

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



CASE NUMBER: C8J-2018-0091.2A  
REVISION #: 00  
CASE MANAGER: Sarah Sumner  
UPDATE: U0  
PHONE #: 512-854-7687

PROJECT NAME: Turners Crossing North - Phase 2  
LOCATION: 13023 N TURNERSVILLE RD

SUBMITTAL DATE: November 9, 2020  
REPORT DUE DATE: November 30, 2020  
FINAL REPORT DATE: December 2, 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. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is February 10, 2021.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

**An informal update submittal is required. You must submit the distribution to the case manager. No distribution is required for the Planner 1.**

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

**Please note:** if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Environmental : Jonathan Garner  
Site Plan Plumbing : Cory Harmon  
Electric : Andrea Katz  
911 Addressing : Cathy Winfrey  
Drainage Engineering : Kyle Virr  
Water Quality : Kyle Virr  
Travis Co. Subdivision : Sarah Sumner

Electric Review - Andrea Katz - 512-322-6957

- EL 1. Show existing electric transmission facilities (lines and structures) located on the property.  
*City of Austin Land Development Code - Chapter 25-4-132 - EASEMENTS AND ALLEYS.*
- EL 2. LCRA is has full ownership and occupation of this easement and the structures within the right-of-way. There are LCRA and Austin Energy transmission circuits located on this tract. The owner/applicant is required to contact Anne Manning, 512-578-4420, or 1-800-776-5272, EXT 4420 or [anne.manning@lcra.org](mailto:anne.manning@lcra.org) with LCRA for review/approval.

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

- AD 1 Addressing rejects this plan for the following reasons:
- AD 2 The street type BND for the street to be named TRACKLINE is no longer accurate. The name TRACKLINE now appears on a short street with no bend. Please select a different street type and update the label on both sheets 2 and 3.
- AD 3 The street type reserved for SUMMER SPRINGS is PASS, not PLACE. The street type PLACE may only be used on cul-de-sac streets. Please change the name label to show the name and street type that were Reserved: SUMMER SPRINGS PASS
- AD 4 There is a street with no name label on both sheets 4 and 5, at the bottom of Block R, connecting streets to be named BRAVE TENDERFOOT TRL and AUTUMN BIRD TRCE. Please label it on both sheets.
- AD 5 Please add a street name Table which lists all streets to be dedicated on this plat, along with the length and width of each.

NOTE: The following names have been approved on this subdivision plat: DRAGRIDE RD, TURNER COACH TRL, PURPLE PRARIE LN, DAIRYWORK RD, SPRING STAR TRL, TURNER FOREST AVE, ROUNDED PEBBLE LN, SUMMER SPRINGS PASS, BRAVE TENDERFOOT TRL, SOARING SKIES DR, QUIET STREAM WAY, AUTUMN BIRD TRCE, SWEET WATERMELON LN, TWIN GLADES PASS, GAP CHALK TRL

§ 30-2-155

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. Label all access easements for maintenance and/or inspection of drainage easements as "Drainage Access Easements". [LDC 25-7-152]

Environmental Review - Jonathan Garner - 512-974-1665

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

EV 1 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. 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]
- Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan and phased fiscal estimate are required. [LDC 25-8, Subchapter A, Article 7, Division 4; ECM 1.4.4]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. 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]

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.**

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

FP Note: Models, FP delineations were already approved. No further FP comments

Wetlands Biologist Review - Ana Gonzalez - 512-974-2929

All CEFs and CEF buffers are recorded per the approved preliminary as well as CEF buffer note. No outstanding comments.

Transportation Planning - Martin Laws - 512-974-6351

TR 1. Transportation Planning has no comments.

Transportation Engineering - Jennifer Back - 512-974-6361

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No comments. APPROVED

Water Quality Review - Kyle Virr - 512-974-2538

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- WQ 1 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.
- WQ 2 The City maintains all water quality controls for single-family subdivision. All water quality controls to be City maintained must meet the maintenance and access requirements of DCM 1.2.4(E). Please demonstrate the plan provides the necessary space within the designated easements to meet the requirements of this section.
- WQ 3 Provide space for the setback from each pond to every residential structure as required by DCM 1.2.4(E) (3) (b).
- WQ 4 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.
- WQ 5 Proposed improvements encroach on the Erosion Hazard Zone Buffer established by the Watershed Protection Department. Conduct and provide an analysis in accordance with City of Austin Drainage Criteria Manual Appendix E, Criteria for Establishing an Erosion Hazard Zone. (LDC 25-7-32, DCM Appendix E)

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.

Travis Co. Subdivision Review - Sarah Sumner - 512-854-7687

- Subdivision:
1. Please revise the Chapter 482 Travis County Subdivision Construction Agreement for new Judge Andy Brown.

2. What is the status of the pipeline in Lot 61 Block H?
3. The 55.226 acres noted in the owner's statement do not match the 126 acres of this plat, please revise both instances.
4. Remove notes 40-42 as they are duplicates

Travis Co. Transportation Review - John Routh - 512-854-5196

Clear.

END OF REPORT