

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2020-0174.0A**Z.A.P. DATE:** February 2, 2021**SUBDIVISION NAME:** Rome Hudson Subdivision**AREA:** 1.64 acres**LOTS:** 2**APPLICANT:** Rome LLC**AGENT:** WGI
(Thomas Lombardi, Jr.)**ADDRESS OF SUBDIVISION:** 6002 Hudson Street**WATERSHED:** Fort Ranch**COUNTY:** Travis**EXISTING ZONING:** CS-MU-CO-NP**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Office**VARIANCE:** none**STAFF RECOMMENDATION:**

The request is for the approval of the Rome Hudson Subdivision, comprised of 2 lots on 1.64 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**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat







Exhibit C: Comment report dated January 28, 2021

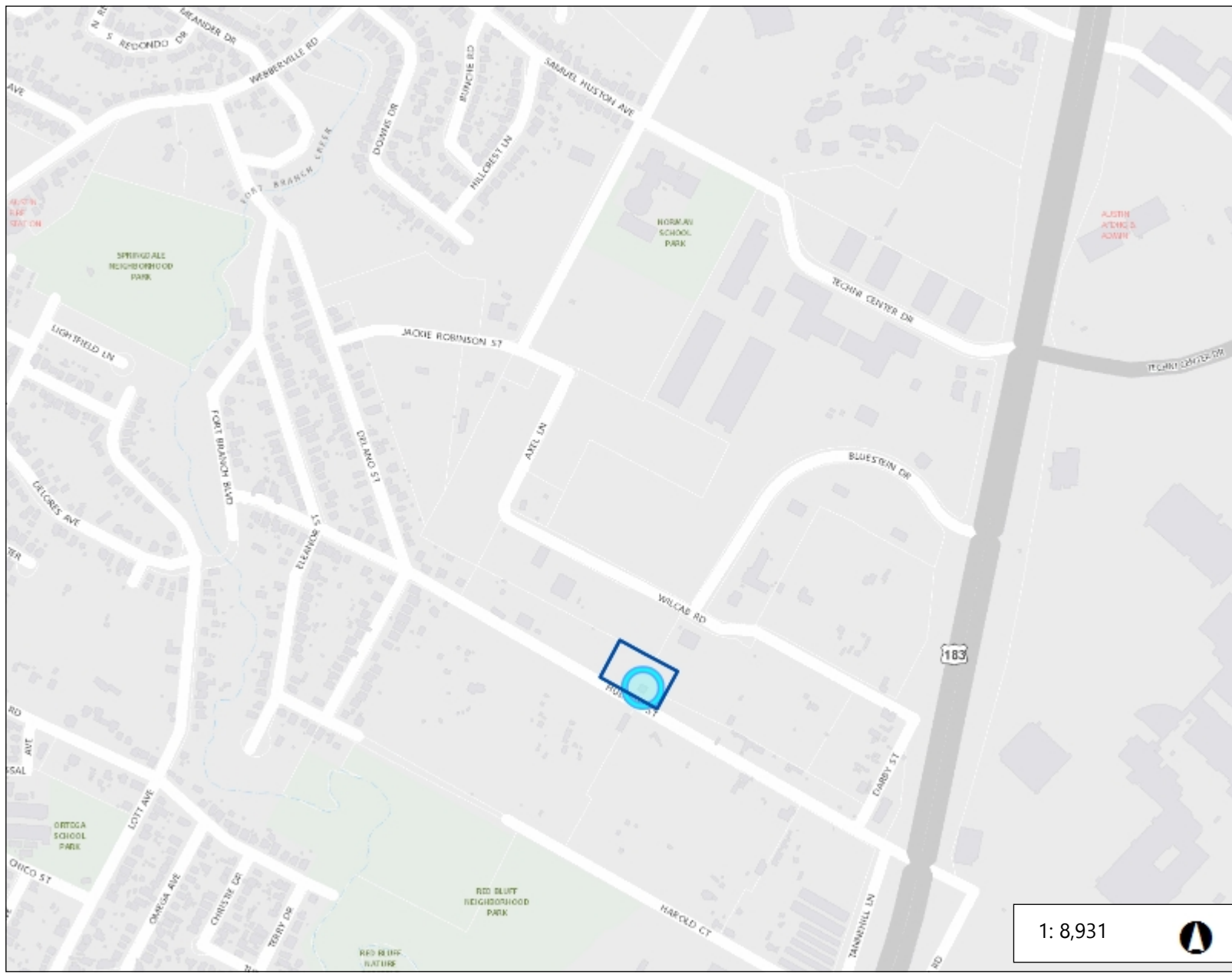



B-6 Property Profile

Legend

Jurisdiction

-  FULL PURPOSE
-  LIMITED PURPOSE
-  EXTRATERRITORIAL JURISDICTION
-  2 MILE ETJ AGRICULTURAL AGR
-  OTHER CITY LIMITS
-  OTHER CITIES ETJ



1: 8,931 



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

CASE NO.: C8-2020-0174.0A
 SUBDIVISION NAME: Rome Hudson
 ADDRESS : 6002 Hudson Street

EXHIBIT B

JESSE C. TANNEHILL LEAGUE SURVEY NO. 29 ABSTRACT NO. 22

LOT 5
WILCAB
COMMERCIAL PARK
VOL. 95, PG. 365
P.R.T.C.T.
AUSTIN POLICE
ASSOCIATION
DOC. NO. 2015131622
O.P.R.T.C.T.

