

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0165.2A

Z.A.P. DATE: January 12, 2021

SUBDIVISION NAME: Cascades at Onion Creek East, Phase Two

AREA: 31.18 acres

LOTS: 136

APPLICANT: M/I Homes of Austin, LLC
(William G. Peckman)

AGENT: LJA Engineering Inc.
(Russell Kotara, P.E.)

ADDRESS OF SUBDIVISION: 2333 Cascades Ave

WATERSHED: Onion Creek

COUNTY: Travis

EXISTING ZONING: I-SF-2

JURISDICTION: Full Purpose

PROPOSED LAND USE: Residential / Open Space / Right-of-Way

DEPARTMENT COMMENTS:

The request is for the approval of Cascades at Onion Creek East, Phase Two, comprised of 136 lots on 31.1 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: Disapproval for reason listed in Exhibit C in the support material.

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated January 7, 2021

Exhibit A

RIVER
PLANTATION
DR.

PINEHURST
DR.

CASCADES AVE.

MAYALL
TRAIL

S IH 35

BRADSHAW
RD.

**SUBJECT
TRACT**

LOCATION MAP

NOT TO SCALE



CASCADES AT ONION CREEK EAST, PHASE TWO

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(KNOW ALL MEN BY THESE PRESENTS:

THAT M/I HOMES OF AUSTIN, LLC, AN OHIO LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH WILLIAM G. PECKMAN, AREA PRESIDENT, OWNER OF THAT CERTAIN 42.7327 ACRES, DESCRIBED AS EXHIBIT "A-2", CONVEYED BY DEED RECORDED IN DOCUMENT No. 2019124192 OF THE SAID OFFICIAL PUBLIC RECORDS, ALL OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 31.1831 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS: "CASCADES AT ONION CREEK EAST, PHASE TWO", AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS THE HAND OF WILLIAM G. PECKMAN, AREA PRESIDENT, THIS THE ____ DAY OF _____, 2020, A.D.

WILLIAM G. PECKMAN, AREA PRESIDENT
M/I HOMES OF AUSTIN, LLC,
6801 N. CAPITAL OF TEXAS HIGHWAY
LAKEWOOD II, SUITE 100
AUSTIN, TEXAS 78731

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

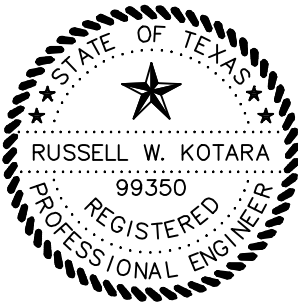
BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED WILLIAM G. PECKMAN, AREA PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2020, A.D.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

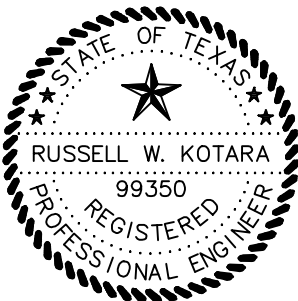
I, RUSSELL KOTARA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

RUSSELL KOTARA
LICENSED PROFESSIONAL ENGINEER NO. 99350
LJA ENGINEERING
5316 W. HIGHWAY 290
SUITE 150
AUSTIN, TEXAS 78735



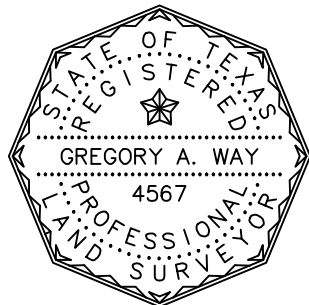
THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0595K AND #48453C0685J, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY AND INCORPORATED AREAS.

RUSSELL KOTARA
LICENSED PROFESSIONAL ENGINEER NO. 99350
LJA ENGINEERING
5316 W. HIGHWAY 290
SUITE 150
AUSTIN, TEXAS 78735



I, GREGORY A. WAY, 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.

