

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0247.1A**P.C. DATE:** August 11, 2020**SUBDIVISION NAME:** Pioneer Crossing East Section 19 Final Plat**AREA:** 7.15 acres**LOTS:** 32**APPLICANT:** Continental Homes of Texas, LP  
(Kevin Pape)**AGENT:** LJA Engineering, Inc.  
(Justin D. Midura, P.E.)**ADDRESS OF SUBDIVISION:** Samsung Blvd. & 200-751 E. Braker Lane**WATERSHED:** Walnut Creek**COUNTY:** Travis**EXISTING ZONING:** P.U.D**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Residential**VARIANCE:** none**DEPARTMENT COMMENTS:**

The request is for the approval of Pioneer Crossing East Section 19 Final Plat, comprised of 32 lots on 7.15 acres.

The 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:**

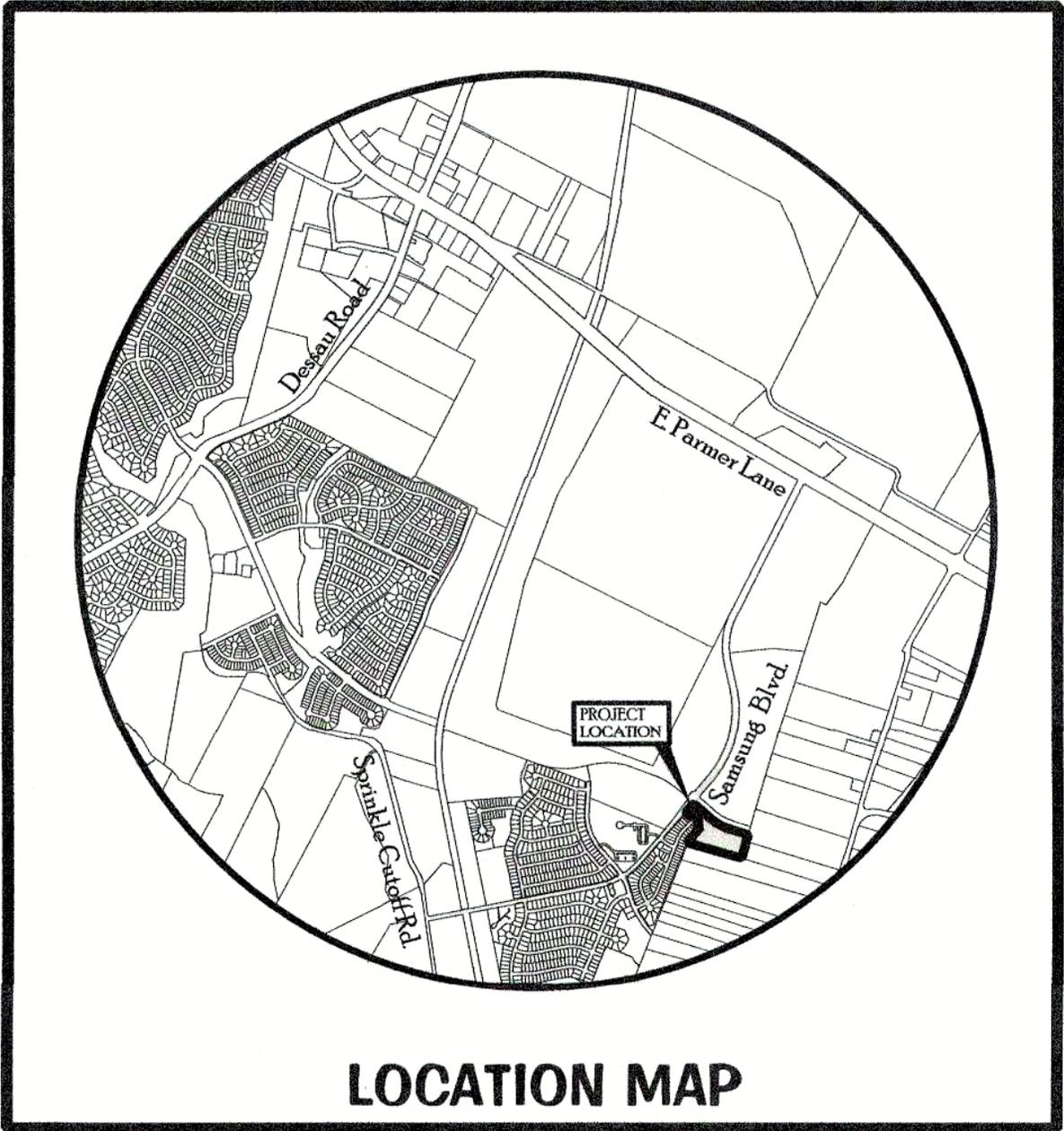
Staff recommends disapproval of the plat for the reasons listed in the comment report dated August 6, 2020, and attached as Exhibit C.