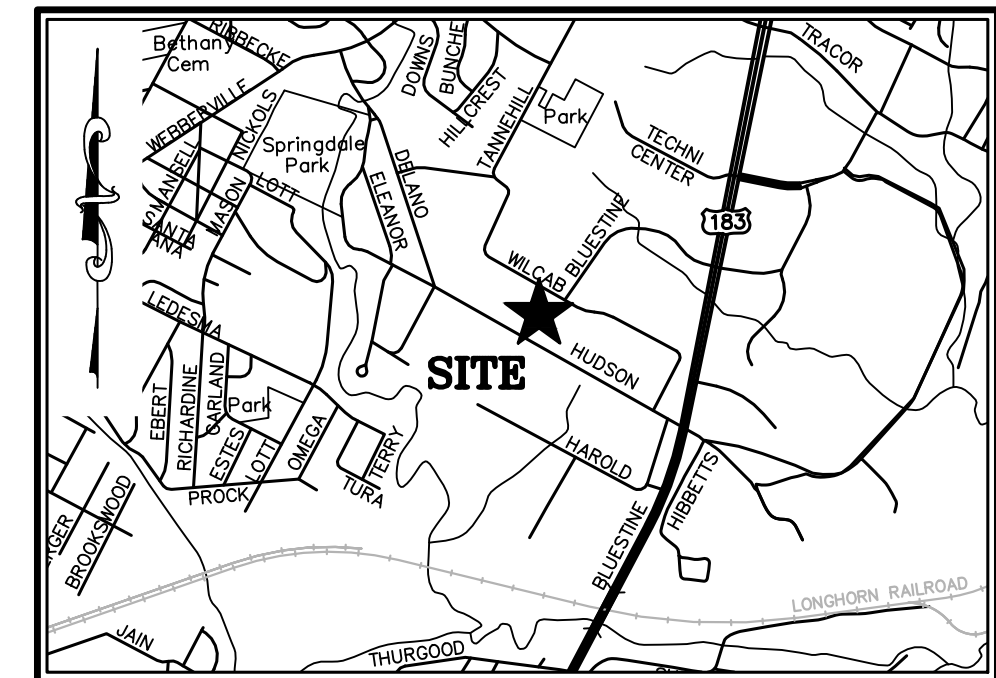
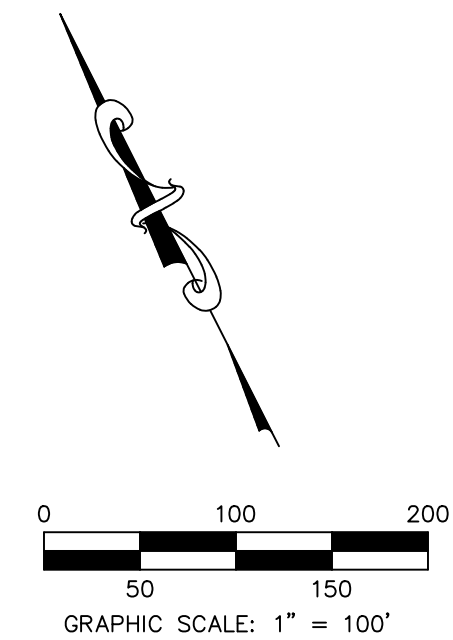
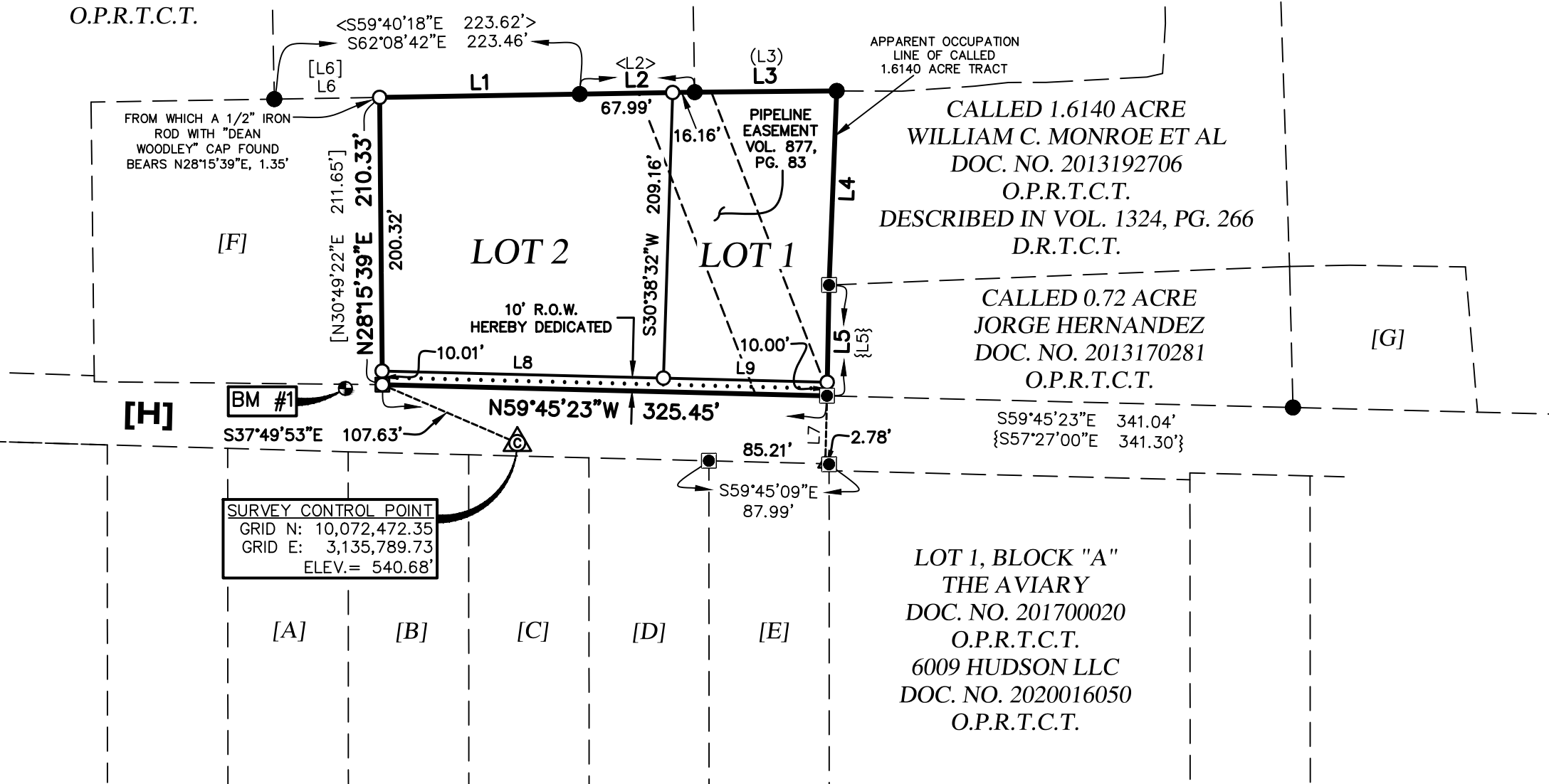
CALLED 1.883 ACRES
TOMA DIMOVA AND AMANDA
DIMOVA
DOC. NO. 2012121812
O.P.R.T.C.T.

