

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2020-0037**COMMISSION DATE:** Apr. 20, 2021**SUBDIVISION NAME:** Marshall Ranch Preliminary Plan**AREA:** 37.23 ac.**LOT(S):** 54**OWNER:** Eanes Marshall Ranch, LP (Linda K. Haines)**AGENT/APPLICANT:** Jonathan Fleming (KT Civil)**ADDRESS OF SUBDIVISION:** 1300 Lost Creek Blvd    **COUNTY:** Travis**WATERSHED:** Eanes Creek & Barton Creek**JURISDICTION:** Full Purpose**COUNTY:** Travis**DISTRICT:** 8**ZONING:** SF-2**NEIGHBORHOOD PLAN:** N/A**PROPOSED LAND USE:** Single-family, and Open Space

**DEPARTMENT COMMENTS:** The request is for the approval of the Marshall Ranch Preliminary Plan, a development of a 37.23 acre tract containing 49 lots of single-family residential (18.02 ac), 1 lot private parkland (existing cemetery; 0.16 ac), 3 lots for drainage pedestrian access & PUE (13.85 ac) and 1 public lot (0.89 ac) with 4.31 acres dedicated for public ROW with associated water, wastewater, paving, drainage and water quality facilities.

**STAFF RECOMMENDATION:** Staff recommends approval with conditions based on the review comments in the attached Master Comment Report.

**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**EMAIL:** [joey.delagarza@austintexas.gov](mailto:joey.delagarza@austintexas.gov)**ATTACHMENTS:**

Exhibit A: Vicinity map

Exhibit B: Proposed preliminary plan

Exhibit C: Comment report dated Apr. 15, 2021



0 250 500  
Feet  
SCALE: 1" = 500'

Drawing: L:\PROJECT\Milestone\MCB20001 - Marshall Tract\GIS\Exhibits\Marshall Tract - Site Location Map.mxd



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315  
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474  
TBPE FIRM NO. F-18129