GREGORY A. WAY
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 4567
CAPITAL SURVEYING COMPANY
925 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING B, SUITE 115, AUSTIN, TEXAS 78746



GENERAL NOTES:

1. ALL STREETS ARE PUBLIC.
2. ALL DRAINAGE, SIDEWALKS WATER AND WASTEWATER LINES IN THE SUBDIVISION ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
4. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEMS.
5. 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 OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

GENERAL NOTES:

7. 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 DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HERS ASSIGNS.
10. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
11. MAINTENANCE OF WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
12. BUILDING SETBACK LINES SHALL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE.
13. ELECTRIC SERVICE IS BEING PROVIDED BY AUSTIN ENERGY.
14. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
15. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
16. THE OWNER SHALL BE RESPONSIBLE FOR ANY 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 ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
17. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
18. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND/OR DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
19. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
20. 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 AUSTIN WATER. 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.
21. STREETS ARE TO BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS, LDC 25-4-154.
22. 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: CASCADES AVENUE, ESCAPE RIVERA DRIVE, HURRICANE HAZE DRIVE, SEADRIFT DRIVE, SEASIDE WOODS DRIVE, AND WARM WASSAIL DRIVE. 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. LDC 25-6-351.
23. WATERWAY SETBACKS, AS DEFINED BY THE LAND DEVELOPMENT CODE, MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
24. 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.
25. PARKLAND DEDICATION AND PARKLAND DEVELOPMENT FEE REQUIREMENTS WILL BE MET WITH A COMBINATION OF PARKLAND DEDICATION 12' WIDE CONCRETE TRAIL CONSTRUCTION, AND PARK IMPROVEMENTS LOCATED WITHIN BLOCK V, LOT 1 OF CASCADES AT ONION CREEK EAST PHASE ONE (C8-2018-0165.1A) AND BLOCK T, LOT 1 OF CASCADES AT ONION CREEK WEST PHASE ONE (C8-2018-0181.1A).

GENERAL NOTES CONTINUED ON SHEET 3 OF 4.

THIS SUBDIVISION PLAT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON
THIS THE ____ DAY OF _____, 2020.

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 2020.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, 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 _____, 2020, A.D. AT ____ O'CLOCK __.M., AND DULY RECORDED ON THE ____ DAY OF _____, 2020 A.D. AT ____ O'CLOCK __.M., IN DOCUMENT No. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 2020, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY:
DEPUTY

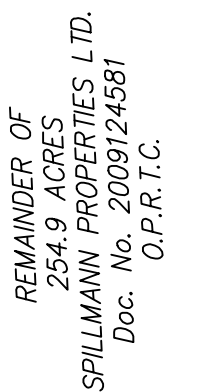
CASCADES AT
ONION CREEK EAST,
PHASE TWO

		CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-0
DRAWN BY: WAL	SCALE: N/A	F.B.
JOB NO.: 19518.10	DATE: SEPTEMBER 28, 2020	SHEET NO.: 1 OF 4
DRAWING NO.: 19518p1	CRD #: 17534	

APPLICATION SUBMITTAL DATE: NOVEMBER 9, 2020

C8-2018-0165.2A

REMAINDER OF
254.9 ACRES
SPILLMANN PROPERTIES LTD.
Doc. No. 2009124581
O.P.R.T.C.



(GRANTOR 1-TRACT 1)
REMAINDER OF
117.188 ACRES
(EXHIBIT A)
ONION ASSOCIATES, LTD
Doc. No. 2006236625
O.P.R.T.C.

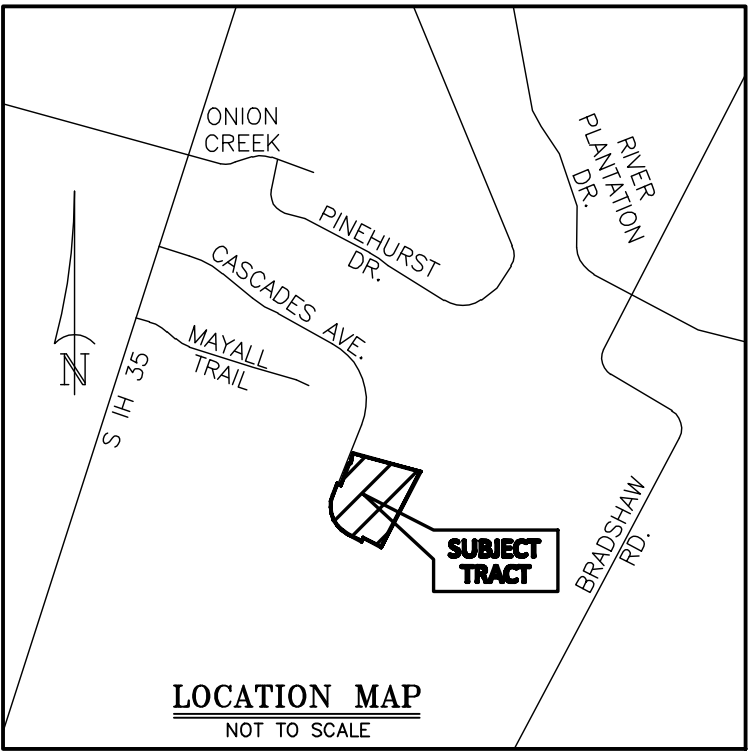
254.9 ACRES
SPILLMANN PROPERTIES LTD.
Doc. No. 2009124581
O.P.R.T.C.

