

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0057.1A

PC DATE: Jan. 12, 2021

SUBDIVISION NAME: Pearson Ranch West Phase One Subdivision

AREA: 40.544 ac.

LOT(S): 8

OWNER: Pearson Ranch, LLC (Brett Ames)

AGENT/APPLICANT: Brian Grace, P.E. (BGE, Inc.)

ADDRESS OF SUBDIVISION: 14320 RR 620 **COUNTY:** Williamson

WATERSHED: Lake Creek

EXISTING ZONING: GR-MU

PROPOSED LAND USE: Multifamily, ROW and Parkland

DEPARTMENT COMMENTS: The request is for the approval of the Pearson Ranch West Phase One Subdivision which will create an 8 lot mixed-use subdivision on 40.544 acres with 2 lots of Commercial/Multi-Family (12.95 acres), 1 lot for access drives (1.49 acres), ROW dedication (4.96 acres) and 5 ETJ lots (21.14 acres) with all associated improvements.

STAFF RECOMMENDATION: Staff recommends disapproval with reasons for this subdivision plat based on the outstanding review comments in the attached, first Master Comment Report. Exhibit C of the Staff Report.

PLANNING COMMISSION ACTION:

CASE MANAGER: Joey de la Garza

PHONE: 512-974-2664

EMAIL: joey.delagarza@austintexas.gov

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



CASE NUMBER: C8-2019-0057.1A
UPDATE: U0
CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: Pearson Ranch West
LOCATION: 14320 N FM 620 RD SB

SUBMITTAL DATE: December 14, 2020
REPORT DUE DATE: January 14, 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).

REVIEWERS:

- Planner 1 : Addison Ptomey
- AW Utility Development Services : Bradley Barron
- Environmental : Jonathan Garner
- PARD / Planning & Design : Justin Stewart
- Electric : Hans Friedel
- 911 Addressing : Cathy Winfrey
- ATD Engineering : Sangeeta Jain
- Drainage Engineering : Kyle Virr
- Flood Plain : Joydeep Goswami
- Hydro Geologist : Radmon Rice
- Subdivision : Joey de la Garza

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

Reviewer’s Notes: A portion of the subject site is located in the critical water quality zone and erosion hazard zone buffer per City of Austin G.I.S. information. This indicates a drainage area of 64 acres or greater to the open channel directly adjacent to the subject lot.

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. A project assessment for this plat (C8-2019-0057.1APA) is currently under review. This comment is pending approval of the Atlas 14 delineation associated with the project assessment review.

- FP2. Show existing and proposed easements per LDC 25-7-33 & LDC 25-7-152. A project assessment for this plat (C8-2019-0057.1APA) is currently under review. This comment is pending approval of the Atlas 14 delineation associated with the project assessment review. Once the delineation has been approved, please provide the easement dedication for the floodplain.
- FP3. A Project Assessment is required when a floodplain delineation is provided that does not utilize the City model. Please submit a project assessment prior to submitting the subdivision application. A project assessment for this plat (C8-2019-0057.1APA) is currently under review. This comment is pending approval of the Atlas 14 delineation associated with the project assessment review.

Electric Review - Hans Friedel - hans.friedel@austinenergy.com

EL 1. Add the following notes:

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.

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.

The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial tree pruning and tree removal that is within ten feet of the center line of the proposed 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.

The owner of the 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 service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.

Any relocation of electric facilities shall be at landowner's/developer's expense.

EL 2. [LDC § 30-2-132 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 single office. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: City Code § 25-4-132; County Code § 82.202(p); Ord. 031211-11; Ord. 031211-42; Ord. 20131017-046

- EL 3. 10-foot electric distribution, electric telecommunications, and electric fiber easements are required along the internal streets ROWs.** Show the easement on the face of the plat and state the dedication in the notes section of this plat, a 10-foot electric distribution, electric

telecommunications, and electric fiber easement is hereby dedicated along and adjacent to internal streets. If additional ROW is required by the City of Austin, the dedicated easement must be adjacent to the new ROW. Show the easement(s) on the face of the plat.

ET 1. An additional Twenty ft. (20') electric transmission, distribution, electric telecommunications, and electric fiber easement is required, adjacent to the to the existing 25' Ft. City of Austin Electric Transmission Easement, Volume 1230, Page 200, O.P.R.W.C.TX . Customer has stated that they will be dedicating this additional easement by separate instrument. Please make a note of this on the plat, with room for dedication number. Show the easement on the plat, with the appropriate recording information.