**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 August 6, 2020



**LOCATION MAP**



STATE OF TEXAS {
COUNTY OF TRAVIS {

KNOWN ALL MEN BY THESE PRESENTS: THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF THAT CALLED 6.896 ACRE TRACT OF LAND DESCRIBED AS TRACT 1 RECORDED IN DOCUMENT NUMBER 2016128108 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, O.P.R.T.C.T., ACTING BY AND THROUGH CONTINENTAL HOMES OF TEXAS, L.P., BY MATTHEW TRENNER, VICE PRESIDENT, AND THAT ART COLLECTION, INC., BEING THE OWNER OF THE REMAINDER OF A CALLED 479.683 ACRE TRACT DESCRIBED AS TRACT 10 RECORDED IN VOLUME 13270, PAGE 1369 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.), ACTING BY AND THROUGH ART COLLECTIONS, INC., BY \_\_\_\_\_ DO HEREBY PLAT 7.15 ACRES, LOCATED IN THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"PIONEER CROSSING EAST SECTION 19"

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

CONTINENTAL HOMES OF TEXAS, L.P. ART COLLECTIONS, INC.
(A TEXAS LIMITED PARTNERSHIP)

BY: CHTEX OF TEXAS, INC.
(A DELAWARE CORPORATION)
ITS SOLE GENERAL PARTNER

BY: MATTHEW TRENNER, VICE PRESIDENT

THE STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY ADIB KHOURY, ASSISTANT SECRETARY CHTEX OF TEXAS, INC., ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

NOTARY PUBLIC - STATE OF TEXAS

THE STATE OF TEXAS §
COUNTY OF \_\_\_\_\_ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY \_\_\_\_\_, OF ART COLLECTIONS, INC., ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

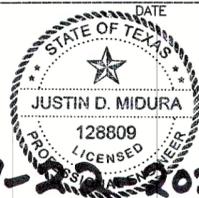
NOTARY PUBLIC - STATE OF TEXAS

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

ENGINEER'S CERTIFICATION:

I, JUSTIN MIDURA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0460K, DATED JANUARY 6, 2016 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

JUSTIN MIDURA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 128809
LJA ENGINEERING, INC.
921 W NEW HOPE DRIVE, SUITE 603
CEDAR PARK, TEXAS 78613
TBPELS REG. NO. F-1386



SURVEYOR'S CERTIFICATION:

I, TRAVIS S. TABOR, 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 SURVEY 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 ON THE GROUND.

