

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2020-0191.0A

COMMISSION DATE: May 24, 2022

SUBDIVISION NAME: Walton Woods Section 2 Final Plat

ADDRESS: 1135 Walton Lane

APPLICANT: Frank Gordon (Austin QOZB One, LLC)

AGENT: Jesse Malone, P.E. (Malone/Wheeler, Inc.)

ZONING: SF-3-NP (single family residence)

NEIGHBORHOOD PLAN: Johnston Terrace

AREA: 1.609 acre (70,096 sf)

LOTS: 6

COUNTY: Travis

DISTRICT: 3

WATERSHED: Gilliland Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along Walton Lane.

VARIANCE: None

DEPARTMENT COMMENTS:

The request is for the approval of Walton Woods Section final plat, comprised of 6 lots on 1.609 acre (70,096 sf).

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 updating notes, verifying drainage requirements, and submitting fees. 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 May 20, 2022, and attached as Exhibit C.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated May 20, 2022

EXHIBIT A

Location Map - 1135 Walton Ln, Austin, TX



Maxar | Esri Community Maps Contributors, Austin Community College, Baylor University, City of Austin, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA

PREPARATION DATE: 5/28/21
REVISED:

BEARING BASIS:
TEXAS STATE PLANE
GRID COORDINATE (NAD83)
TEXAS CENTRAL ZONE (4203)
1. TOTAL ACRES: 1.6092

2. TOTAL NUMBER OF LOTS: 6
3. 0 LF OF NEW STREET

4. A 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) NUMBER 48453C0470K EFFECTIVE JANUARY 6, 2016 PREPARED FOR THE CITY OF AUSTIN

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS:

THAT AUSTIN QOZB ONE, LLC, BEING OWNERS OF A 1.6092 ACRE TRACT OUT OF THE J.C. TANNEHILL SURVEY IN TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED OF RECORD IN DOCUMENT NO. 2019163511, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE SAID 1.6092 ACRE TRACT IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS:

WALTON WOODS SECTION 2 FINAL PLAT

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

AUSTIN QOZB ONE, LLC

BY: FRANK GORDON, MANAGER
704 W MONROE ST., UNIT A
AUSTIN, TX 78704

DATE:

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FRANK GORDON, MANAGER OF AUSTIN QOZB ONE, LLC, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THE CAPACITY THEREIN STATED FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 20____, AD.

NOTARY PUBLIC FOR THE STATE OF TEXAS

(NAME: _____)
MY COMMISSION EXPIRES: _____

I, JESSE B. MALONE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JESSE B. MALONE
PROFESSIONAL ENGINEER NO. 108734
STATE OF TEXAS
MALONE/WHEELER, INC.
5113 SOUTHWEST PKWY SUITE 260
AUSTIN TX 78735
FIRM NO. F-786

DATE:

SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THAT I, ABRAM C. DASHNER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH VOLUME IV, TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE

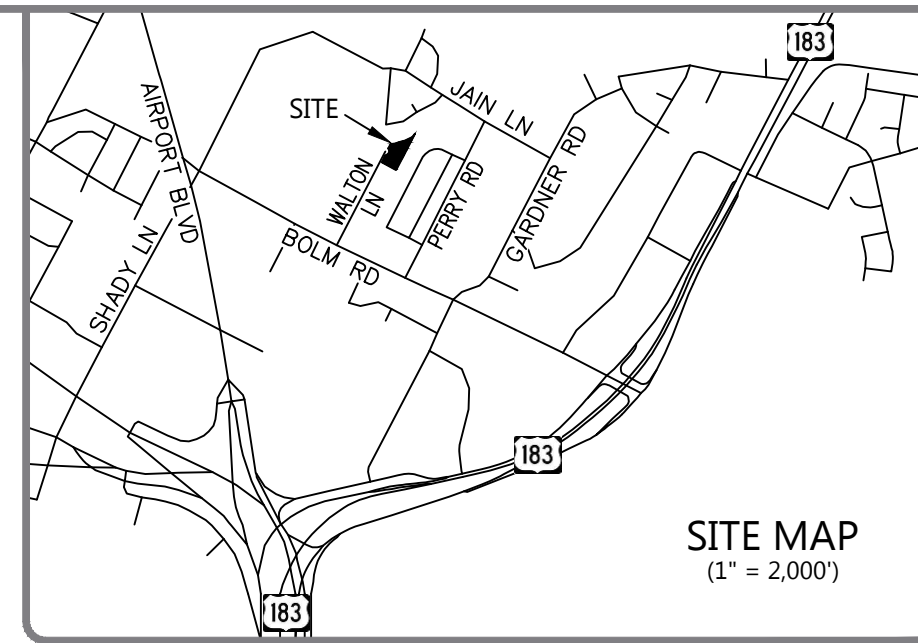
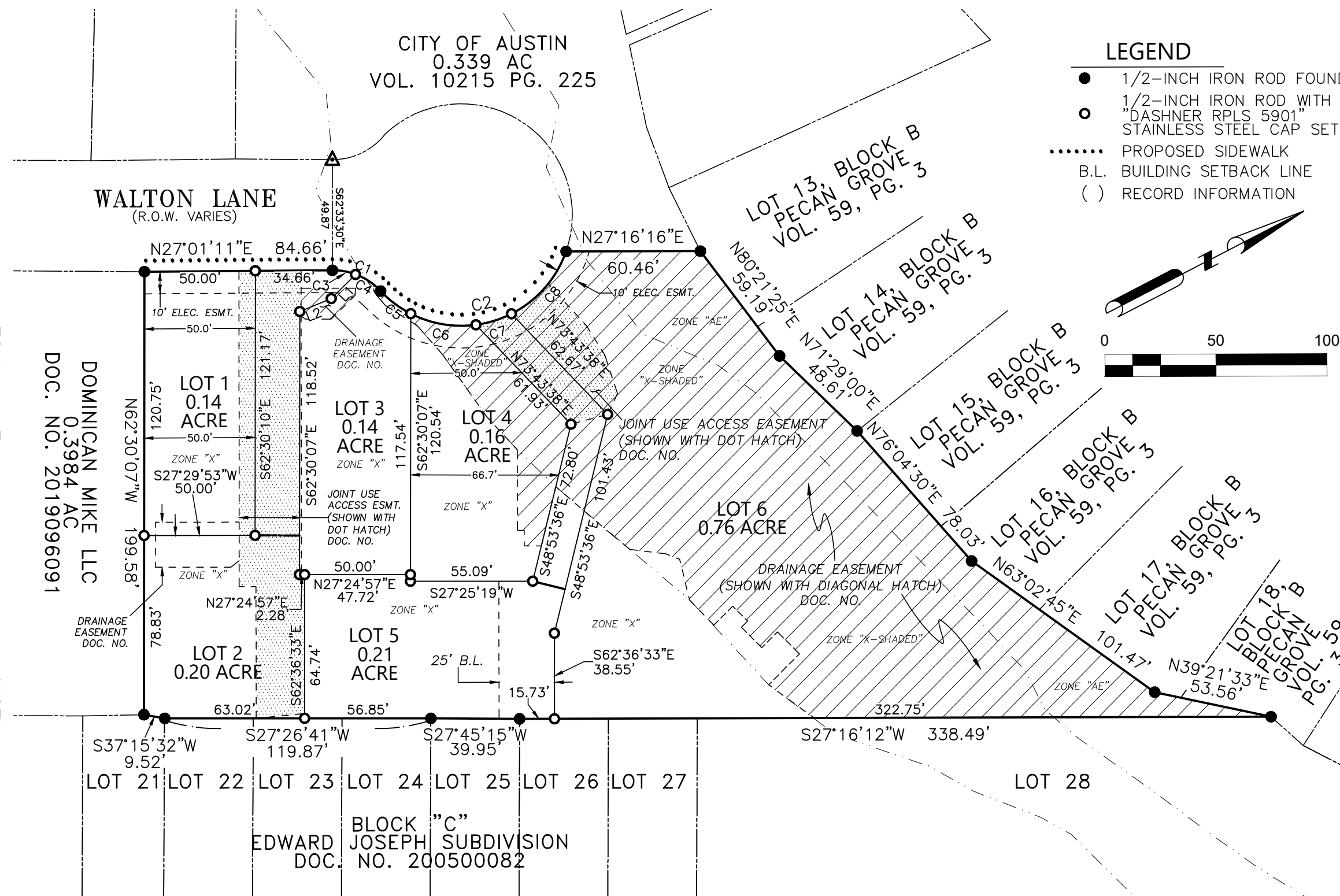
ABRAM C. DASHNER
RPLS NO. 5901
6448 E HWY 290
SUITE B-105
AUSTIN, TEXAS 78723