## SITE LOCATION MAP

MARSHALL RANCH SUBDIVISION

AUSTIN, TRAVIS COUNTY, TEXAS

EXH

# PRELIMINARY PLAN FOR MARSHALL RANCH SUBDIVISION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

SUBMITTAL DATE: JANUARY 11, 2020

## FLOODPLAIN NOTE

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

## GENERAL NOTES

1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF AUSTIN, FULL PURPOSE ANNEXATION, AND IS DESIGNATED AS SINGLE FAMILY (SF-2) IN ACCORDANCE WITH ORDINANCE NO. 20081218-032.
2. WATER AND WASTEWATER SERVICE FOR THE SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF AUSTIN WATER UTILITY. 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.
4. 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.
5. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
6. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
7. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
8. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS UNLESS OTHERWISE DESCRIBED.
9. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
10. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 25-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
  - A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREET: NONE.
  - B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: EANES HOMESTEAD ROAD, MARSHALL RANCH ROAD AND ETERNITY TERRACE.
11. 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 REPLATING MAY BE REQUIRED, AT THE OWNERS EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
12. STANDARD STREET SIGNS WILL BE INSTALLED AT ALL STREET INTERSECTIONS.
13. A 10' PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAY.
14. TOPOGRAPHY SOURCE: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC., ~3500 MCCALL LANE, AUSTIN, TX 78744
15. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LOC AND THE ENVIRONMENTAL CRITERIA MANUAL.
16. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
17. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH COULD CAUSE A TRAFFIC HAZARD AND IS PROHIBITED. ANY SUCH OBJECT MUST BE REMOVED BY THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
18. THIS PROJECT IS LOCATED IN THE EANES AND BARTON CREEK WATERSHEDS, WHICH ARE CLASSIFIED AS WATER SUPPLY SUBURBAN AND BARTON SPRINGS ZONE RESPECTIVELY.
19. THIS SITE IS OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.
20. THE DISTURBED AREAS WITHIN THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION / SEDIMENTATION CONTROLS COMPLETED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ANY AREA WITHIN THE LIMIT OF DISTURBANCE OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED, SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
21. INSPECTION FEES REQUIRED FOR CONSTRUCTION OF THIS SUBDIVISION OR SITE PLAN SHALL BE PAID TO THE APPROPRIATE AGENCY OR DEPARTMENT PRIOR TO THE RELEASE OF THE FINAL PHASE.
  22. NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48453040J, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, DATED JANUARY 22, 2020.
  23. THERE ARE NO KNOWN CFS ON OR WITHIN 150 FEET OF THIS PROPERTY.
  24. THIS NOTE IS BEING PLACED ON THE PLAN SET IN ABSENCE OF A TEMPORARY TRAFFIC CONTROL STRATEGY WITH THE FULL UNDERSTANDING THAT A MINIMUM OF 6 WEEKS PRIOR TO THE START OF CONSTRUCTION, A TEMPORARY TRAFFIC CONTROL PLAN MUST BE REVIEWED AND APPROVED BY RIGHT OF WAY MANAGEMENT DIVISION. STANDARD DETAILS ARE NOT A TRAFFIC CONTROL PLAN. THE OWNER / REPRESENTATIVE FURTHER RECOGNIZES THAT A REVIEW FEE, AS PRESCRIBED BY THE MOST CURRENT VERSION IS SUBMITTED TO RIGHT OF WAY MANAGEMENT DIVISION FOR REVIEW. THE FOLLOWING MUST BE TAKEN INTO CONSIDERATION WHEN DEVELOPING FUTURE TRAFFIC CONTROL STRATEGIES:
    - PEDESTRIAN AND BICYCLE TRAFFIC ACCESS MUST BE MAINTAINED AT ALL TIMES, UNLESS OTHERWISE AUTHORIZED BY RIGHT OF WAY MANAGEMENT.
    - NO LONG TERM LANE CLOSURES WILL BE AUTHORIZED, UNLESS RIGHT OF WAY MANAGEMENT DETERMINES THAT ADEQUATE ACCOMMODATIONS HAVE BEEN MADE TO MINIMIZE TRAFFIC IMPACT.
    - PROJECT SHOULD BE PHASED SO THAT UTILITY INSTALLATION MINIMALLY IMPACTS EXISTING OR TEMPORARY PEDESTRIAN FACILITIES.
    - PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUNOFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
  26. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOTS IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
  27. THE PONDS INCLUDED IN THIS SUBDIVISION ARE MAINTAINED BY THE CITY OF AUSTIN.
  28. THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTIFAMILY, OR SINGLE FAMILY DUPLEX LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED AREA IS 15 PERCENT. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR AREAS RESTORED TO NATURAL CONDITIONS SHALL NOT BE CONSIDERED LANDSCAPED AREAS OR TURF.
  29. SLOPES IN EXCESS OF 15 PERCENT EXIST ON BLOCK A, LOTS 6-9, 16-17, 21-25, 27-28, 30-39, 41-45, 47-51, 54-61, AND 65. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
  30. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.
  31. 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: EANES HOMESTEAD ROAD, LOST CREEK BLVD., MARSHALL RANCH ROAD, ETERNITY TERRACE AND SOUTH CAPITAL OF TEXAS HIGHWAY. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITH-HOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
  32. CONSTRUCTION ON SLOPES
    - NO BUILDING OR PARKING AREAS SHALL BE CONSTRUCTED ON SLOPES IN EXCESS OF 15 PERCENT, PROVIDED, HOWEVER, THAT BUILDINGS AND PARKING STRUCTURES MAY BE LOCATED ON SLOPES OF 15 TO 25 PERCENT WHEN THE FOLLOWING CRITERIA ARE MET:
      - IMPERVIOUS COVER ON 15-25 PERCENT SLOPES SHALL NOT EXCEED TEN (10) PERCENT OF THE TOTAL AREA OF 15-25 PERCENT SLOPE.
      - STRUCTURES LOCATED DOWNGRADIENT OF SLOPES BETWEEN 15-25 PERCENT SHOULD BE TERRACED AND CONSOLIDATED INTO THE HILLSIDE. STRUCTURAL EXCAVATION SHALL NOT EXCEED A MAXIMUM OF EIGHT (8) FEET IN DEPTH, EXCEPT BY TERRACING. AREAS OF CUT NOT HIDDEN FROM VIEW SHALL BE EFFECTIVELY SCREENED BY ADDITIONAL LANDSCAPING.
      - HILLSIDE VEGETATION SHALL NOT BE DISTURBED OTHER THAN THAT NECESSARY TO LOCATE THE STRUCTURE. ALL DISTURBED AREAS SHALL BE RESTORED WITH NATIVE VEGETATION. ADAPTED VEGETATION MAY BE ALLOWED TO ACCOMMODATE UNIQUE SITE CONDITIONS IF APPROVED BY THE DEVELOPMENT SERVICES DEPARTMENT.
      - IF TERRACES ARE NOT PROVIDED, CUTS AND FILLS ARE TO BE RESTORED TO NO MORE THAN 3:1 SLOPES AND REVEGETATED.
      - IN ALL CASES, SLOPES GENERATED BY CUT AND FILL SHALL BE STABLE, GIVING FULL CONSIDERATION TO SOIL CHARACTERISTICS AND EROSION POTENTIAL. TECHNIQUES TO BE USED ARE TO BE SPECIFIED WITH THE FINAL PLAT. SLOPE EXCEEDING A 3:1 RATIO, OTHER THAN CUTS WHICH ARE DETERMINED TO BE STABLE, MUST BE STABILIZED BY PERMANENT STRUCTURAL MEANS (E.G., DRY STACK WALL, TERRACES, EXPOSED AGGREGATE CONCRETE WALLS, ETC.) AND APPROVED BY THE DIRECTOR.
  33. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
  34. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.
  35. A BLOCK LENGTH WAIVER WAS APPROVED IN CONFORMANCE WITH SECTION 25-153(C).
  36. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.



VICINITY MAP

1" = 1,000'

MAPS CO PAGE 583E & 583J - COA GRID# E23 & E24

## AUSTIN ENERGY STANDARD NOTES

1. 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.
2. 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.
3. 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.
4. 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.