LOT 1, BLOCK "A"
MATOKA ENVIROMENTAL
DOC. NO. 200700329
O.P.R.T.C.T.
MISION VIDA CHRISTIANA
DOC. NO. 2011155499
O.P.R.T.C.T.

CALLER 1.6140 ACRE
WILLIAM C. MONROE ET AL
DOC. NO. 2013192706
O.P.R.T.C.T.
DESCRIBED IN VOL. 1324, PG. 266
D.R.T.C.T.

CALLER 0.72 ACRE
JORGE HERNANDEZ
DOC. NO. 2013170281
O.P.R.T.C.T.

LOT 1, BLOCK "A"
THE AVIARY
DOC. NO. 201700020
O.P.R.T.C.T.
6009 HUDSON LLC
DOC. NO. 2020016050
O.P.R.T.C.T.



- [A] CALLED 1.00 ACRE MARCELL MEDLOCK VOL. 5865, PG. 1078 D.R.T.C.T.
- [B] CALLED 1.00 ACRE MARTHA JO THOMPSON TCAD NO. 196397
- [C] CALLED 1.00 ACRE MARTHA JO THOMPSON DOC. NO. 2014015903 O.P.R.T.C.T.
- [D] CALLED 1.00 ACRE WILLIAM BEALL DOC. NO. 2012046230 O.P.R.T.C.T.
- [E] CALLED 1.0 ACRE BRADLEY TOLOCKO DOC. NO. 2018137322 O.P.R.T.C.T.
- [F] CALLED 1.005 ACRES MIRELA IVAN GLASS AND MAURICIO SANCHEZ DOC. NO. 2012215781 O.P.R.T.C.T.
- [G] CALLED 0.32 ACRE GO GREEN, LLC DOC. NO. 2015114141 O.P.R.T.C.T.

LEGEND	
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
- - - - -	EXISTING EASEMENTS
· · · · ·	PROPOSED SIDEWALK
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊠	IRON ROD WITH "DODD" CAP FOUND (UNLESS NOTED)
⊡	IRON ROD WITH "DEAN WOODLEY" ALUMINUM CAP FOUND
△	SURVEY CONTROL POINT
DOC. NO.	DOCUMENT NUMBER
VOL./PG.	VOLUME, PAGE
R.O.W.	RIGHT-OF-WAY
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
TCAD	TRAVIS COUNTY APPRAISAL DISTRICT
(.....)	RECORD INFORMATION PER PLAT DOC. NO. 200700329
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2012215781
{.....}	RECORD INFORMATION PER DEED DOC. NO. 2013170281
<.....>	RECORD INFORMATION PER DEED DOC. NO. 2012121812

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83 (CORS), ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000063574734.