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, ON THIS THE ____ DAY OF _____, 20____

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 2021, AD.

CESAR ZAVALA FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

WALTON WOODS SECTION 2 FINAL PLAT



SITE MAP
(1" = 2,000')

EXHIBIT B

LINE TABLE

LINE	BEARING	DISTANCE
L1	S62°36'33"E	6.15'
L2	S27°27'14"W	25.10'

CURVE TABLE

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	46°24'29"	24.30'	N50°41'20"E	23.64'
C2	50.00'	117°21'02"	102.41'	N15°23'18"E	85.42'
C3	30.00'	20°21'02"	10.66'	S37°39'36"W	10.60'
C4	30.00'	26°03'28"	13.64'	S60°51'50"W	13.53'
C5	50.00'	19°34'02"	17.08'	N64°16'48"E	16.99'
C6	50.00'	34°40'31"	30.26'	S37°09'32"W	29.80'
C7	50.00'	18°33'02"	16.19'	S10°32'45"W	16.12'
C7	50.00'	19°17'21"	16.83'	N10°10'36"E	16.75'
C8	50.00'	44°33'27"	38.88'	S21°00'29"E	37.91'
C8	50.00'	43°49'08"	38.24'	N21°22'39"W	37.31'

GENERAL NOTES

1) PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH PAYMENT WAS GRANTED FOR THIS SUBDIVISION ON ____ (DATE) BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSPM CASE NUMBER FOR THIS PROJECT IS _____.

2) BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

3) 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 REPLATING MAY BE REQUIRED AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

4) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8. SUBCHAPTER B, OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

5) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

6) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

7) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RE-VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

8) 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.

9) 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: WALTON LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY,

BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

10) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

11) 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.

12) ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.

13) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY 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.

14) A FEE IN LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 11 DWELLING UNITS DUE TO SF-3 ZONING.

15) EXTENDED OR OBSTRUCTED FIRE ACCESS SHALL BE MITIGATED WITH AN AFD APPROVED SPRINKLER SYSTEM FOR BUILDINGS ON LOTS 2, 5 & 6.

16) WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.

17) DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS (CHAPTER 25-13) AS AMENDED.

18) WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.

19) EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS AND PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.

20) FLOODPLAIN MODIFICATION, INCLUDING GRADING AND OTHER VERTICAL OR HORIZONTAL CHANGES TO THE CROSS-SECTION OF THE 100-YR FLOODPLAIN, IS REGULATED BY THE LAND DEVELOPMENT CODE. DEVELOPMENT IS LIMITED WITHIN THE 100-YR FLOODPLAIN.

21) LOT 5 SHALL TAKE ACCESS THROUGH THE JOINT USE ACCESS EASEMENT LOCATED ON LOTS 1 AND 2.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ____ DAY OF _____, 20____.

