

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2020-0057**ZAP Commission DATE:** 6.7.2022**SUBDIVISION NAME:** Slaughter Lane 90 Acre Tract (Small Lot Subdivision, Preliminary Plan)**AREA:** 90.349 acres**LOT(S):** 266 Lots**OWNER/APPLICANT:** M/I Homes of Austin, LLC (Royce Ripping)**AGENT:** LJA Engineering, Inc (John Clark)**ADDRESS OF SUBDIVISION:** Slaughter Lane and Thaxton Road**GRIDS:** N/A**COUNTY:** Travis**WATERSHED:** Onion Creek and Marble**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** N/A**ADMINISTRATIVE WAIVERS:**

None

**VARIANCES:**

None

**SIDEWALKS:** Are required on all boundary and internal streets.

**DEPARTMENT COMMENTS:** The request is for approval of a preliminary plan consisting of 275 total lots (266 single family and 9 open space, drainage, landscape, and water quality lots) on 90.349 acres. The proposed subdivision will take access from Slaughter Lane and Thaxton Road and is in the city's 2-Mile ETJ. Water and wastewater will be provided by City of Austin. The developer has entered into a mitigation agreement with Travis County for the purpose of addressing the transportation effects of the proposed development on adjacent existing roadways.

**COUNTY COMMENTS**

This property is in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. The Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county.

**ISSUES:**

Staff has not received any inquiries from anyone regarding the proposed plat vacation.

**STAFF RECOMMENDATION:** This plan is subject to HB3167. As this preliminary plan has been scheduled for June 7<sup>th</sup>, 2022, at Travis County Commissioners court this morning and it meets all Title 30 requirements; Staff recommends approval with conditions of proposed preliminary plan subject to the conditions listed in the case manager comment report that has been included with the backup.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Jose Luis Arriaga  
Email address: [joe.arriaga@traviscountytx.gov](mailto:joe.arriaga@traviscountytx.gov)

**PHONE:** 512-854-7562

# SLAUGHTER LN 90 AC TRACT

## PRELIMINARY PLAN

### E. SLAUGHTER LANE AND THAXTON ROAD

#### INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	GENERAL NOTES
3	PRELIMINARY PLAN (1 OF 2)
4	PRELIMINARY PLAN (2 OF 2)

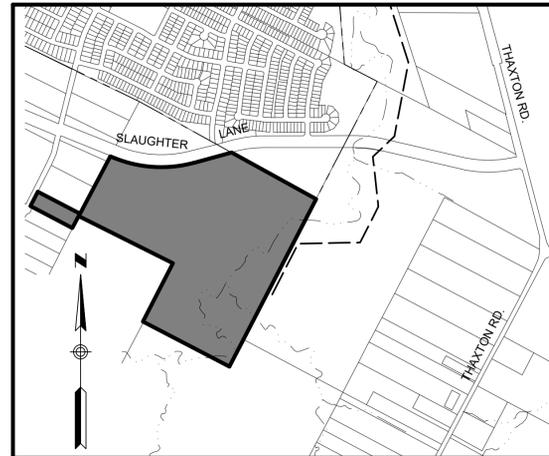
THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0613K TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTIONS OF THIS PLAN. ALL ENGINEERING INFORMATION SHOWN ON THE PLAN IS ACCURATE AND CORRECT WITH REGARD TO THE ENGINEERING PORTIONS THEREOF. THE PLAN COMPLIES WITH TITLE 30 OF THE AUSTIN CITY CODES, AS AMENDED, AND ALL OTHER APPLICABLE CITY AND TRAVIS COUNTY CODES, ORDINANCES AND RULES.



*Russell W. Kotara*  
 LICENSED PROFESSIONAL ENGINEER

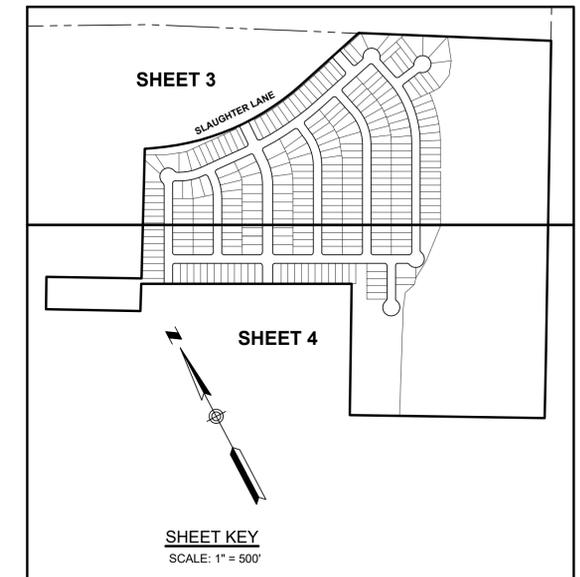
2/16/2022  
 DATE



**LOCATION MAP**  
 N.T.S.

CITY OF AUSTIN GRID NO. J-11, J-12  
 MAPSCO PAGE NO. 705E, 705F, 705J, 705K

LEGAL DESCRIPTION:  
 90.349 ACRES OUT OF THE DELVALLE ABSTRACT NO. 24,  
 TRAVIS COUNTY TEXAS.