## LEGAL DESCRIPTION

TRACT 1: 37.235 ACRES, BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 39.75 ACRES, MORE OR LESS, SITUATED IN THE JOHN SWESLEY SURVEY NO. 506, ABSTRACT NO. 702, IN TRAVIS COUNTY, TEXAS, DESCRIBED IN THE CONTRIBUTION DEED TO EANES MARSHALL RANCH, LP, DATED JUNE 21ST, 2016, AND RECORDED IN DOCUMENT NUMBER 2016114549 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THEREFROM THAT 2.50 ACRES CONVEYED IN VOLUME 8396, PAGE 981 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND SAVE AND EXCEPT THAT CERTAIN 30 FOOT BY 35 FOOT TRACT AS DESCRIBED IN VOLUME 517, PAGE 177 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: 0.024 ACRES, MORE OR LESS, IN THE JOHN SWESLEY SURVEY NO. 506, ABSTRACT NO. 702 IN TRAVIS COUNTY, TEXAS, BEING ALL OF THAT 30 X 35 FEET PARCEL DESCRIBED IN A DEED TO SHELBY ZEMPER EANES DATED MARCH 18, 1935, AND RECORDED IN VOLUME 517, PAGE 177 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

**ENGINEER:** KT CIVIL  
6805 N. CAPITAL OF TEXAS HWY, SUITE 315  
AUSTIN, TEXAS 78731  
PHONE: (512) 758-7474  
CONTACT: JONATHAN P. FLEMING  
EMAIL: jonathan.fleming@ktcivil.com

**SURVEYOR:** CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TX 78744  
PHONE: (512) 443-1724  
FAX: (512) 389-0943

**OWNER:** EANES MARSHALL MANAGEMENT, LLC  
8127 MESA DRIVE, SUITE B206  
AUSTIN, TEXAS 78759  
PHONE: (512) 653-4311

**DEVELOPER:** MILESTONE COMMUNITY BUILDERS  
9111 JOLLIVILLE ROAD, SUITE 111  
AUSTIN, TEXAS 78759  
PHONE: (512) 686-4986

## SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2	OVERALL PRELIMINARY PLAN
3	PRELIMINARY PLAN 'A'
4	PRELIMINARY PLAN 'B'
5	PRELIMINARY PLAN 'C'
6	PRELIMINARY PLAN 'D'

LAND USE SUMMARY TABLE			
USE	ACREAGE	# OF LOTS	% OF PROJECT
SINGLE FAMILY RESIDENTIAL	18.02	AC 49	48.4%
RIGHT-OF-WAY	4.31	AC -	11.6%
PRIVATE PARK LAND - CEMETERY LOT	0.16	AC 1	0.4%
DRAINAGE, PEDESTRIAN ACCESS & P.U.E.	13.85	AC 9	97.2%
PUBLIC LOT	0.89	AC 1	2.4%
<b>TOTAL</b>	<b>37.23</b>	<b>AC -</b>	<b>100.0%</b>

STREET	RIGHT OF WAY	PAVEMENT (FOC-FOC)	CLASSIFICATION	LINEAR FEET
EANES HOMESTEAD ROAD	50'	28'	LOCAL ROAD	1198
ETERNITY TERRACE	50'	28'	LOCAL ROAD	1290
MARSHALL RANCH ROAD	60'/50'	28'	RESIDENTIAL COLLECTOR / LOCAL ROAD	706

PARKLAND REQUIRED				
DENSITY CLASSIFICATION	RESIDENTS IN EACH DWELLING UNIT	#AC PER 1000 RESIDENTS	# OF UNITS	PARKLAND REQUIRED
\$5 UNITS PER AC	2.8	9.4	49	1.29

PARKLAND PROVIDED				
CLASSIFICATION	ACREAGE	PERCENT CREDITED	PARKLAND CREDITED (AC)	PARKLAND PROVIDED
PRIVATE PARKLAND - CEMETERY LOT	0.16	50%	0.08	0.67
PUBLIC PARKLAND - TRAIL IN 15'	0.54	100%	0.54	
PUBLIC ACCESS EASEMENT				
PUBLIC PARKLAND - TRAIL IN 10'	0.05	100%	0.05	
PUBLIC ACCESS EASEMENT - CEMETERY LOT				

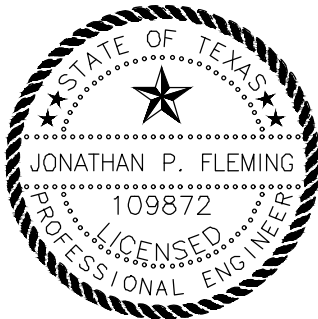
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. THE PLANS WERE PREPARED IN ACCORDANCE WITH TITLE 25, LAND DEVELOPMENT CODE.

SUBMITTED BY :

JONATHAN P. FLEMING, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 109872  
KITCHEN TABLE CIVIL SOLUTIONS  
6805 N. CAPITAL OF TEXAS HWY, SUITE 315  
AUSTIN, TEXAS 78731  
PHONE: (512) 758-7474

4/5/2021



PRELIMINARY SUBDIVISION APPROVAL Sheet 1 OF 6  
FILE NUMBER: CB-2020-0037 APPLICATION DATE: JANUARY 11, 2021

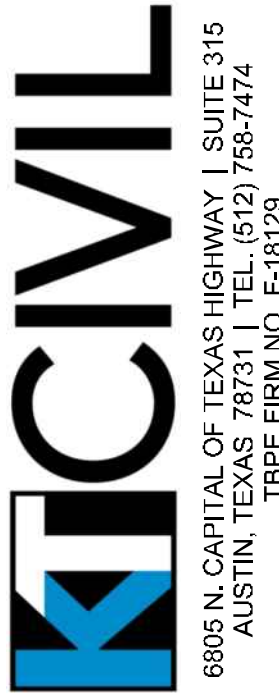
APPROVED BY LAND USE COMMISSION ON: \_\_\_\_\_  
EXPIRATION DATE (LDC 25-4-82) 1/11/2026 CASE MANAGER JOEY DE LA GARZA

CASE MANAGER:

JOEY DE LA GARZA FOR  
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASE FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: \_\_\_\_\_  
Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_  
Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_  
Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC 25-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:  
(A) STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS: MARSHALL RANCH RD, ETERNITY TERRACE AND EANES HOMESTEAD RD.  
(B) FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A).  
(C) ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: MARSHALL RANCH RD, ETERNITY TERRACE AND EANES HOMESTEAD RD.