C8-2018-0165.2A

CASCADES AT ONION CREEK EAST, PHASE TWO

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	90°00'00"	15.00'	23.56'	21.21'	N66°26'38"E
C2	90°00'00"	15.00'	23.56'	21.21'	N23°33'22"W
C3	83°55'28"	438.00'	641.56'	585.73'	S20°31'07"E
C4	05°59'08"	275.00'	28.73'	28.72'	S71°32'57"E
C5	12°07'05"	325.00'	68.74'	68.61'	S68°28'58"E
C6	90°00'00"	15.00'	23.56'	21.21'	N72°34'34"E
C7	90°00'00"	15.00'	23.56'	21.21'	N17°25'26"W
C8	12°07'05"	275.00'	58.16'	58.05'	N68°28'58"W
C9	05°59'08"	325.00'	33.95'	33.94'	N71°32'57"W
C10	90°00'00"	15.00'	23.56'	21.21'	S72°34'34"W
C11	90°00'00"	15.00'	23.56'	21.21'	S17°25'26"E
C12	90°00'00"	15.00'	23.56'	21.21'	S60°27'29"W
C13	05°58'28"	325.00'	33.89'	33.87'	S18°26'43"W
C14	75°48'13"	275.00'	363.83'	337.87'	S16°28'09"E
C15	85°31'56"	15.00'	22.39'	20.37'	N82°51'47"E
C16	94°28'03"	15.00'	24.73'	22.02'	N07°08'13"W
C17	75°48'13"	325.00'	429.98'	399.30'	N16°28'09"W
C18	05°58'28"	275.00'	28.68'	28.66'	N18°26'43"E
C19	90°00'00"	15.00'	23.56'	21.21'	N29°32'31"W
C20	90°00'00"	15.00'	23.56'	21.21'	S23°34'03"E
C21	06°50'07"	275.00'	32.81'	32.79'	S71°59'06"E
C22	12°58'43"	325.00'	73.62'	73.46'	S68°54'48"E
C23	90°00'00"	15.00'	23.56'	21.21'	N72°34'34"E
C24	90°00'00"	15.00'	23.56'	21.21'	N17°25'26"W
C25	12°58'43"	275.00'	62.29'	62.16'	N68°54'48"W
C26	06°50'07"	325.00'	38.77'	38.75'	N71°59'06"W
C27	90°00'00"	15.00'	23.56'	21.21'	S66°25'57"W
C28	24°11'26"	700.00'	295.54'	293.35'	S39°40'17"W
C29	11°40'12"	275.00'	56.01'	55.92'	S45°55'54"W
C30	11°34'39"	275.00'	55.57'	55.47'	S34°18'29"W
C31	91°00'00"	15.00'	23.82'	21.40'	S16°58'51"E
C32	89°00'01"	15.00'	23.30'	21.03'	N73°01'10"E
C33	11°34'39"	325.00'	65.67'	65.56'	N34°18'29"E
C34	11°40'12"	325.00'	66.20'	66.08'	N45°55'54"E
C35	24°12'11"	650.00'	274.57'	272.54'	N39°40'39"E
C36	90°00'00"	15.00'	23.56'	21.21'	N06°46'00"E
C37	20°08'16"	275.00'	96.65'	96.16'	N48°18'08"W
C38	20°08'16"	325.00'	114.23'	113.64'	S48°18'08"E
C39	90°00'00"	15.00'	23.56'	21.21'	S83°14'00"E
C40	90°00'00"	15.00'	23.56'	21.21'	S59°35'50"W
C41	6°50'07"	325.00'	38.77'	38.75'	S18°00'54"W
C42	79°48'13"	25.00'	34.82'	32.07'	S18°28'10"E
C43	48°11'23"	25.00'	21.03'	20.41'	N82°27'57"W
C44	176°10'58"	50.00'	153.75'	99.95'	N18°28'09"W
C45	48°11'23"	25.00'	21.03'	20.41'	N45°31'38"E
C46	6°50'07"	275.00'	32.81'	32.79'	N18°00'54"E
C47	90°00'00"	15.00'	23.56'	21.21'	N30°24'10"W
C48	3°47'24"	325.00'	21.50'	21.49'	S19°32'15"W
C49	8°11'32"	325.00'	46.47'	46.43'	S13°32'48"W
C50	5°42'04"	433.00'	43.09'	43.07'	N18°35'36"E
C51	8°11'32"	325.00'	46.47'	46.43'	S05°21'17"W
C52	8°35'12"	433.00'	64.89'	64.83'	N11°26'58"E
C53	8°11'32"	325.00'	46.47'	46.43'	S02°50'16"E