TRAVIS S. TABOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6428
LANDESIGN SERVICES, INC.
10090 W. HIGHWAY 29
LIBERTY HILL, TEXAS 78642
TBPELS FIRM NO. 10001800

NOTES

- 1) ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, AND WATER AND WASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
2) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS
3) 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.
4) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
5) NO BUILDINGS, FENCING, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
6) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
7) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
8) 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 REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
9) STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PUBLIC RIGHT-OF-WAY STREET INTERSECTIONS.
10) 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 TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11) 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 SEPARATE INSTRUMENT RECORDED IN DOC. # \_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
12) 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.
13) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE 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.
14) THIS PROJECT SHALL BE SUBDIVIDED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE AS MODIFIED BY ORDINANCE NUMBER 970410-1.
15) ALL BUILDING SETBACK LINES AND HEIGHTS WILL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING REQUIREMENTS, PUD ORDINANCE NO. 970410-1.
16) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED WITH THE CONSTRUCTION OF PROPER CURB, GUTTER AND ROADWAY IMPROVEMENTS ALONG THE FOLLOWING STREETS AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: DRAGON DRIVE, OVERLORD LANE, AND SEAL LION COVE AND THE SUBDIVISION SIDE OF CHURCH CANYON DRIVE AND BRAKER 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 THE UTILITY COMPANY.
17) A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
18) THE PIONEER CROSSING EAST HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND RECORD KEEPING FOR ANY WATER QUALITY AND/OR DETENTION FACILITY LOCATED WITHIN THIS SUBDIVISION.
19) VEHICULAR ACCESS FROM ANY SINGLE FAMILY LOT TO ANY LOT DESIGNATED AS "OPEN SPACE" SHALL BE PROHIBITED.
20) IN ACCORDANCE WITH ORDINANCE IMPLEMENTATION GUIDELINES, WATER QUALITY CONTROLS WILL BE REQUIRED WHEN BASIN CUMULATIVE IMPERVIOUS COVER EXCEEDS 10%.
21) IN ACCORDANCE WITH THE PUD ORDINANCE, THE MASTER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE WATER QUALITY FACILITIES FOR SINGLE FAMILY DEVELOPMENTS. THE CITY OF AUSTIN WILL, BY MUTUAL AGREEMENT, CONTRIBUTE TO THE MASTER ASSOCIATION AN ANNUAL OR LUMP SUM PAYMENT FOR OPERATION AND MAINTENANCE.
22) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
23) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
24) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8-211.
25) PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
26) ALL DEVELOPMENT WITHIN THE P.U.D. WILL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDING PROGRAM STANDARDS. SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT SHALL MEET A MINIMUM 1 STAR RATING; COMMERCIAL DEVELOPMENT SHALL MEET A MINIMUM OF 1 STAR RATING.
27) THE OWNER OF THIS 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 SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
28) PARKLAND DEDICATION HAS BEEN SATISFIED IN ACCORDANCE WITH PUD ORDINANCE 970410-1 AND ITS AMENDMENTS.
29) LOT 27 & LOT 29, BLOCK HHH-B AND LOT 50 & LOT 53, BLOCK JJJ IS AN OPEN SPACE AND DRAINAGE EASEMENT/PUBLIC UTILITY EASEMENT LOT. NO RESIDENTIAL USE IS ALLOWED ON THIS LOT. PIONEER CROSSING EAST HOMEOWNER'S ASSOCIATION WILL PROVIDE MAINTENANCE TO THE LOTS.
30) ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.
31) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

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.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT
CITY OF AUSTIN

THIS SUBDIVISION IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE \_\_\_\_\_ 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\_\_\_\_.

CHAIRPERSON \_\_\_\_\_
JOLENE KIOLBASSA

SECRETARY \_\_\_\_\_
ANA AGUIRRE

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. AND DULY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. IN THE 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, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY \_\_\_\_\_



PIONEER CROSSING EAST SECTION 19

Table with columns: REVISIONS, DESCRIPTION, DATE. Includes project name: SPRINKLE 7 TRACTS, job number: 384-15-1, date: 03/25/2020, scale: 1" = 100', drawing file path: L:\SPRINKLE 7 TRACTS\DWG\SPICE 19 SUB.DWG, fieldnote file path: N/A, rpls: TST, tech: HAS, partychief: JE, checked by: TST, fieldbook: 331/71.