NOT FOR CONSTRUCTION  
UNTIL APPROVED BY  
REGULATORY AGENCIES

MARSHALL RANCH  
SUBDIVISION  
AUSTIN, TRAVIS COUNTY, TEXAS

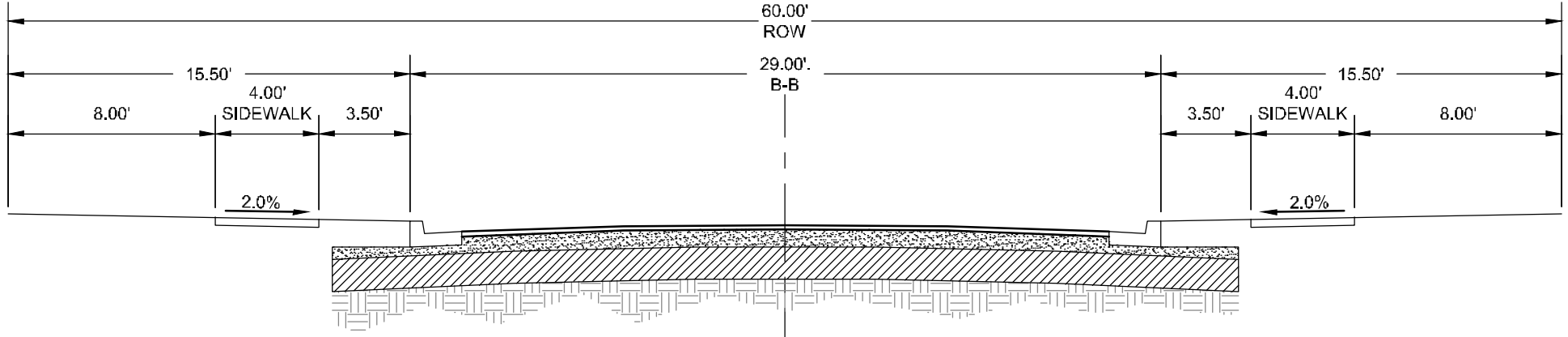
COVER SHEET

SHEET

1

OF 6

CB-2020-0037



TYPICAL 60' RIGHT OF WAY SECTION  
SCALE: 1" = 6'

RESIDENTIAL COLLECTOR: MARSHALL RANCH ROAD

MARSHALL RANCH  
SUBDIVISION  
AUSTIN, TRAVIS COUNTY, TEXAS



**LEGEND**

- EXISTING CONTOUR
- ADJACENT PROPERTY LINE
- WATERSHED BOUNDARY LINE
- PROPERTY LINE
- LOT LINE
- RIGHT OF WAY
- STREET CENTERLINE
- EASEMENT
- SIDEWALK
- PEDESTRIAN ACCESS TRAIL
- CURB AND GUTTER
- RE-IRRIGATION AREA

**NOTE:**

- LANDSCAPE AREAS WITHIN RIGHT OF WAY TO BE USED FOR RE-IRRIGATION AREAS.

**KICIVIL**  
6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315  
AUSTIN, TEXAS 78731 | TEL: (512) 755-7474  
TBE FIRM NO. F-18129

**MILESTONE**  
COMMUNITY BUILDERS

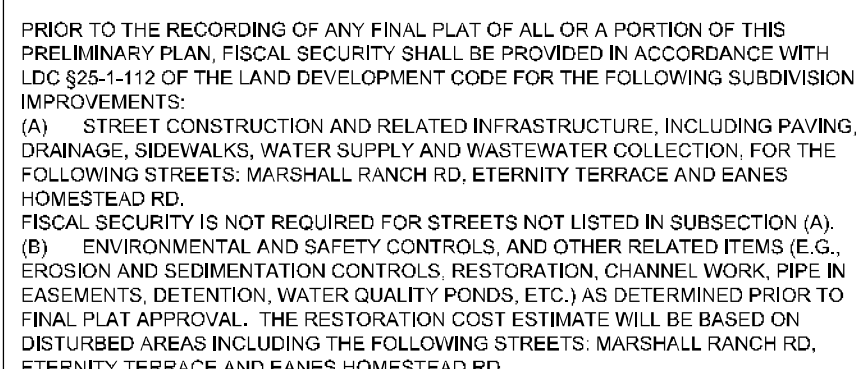
STATE OF TEXAS  
JONATHAN P. FLEMING  
109872  
LICENSED PROFESSIONAL ENGINEER  
NOT FOR CONSTRUCTION  
UNTIL APPROVED BY  
REGULATORY AGENCIES