**NOTES:**

1. THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.
2. THIS PROJECT IS LOCATED WITHIN THE ONION CREEK WATERSHED AND THE MARBLE CREEK WATERSHED; SUBURBAN CLASSIFICATION.
3. THIS PROJECT IS NOT LOCATED IN THE EDWARDS AQUIFER RECHARGE ZONE.
4. IF AT ANY TIME DURING CONSTRUCTION OF THIS PROJECT AN UNDERGROUND STORAGE TANK (UST) IS FOUND, CONSTRUCTION IN THAT AREA MUST STOP UNTIL A CITY OF AUSTIN UST CONSTRUCTION PERMIT IS APPLIED FOR AND APPROVED. ANY UST REMOVAL WORK MUST BE CONDUCTED BY A UST CONTRACTOR THAT IS REGISTERED WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

**SUBMITTAL DATE:** \_\_\_\_\_

<b>DEVELOPER:</b>	M/I HOMES OF AUSTIN, L.L.C. 6801 N. CAPITAL OF TX. HWY. LAKEWOOD II, STE. 100 AUSTIN, TEXAS 78731 CONTACT PERSON: ROYCE RIPPING PHONE # (512) 770-8505
<b>ENGINEER:</b>	LJA ENGINEERING, INC. 7500 RIALTO BLVD, BLDG. II, SUITE 150 AUSTIN, TEXAS 78735 CONTACT PERSON: JOHN A CLARK, P.E. PHONE # (512) 439-4700 FAX # (512) 439-4716
<b>SURVEYOR:</b>	CAPITAL SURVEYING CO., INC. 925 SOUTH CAPITAL OF TEXAS HWY., B-115 AUSTIN, TEXAS 78746 CONTACT PERSON: GREG WAY, R.P.L.S. PHONE # (512) 327-4006

**REVISIONS / CORRECTIONS**

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Total # Sheets in Plan Set	Net Change Imp. Cover (sq. ft.)	Total Site Imp. Cover (sq. ft.)%	Date Imaged	Travis County Approval Date

**LJA Engineering, Inc.**

7500 Rialto Boulevard  
 Building II, Suite 100  
 Austin, Texas 78735



Phone 512.439.4700  
 Fax 512.439.4716  
 FRN-F-1386

NOTES

LEGAL DESCRIPTION:
90.354 ACRES OUT OF THE DEL VALLE ABSTRACT NO. 24,
TRAVIS COUNTY TEXAS.

LAND USE SUMMARY table with columns: USE, ACREAGE, # OF LOTS, % OF PROJECT. Rows include SINGLE FAMILY, OPEN SPACE/ACCESS, OPEN SPACE/DRAINAGE/P.U.E., OPEN SPACE/ LANDSCAPE/ P.U.E., AMENITY, and R.O.W.

APPENDIX Q-2
IMPERVIOUS COVER
(Suburban Watershed)

ALLOWABLE IMPERVIOUS COVER
Impervious cover allowed at 55% X Gross Site Area (90.354 ac) = 49.7 Acres

ALLOWABLE IMPERVIOUS COVER BY SLOPE CATEGORY:
TOTAL ACREAGE 15-25% = 1.85 Acres X 10% = 0.185 Acres

PROPOSED TOTAL IMPERVIOUS COVER:
Total proposed impervious cover = 22.37 Acres = 22.7%

IMPERVIOUS COVER

Table with columns: Slope Categories, Total Acres, Building & Other Impervious Cover Acreage, Driveways/Roadways Acres, Total Impervious Cover Acres, % of Categories. Rows include 0-15%, 15-25%, 25-35%, and Over 35%.

Table with columns: Lot Size, Number of lots, Assumed IC per lot (SF), Proposed IC (SF). Rows include categories like greater than 3 ac., greater than 1 ac. and no more than 3 ac., etc.

3. IMPERVIOUS COVER

IMPERVIOUS COVER FOR SINGLE FAMILY LOTS WITHIN THIS SUBDIVISION IS CALCULATED BASED ON THE FOLLOWING ASSUMPTIONS:

- < 10,000 S.F. = 2,500 S.F. / LOT
10,001 - 15,000 S.F. = 3,500 S.F. / LOT
15,001 - 1 Ac. = 5,000 S.F. / LOT
1 - 3 Ac. = 7,000 S.F. / LOT
3 Ac. + = 10,000 S.F. / LOT

4. ROADWAY STANDARDS

STREET WIDTH AND SIDEWALK LOCATIONS SHALL BE AS FOLLOWS.

STREET TABLE with columns: STREET NAME, ACCESS STATUS, RIGHT OF WAY, PAVEMENT & CURB TYPE, SIDEWALKS, CUL-DE-SAC/ROW, CLASSIFICATION, LENGTH. Includes streets like CHARIOT DR, THRONE DR, BUCKHEAD DR, etc.

5. SIDEWALKS

A. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE PROPOSED STREET LISTED IN NOTE 4. ABOVE. SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS.

6. FISCAL REQUIREMENTS

PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

A. SIDEWALKS.

B. ENVIRONMENTAL AND SAFETY CONTROLS AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL.

7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN.

8. DRAINAGE EASEMENTS

- A. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
B. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND/OR CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

9. 100 YEAR FLOOD PLAIN

THE 100-YEAR FLOODPLAIN (ATLAS 14) SHOWN ON SHEET 3 HAS BEEN DELINEATED USING ATLAS 14 HYDROLOGIC DATA. THE 500-YEAR FLOODPLAIN IS ALSO SHOWN FOR REFERENCE

THE 100-YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON. 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) #48453C0613K TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

10. PARK LAND DEDICATION REQUIREMENTS

PARKLAND REQUIREMENTS SHALL BE SATISFIED PRIOR TO THE FINAL PLAT APPROVAL.