DRAWING NAME:
PCE 19 SUB

SHEET
02 of 02

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



CASE NUMBER: C8-2016-0247.1A  
REVISION #: 00 UPDATE: U0  
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Pioneer Crossing East Section 19 Final Plat  
LOCATION: 200-751 E BRAKER LN

SUBMITTAL DATE: July 13, 2020  
REPORT DUE DATE: August 10, 2020  
FINAL REPORT DATE: August 6, 2020

**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 **October 11, 2020**. 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 at [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 : Cindy Edmond  
Drainage Engineering : David Marquez  
Water Quality : David Marquez  
911 Addressing : Cathy Winfrey  
Subdivision : Cesar Zavala  
Site Plan Plumbing: Cory Harmon

AW Utility Development Services : Bradley Barron  
Environmental : Pamela Abee-Taulli  
Electric : Andrea Katz  
ATD Engineering : Bryan Golden  
Transportation Planning : Adam Fiss

Electric Review - Andrea Katz - 512-322-6957

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 electric distribution, electric telecommunications, and electric fiber easement is required adjacent to major streets. Ten foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to internal streets. Show the easements on the face of the plat.

911 Addressing Review - Cathy Winfrey - 512-974-2398

AD1: This plat review is rejected for the following reason:

AD2: Please add a single letter 'E' before the label for BRAKER LN.

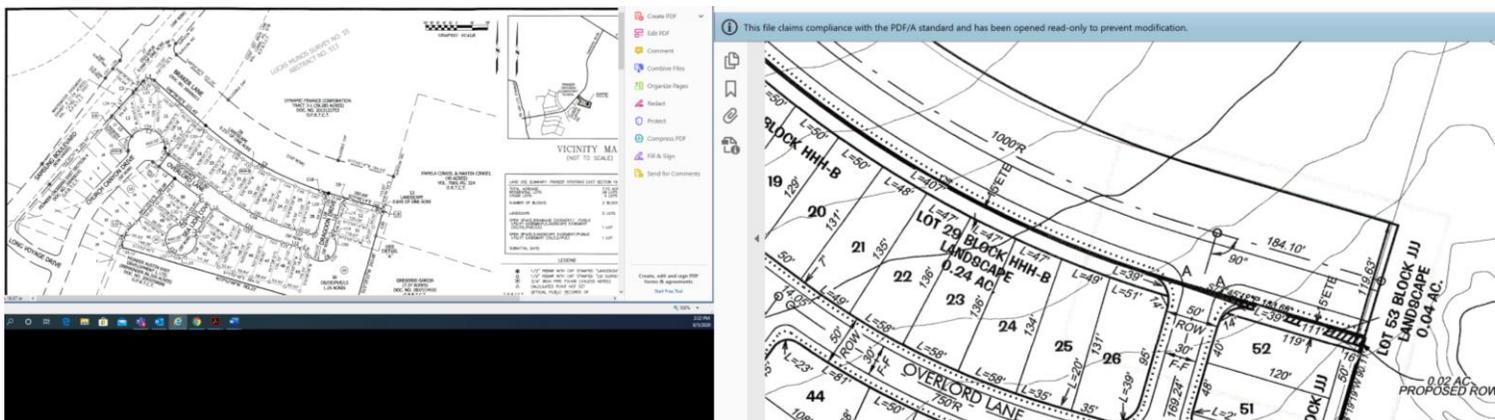
NOTE: The following names in this Final Plat are approved and are labeled correctly: DRAGOON DR, OVERLORD LN and SEA LION CV

NOTE: The following labels for existing streets are correct: CHURCH CANYON DR, , LONG VOYAGE DR, SAMSUNG BLVD

§25-4-155 - C8

ATD Engineering Review - Bryan Golden - 512-974-2426

ATD 1. The proposed final plat does not appear to match the preliminary plan. In prior discussions regarding the preliminary plat, ATD and the applicant agreed upon the inclusion of a small sliver of additional right-of-way in order to accommodate the planned alignment of the Braker Lane extension. An additional .02 acres of right-of-way was added to the eastern end of Braker Lane right-of-way to terminate at 119.63' ROW width. Approved prelim. shown on the right below:



ATD 2. Additional comments may be provided if there are changes in design or waiver reviews are requested from DSD Transportation Review.