**MARSHALL RANCH  
SUBDIVISION**  
AUSTIN, TRAVIS COUNTY, TEXAS

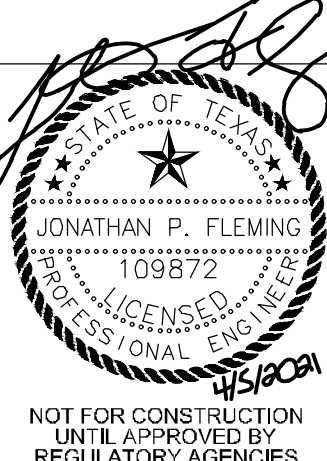
**PRELIMINARY PLAN 'A'**

**SHEET**  
**3**  
**OF 6**  
CB-2020-0037

**PRELIMINARY SUBDIVISION APPROVAL** Sheet 3 OF 6  
FILE NUMBER: CB-2020-0037 APPLICATION DATE: JANUARY 11, 2021  
APPROVED BY LAND USE COMMISSION ON:   
EXPIRATION DATE (LDC 25-4-62) 1/11/2026 CASE MANAGER JOEY DE LA GARZA  
CASE MANAGER:   
JOEY DE LA GARZA FOR  
DENICE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT  
RELEASE FOR GENERAL COMPLIANCE: ZONING:   
Rev. 1 Correction 1  
Rev. 2 Correction 2  
Rev. 3 Correction 3  
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION IF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.  
PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC 25-4-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:  
(A) STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: MARSHALL RANCH RD, ETERNITY TERRACE AND EANES HOMESTEAD RD.  
(B) ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: MARSHALL RANCH RD, ETERNITY TERRACE AND EANES HOMESTEAD RD.



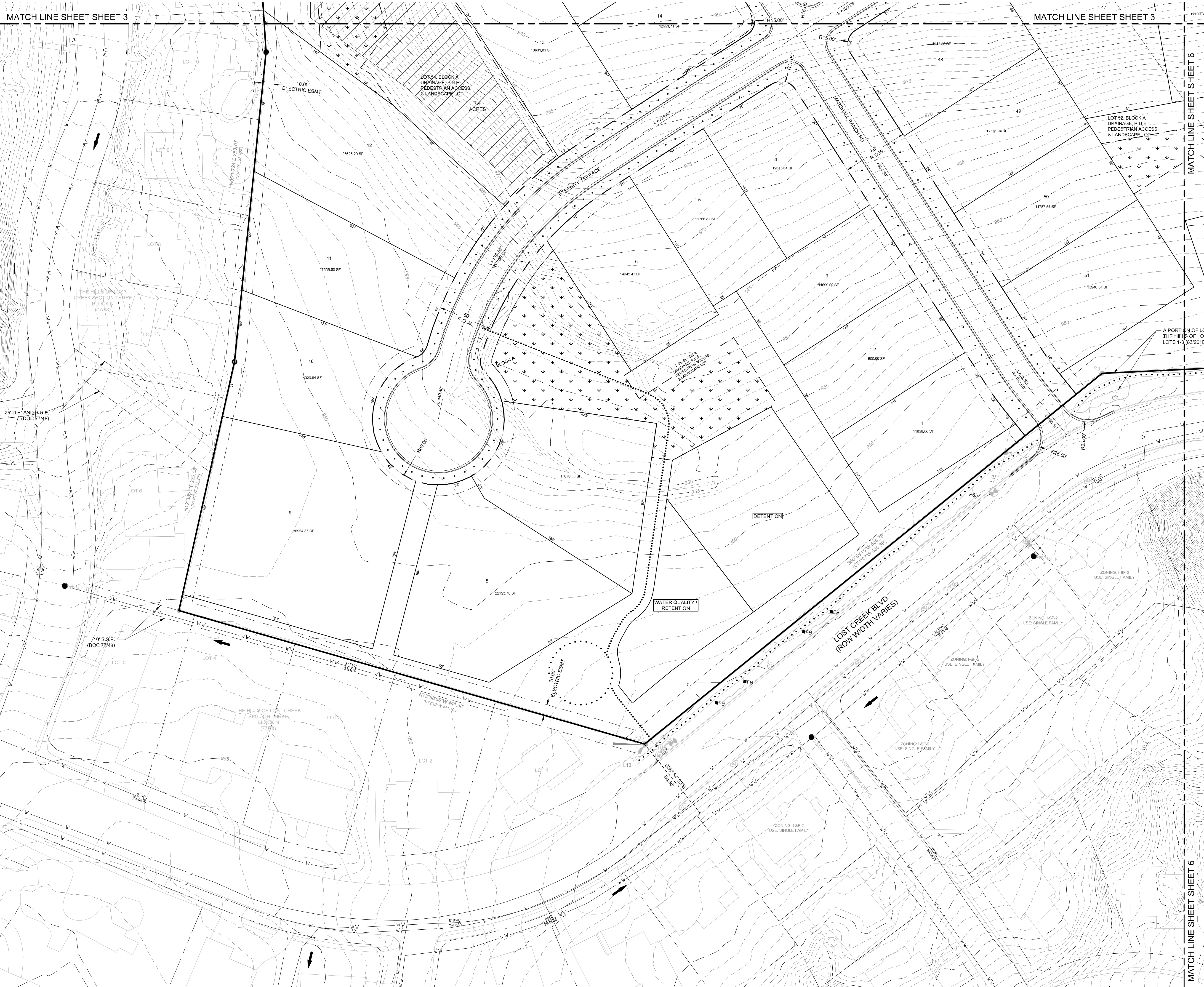
**KT CIVIL**  
6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315  
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474  
TBPE FIRM NO. F-18129



**MARSHALL RANCH  
SUBDIVISION  
AUSTIN, TRAVIS COUNTY, TEXAS**

## PRELIMINARY PLAN 'B'

SHEET  
4  
OF 6



0

40'

80'

SCALE: 1" = 40'

LEGEND

EXISTING CONTOUR

ADJACENT PROPERTY LINE

WATERSHED BOUNDARY LINE

PROPERTY LINE

LOT LINE

RIGHT OF WAY

STREET CENTERLINE

EASEMENT

SIDEWALK

PEDESTRIAN ACCESS TRAIL

CURB AND GUTTER

RE-IRRIGATION AREA

NOTE:

1. LANDSCAPE AREAS WITHIN RIGHT OF WAY TO BE USED FOR RE-IRRIGATION AREAS.

NO.