11. UTILITY SYSTEM

- A. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
B. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEM.
C. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA.

12. THE FOLLOWING LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION: BLOCK B, LOTS 37 AND 38, AND BLOCK C LOTS 77 AND 79.

13. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFFS SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN.

14. IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER TO DEMONSTRATE THROUGH MAPS, SCHEMATICS, CALCULATIONS AND SUPPORTING DATA THAT THE PROPOSED INFRASTRUCTURE, R.O.W. AND DRAINAGE EASEMENTS ARE ADEQUATE TO CONVEY THE DESIGN FLOWS IN ACCORDANCE WITH THE CITY OF AUSTIN'S DEVELOPMENT STANDARDS.

15. THIS SUBDIVISION IS LOCATED WITHIN THE 2-MILE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF AUSTIN.

16. ANY WATER QUALITY CONTROL FACILITY AS SHOWN ON THE APPROVED WATER QUALITY CONTROL PLAN, THAT SERVES A PARTICULAR PHASE OF DEVELOPMENT, SHALL BE COMPLETED AND FULLY OPERATIONAL PRIOR TO RELEASE OF THAT PHASE.

17. 10' P.U.E. HEREBY DEDICATED ADJACENT TO ALL R.O.W.

18. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC), THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY THE LDC.

19. MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.

20. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND ENVIRONMENTAL CRITERIA MANUAL.

- 21. AERIAL TOPOGRAPHIC MAPPING FROM THE CITY OF AUSTIN, 2012.
22. ALL STREETS ARE PUBLIC.
23. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL NEW DEVELOPMENT.
24. PROJECT IS LOCATED WITHIN THE ONION CREEK WATERSHED AND MARBLE CREEK WATERSHED.
25. PROJECT IS NOT WITHIN THE CONTRIBUTING ZONE OR RECHARGE ZONE OF THE EDWARDS AQUIFER.

- 30. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO DEVELOPMENT.
31. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT.

A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: [LIST STREETS].

B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL.

34. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

35. SLOPES IN EXCESS OF 15% EXIST ON BLOCK 'G'. LOT(S) 10, 11, 17, 28, 34, 35, AND 36 AND BLOCK 'H'. LOT(S) 40. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.

36. DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

37. ALL ACTIVITIES WITHIN THE C.E.F. BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE.

38. INTERBASIN DIVERSION TABLE:

Table with columns: Watershed Name, Existing Site Area Draining to Watershed (ac.), Proposed Site Area Draining to Watershed (ac.), Proposed Quantity (in ac. of drainage) of Diversion. Rows include Marble Creek, Onion Creek.

39. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

40. NO CEMETERIES ARE LOCATED WITHIN THE BOUNDARIES OF THE PRELIMINARY PLAN.

41. SHARED USE ACCESS EASEMENT SHALL BE MAINTAINED BY THE OWNER OR HIS ASSIGNS. SEE NOTE 29 FOR RESTRICTIONS REGARDING THE USE OF THIS EASEMENT.

42. A HOMEOWNERS ASSOCIATION IS REQUIRED PRIOR TO RECORDATION OF FINAL PLATS WITHIN THIS SUBDIVISION.

SLAUGHTER LN 90 AC TRACT
PRELIMINARY PLAN
GENERAL NOTES

Table with columns: NO., DATE, DESCRIPTION, REVISIONS. Includes design and check dates for JMC, JDS, RWK.



2/16/2022

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JOB NUMBER: A276-0411

SHEET NO.

2

NO.	PROPERTY ID.	OWNER NAME	OWNER ADDRESS
41	797374	MCKINNEY PARK EAST AUSTIN HOA INC.	11149 RESEARCH BLVE., AUSTIN, TX 78759
42	731628	MCKINNEY PARK EAST AUSTIN HOA INC.	11149 RESEARCH BLVE., AUSTIN, TX 78759
43	775938	WEHBE NAJIB F	5902 MOUNTAIN VILLA DR., AUSTIN, TX 79731
44	299800	STUMPF JOSEPH J JR. ETAL	2601 MARY AVE., PEARLAND, TX 77581
45	299799	BERNHARD GARY CHARLES	206 E 15TH ST., APT. 9, AUSTIN, TX 78701
46	298719	NEAVE LUIS DELAROSA	10700 THAXTON ROAD, AUSTIN, TX 78747
47	298720	MOLINA JOSE AMPARO	9502 CAPITOL VIEW DR., AUSTIN, TX 78747
48	298721	LOCKLEAR DANNY G JR	9500 CAPITOL VIEW DR., AUSTIN, TX 78747
49	298725	AUSTIN GOODNIGHT RANCH LP.	610 W 5TH ST., STE. 601, AUSTIN, TX 78701



**LEGEND**

- PROPERTY BOUNDARY
- CREEK CENTERLINE
- PROPOSED RIGHT OF WAY
- PROPOSED EASEMENT
- PROPOSED PAVEMENT
- FEMA 500YR FLOODPLAIN
- C.O.A. 100YR FLOODPLAIN (ATLAS 14)
- FEMA 100YR FLOODPLAIN
- CRITICAL WATER QUALITY ZONE (C.W.Q.Z.)
- C.W.Q.Z. - AVG
- PROPOSED SIDEWALK
- 10' P.U.E.
- C.E.F. WETLANDS
- C.E.F. 150' BUFFER