C54	8°42'25"	433.00'	65.08'	65.74'	N02°48'09"E
C55	8°11'32"	325.00'	46.47'	46.43'	S11°01'47"E
C56	8°49'00"	433.00'	66.63'	66.56'	N05°57'33"W
C57	8°11'32"	325.00'	46.47'	46.43'	S19°13'18"E
C58	8°54'48"	433.00'	67.36'	67.29'	N14°49'27"W
C59	8°11'32"	325.00'	46.47'	46.43'	S27°24'50"E
C60	8°59'42"	433.00'	67.98'	67.91'	N23°46'43"W
C61	8°11'32"	325.00'	46.47'	46.43'	S35°36'21"E
C62	1°49'31"	433.00'	13.80'	13.79'	N29°11'20"W
C63	5°44'21"	325.00'	32.55'	32.54'	S42°34'17"E
C64	8°08'07"	325.00'	46.15'	46.11'	S49°30'31"E
C65	0°47'41"	325.00'	4.51'	4.51'	S53°58'25"E
C66	14°09'44"	15.00'	3.71'	3.70'	S35°35'58"W
C67	74°50'18"	15.00'	19.59'	18.23'	S80°06'02"W
C68	49°45'25"	438.00'	380.37'	368.53'	N03°26'05"W
C69	0°25'27"	335.00'	2.41'	2.41'	S40°18'31"W
C70	5°15'11"	275.00'	25.21'	25.20'	N51°44'40"W
C71	9°25'44"	275.00'	45.26'	45.20'	N44°24'12"W
C72	12°58'11"	275.00'	62.25'	62.12'	N33°12'15"W
C73	15°47'26"	275.00'	75.79'	75.55'	N18°49'27"W
C74	15°47'26"	275.00'	75.79'	75.55'	N03°02'01"W
C75	16°03'16"	275.00'	77.06'	76.80'	N12°53'20"E
C76	0°30'59"	275.00'	2.48'	2.48'	N21°10'28"E
C77	24°00'06"	25.00'	10.47'	10.40'	S33°26'00"W
C78	24°11'17"	25.00'	10.55'	10.48'	S57°31'42"W
C79	53°05'08"	50.00'	46.33'	44.69'	S43°04'46"W
C80	42°57'41"	50.00'	37.49'	36.62'	S04°56'39"E
C81	29°10'08"	50.00'	25.45'	25.18'	S41°00'34"E
C82	50°58'00"	50.00'	44.48'	43.02'	S81°04'38"E
C83	15°35'33"	25.00'	6.80'	6.78'	N81°14'08"E
C84	32°35'49"	25.00'	14.22'	14.03'	S74°40'10"E
C85	1°23'15"	275.00'	6.66'	6.66'	S57°40'38"E
C86	17°40'47"	275.00'	84.86'	84.52'	S48°08'37"E
C87	1°04'14"	275.00'	5.14'	5.14'	S38°46'07"E
C88	11°14'45"	325.00'	63.79'	63.69'	S46°08'38"W
C89	9°41'55"	275.00'	46.55'	46.50'	S67°16'24"E
C90	4°31'39"	650.00'	51.36'	51.35'	S29°50'24"W
C91	5°15'30"	650.00'	59.65'	59.63'	S34°43'58"W
C92	5°15'30"	650.00'	59.65'	59.63'	S39°59'28"W
C93	5°15'30"	650.00'	59.65'	59.63'	S45°14'58"W
C94	3°54'01"	650.00'	44.25'	44.24'	S49°49'44"W
C95	2°19'23"	325.00'	13.18'	13.18'	N39°23'41"W
C96	9°05'03"	325.00'	51.53'	51.47'	N45°05'55"W
C97	8°30'00"	325.00'	48.21'	48.17'	N53°53'26"W
C98	0°13'50"	325.00'	1.31'	1.31'	N58°15'16"W
C99	3°16'48"	275.00'	15.74'	15.74'	S73°45'45"E
C100	10°21'20"	275.00'	49.70'	49.64'	S69°21'51"E
C101	1°45'44"	275.00'	8.46'	8.46'	S63°18'18"E
C102	5°41'15"	325.00'	32.26'	32.25'	N65°16'03"W
C103	7°17'29"	325.00'	41.36'	41.33'	N71°45'25"W
C104	1°34'00"	275.00'	7.52'	7.52'	N74°37'08"W
C105	5°16'06"	275.00'	25.29'	25.28'	N71°12'06"W
C106	3°00'34"	325.00'	17.07'	17.07'	N73°02'13"W
C107	8°11'32"	325.00'	46.47'	46.43'	N67°26'11"W
C108	0°54'59"	325.00'	5.20'	5.20'	N62°52'56"W