DATE

REVISION / DESCRIPTION

BY

TEXAS

811

Know what's below. Call before you dig.

PRELIMINARY SUBDIVISION APPROVAL

Sheet 5 OF 6

FILE NUMBER: C8-2020-0037

APPLICATION DATE: JANUARY 11, 2021

APPROVED BY LAND USE COMMISSION ON

EXPIRATION DATE (LDC 25-4-62) 1/11/2026 CASE MANAGER JOEY DE LA GARZA

CASE MANAGER:

JOEY DE LA GARZA FOR DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASE FOR GENERAL COMPLIANCE:

ZONING:

Rev. 1 Correction 1

Rev. 2 Correction 2

Rev. 3 Correction 3

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION IF A BUILDING PERMIT IS NOT REQUIRED, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC 25-4-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING IMPROVEMENTS:

(A) STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: MARSHALL RANCH RD, ETERNITY TERRACE AND EANES HOMESTEAD RD.

(B) ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: MARSHALL RANCH RD, ETERNITY TERRACE AND EANES HOMESTEAD RD.

KICIVIL

6805 N. CAPITAL OF TEXAS HIGHWAY 1 SUITE 315  
AUSTIN, TEXAS 78731 | TEL: (512) 755-7474  
TBP# FIRM NO. F-18129

MILESTONE

COMMUNITY BUILDERS

NOT FOR CONSTRUCTION  
UNTIL APPROVED BY  
REGULATORY AGENCIES

MARSHALL RANCH SUBDIVISION - PRELIMINARY PLAN

MARSHALL RANCH SUBDIVISION

AUSTIN, TRAVIS COUNTY, TEXAS

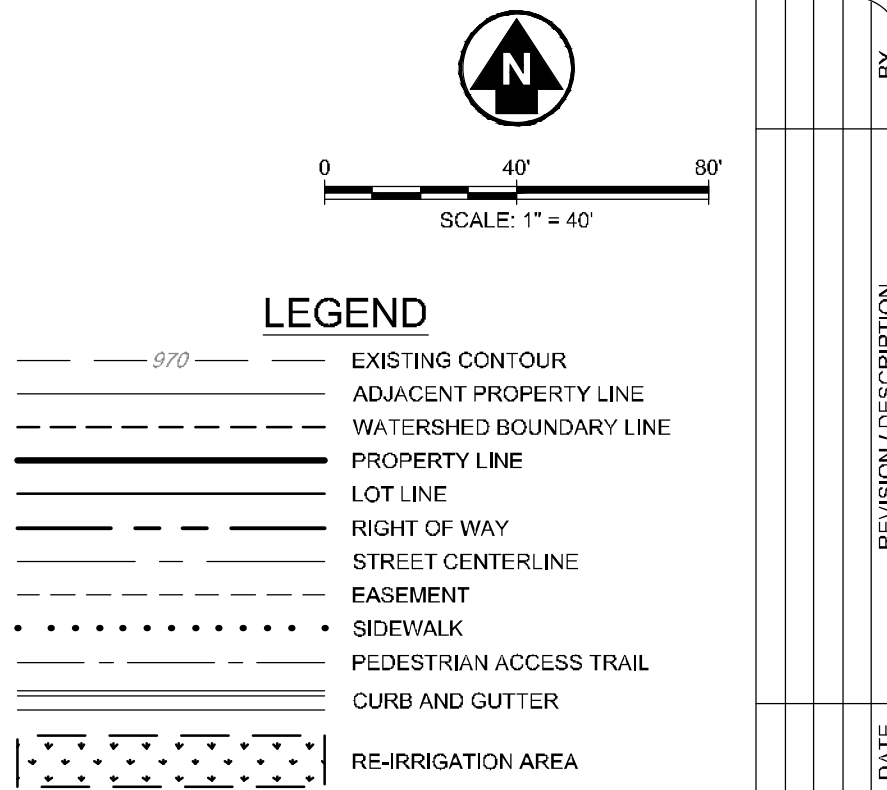
PRELIMINARY PLAN 'C'

SHEET

5

OF 6

C8-2020-0037



NOTE:

1. LANDSCAPE AREAS WITHIN RIGHT OF WAY TO BE USED FOR RE-IRRIGATION AREAS.

PRELIMINARY SUBMISSION APPROVAL

Sheet 6 Of 6

FILE NUMBER: C8-2020-0037 APPLICATION DATE: 31 JANUARY 11, 2021

APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_

EXPIRATION DATE (LDC 25-4-02) 1/11/2026 CASE MANAGER JOEY DE LA GARZA

CASE MANAGER: \_\_\_\_\_

JOEY DE LA GARZA FOR  
DENICE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

RELEASE FOR GENERAL COMPLIANCE: \_\_\_\_\_ ZONING: \_\_\_\_\_

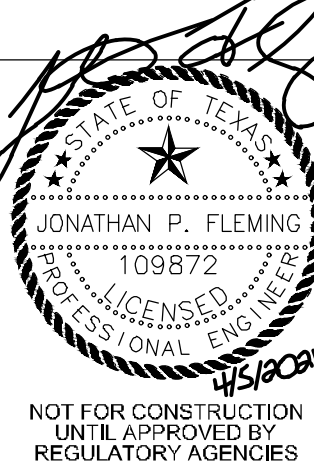
Rev. 1 \_\_\_\_\_ Correction 1 \_\_\_\_\_

Rev. 2 \_\_\_\_\_ Correction 2 \_\_\_\_\_

Rev. 3 \_\_\_\_\_ Correction 3 \_\_\_\_\_

PRIOR TO THE RECORDING OF ANY FINAL PLAN OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC §25-1112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:

- (1) STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: MARSHALL RANCH RD, ETERNITY TERRACE AND EANES HOWESTAD RD;
- (2) FISCAL CLOSURE IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A);
- (3) ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL RECORDING OF THE SUBDIVISION ESTIMATE, WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: MARSHALL RANCH RD, ETERNITY TERRACE AND EANES HOWESTAD RD.