ET 2. Anything installed in the easement ROW (pavement, bridges, subsurface infrastructure, walls, etc.) must be designed to support a 46,000 lb tandem axle (5 foot spacing).

Austin Energy will not be responsible for damage done to facilities placed in the easement or to facilities placed outside the easement (such as walls) that are damaged a result of AE equipment traversing the easement to ensure safety.

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

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

AD2: the existing SPECTRUM DR terminates 350' north of the NW corner of this subdivision plat, which describes a portion of a SPECTRUM DR. Please add information on the plat either connecting the two (the already dedicated to your proposed ROW and the portion to be dedicated on your plat), by a section describing the connection labeled FUTURE SPECTRUM DR ROW that connects the two, or, alternatively, select a different name.

NOTE: The names SUMMER BREEZE WAY and PEBBLE STREAM DR have been Reserved for the naming of the two private access driveways noted on the plan.

NOTE: If PEARSON MARKET CIR fails to connect to future ROW that completes the circular nature of the street, the developer will be required to file an AMENDED PLAT changing the street type of PEARSON MARKET to something which does not imply a circular street layout.
§25-4-155

ATD Engineering Review - Sangeeta Jain - 512-974-5614

ATD 1. The plat does not match the approved preliminary plan. Please revise notes related to Spectrum Drive improvements per LDC.

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. Add the following Floodplain Note:

"This subdivision is not within the 100 year floodplain of any watercourse". See also Federal Flood Insurance Administration FIRM panel # _____, dated _____."

This must be certified by signature and seal of registered professional engineer.

Environmental Review - Jonathan Garner - 512-974-1665

PLAT NOTES [LDC 25-1, Article 4]

EV 1 Remove the specific reference to the Watershed and Watershed Classification shown in plat note number 16. **[LDC 25-1, Article 4]**

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

EV 2 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]

Hydro Geologist Review - Radmon Rice – 512-974-3429

HG01 – Please delete plat note 30, the administrative variance note, on sheet 3 of 3. Not required.

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

PR 1: Parkland dedication will be required per City Code §25-1-601, as amended, prior to approval of the first final plat upon submittal

PR 2: Applicant currently needs to demonstrate that their application meets applicable code under §25-1-604 (private parkland). Continue to work with this reviewer for acceptable easement language.

PR 3: This private parkland will include construction of recreational amenities, the applicant must post fiscal surety in an amount equal to the fee in-lieu provided for under [Section 25-1-605](#) (*Fee In-Lieu of Parkland Dedication*) and the development fee required under [Section 25-1-606](#) (*Parkland Development Fee*). The fiscal surety must be posted: before final plat approval; or before site plan release, for any portion of the subdivision that will require a site plan.

PR 4: Under City Code §25-1-605 (C), a parkland early determination letter required for formal submittal specified:

- 1.94 acres of parkland will be needed from Block A LOT 3,
- A trail easement is needed from 1.94 acre park to railroad ROW,
- 1.58 acres of parkland will be needed from Block G LOT 1

Subdivision Review - Joey de la Garza - 512-974-2664

- SR 1. In regards to plat notes 19, 20 & 21, the issue of filing and recording UDAs for these groups of lots at platting stage is currently being resolved and the verbiage of these notes on the plat may be subject to change on a future update. (*City of Austin LDC; 25-1-83*)
- SR 2. If fiscal is required, add the following note. The subdivision construction agreement (SCA) will be prepared by the fiscal officer.
"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 the separate instrument recorded in Doc#. _____, in the Official Public Records of _____ County, Texas."
- SR 3. Since this tract is located within the City Limits, add a note that states: "Building setback lines shall be in conformance with City of Austin zoning ordinance requirements." (*City of Austin LDC; 25-1-83*)
- SR 4. *Information only: Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses.
- SR 5. *Information only: The plat must be printed on mylar that is no less than 18"x24" and no larger than 24"x36".
- SR 6. Williamson County: After the plat has been approved by the Commission (or Director if administrative), the following items are needed to record the plat at Williamson County:
- Plat 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.
 - Check for the plat recordation fee.
 - Check for any document to be recorded with the plat. Williamson County requires separate checks for the plat and any other document to be recorded.
 - The original, signed Owner's affidavit. The name(s) on the affidavit must exactly match the name(s) on the deed, the plat and the owner's affidavit.
- SR 7. Recording fees will be calculated after the plat is approved.

Transportation Planning - Martin Laws - 512-974-6351

Approved.

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.