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C109	5°30'09"	275.00'	26.41'	26.40'	N31°16'14"E
C110	6°04'30"	275.00'	29.16'	29.14'	N37°03'33"E
C111	3°12'45"	700.00'	39.25'	39.24'	N50°09'37"E
C112	4°10'31"	700.00'	51.01'	51.00'	N46°27'59"E
C113	4°10'31"	700.00'	51.01'	51.00'	N42°17'28"E
C114	4°10'31"	700.00'	51.01'	51.00'	N38°06'57"E
C115	4°10'31"	700.00'	51.01'	51.00'	N33°56'25"E
C116	4°10'31"	700.00'	51.01'	51.00'	N29°45'59"E
C117	0°06'05"	700.00'	1.24'	1.24'	N27°34'30"E
C118	41°48'37"	15.00'	10.95'	10.71'	S89°27'41"E
C119	48°11'23"	15.00'	12.62'	12.25'	N45°32'19"E
C120	34°10'04"	438.00'	261.20'	257.34'	N45°23'49"W
C121	49°43'12"	433.00'	375.75'	364.07'	S03°24'58"E



Street Name	Linear Ft.	Acres
CASCADES AVENUE	1,150	1.6901 Ac.
ESCAPE RIVERA DRIVE	260	0.2882 Ac.
HURRICANE HAZE DRIVE	1,225	1.3850 Ac.
SEADRIFT DRIVE**	1,050	1.1987 Ac.
SEASIDE WOODS DRIVE	350	0.4344 Ac.
SHIMMERING SEA DRIVE	1,400	1.5866 Ac.
WARM WASSAIL DRIVE	750	0.8469 Ac.
Total	6,185	7.4299 Ac.