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON MAY 4, 2020, 4WARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MONUMENT M-22-2001, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, ELEVATION OF N 10,071,759.141, E 3,135,423.650, ELEV. 540.44'

BENCHMARK NOTE:
BM #1- BEING A COTTON SPINDLE SET IN A POWER POLE ON THE NORTH SIDE OF HUDSON STREET, ±1530' NORTHWEST OF DARBY STREET, ±27' NORTHWEST OF THE SOUTHWEST CORNER OF SAID TRACT. ELEVATION = 539.90' (GEOID 18)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S62°08'42"E	146.45'
L2	S62°09'29"E	84.15'
L3	S61°41'02"E	103.84'
L4	S31°02'21"W	142.22'
L5	S29°52'30"W	81.12'
L6	N62°08'42"W	77.01'
L7	S30°14'51"W	49.72'
L8	N59°45'23"W	205.86'
L9	N59°45'23"W	119.87'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
<L2>	<S59°40'17"E>	<84.08'>
(L3)	(S61°31'19"E)	(103.97')
{L5}	{S32°09'00"W}	{81.20'}
[L6]	[N60°32'07"W]	[77.16']

LOT SUMMARY:		
TOTAL NUMBER OF LOTS :	2	
TOTAL NUMBER OF BLOCKS :	1	
LOT 1	0.5792 ACRES	(25,228 SQ. FT.)
LOT 2	0.9872 ACRES	(43,005 SQ. FT.)
R.O.W. DEDICATION	0.0747 ACRES	(3,255 SQ. FT.)
TOTAL	1.6411 ACRES	(71,488 SQ. FT.)

ROME HUDSON SUBDIVISION City of Austin, Travis County, Texas

Date:	11/20/2020
Project:	01016
Scale:	1" = 100'
Reviewer:	FM
Tech:	TE
Field Crew:	SV/NH
Survey Date:	MAY, 2020
Sheet:	1 OF 2

PO Box 90876, Austin Texas 78709
 WWW.4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS: THAT ROME LLC – SERIES H, BEING THE OWNER OF A PORTION OF THAT CERTAIN 316.9 ACRE TRACT OF LAND KNOWN AS THE CLAU SJOBERG FARM IN THE J.C. TANNEHILL LEAGUE, TRAVIS COUNTY, TEXAS, CONVEYED TO J.M. BERRY, TRUSTEE IN VOLUME 786, PAGE 237 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING DESCRIBED AS A 1.63 ACRE TRACT OWNED BY ROGER THOMAS ET AL. PER TRAVIS COUNTY APPRAISAL DISTRICT NO. 0207220402 (NO DEED REFERENCE WAS FOUND), DOES HEREBY SUBDIVIDE 1.6411 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:

ROME HUDSON SUBDIVISION

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

BY: ROME LLC – SERIES H

KATHLEEN LAPORTE – MANAGER
ROME LLC – SERIES H

STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____ A.D.

BY: KATHLEEN LAPORTE, TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC MY COMMISSION EXPIRES
IN AND FOR THE STATE OF TEXAS

ENGINEER'S CERTIFICATION:

I, JORDAN MILLER, 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 CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS PROPERTY IS LOCATED WITHIN ZONE 'X' (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. MAP NO. 48453C 0470K, TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016.

JORDAN MILLER DATE
TEXAS REGISTRATION NO. 124884
WGI INC.
2021 EAST 5TH ST SUITE 200
AUSTIN, TEXAS 78702

SURVEYOR'S CERTIFICATION:

I, JASON WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 25 OF THE AUSTIN CODE, 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.