**NOTE:**  
 ALL ACTIVITIES WITHIN THE C.E.F. BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

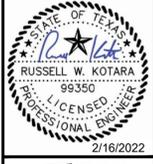
NO.	PROPERTY ID.	OWNER NAME	OWNER ADDRESS
1	298705	CIPRIANO GONZALEZ	9507 CAPITOL VIEW DR., AUSTIN, TX 78747
2	298704	TEMPLO DE ALABANZA DE IGLESIA	1156 LOTT AVE., AUSTIN, TX 78721
3	483847	LOWE JOHN PATRICK	2402 E. MAIN ST. UVALDE, TX 78801
4	298703	SAN ANTONIO LIEN HOA DAO TRANG	5043 EXCALIBUR, WINDCREST, TX 78218
5	298702	SCHMIDT DONALD F. ET AL	1311 WALTER ELLISON DR., LOCKHART, TX 78644
6	298701	JON DAVID & PAULA SCHNORBUS GROBOWSKY	629 VILLAWOOD LN., COPPELL, TX 75019
7	824627	JON DAVID & PAULA SCHNORBUS GROBOWSKY	629 VILLAWOOD LN., COPPELL, TX 75019
8	298700	MELLENBURCH FAMILY PARTNERSHIP LP	PO BOX 1199, BASTROP, TX 78602
9	298699	TAYLOR TOMMY L	PO BOX 1087, MONAHANS, TX 79756
10	789133	LAU JORGE CHEN & WEI HONG FAN & MARIA E VALENCIA QUANT	777 NW 72ND AVE., STE. 2080, MIAMI, FL 33126
11	808846	MARSHALL NORMAN B & ASHLEY S	6925 SUNDERLAND TRAIL, AUSTIN, TX 78747
12	808847	REYNOSO ADRIAN J & DENISE	7001 SUNDERLAND TRAIL, AUSTIN, TX 78747
13	808848	KOLTERMANN JAY E	7005 SUNDERLAND TRAIL, AUSTIN, TX 78747
14	808849	VIETTI ANDREW	7009 SUNDERLAND TRAIL, AUSTIN, TX 78747
15	808850	PLEITZ JEREMIAH	7013 SUNDERLAND TRAIL, AUSTIN, TX 78747
16	808851	GARCIA INGRID LORENA & JAVIER ALCOCER	7017 SUNDERLAND TRAIL, AUSTIN, TX 78747
17	808873	SCARBOROUGH BRANDON	20745 N 62ND AVE., GLENDALE, AZ 85308
18	808874	AGADAKOS ATEMIS & FRANCES ALEXAKOS	701 STONEY BROOK, ROUND ROCK, TX 78681
19	808875	ARCHER ERICA	9113 WINTER HAVEN RD., AUSTIN, TX 78747
20	808876	GUERRECA-SOTO DAVID M & DIANA C	9109 WINTER HAVEN RD., AUSTIN, TX 78747
21	797360	RODRIGUEZ ANITA MARES	9016 EDMUNDSBURY DR., AUSTIN, TX 78747
22	797361	MAZUCA LYDIA	9020 EDMUNDSBURY DR., AUSTIN, TX 78747

MATCHLINE (SEE SHEET 4)

NO.	PROPERTY ID.	OWNER NAME	OWNER ADDRESS
23	797362	ROCHA ZAHIDA	9100 EDMUNDSBURY DR., AUSTIN, TX 78747
24	797363	RISERVATO JOSEPH E & NADINE M SCHAFFER	9104 EDMUNDSBURY DR., AUSTIN, TX 78747
25	797364	BARTEK DEBRA K	9108 EDMUNDSBURY DR., AUSTIN, TX 78747
26	797365	MILAM MARGARET BROOKS	9112 EDMUNDSBURY DR., AUSTIN, TX 78747
27	797366	COLE CASSIE	9116 EDMUNDSBURY DR., AUSTIN, TX 78747
28	797367	CLARK THOMAS R & JANET G	2318 ACADIANA LN., SEABROOK, TX 77586
29	797368	FARABAUGH KRISTIN RICHARD	PSC 651, BOX 950, PEO, AE 09834
30	797369	ARIAS-GALVAN MARTHA E	9128 EDMUNDSBURY DR., AUSTIN, TX 78747
31	797370	SHOTWELL ELIZABETH R	9132 EDMUNDSBURY DR., AUSTIN, TX 78747
32	797371	MEAD BRANDON S & AMANDA	9200 EDMUNDSBURY DR., AUSTIN, TX 78747
33	797372	CLERY SHERMA J	9204 EDMUNDSBURY DR., AUSTIN, TX 78747
34	797373	GUJARDO DORA A & JOEL E	9208 EDMUNDSBURY DR., AUSTIN, TX 78747
35	731629	LOGSDON TIFFANY	9216 EDMUNDSBURY DR., AUSTIN, TX 78747
36	731630	DURAN ASHLEY	9220 EDMUNDSBURY DR., AUSTIN, TX 78747
37	731631	TALBOT ROBERT A	9224 EDMUNDSBURY DR., AUSTIN, TX 78747
38	797340	ROMERO ESMERALDA J & MILTON	9017 EDMUNDSBURY DR., AUSTIN, TX 78747
39	797339	VAN NUYS HELENA	2658 NW OAK GLEN ST., ALBANY, OR 97321
40	808872	MCKINNEY PARK EAST AUSTIN HOA INC.	11149 RESEARCH BLVE., AUSTIN, TX 78759

