

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0122.3A**PC DATE:** November 24, 2020**SUBDIVISION NAME:** East Village Phase 2**AREA:** 22.17 acres**LOTS:** 119 lots**APPLICANT:** RH Pioneer North LLC (Annie Atkinson)**AGENT:** LJA Engineering, (Angela Ploetz)**ADDRESS OF SUBDIVISION:** 12817 Willow Grove Lane**GRIDS:** MQ32**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** PUD**DISTRICT:** 1**LAND USE:** Residential**SIDEWALKS:** Sidewalks will be constructed along all internal streets.

DEPARTMENT COMMENTS: This request is for the approval of East Village Single Family Phase 2, a final plat comprised of 119 lots on 22.17 acres. There will be 118 residential lots and one pedestrian/bike lot.

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 attached as Exhibit C.

ZONING AND PLATTING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map
Exhibit B: Proposed plat
Exhibit C: Comment report

Legal Description:
EASTVILLAGE Single Family
Phase 2 Final Plat Doc. no. _____



LJA Engineering, Inc.

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FRN-F-1386

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



CASE NUMBER: C8-2018-0122.3A
UPDATE: U0
CASE MANAGER: Steve Hopkins PHONE #: 512-974-3175

PROJECT NAME: East Village Single Family Phase 2
LOCATION: 12817 WILLOWGROVE LN

SUBMITTAL DATE: October 26, 2020
FINAL REPORT DATE: November 18, 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 **January 25, 2021**. 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 (974-1770) 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:

Environmental : Pamela Abee-Taulli
Subdivision : Steve Hopkins

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

AD 1 This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

NOTE: The following names are approved for use on this plat: JADE OASIS DR, KARASU DR, WILLOWGROVE LN, BOLTON WELLS DR, CRESSAL DR, CHUMLEYS ST, HALLSTATT DR
§25-4-155

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

AW 1. 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.

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.

Transportation Planning - Adam Fiss - 512-974-1684

No comments.

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

No comments at this time.

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

No comments

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

No comments

City Arborist Review - Dillon Olsen - 512-974-2515

No comments.

Electric Review - Andrea Katz - 512-322-6957

Approved

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

The proposed final plat (C8-2018-0122.3A) is approved from a plumbing code perspective.

END OF REPORT