** DOES NOT INCLUDE AREA WITHIN SHIMMERING SEA DRIVE.

BLOCK "N"	25 Single Family Lots	3.7096 Ac.
BLOCK "N"	1 Drainage & Water Quality Easement	0.2973 Ac.
BLOCK "N"	1 Drainage Easement Lot	0.1164 Ac.
BLOCK "O"	26 Single Family Lots	4.1373 Ac.
BLOCK "O"	2 Drainage Easement Lots	0.1668 Ac.
BLOCK "P"	15 Single Family Lots	2.7493 Ac.
BLOCK "Q"	27 Single Family Lots	4.0337 Ac.
BLOCK "Q"	2 Drainage Easement Lots	0.1414 Ac.
BLOCK "R"	18 Single Family Lots	2.6539 Ac.
BLOCK "S"	22 Single Family Lots	3.2598 Ac.
BLOCK "S"	1 Drainage & Water Quality Easement	2.0038 Ac.
BLOCK "V"	3 Single Family Lots	0.4839 Ac.
Total Lots 136		23.7532 Ac.
Total Right of Way		7.4299 Ac.
Total Acreage of Subdivision		31.1831 Ac.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N21°26'38"E	50.00'
L2	S68°33'22"E	26.39'
L3	S62°25'26"E	89.40'
L4	N62°25'26"W	89.40'
L5	N68°33'22"W	26.39'
L6	N62°25'26"W	105.00'
L7	S62°25'26"E	105.00'
L8	S15°27'30"W	18.98'
L9	N15°27'30"E	18.98'
L10	S68°34'03"E	42.55'
L11	S62°25'26"E	60.29'
L12	N62°25'26"W	60.29'
L13	N68°34'03"W	42.55'
L14	S28°31'10"W	26.86'
L15	N28°31'10"E	28.26'
L16	N38°14'00"W	91.83'
L17	N58°22'16"W	29.87'
L18	N15°53'19"E	51.95'
L19	S58°22'16"E	43.97'
L20	S38°14'00"E	91.83'
L21	S21°25'58"W	27.08'
L22	N21°25'58"E	12.99'
L23	S50°13'55"E	25.02'
L24	S35°44'58"E	48.66'
L25	S18°49'27"E	42.58'
L26	S03°02'01"E	42.58'
L27	S12°39'45"W	42.22'
L28	N12°39'45"E	41.82'
L29	S38°14'00"E	46.83'
L30	S38°14'00"E	45.00'
L31	N27°37'00"E	56.67'
L32	N34°43'58"E	48.62'
L33	N39°59'28"E	48.62'
L34	N45°14'58"E	48.62'
L35	N50°20'23"E	48.98'
L36	S45°14'58"W	9.28'
L37	S45°14'58"W	39.35'
L38	N75°24'08"W	3.54'
L39	N68°34'03"W	66.80'
L40	S74°32'31"E	24.99'
L41	N75°24'09"W	25.00'
L42	N73°33'07"W	22.82'
L43	N75°22'23"W	27.18'
L44	N67°26'55"W	10.29'
L45	N70°39'41"W	34.62'
L46	S62°25'26"E	44.40'
L47	N62°25'26"W	15.29'
L48	N64°36'18"W	33.87'
L49	S62°25'26"E	45.00'
L50	N62°25'26"W	60.00'
L51	N62°25'26"W	45.00'
L52	N62°25'26"W	15.29'
L53	N75°24'09"W	7.49'
L54	S75°25'53"E	28.11'
L55	N75°24'10"W	25.00'
L56	N62°25'26"W	44.40'
L57	N62°25'26"W	45.00'
L58	S29°25'16"W	54.88'
L59	S38°52'38"W	45.14'
L60	S51°46'00"W	18.25'
L61	S40°05'48"W	20.20'
L62	S47°30'32"W	24.55'
L63	S39°19'06"W	21.37'
L64	S47°30'33"W	39.02'
L65	S31°11'33"W	18.18'
L66	S39°19'06"W	42.20'
L67	S27°34'34"W	15.71'
L68	S31°11'33"W	44.49'
L69	N47°30'32"E	63.57'
L70	S74°32'31"E	24.97'
L71	S58°29'25"W	5.01'
L72	S40°05'48"W	6.57'

CASCADES AT
ONION CREEK EAST
PHASE TWO

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED		
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-0		
DRAWN BY:	WAL	DATE:	N/A	F.B.
JOB NO.:	19518.10	DATE:	SEPTEMBER 28, 2020	SHEET NO.:
DRAWING NO.:	19518P1	CRD #:	17534	3 OF 4

CASCADES AT UNION CREEK EAST,
PHASE TWO

Block N – 27 Lots		
Lot	Square Feet	Acres
1	6,921	0.1588
2	5,754	0.1321
3	5,754	0.1321
4	5,754	0.1321
5	5,755	0.1321
6	5,756	0.1321
7	5,756	0.1321
8	5,757	0.1322
9	5,757	0.1322
10	5,758	0.1322
11	6,017	0.1381
12	6,561	0.1506
13	7,008	0.1608
14	7,444	0.1709
15	7,853	0.1803
16	8,223	0.1888
17	8,544	0.1961
18	8,233	0.1890
19*	5,070	0.1164
20	6,786	0.1558
21	6,000	0.1378
22	6,000	0.1378
23	6,000	0.1378
24	6,000	0.1378
25	7,368	0.1692
26**	12,991	0.2982
27***	4,788	0.1099
TOTAL		4.1233