**SLAUGHTER LN 90 AC TRACT**  
**PRELIMINARY PLAN**  
 SHEET 1 OF 2

NO.	REVISIONS	DESCRIPTION	DATE
1	February 16, 2022	JMC	
2		JDS	
3		RWK	

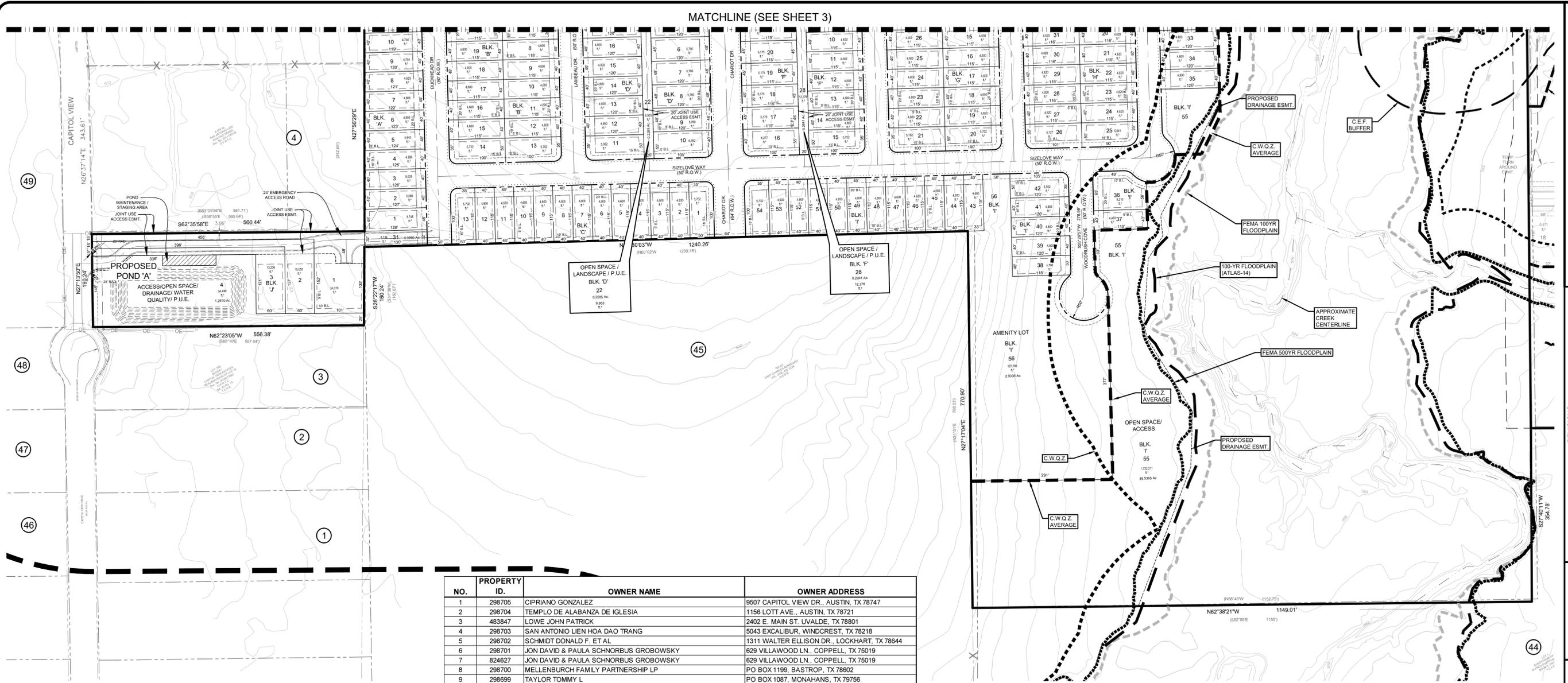


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 FRN - F-1386

JOB NUMBER: A276-0411  
 SHEET NO. **3**  
 OF 4 SHEETS

I:\A276\A11\_E\_SlaughterLn\_90Ac\Submittal\Drawings\East\_Slaughter\_Ln\_Prelim.dwg  
 User: jmc  
 Last Modified: Feb 22, 2022 12:26  
 Plot Date/Time: Feb 16, 2022 10:02:23

MATCHLINE (SEE SHEET 3)