_____, CHAIR _____, SECRETARY

THE 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____, AD. AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, AD. AT ____ O'CLOCK ____M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____, DAY OF _____, 20____, AD,

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

REVISED: NOVEMBER 24, 2021

CHECKED BY: AD

JOB NUMBER: 183-01 ISSUE DATE: 05/28/2021

SHEET: 1 OF 1

CASE NO: C8-2020-0191.OA

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



CASE NUMBER: C8-2020-0191.0A
REVISION #: 00
CASE MANAGER: Cesar Zavala
UPDATE: U0
PHONE #: 512-974-3404

PROJECT NAME: Walton Woods 2 Subdivision
LOCATION: 1135 WALTON LN

SUBMITTAL DATE: April 25, 2022
REPORT DUE DATE: May 23, 2022
FINAL REPORT DATE: May 20, 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 **July 25, 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) 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
Electric: Cody Shook
ATD Engineering: Dari Majd
Drainage Engineering: Kyle Virr
Environmental: Pamela Abee-Taulli

Flood Plain: Shesh Koirala
PARC / Planning & Design: Justin Stewart
Regional Stormwater Management: Emily Booth
Subdivision: Cesar Zavala
Water Quality: Kyle Virr

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

- EL 1. Is there an electric transmission easement on or near this site? If so, please show that easement on the face of this plat. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)
- EL 2. Will any permanent structures be placed in the drainage easement adjacent to Walton Ln? If so please show this on plat so Austin Energy can determine any potential encroachments into 10' electric easement along street ROW. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)
- EL 3. Please submit any construction and/or driveway plans as part of next update for this plat so that Austin Energy can determine how to provide electric service to this site. [LCD § 25-4-200 - ELECTRIC SYSTEM](#)

ATD Engineering Review - Dari Majd - 512-974-4024

ATD1: Vehicular access to a tract of land through a joint-use driveway is permitted as an alternative to direct access to an abutting public or private street. LDC 25-6-451(B). The use of joint use driveways does not eliminate the requirements of adequate road frontage for each lot. The developer must include a plat note and provide dedication documents indicating that maintenance of the joint use access shall be the responsibility of the lot owners served by the joint use access. TCM 5.3.1.H. Please dimension joint use easement on the plat.

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.

- DE 1. DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance. Approval from RSMP will clear this comment.
- DE2: Engineer's seal, signature and date required [LDC 25-7-62].

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

CLASSIFIED WATERWAYS / CWQZ / WQTZ / FLOODPLAIN [LDC 25-8, Subchapter A, Article 7]

- EV 1 Remove or revise Appendices C & D of the engineer's report. The hypothetical development shown is not allowable in the CWQZ.

Flood Plain Review - Shesh Koirala - 512-974-9396 (Voice message only) Email: shesh.koirala@austintexas.gov

Comments:

1. Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address

the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact the reviewer via email shesh.koirala@austintexas.gov if you have any questions.

2. FYI: Atlas 14 regulations became effective on 11/25/2019. This site is affected by Atlas 14. Please ensure associated floodplain study, delineation, and development adjacent to the 100-year floodplain, are in compliance with these regulations.
3. The applicant is required to contain the limits of the City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Please work with Drainage Reviewer for easement dedication processing. The comment remains open until the easement is recorded.

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

Update: 0
May 17th, 2022

- PR 1: Parkland dedication is required per Chapter 25-1, Article 14 (Parkland Dedication) of the City Code prior to approval of this plat. You provided the Parkland Early Determination letter that specifies that PARD will be taking land. However Note 14 suggest that PLD will be satisfied by fees-in-lieu. Please remove this note. Show parkland along Boggy Creek. PARD will take all of your floodplain, and enough upland/unencumbered area for access to build and maintain a 10' improved surface trail. In order to calculate credit for the land you will be providing, provide to this reviewer a table showing the acreages 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.
- PR 2: Update Note 14 with the following "parkland dedication has been satisfied by the dedication of XX acres labeled on the plat as Parkland Dedicated to City of Austin, as well as the payment of fees-in-lieu."
- PR 3: Park development fees are required. PARD will build and maintain the trail. Please confirm number of units and a park development fee will be created on the next update.
- PR4: Fiscal surety for land must be posted until the land is dedicated as parkland to the city.
- PR5: Feel free to request a meeting with this reviewer to dial in exactly what we will be requiring.