MARSHALL RANCH  
SUBDIVISION  
AUSTIN, TRAVIS COUNTY, TEXAS

# PRELIMINARY PLAN 'D'

SHEET

6  
OF 6

C8-2020-0037

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

CASE NUMBER: C8-2020-0037  
UPDATE: U1  
CASE MANAGER: Joey de la Garza      PHONE #: 512-974-2664

PROJECT NAME: Marshall Ranch Preliminary Plan  
LOCATION: 1300 LOST CREEK BLVD

SUBMITTAL DATE: April 6, 2021  
FINAL REPORT DATE: April 15, 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 **April 12, 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 (974-1770) 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: Elsa Garza  
Fire: Tom Migl  
Fire For Site Plan: Tom Migl  
Transportation Planning: Adam Fiss  
911 Addressing: Jorge Perdomo  
Environmental: Kristy Nguyen  
Subdivision: Joey de la Garza  
Wetlands Biologist: Staryn J Wagner

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

AD1: This preliminary plat review is Rejected;

AD2: Please update QUAKER RIDGE DR label

AD3: Please remove all forms punctuation from street names

NOTE: Punctuation marks or points may confuse first responders

§ 30-2-155

<b>Environmental Review - Kristy Nguyen - 512-974-3035</b>
--

**ENDANGERED SPECIES** [LDC 25-8, Subchapter B, Article 2; DCM Appendix C; ECM 1.3.0]

EV 1 Comment cleared.

**SLOPES & GRADING** [LDC 25-8, Article 7, Division 3, ECM 1.8.0, 1.11.0]

EV 2 – EV 4 Comments cleared.

**INTERBASIN DIVERSION** [LDC 25-8, Subchapter A, Article 7; ECM 1.2.3]

EV 5 Comment cleared.

**Update 1:**

EV 6 Provide the Q1 and Q2 tables *within* the plan set. [LDC 25-8, Subchapter A, Articles 12 and 13; ECM Appendix Q1 and Q2].

EV 7 Lot 40 is not a buildable lot. Slopes with a gradient of more than 15% exist on the ROW frontage of Lot 40 and access to this lot would not comply with LDC 25-8-302. Shift lot lines to allow access to the lot that is compliant with LDC 25-8, Subchapter A, Article 7; ECM 1.8.0, 1.11.0.

EV 8 Due to the revisions in this update, the IC proposed on slopes does not comply with LDC 25-8-302(B)(1), buildings may be constructed on slopes greater than 15%, however the IC of the buildings on such slope categories cannot exceed 10% of the total area of the slopes. Reduce the impervious cover on slopes with a gradient of more than 15% to stay within the 10% IC limit or a Land Use Commission variance is required.

EV 9 Due to the revisions in this update, ensure coversheet note #29 includes all the lots and lot numbers that contain slopes greater than 15%. [LDC 25-8, Subchapter A, Article 7; ECM 1.8.0, 1.11.0]

<b>Hydro Geologist Review - Radmon Rice - 512-974-3429</b>
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Comments cleared. Thank you for your submittal.

<b>Subdivision Review - Joey de la Garza - 512-974-2664</b>
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SR 1 – SR 10, U1: Comments cleared.

SR 11, U1: Revise the City of Austin approval block in the bottom right hand corner of each page: 25-1-83/30-1-61

“Prior to the recording of any final plat of all or a portion of this preliminary plan, fiscal security shall be provided in accordance with LDC §25-1-112 of the Land Development Code for the following subdivision improvements:

(A) Street construction and related infrastructure, including paving, drainage, sidewalks, water supply and wastewater collection, for the following streets: Marshall Ranch Rd, Westlake View Dr and Eanes Homestead Rd.

Fiscal security is not required for streets not listed in subsection (A).

(B) Environmental and safety controls, and other related items (e.g., erosion and sedimentation controls, restoration, channel work, pipe in easements, detention, water quality ponds, etc.) as determined prior to final plat approval. The restoration cost estimate will be based on disturbed areas including the following streets: Marshall Ranch Rd, Westlake View Dr and Eanes Homestead Rd."