NO.	PROPERTY ID.	OWNER NAME	OWNER ADDRESS
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17	808873	SCARBOROUGH BRANDON	20745 N 62ND AVE., GLENDALE, AZ 85308
18	808874	AGADAKOS ATEMIS & FRANCES ALEXAKOS	701 STONEY BROOK, ROUND ROCK, TX 78681
19	808875	ARCHER ERICA	9113 WINTER HAVEN RD., AUSTIN, TX 78747
20	808876	GUERRECA-SOTO DAVID M & DIANA C	9109 WINTER HAVEN RD., AUSTIN, TX 78747
21	797360	RODRIQUEZ ANITA MARES	9016 EDMUNDSBURY DR., AUSTIN, TX 78747
22	797361	MAZUCA LYDIA	9020 EDMUNDSBURY DR., AUSTIN, TX 78747
23	797362	ROCHA ZAHIDA	9100 EDMUNDSBURY DR., AUSTIN, TX 78747
24	797363	RISERVATO JOSEPH E & NADINE M SCHAEFFER	9104 EDMUNDSBURY DR., AUSTIN, TX 78747
25	797364	BARTEK DEBRA K	9108 EDMUNDSBURY DR., AUSTIN, TX 78747
26	797365	MILAM MARGARET BROOKS	9112 EDMUNDSBURY DR., AUSTIN, TX 78747
27	797366	COLE CASSIE	9116 EDMUNDSBURY DR., AUSTIN, TX 78747
28	797367	CLARK THOMAS R & JANET G	2318 ACADIANA LN., SEABROOK, TX 77586
29	797368	FARABAUGH KRISTIN RICHARD	PSC 851, BOX 950, FPO, AE 09834
30	797369	ARIAS-GALVAN MARTHA E	9128 EDMUNDSBURY DR., AUSTIN, TX 78747
31	797370	SHOTWELL ELIZABETH R	9132 EDMUNDSBURY DR., AUSTIN, TX 78747
32	797371	MEAD BRANDON S & AMANDA	9200 EDMUNDSBURY DR., AUSTIN, TX 78747
33	797372	CLERY SHERMA J	9204 EDMUNDSBURY DR., AUSTIN, TX 78747
34	797373	GUAJARDO DORA A & JOEL E	9208 EDMUNDSBURY DR., AUSTIN, TX 78747
35	731629	LOGSDON TIFFANY	9216 EDMUNDSBURY DR., AUSTIN, TX 78747
36	731630	DURAN ASHLEY	9220 EDMUNDSBURY DR., AUSTIN, TX 78747
37	731631	TALBOTT ROBERT A	9224 EDMUNDSBURY DR., AUSTIN, TX 78747
38	797340	ROMERO EMERALDA J & MILTON	9017 EDMUNDSBURY DR., AUSTIN, TX 78747
39	797339	VAN NUYS HELENA	2658 NW OAK GLEN ST., ALBANY, OR 97321
40	808872	MCKINNEY PARK EAST AUSTIN HOA INC.	11149 RESEARCH BLVE., AUSTIN, TX 78759
41	797374	MCKINNEY PARK EAST AUSTIN HOA INC.	11149 RESEARCH BLVE., AUSTIN, TX 78759
42	731628	MCKINNEY PARK EAST AUSTIN HOA INC.	11149 RESEARCH BLVE., AUSTIN, TX 78759
43	775938	WEHBE NAJIB F	5902 MOUNTAIN VILLA DR., AUSTIN, TX 79731
44	299800	STUMPF JOSEPH J JR. ETAL	2601 MARY AVE., PEARLAND, TX 77581
45	299799	BERNHARD GARY CHARLES	206 E 15TH ST., APT. 9, AUSTIN, TX 78701
46	298719	NEAVE LUIS DELAROSA	10700 THAXTON ROAD, AUSTIN, TX 78747
47	298720	MOLINA JOSE AMPARO	9502 CAPITOL VIEW DR., AUSTIN, TX 78747
48	298721	LOCKLEAR DANNY G JR.	9500 CAPITOL VIEW DR., AUSTIN, TX 78747
49	298725	AUSTIN GOODNIGHT RANCH LP.	610 W 5TH ST., STE. 601, AUSTIN, TX 78701

- LEGEND**
- PROPERTY BOUNDARY
  - CREEK CENTERLINE
  - PROPOSED RIGHT OF WAY
  - PROPOSED EASEMENT
  - PROPOSED PAVEMENT
  - FEMA 500YR FLOODPLAIN
  - C.O.A. 100YR FLOODPLAIN (ATLAS 14)
  - FEMA 100YR FLOODPLAIN
  - CRITICAL WATER QUALITY ZONE (C.W.Q.Z.)
  - C.W.Q.Z. - AVG
  - PROPOSED SIDEWALK
  - 10' P.U.E.
  - C.E.F. WETLANDS
  - C.E.F. 150' BUFFER

**NOTE:**  
 ALL ACTIVITIES WITHIN THE C.E.F. BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

SLAUGHTER LN 90 AC TRACT  
 PRELIMINARY PLAN  
 SHEET 2 OF 2

NO.	REVISIONS	DESCRIPTION	DATE	BY
1	February 16, 2022	JMC		
2	JDS			
3	RWK			
4	East Slaughter Lane Preliminary			



2/16/2022  
 Phone 512.439.4700  
 Fax 512.439.4716  
 FRN - F-1386

**LJA Engineering, Inc.**  
 7500 Rialto Boulevard  
 Building II, Suite 406  
 Austin, Texas 78735

JOB NUMBER:  
 A276-0411

SHEET NO.  
**4**

I:\M20\441 - E Slaughter Lane Subdivision\025 Preliminary Plan\Submittal Drawings\East Slaughter Lane Prelim.dwg  
 User: jfirovack  
 Last Modified: Feb 16, 2022 - 10:01  
 Plot Date/Time: Feb 16, 2022 - 11:26:08

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



CASE NUMBER: C8J-2020-0057  
UPDATE: U0  
CASE MANAGER: Joe Arriaga PHONE #: 512-854-7562

PROJECT NAME: Slaughter Ln 90 Ac Tract Preliminary Plan  
LOCATION: 0-826 E SLAUGHTER LN

SUBMITTAL DATE: May 9, 2022  
REPORT DATE: June 6, 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 **August 7, 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  
Site Plan Plumbing: Juan Beltran  
AW Utility Development Services: Bradley Barron

Electric: Andrea Katz  
Environmental: Mike Mcdougal  
Wetlands Biologist: Hank Marley  
ERM: Hank Marley

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

Fifteen foot (15') electric distribution, electric telecommunications, and electric fiber easement is required adjacent to E Slaughter Ln and Capitol View Dr R.O.W. Show the easements on the face of the plat.