* DENOTES DRAINAGE
EASEMENT LOTS

** DENOTES OPEN
SPACE/SIGHTLINE
EASEMENT LOT

*** DENOTES OPEN
SPACE LOT

Block O – 27 Lots		
Lot	Square Feet	Acres
1	7,488	0.1719
2	6,000	0.1377
3	6,000	0.1377
4	6,000	0.1377
5	8,080	0.1855
6*	4,229	0.0971
7	6,726	0.1544
8	7,153	0.1642
9	7,153	0.1642
10	7,205	0.1654
11	6,000	0.1377
12	6,000	0.1377
13	6,000	0.1377
14	6,000	0.1377
15	7,270	0.1669
16	7,623	0.1750
17	6,722	0.1543
18	7,022	0.1612
19	7,619	0.1749
20	6,978	0.1602
21	12,985	0.2981
22*	3,036	0.0697
23	7,065	0.1622
24	7,488	0.1719
25	8,999	0.2066
26	7,105	0.1631
27	7,553	0.1734
TOTAL		4.3041

* DENOTES DRAINAGE
EASEMENT LOTS

Block P – 15 Lots		
Lot	Square Feet	Acres
1	7,814	0.1794
2	6,516	0.1496
3	6,516	0.1496
4	6,516	0.1496
5	6,382	0.1465
6	6,000	0.1377
7	7,153	0.1642
8	10,345	0.2375
9	8,106	0.1861
10	10,411	0.2390
11	8,939	0.2052
12	7,152	0.1642
13	8,560	0.1965
14	9,292	0.2133
15	10,059	0.2309
TOTAL		2.7493

Block Q – 29 Lots		
Lot	Square Feet	Acres
1	8,013	0.1840
2	6,344	0.1456
3*	3,158	0.0725
4	6,288	0.1444
5	6,250	0.1435
6	6,212	0.1426
7	6,175	0.1418
8	6,137	0.1409
9	6,099	0.1400
10	6,062	0.1392
11	6,024	0.1383
12	5,994	0.1376
13	6,769	0.1554
14	6,142	0.1410
15	7,152	0.1642
16	7,152	0.1642
17	6,413	0.1472
18	6,364	0.1461
19	6,237	0.1432
20	6,000	0.1377
21	6,000	0.1377
22	6,000	0.1377
23	6,000	0.1377
24	6,000	0.1377
25	6,000	0.1377
26	8,742	0.2007
27*	3,001	0.0689
28	6,004	0.1378
29	9,140	0.2098
TOTAL		4.1751

* DENOTES DRAINAGE
EASEMENT LOTS


Block R – 18 Lots		
Lot	Square Feet	Acres
1	8,982	0.2062
2	6,000	0.1377
3	6,000	0.1377
4	6,000	0.1377
5	6,000	0.1377
6	6,000	0.1377
7	6,000	0.1377
8	6,000	0.1377
9	6,000	0.1377
10	6,000	0.1377
11	6,000	0.1377
12	6,000	0.1377
13	6,000	0.1377
14	6,000	0.1377
15	6,296	0.1445
16	6,846	0.1572
17	6,792	0.1559
18	8,713	0.2000
TOTAL		2.6539

Block S – 23 Lots		
Lot	Square Feet	Acres
1	7,379	0.1694
2	6,204	0.1424
3	6,314	0.1449
4	6,314	0.1449
5	6,314	0.1449
6	6,059	0.1391
7	6,314	0.1449
8	6,314	0.1449
9	6,314	0.1449
10	6,314	0.1449
11	6,427	0.1476
12	6,846	0.1572
13	7,061	0.1621
14	7,087	0.1627
15	6,899	0.1584
16	6,705	0.1539
17	6,000	0.1377
18	6,000	0.1377
19	6,000	0.1377
20	6,000	0.1377
21	6,000	0.1377
22	7,152	0.1642
23*	87,285	2.0038
TOTAL		5.2636