**Please remove this note from the approval block as previously requested because it is already listed as plan note 10 and please make sure that Marshall Ranch Rd, Eternity Terrace and Eanes Homestead Rd are listed under section (A) in plan note 10.**

<p><b>Transportation Planning - Adam Fiss - 512-974-1684</b></p>
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- TR1. Confirmation that ATD has approved the block length waiver for Block A is required prior to the approval of the preliminary plan.  
**U1: Comment remains. Waiver submitted to ATD for review. Approved informally. A minimum 15-foot wide concrete sidewalk shall be built according to the City of Austin standards within a dedicated trail, and recreational easement as shown by a dotted line on the face of the plat within Lot 54 Block A. The design, including construction and termination, shall be reviewed and constructed at the time of subdivision construction application. 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.**
- TR2. Show the location of sidewalks and pedestrian paths by a dotted line within all pedestrian access ways.  
**U1: Comment cleared. Dotted line shown on face of plat.**
- TR3. Please revise dotted line indicating sidewalk on the face of plat so that it aligns with the property frontage on Lost Creek Blvd.  
**U1: Comment cleared.**
- TR4. Sidewalks are required on the subdivision side of Loop 360 Capitol of Texas Highway South. Identify the location of the sidewalks by a dotted line on the preliminary plan and include the sidewalk symbol within the Legend. LDC 25-6-351. TCM, 4.2.1.  
**U1: Comment remains. No direct access from a lot to a major roadway is permitted on a subdivision plat if the lot has less than 200 feet of frontage on the roadway and alternative access is available. LDC 25-6-381(B). Include a note prohibiting prohibit access to Loop 360 from Lot 52.**
- TR5. Provide the following plat note: "Public sidewalks, built to City of Austin standards, are required along Loop 360 Capitol of Texas Highway South as shown by a dotted line on the face of the plat. The sidewalks along Loop 360 Capitol of Texas Highway South are subject to the approval of the Texas Department of Transportation at the site plan phase. The required 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.  
**U1: Comment cleared.**
- TR6. Update includes an elbow at the intersection of Eternity Terrace and Eanes Homestead Rd. Recommend you create standard T-intersection. Elbow streets should only be designed to

connect two local streets or a residential collector with a local street. They are not intended to carry through traffic. TCM, 1.3.2.A.3., Fig. 1-24.

- TR7. Eanes Homestead should be designed as a residential collector with 60 ft. ROW, 40 ft. pavement. TCM, Fig. 1-27.

**Wetlands Biologist Review - Staryn J Wagner - 512-974-2956**

*Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes. CEFs and their setbacks must be shown on all site plan sheets.*

Site visit completed on 1/19/2021 by Radmon Rice and Staryn Wagner. Several wetlands were identified. The additional wetlands were all found in what appeared to be previously disturbed areas and are presumed to be hydrologically connected to seeps. The dominant hydrophytic vegetation was *Eleocharis sp.*, and *Andropogon glomeratus*.

- WB1. ~~Update 0.~~** Submit a compliant Environmental Resource Inventory [LDC 25-8-121; LDC 30-5-121; ECM 1.3.0 & 1.3.1] ~~(Please add the additional three wetlands, their locations (Lat, Long) and the vegetation listed above.)~~

**Update 1. Comment clear.** (Updated ERI provided.)

- WB2. ~~Update 0.~~** Clearly show the boundary of all wetland CEFs and clearly label the features: "WETLAND CEF" on all applicable plan sheets.-

**Update 1. Repeat comment.** (In general this is acceptable but you should add a boxed note that indicates WETLAND CEF-2 is to be mitigated for with the creation of "PROPOSED WETLAND FOR MITIGATION". Indicate the phase during which the wetland will be constructed.)

- WB3. ~~Update 0.~~** Please clearly show and label "WETLAND CEF SETBACK" the standard 150 ft CEF setback on all applicable plan sheets and/or provide an alternative protection/mitigation strategy compliant with and pursuant to ECM 1.10.4 for the setbacks. Alternative strategies must be appropriate and approved by this reviewer. Guidance can be found in ECM 1.10.4.

**Update 1. Comment cleared.** (Setbacks labeled and mitigation strategy acceptable.)

- WB4. ~~Update 0.~~** Pursuant to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a), please add a note stating that: "The presence of a Critical Environmental Feature on or near a property may affect development. All activities within the CEF buffer must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited."

**Update 1. Comment cleared.** (Note #36 on the cover sheet has been added.)

- WB5. ~~Update 0.~~** This project does not comply with the requirement that a residential lot may not include a critical environmental feature (CEF) or be located within 50 feet of a CEF. [LDC 25-8-281; LDC 30-5-281] ~~(As can be seen in the overlay image included\ with these comments, there are CEFs and setbacks located less than 50' of a residential lot.)~~

**Update 1. Comment cleared.**

- WB6. ~~Update 0.~~** ~~Within a CEF buffer the natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited. Demonstrate compliance with this requirement. [LDC 25-8-281; LDC 30-5-121] (You may not irrigate or dispose of wastewater within a setback area)~~
- Update 1. Comment cleared.**

<b>Fire For Site Plan Review - Tom Migl - 512-974-0164</b>
--

- AF1. AFD is in receipt and in review of the AMOC request. Please provide a Vicinity Map/Overall Fire protection plan that identifies the WUI hazard zone existing condition and the limits of the Hazard Zone post development condition (limits of clearing, home pad envelopes and limits of select understory hand clearing, as applicable) Please identify the 150 foot setback from the WUI vegetative fuel load. Please provide this information in digital format DXF for modification in the GIS mapping. FYI- Most likely the Fire Marshal will require fire resistant construction and appliances installed on the exterior of the buildings for the project or within 150 feet of the WUI hazard zone.
- AF2. The AMOC has been reject by this office. Please update Preliminary plan to address comments generated with the AMOC review and provide two points of access for the proposed development. FYI- Installing 13D systems for mitigation of the WUI hazard is not required. While a fire sprinkler system is a proven system to extinguish a fire when installed in the room of origin, it will not mitigate a wildfire hazard.

**End of Report**