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE

JASON WARD, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5811
P.O. BOX 90876
AUSTIN, TEXAS 78709

GENERAL NOTES:

- 1) WATER/WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN WATER & WASTEWATER UTILITY.
- 2) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 3) ELECTRIC SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY.
- 4) PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 5) THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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) 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, ARTICLE II OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 7) 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 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 8) 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 SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 9) DEVELOPMENT ON ANY LOT OF THIS SUBDIVISION IS LIMITED TO ANY DEVELOPMENT OTHER THAN SINGLE FAMILY RESIDENTIAL.
- 10) 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 APPROVED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 11) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 12) 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: HUDSON STREET. 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 GOVERNMENT BODY OR UTILITY COMPANY.
- 13) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATION 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.
- 14) 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 EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1 OR 2, BLOCK 1 REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- 15) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN

ON THIS THE _____ DAY OF _____, 20____ A.D.

CITY CERTIFICATIONS:

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE ACTING DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS,

THIS THE _____ DAY OF _____, 20____ A.D.

DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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 OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: DEPUTY, COUNTY CLERK

ROME HUDSON
SUBDIVISION
City of Austin, Travis
County, Texas



4WARD
Land Surveying
A Limited Liability Company

Date:	11/20/2020
Project:	01016
Scale:	N/A
Reviewer:	FM
Tech:	TE
Field Crew:	SV/NH
Survey Date:	MAY, 2020
Sheet:	2 OF 2

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

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

CASE NUMBER: C8-2020-0174.0A
 REVISION #: 00
 CASE MANAGER: Cesar Zavala

UPDATE: U0
 PHONE #: 512-974-3404

PROJECT NAME: Rome Hudson Subdivision
 LOCATION: 6002 HUDSON ST

SUBMITTAL DATE: January 4, 2021
 REPORT DUE DATE: February 2, 2021
 FINAL REPORT DATE: January 28, 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 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of April **5, 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).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):

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
 Site Plan Plumbing : Cory Harmon
 Transportation Planning : Adam Fiss
 Electric : Andrea Katz
 911 Addressing : Jorge Perdomo
 Drainage Engineering : Jay Baker
 Water Quality : Jay Baker
 City Arborist : Taylor Horton
 Subdivision : Cesar Zavala

Electric Review - Andrea Katz - 512-322-6957

EL x. [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

Ten (10') foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to Hudson St. Show the easement on the face of the plat.

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

AD1: This plat review is rejected for the following reasons: HUDSON ST is incorrectly labeled

AD2: The label for HUDSON ST must be shown on the ROW

AD3: Please remove the present label [H] and replace with HUDSON ST
§25-4-155

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

ATD 1. No comments.

Drainage Engineering Review - Jay Baker - 512-974-2636

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.

GENERAL COMMENTS

DE 1. Engineer's seal, signature and date required [LDC 25-7-62].

DE 2. Surveyor's seal, signature and date required.

PLAN/PLAT NOTES

DE 3. Add the following Detention Note [LDC 25-7-61, DCM 1.2.2, DCM 8.2.1, DCM 8.3.2]:

"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 existing at undeveloped status by ponding or other approved methods. All proposed construction or site alteration on Lot(s) _____ Block(s) _____ requires approval of a separate Development Permit."

Environmental Review - Hank Marley - 512-974-2067

Approved per EV

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

PR1. Subdivision does not include residential units or a hotel use; it is not adjacent to or impacting parkland. Therefore, there are no additional parkland requirements.

Transportation Planning - Adam Fiss - 512-974-1684

TR1. The Austin Strategic Mobility Plan (ASMP) requires 60 ft. of right-of-way (ROW) along this section of Hudson Street. 30 ft. of ROW is required from the centerline of Hudson Street. It appears that 40 ft. of ROW is made available from centerline through 10 ft. dedication. Please explain if centerline is unusual. A 5' dedication may only be required. Comment may be cleared informally.

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.

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 - Jay Baker - 512-974-2636

PLAN/PLAT NOTES

WQ 1. Add the water quality plat note to read as follows:

"Water quality controls are required for all development pursuant to the Land Development Code. [LDC 25-8-211]"

LANDFILL

WQ 2. Provide landfill certification [LDC 25-1-83.]