AW2. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:
A sidewalk easement is proposed encroaching an existing wastewater easement. Easements shown on the plat must be approved by Pipeline Engineering as to form, width, and type. Contact Rovertto Chapa (or his designee) with AW Pipeline Engineering at 512-972-0494 for review and approval of the easement as proposed. Additional plat notes may be required with the Pipeline Engineering review.

AW3. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:
Add the following note to the plat:
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.

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

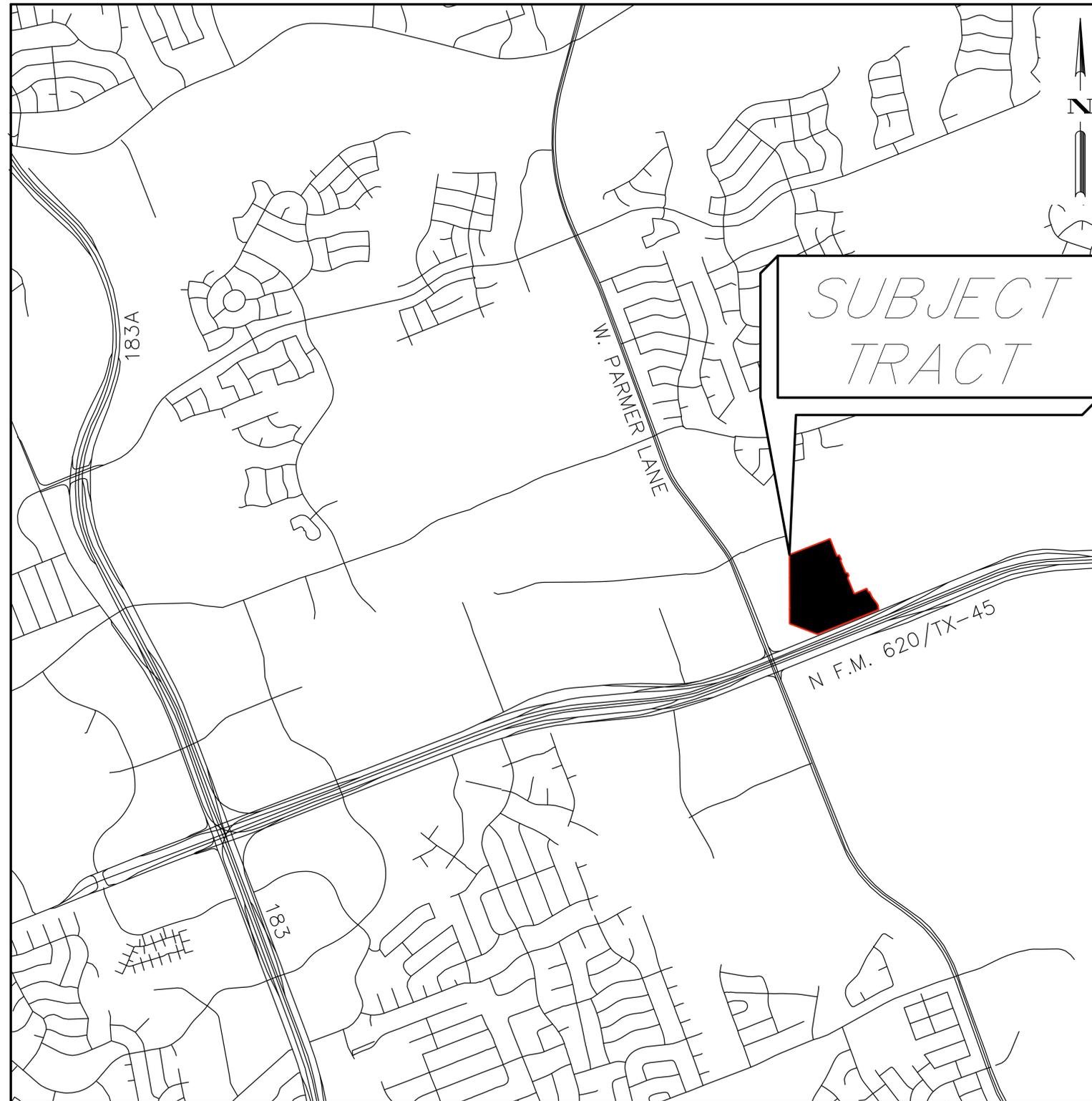
No additional recommendations at this time.

END OF REPORT

PEARSON RANCH WEST - PHASE 1

LOCATION MAP

10/27/2020



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