Drainage Engineering Review - David Marquez - 512-974-3389

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.

DE1 Submit an updated engineering report. The report seems to be missing some sheets like the explanation to the drainage and water quality. Engineer report goes from introduction with bullet points 2 and 3 present then to exhibit 1A.

DE2 If a pond is to be completed as part of the construction plans, a fiscal estimate will be needed for the plat to post fiscal per fiscal policy.

FYI- remove prelim notes on the plat that state not for recordation.

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

**ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]**

EV 1 Send a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1 to [Pamela.abee-taulli@austintexas.gov](mailto:Pamela.abee-taulli@austintexas.gov). A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Subdivision Review - Cesar Zavala - 512-974-3404

SR 1. Show the application submittal date on the plat, July 13, 2020. (L.D.C 25-1-83)

SR 2. Include the case number on the lower right corner of each plat sheet, C8-2016-0247.1A . (L.D.C 25-1-83)

SR 3. Remove the revision table from the left margin of the sheets. (L.D.C. 25-1-83)

SR 4. Verify that the final plat matches the preliminary plan.

SR 5. Verify that the lots meet the approved P.U.D. requirements for lot size and lot width to avoid any future amendments to the plat. (L.D.C. 25-1-83)

SR 6. On Sheet #2, clarify the ownership of the property and update the owner's preamble to match the current owner. Does the property have dual ownership? Contact this reviewer if further information is needed. (T.L.G.C. 212.004)

SR 7. Update the director's approval block to show Denise Lucas as the Director, (L.D.C. 25-1-83):

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020, AD.

---

Cesar Zavala, for:  
Denise Lucas, Director, Development Services Department

- SR 8. Subdivision cases filed after September 1, 2019 can be approved by either the Z.A.P. Commission or the Planning Commission, the commission approval block may need to be modified depending on the commission date that is available for approval of the case. (L.D.C. 25-1-83)
- SR 9. The following items are needed to approve the case and record the plat at Travis County (T.L.G.C 212.004(d) / T.L.G.C 212.014) :
- Mylars containing original signatures, with appropriate seals and dates. All signatures, seals and stamps on the plat must be legible and in black ink.
  - Original tax certificate(s) showing all taxes paid for the previous year. (can be provided after approval of the plat)
  - Check for the plat recordation fee and any associated documents. (can be provided after approval of the plat)

Transportation Planning - Adam Fiss - 512-974-1684
--

- TR1. Proposed collector and arterial streets require payment of fiscal. Applicant has provided this reviewer with a fiscal estimate for review. Estimate has been forwarded to Jennifer Back for review. Comment will be cleared once fiscal payment is complete.
- TR2. Per prelim, please show sidewalks by a dotted line along E. Braker Lane. Braker is already included in the final plat note.
- TR3. Please include prelim note: "vehicle access is prohibited from all residential lots to Braker Lane." Access should also be prohibited to Samsung Way.
- TR4. 0.02 AC proposed ROW is identified along Braker Lane in the preliminary plan. Is this dedication still proposed?

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

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, and §25-5:  
THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - David Marquez - 512-974-3389

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 Remove note 24.

WQ2 Submit an R1 table. FYI see new DCM 1.2.4e pond requirements.

Wetlands Biologist Review - Andrew Clamann - 512-974-2694

No recommendations.

Site Plan Plumbing - Cory Harmon - 512-974-2882

#### **INFORMAL UPDATE REQUIRED**

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2015 Uniform Plumbing Code, add a 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 service lines shall be positioned or located in a manner that will not cross lot lines.**

End of report