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

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.**

City Arborist Review - Taylor Horton - 512-974-1218

CA1 – 3 Cleared

- CA4 Not Cleared. Please pay the City Arborist Review fee. This fee is based on the number of existing trees (47).
~~Provide the number of trees within the LOC/Boundary of plat.
 Submit a corrected Addendum. The submitted addendum incorrectly indicates there are no trees on the property.~~

Subdivision Review - Cesar Zavala - 512-974-3404

- SR 1. Show all existing easements on the plat, annotate easements accordingly if provided by separate instruments. (L.D.C 25-1-83)
- SR 2. The plat is demonstrating a pipeline easement, verify if the plat should comply with the Hazardous Pipeline section of the Land Development Code, Sections 25-4-134 and 25-2-516. If the pipeline meets the definition of a Hazardous Pipeline, the lots will need to comply with lot sizes as stated in 25-4-134(D) and other requirements as listed by code. A sign off or acknowledgement that the pipeline is not considered a Hazardous Pipeline will be needed from the Fire Department reviewer to clear this comment.
- SR 3. Show the application submittal date on the plat, January 4, 2021. (L.D.C 25-1-83)
- SR 4. Include the case number on the lower right corner of each plat sheet, C8-2020-0174.0A. (LDC 25-1-83)
- SR 5. Verify the scale on the plat measures correctly to avoid future amendments on the plat during the construction or site plan phases. (L.D.C 25-1-83)
- SR 6. Remove the scale measurement from below the location map. (L.D.C 25-1-83)
- SR 7. The site contains existing structures.
- If the structures will be removed or demolished, the plat can be approved, but will not be recorded until the structures are demolished. The plat must be recorded no later than 80 business days after approval. 25-1-83
 - If the structures will remain, submit a scaled drawing that shows the existing structures and the new lot lines. The structures must meet setbacks from the new lot lines, and the new lots must comply with any applicable impervious cover (IC) and building cover (BC) limits. Include calculations for IC and BC. 25-1-83; 25-2-491
- SR 8. Update the owner's preamble on the plat to list the property owner listed on the most current deed, reference the property legal description, and show Texas Local Government Code chapter: (T.L.G.C. Sec. 212.004)
 That (owner) being the owner of that certain (acreage) tract of land out of the (survey/abstract) situated in _____ County, Texas, as conveyed by deed as recorded in Document No. (XX) of the official public records of _____ County, Texas, does hereby subdivide (XX) 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:
 TITLE OF SUBDIVISION
 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.
- SR 9. Provide a copy of the most current deed, the owner listed on the deed should match the owner listed on the plat preamble. (T.L.G.C. Sec. 212.004)
- SR 10. Delete plat Note # 9 referencing uses on the lots. The lots will follow development requirements set by zoning or ordinances.

SR 11. Because this area falls within the Airport Overlay, add a plat note that states: "Development of these lots shall comply with requirements of the Airport Hazard and compatible land use regulations, (Chapter 25-13) as amended."

SR 12. Will fiscal be required for the case? If fiscal is needed for the case replace Note #11 with the following note. A construction agreement will be generated by the Fiscal Office if a fiscal amount is posted.(25-1-83)

"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 13. 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 14. The plat will need commission approval since the property requires a Service Extension Request, add the Land Use Commission approval block as follows 25-1-83:

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the ____ day of _____ 2021.

Chair Secretary

SR 15. Verify that this plat may be approved administratively if the following criteria is met, (T.L.G.C 212.0065):

- consists of four or fewer lots fronting on an existing street and does not create a new street, or is an replat/resubdivision described in Chapter 212 of the Local Government Code;
- for which water and wastewater service for development on the proposed lots is immediately available without a service extension; and
- for which a variance is not required.

SR 16. The following items are needed to approve the case and record plat at Travis County, listed items are provided after all reviewers comments have provided sign offs. (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 plat recordation fee & any associated documents. (can be provided after approval of the plat)