* DENOTES OPEN
SPACE/DRAINAGE
EASEMENT LOT

Block V – 3 Lots		
Lot	Square Feet	Acres
1	7,535	0.1730
2	6,000	0.1377
3	7,545	0.1732
TOTAL		0.4839

CASCADES AT
UNION CREEK EAST
PHASE TWO

		CAPITAL SURVEYING COMPANY INCORPORATED	
		825 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	
DRAWN BY:	WAL	SCALE:	N/A
JOB NO.:	19518.10	DATE:	SEPTEMBER 28, 2020
DRAWING NO.:	19518P1	CRD #:	17534
			F.B.
			SHEET NO.:
			4 OF 4

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



CASE NUMBER: C8-2018-0165.2A
REVISION #: 00
CASE MANAGER: Cesar Zavala
UPDATE: U1
PHONE #: 512-974-3404

PROJECT NAME: Cascades at Onion Creek, Phase Two Final Plat
LOCATION: 2333 CASCADES AVE

SUBMITTAL DATE: December 28, 2020
REPORT DUE DATE: January 11, 2021
FINAL REPORT DATE: January 7, 2021

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 **March 15, 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 (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 : Addison Ptomey
Drainage Engineering : David Marquez
Environmental : Jonathan Garner
Flood Plain : Joydeep Goswami
Subdivision : Cesar Zavala

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

- DE1 Per the fiscal policy, fiscal will need to be collected prior to approval for the drainage infrastructure that will be proposed in the arterial or collector roads and for proposed ponds in the subdivision. Submit an estimate and a breakdown for the drainage infrastructure in the ROW for the arterial or collector roads and for the ponds proposed. **U1- Comment pending and informal until payment of fiscal**

Environmental Review - Jonathan Garner - Jonathan.Garner@austintexas.gov

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]
- Update 1 Comment pending.** A conceptual ESC Plan must also be provided to compare against the proposed fiscal estimate.

Flood Plain Review - Joydeep Goswami - 512-974-3521

- FP1. As of 11/25/2019, the City of Austin regulates to Atlas 14 floodplains. Applicant is required to use the 500-year floodplain as a stand-in for the 100-year or calculate the location of the 100-year floodplain utilizing Atlas 14 rain fall amounts (as outlined in Rule R161-20.01). Floodplain review comments are based on rules in effect on Initial Submittal date. (ordinance number 20191114-064). Please clarify which storm event was used to delineate the 100-year floodplain on site.
Update #1: Please supply a cross section location map the contour elevations to make it clear the floodplain is delineated correctly.
- FP2. Delineate the COA and FEMA regulatory floodplains per LDC 25-7-33.
Update #1: Please see Update #1 response to comment FP1. Comment pending confirmation of floodplain delineation.
- FP3. FYI: The following will be needed prior to approval of the plan and will be requested if not provided at formal submittal:
- a. Confirmation statement that the best available data was used to delineate the COA floodplain (DCM 1.2.6)
 - b. (if utilizing COA/FEMA models) Signed and sealed statement certifying the accuracy of the models for the site (LDC 25-7-61)
 - c. Digital copy of the floodplain model and all associated backup data within a signed & sealed report (LDC 25-7-33 & 61; DCM 1.2.6)

- i. NOTE: A digital version of the report and all associated backup data may be emailed to Joydeep.Goswami@austintexas.gov.

Update #1: The electronic copy of the model was not received by this reviewer as stated in the comment response letter. Please send the model to Joydeep.Goswami@austintexas.gov.

Subdivision Review - Cesar Zavala - 512-974-3404

SR 1. – SR 5. Comments Cleared.

SR 6. 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 to show the commission meeting date that is available for approval of the case. (L.D.C. 25-1-83)

SR 7. 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)

New Comments:

SR 8. Clarify what the dashed lines inside the lots are annotating. If the dashed lines are annotating building setbacks remove the dashed lines from inside the lots. It is recommended to not show setback lines on plats to avoid conflicts with any future zoning changes. (L.D.C. 25-1-83)

SR 9. On the approval blocks or signature lines on the plat, update the listed year to 2021. (L.D.C. 25-1-83)

SR 10. On plat Note # 29 list the name of the organization or group, such as the H.O.A, on the plat note maintaining the listed lots. (L.D.C. 25-1-83)

AW Utility Development Services - Derek Tucker - 512-972-0077

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.

END OF REPORT