**Environmental Review - Mike McDougal - 512-974-6380**

Wednesday, May 25, 2022

EV 01 The total proposed impervious cover is 1,042,193 square feet (or 23.92 acres). However, the Q2 table indicates 22.37 acres of proposed impervious cover. Update the tables such that the impervious cover amounts are the same. (See the impervious cover quantities in the red boxes below). Additional review and comment are pending regarding compliance with impervious cover limits per LDC 30-5-392.

Lot Size	Number of lots	Assumed IC per lot (SF)	Proposed IC (SF)
greater than 3 ac.	0	10,000	
greater than 1 ac. and no more than 3 ac.	0	7,000	
greater than 15,000 SF and no more than 1 ac.	3	5,000	15,000
greater than 10,000 SF and no more than 15,000 SF	5	3,500	17,500
10,000 SF or less in size	258	2,500	645,000
<b>Total lots and proposed IC</b>	<b>266</b>		<b>677,500</b>
ROW impervious cover			354,439
Other impervious cover, such as stormwater pond access drives			10,200
		<b>TOTAL</b>	<b>1,042,139</b> = 23.9242195 acres

APPENDIX Q-2  
IMPERVIOUS COVER  
(Suburban Watershed)

ALLOWABLE IMPERVIOUS COVER:  
Impervious cover allowed at 55 % X Gross Site Area (90.354 ac) = .49.7 Acres

ALLOWABLE IMPERVIOUS COVER BY SLOPE CATEGORY:  
TOTAL ACREAGE 15-25% = .1.85 Acres X 10% = 0.185 Acres

PROPOSED TOTAL IMPERVIOUS COVER:  
Total proposed impervious cover = 22.37 Acres = 22.7%

EV 02 FYI – Note numbers 24 through 26 on sheet 2 should not appear as notes on the final plat. No update is necessary on the preliminary plan in response to this FYI comment.

EV 03 Provide an exhibit showing:

- Lot lines;
- ROW lines;
- Slopes from 15 to 25%; and
- Slopes over 25%.

Additional review and comment regarding construction on slopes per LDC 30-5-301 & 302 are pending.

EV 04 Provide an exhibit showing:

- Lot lines;
  - ROW lines;
  - Pond footprints;
  - The waterway centerline;
  - Grading from 4 to 8 feet; and
  - Grading over 8 feet (indicate the maximum proposed cut and fill amounts).
- Additional review and comment regarding grading per LDC 30-5-341 & 342 are pending.

EV 05 Indicate in the comment response letter if Pond B is a detention pond, a water quality pond, or both. Additional review and comment regarding construction in the Critical Water Quality Zone are pending per LDC 30-5-261.

EV 06 Note the following regarding Critical Water Quality Zone buffer averaging:

- a) Show both the existing Critical Water Quality Zone and the proposed buffer averaged Critical Water Quality Zone on the preliminary plan. Be sure to use different line types. Be sure to also show and label the waterway centerline. Additional review and comment regarding Critical Water Quality Zone buffer averaging are pending per LDC 30-5-92.
- b) Note that the pond access drive must be located in the uplands (i.e., not in the Critical Water Quality Zone) per LDC 30-5-261.
- c) Note that the pond maintenance / staging area must be located in the uplands (i.e., not in the Critical Water Quality Zone) per LDC 30-5-261.
- d) Be sure to propose a Critical Water Quality Zone buffer averaging configuration such that the pond maintenance / staging area and the pond access drive will NOT be in the Critical Water Quality Zone. [LDC 30-5-261]
- e) Provide a table showing the existing Critical Water Quality Zone area within the proposed subdivision and also the proposed (buffer averaged) Critical Water Quality Zone area within the proposed subdivision. Additional review and comment regarding Critical Water Quality Zone buffer averaging are pending per LDC 30-5-92.

**Flood Plain Review - Zach Kretsch - 512-974-3363**

**DATE REVIEWED: 5/24/2022**  
**UPDATE # U0**

General notes: The floodplain on the site has been reviewed and approved with the project assessment for this preliminary plan. A drainage easement is proposed to contain the floodplain and will be recorded with the final plat associated with this lot. No formal comments at this time.

**AW Utility Development Services - Bradley Barron - 512-972-0078**

AW1. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Replace note 11B with the following note:

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

**Wetlands Biologist Review - Hank Marley - [hank.marley@austintexas.gov](mailto:hank.marley@austintexas.gov)**

Update 0      5/31/2022

*Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on*

*phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes. CEFs and their buffers must be shown on all site plan sheets.*

- WB1 FYI, additional wetland comments may be made at time of subdivision construction plan review in order to protect any wetlands downs stream of pond outfalls.
- WB2 Pursuant to LDC 25-8-281(C)(2)(a), please add a note to the cover sheet stating that: "The presence of a Critical Environmental Feature on or near a property may affect development. All activities within the CEF buffer must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited."

