleared.**

**DE 9.** Submit a fiscal estimate for the construction of water quality improvements per LDC 25-1-112.  
**U1 Comment Pending:** Revise fiscal estimate. Fiscal estimates for the ponds serving Olivaris Boulevard shall be included with Interport 2 Section 2A. Fiscal estimates are not needed for the ponds serving Dionda Lane per the approved Preliminary Plan. Also, update fiscal pond descriptions. These descriptions are not consistent with the drainage and water quality plans provided. It is unclear where Pond A, B, and C are located.

**DE 10. U1 Comment Cleared.**

**End of Master Comment Report**