

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



CASE NUMBER: C8J-2008-0176.01.8A
REVISION #: 00 UPDATE: U1
CASE MANAGER: Sarah Sumner PHONE #: 512-854-7687

PROJECT NAME: Sun Chase South Section 8
LOCATION: PEARCE LN

SUBMITTAL DATE: February 22, 2021
REPORT DUE DATE: March 8, 2021
FINAL REPORT DATE: March 4, 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. 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 April 15, 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.

EXTENSION OF UPDATE DEADLINE (LDC 30-1-119):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

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:

Water Quality : Jay Baker
Hydro Geologist : Miranda Reinhard
PARD / Planning & Design : Thomas Rowlinson
AW Utility Development Services : Derek Tucker
Travis Co. Drainage Engineering : John Ellis

Environmental Review - Jonathan Garner - 512-974-1665

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

EV 1 Comment cleared. The ESC fiscal estimate is approved. Please contact the Fiscal Office at fiscalsurety@austintexas.gov for ESC fiscal posting instructions. Fiscal Surety must be posted within 90 calendar days after the approval of plat review. [LDC 25-4-84(D)]

Hydro Geologist Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

HG1. Update0 This project does not comply with the requirement K of Ordinance 20160616-041 (Riparian Restoration) Additional information: A plat note specifying the requirements and compliance provisions may clear this comment. This reviewer can review proposed note language.

Update1 Response noted. Exemption from riparian restoration provisions only applies to plats that were in review prior to PUD approval (see copied text below). Repeat comment.

5. Areas within Sun Chase South for which a final plat application is in review prior to approval of this PUD ordinance (Sections 1 through 5) are exempt from Subsection K. 1 – 4 of this PUD ordinance.

PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372

PR 1 The Southeast Travis County MUD No. 1 Consent Agreement and PUD ordinance 20160616-041 requires 51.49 acres of parkland. To comply with Exhibit D of the PUD ordinance, PARD requires that acreage numbers be provided as broken out in Exhibit D of the PUD. Calculations show acreage of Lot 76, Block K as unencumbered, despite including floodplain. Please update the table to comply with the parkland acreage categories to demonstrate compliance with the PUD parkland requirements.

U1: Comment remains. Tracking table not updated to reflect floodplain or other encumbrances.

PR 2 On park Lot 76, Block K, define all the boundaries of the drainage easement, the water quality easement, and the PUE separately, so that the only label on the lot is "Greenbelt/Open Space." While the easements may be allowed and not tracked against acreage in floodplain, defining the easements areas is required so that park areas are not at risk of being lost by "blanket" easements. The Legal Department requires separate documents to record each easement and for each easement to be delineated on the plat.

U1: Comment remains. City of Austin cannot have "blanket" easements without outlining drainage areas.

PR 3 To demonstrate compliance with parkland requirements under the PUD ordinance, please rename the lots to be dedicated parkland as "Greenbelt/Open Space" and delineate easements, 25-Year Floodplain, 100-Year Floodplain, water quality/detention ponds, and CWQZ.

U1: Comment remains. Not possible to credit accordingly without delineating floodplain, WQ/pond, and CWQZ.

PR 4 Once acreage categories have been finalized in accordance with the parkland requirements of the PUD (see PR 1) please add to note 26 to include: This final plat includes XX acres of parks and open space land, bringing the total acreage for MUD #1 to XX acres.

U1: Lot and Block reference Block K, whereas it is labeled Block M. Please provide the note exactly stated in this comment.

Water Quality 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

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

Update #1: Response indicates that signature to be added prior to approval.

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

Update #1: Response indicates that signature to be added prior to approval.

WQ 3. CLEARED

PLAN/PLAT NOTES

WQ 4. CLEARED

WATER QUALITY PLAN

WQ 5. CLEARED

WQ 6. CLEARED

WQ 7. CLEARED

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

The proposed final plat (C8J-2008-0176.01.8A) is approved from a plumbing code perspective.

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

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 the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria. 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. 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.

AW 2. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:
Replace note #2 with the following note: NO LOT **SHALL** BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

FYI: For plan review status contact your assigned Pipeline Engineering reviewer.

6. Update the engineering report to provide drainage analysis and exhibits demonstrating that downstream conveyances and the detention pond receiving the stormwater runoff from this Section comply with the Atlas 14 requirements for phased developments. Include electronic copies of any drainage models used. Staff also notes that the detention model received with the engineering report appeared to use the SCS Type III rainfall distribution which is no longer allowed under the DCM. (Drainage Criteria Manual Section 1.2.2.H)

3/2/21 – Pending. Provide exhibits demonstrating all storm sewers and drainage facilities either under construction or existing have the capacity to convey Atlas 14 flows to the existing pond in accordance with DCM requirements as discussed in our March 1 meeting.

Also, the 100 year water surface elevation listed for the existing detention pond under Atlas 14 conditions is the same for Section 8 and Section 9. Please clarify that the water surface was determined based on both sections being modeled together under Atlas 14 conditions.

All other comments have been cleared.

END OF REPORT