Regional Stormwater Management Review - Emily Booth - RSMP@austintexas.gov

RSMP FYI. A payment calculator spreadsheet is available on the program website which can be used to estimate the RSMP participation payment amount based on user-provided information. Payment calculations are finalized at the time of RSMP application approval and issuance of formal agreement for owner signature. The payment calculator is updated each October with the current adjustment for the Construction Cost Component of the calculation. RSMP application reviews are completed during the site development plan or subdivision review process and will not be approved out of cycle.

- RS1. A Project Assessment Recommendation letter was issued in June of 2021. It appears that the site information in that letter does not match what was reviewed during PA, so RSMP staff will provide

an updated recommendation letter upon which the formal review and approval will be based. Additionally, it appears that the PA case expired so this reviewer will work with the case manager to ensure that the folders are accurately connected. During formal review, so long as nothing significant changes, an approval letter and formal agreement will be issued and language for a plat note summarizing RSMP participation will be provided. Participation is not complete until the formal agreement has been signed and returned to Watershed Protection staff and payment has been made. Payment must be made prior to subdivision approval. The date in the plat note described in RS2 should be updated to reflect the date on the approval letter issued during formal review. (LDC 25-7-61; DCM 8.2.2)

RS2. Please replace the RSMP plat note with the following language. The blanks should be filled in upon receipt of the approval letter and agreement. "Participation in the Regional Stormwater Management Program through payment was granted for this subdivision on _____(date) by the City of Austin Watershed Protection Department, Office of The Director. The RSMP case number for this project is _____. Refer to RSMP Approval Letter and Agreement for conditions of participation." (LDC 25-7-61; DCM 8.2.2)

Subdivision Review - Cesar Zavala - 512-974-3404

SR 1. Revise the surveyor's certification as follows 25-1-83, 30-1-113:

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

SR 2. In the director's approval block updated the listed year to 2022.

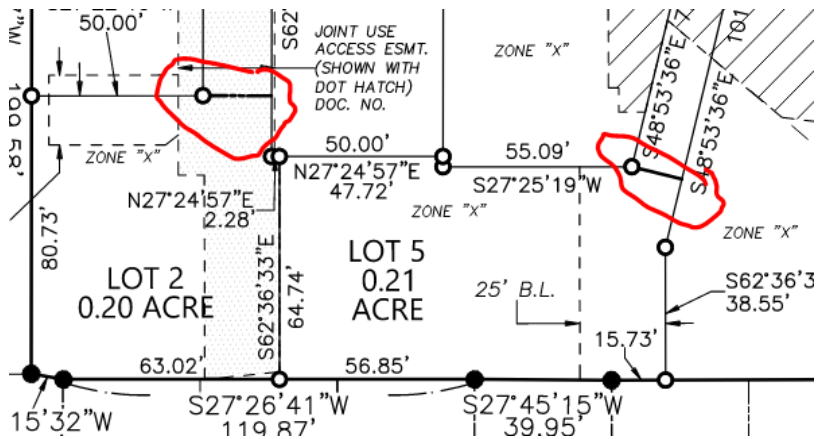
SR 3. Modify the recordation block to list the current county clerk as shown: 25-1-83, 30-1-113
STATE OF TEXAS
COUNTY OF TRAVIS

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., duly recorded on the ____ day of _____, 20__, A.D., at __ o'clock __.M, of said County and State in Document Number _____ of the Official Public Records of Travis County.

Witness my hand and seal of the office of the county clerk, this the ____ day of _____ 20__, A.D.

Deputy, County Clerk
Travis County, Texas

SR 4. For Lot 2 and Lot 5, annotate the dashed line between the buildable area or pole (access strip) for each lot, if these lines are annotating an area the lines should be dashed line. Or, remove the dashed line and solid lines in the lot areas. Solid lines on plats are only used to show lot boundaries.



SR 5. Update the Lot Table to show the flag lot labeling as * Lot Area Excluding Flag Lot pole or access strip area. Or, can also be labeled as * Flag Lot Buildable Area .

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: 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.

WQ2: 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.

WQ3: 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

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

No review required

ERM Review - Eric Brown - 512-978-1539

No review required.

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

The proposed final plat (C8-2020-0191.0A) is approved from a plumbing code perspective.

End of Master Comment Report