**Travis Co. Subdivision Review - Joe Arriaga - 512-854-7562**

5.18.2022

Subdivision comments have been cleared.

**ERM Review - Hank Marley - [hank.marley@austintexas.gov](mailto:hank.marley@austintexas.gov)**

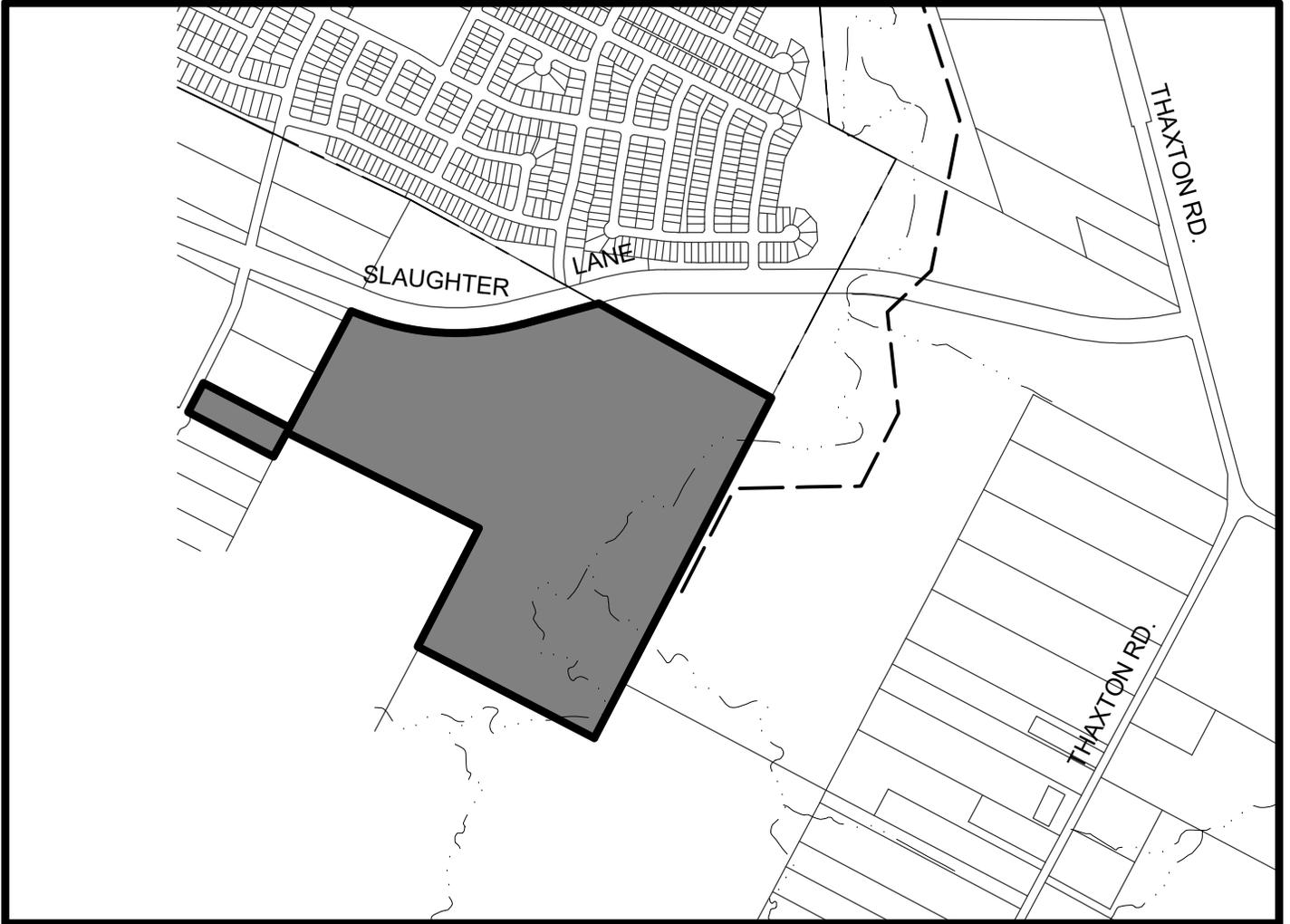
Update 0 5/31/2022

- ERM1 Delineate the 100 year fully developed floodplain as shown in City of Austin GIS. The plans seem to be the pre-atlas 14 - 100 year and the FEMA 500 year.
- ERM2 Revise plan to remove any grading activities from within the 100 year fully developed floodplain (mentioned in ERM 1 above) in accordance with LDC 25-8-364. Grading activities may be triggering a floodplain modification, which may require a Land Use Commission variance. If the plan isn't revised then a project assessment will be required, along with Functional Assessment for Floodplain Health. Variance will be determined at that time. [LDC 25-8-364; ECM 1.7.0]

**Site Plan Plumbing - Juan Beltran - 512-972-2095 [juan.beltran2@austintexas.gov](mailto:juan.beltran2@austintexas.gov)**

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer services lines shall be positioned or located in a manner that will not cross lot lines.**

**End of Master Comment Report**



# LOCATION MAP

N.T.S.

CITY OF AUSTIN GRID NO. J-11, J-12  
MAPSCO PAGE NO. 705E, 705F, 705J, 705K