

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2019-0141.1A**P.C. DATE:** June 8, 2021**SUBDIVISION NAME:** Skyline 2-D Phase 1 Final Plat**AREA:** 22.66 acres**LOT(S):** 101**OWNER/APPLICANT:** Carma Easton, LLC
(AJ Zorn)**AGENT:** Carlson, Brigrance, and Doering, Inc
(Brett Pasquarella)**ADDRESS OF SUBDIVISION:** 8321 Thaxton Road**GRIDS:** J/K12**COUNTY:** Travis**WATERSHED:** Marble/Cottonmouth Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** Planned Unit Development (PUD)**MUD PLAN:** Pilot Knob MUD**DISTRICT:** 2**PROPOSED LAND USE:** Residential- Single Family; park/greenbelt/access/utility/drainage easement lots, and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of Skyline 2-D Phase 1 final plat. This plat is out of an approved Preliminary Plan. The plat is comprised of 101 lots on 22.66 acres, proposing 97 residential lots, 2 park lots, 1 greenbelt(WQ/DE) lot and 1 lot for public access/utility/drainage easement, and approximately 3,881 linear feet of right-of-way/streets. Sidewalks are proposed on all streets. Parkland will be in compliance with the PUD requirements. Water and wastewater will be provided by the City of Austin.

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 30-2-84. The conditions include remove or update notes and a lot name, update street names, define easements or provide by separate instrument, update engineer's report, provide a PUD lot table, continue the sidewalk along one lot, and provide information with the submittal of the construction plans (tree mitigation and control of the 2 year storm). Fiscal surety will be required to be posted within 90 days. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated June 3, 2021, and attached as Exhibit C.

CASE MANAGER: Sue Welch, Travis County - Single Office **PHONE:** 512-854-7637
Email address: Sue.Welch@traviscountytexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated June 3, 2021

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

CASE NUMBER: C8J-2019-0141.1A
REVISION #: 00
CASE MANAGER: Sue Welch
UPDATE: U0
PHONE #: 512-854-7637

PROJECT NAME: Skyline 2D Phase 1 Final Plat
LOCATION: 8321 THAXTON RD

SUBMITTAL DATE: May 10, 2021
REPORT DUE DATE: June 3, 2021
FINAL REPORT DATE: June 3, 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 (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of 12/31/21 .

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 (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 : Addison Ptomey
AW Utility Development Services : Bradley Barron
City Arborist : Taylor Horton
Site Plan Plumbing : Juan Beltran
Transportation Planning : Adam Fiss
Travis Co. Subdivision : Sue Welch
Travis Co. Drainage Construction : Christine Connor
Environmental : Pamela Abee-Taulli
PARD / Planning & Design : Robynne Heymans
Subdivision : Joey de la Garza
Water Quality : Kyle Virr
911 Addressing : Jorge Perdomo

Electric Review - Andrea Katz - 512-322-6957

No Review Required. Out of Austin Energy service area, served by Bluebonnet Electric Cooperative, Inc.

Environmental Review - Pamela Abee-Taulli - 512-974-1879
PLAT NOTES [LDC 25-1, Article 4]

EV 1 Remove plat note 35, referring to the CWQZ. The boundaries of this plat do not contain or abut a CWQZ.

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

EV 2 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)]

PARD / Planning & Design Review - Robynne Heymans - 512-974-9549

PR 1: Define the boundaries of the drainage easement and water quality easement on the parkland/open space lots, specifically Lot 67 Block C. Defining the easements areas is required so that park areas are not at risk of being lost by "blanket" easements. Label the drainage easement separately from the 'PARK'. 30-1-113

PR 2: Please update note 23 to read (per PUD Ordinance):

Parkland dedication has been satisfied for 97 residential units per Ordinance No. 20151217-080, as amended, by the parkland dedication of land. The area to be dedicated as parkland is shown on this plat as Lot 67, Block C, Lot 13, Block F, Lot 13, Block F. Fiscal surety has been posted for the construction of trails until such time as they have been inspected and approved by the city.

PR 3: Fiscal surety is required for the construction of parkland trails in this plat. Fiscal has been issued, this comment is cleared when a fiscal posting is received. 30-1-113

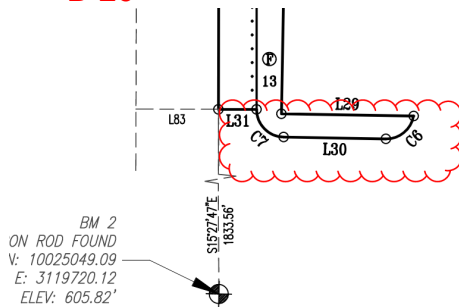
Subdivision Review - Joey de la Garza - 512-974-2664

SR 1. To ensure that this plat is in compliance with the associated PUD, please include a lot table listing the square footage of each lot and label the lots as single-family, small lot or other use. 25-1-83

Transportation Planning - Adam Fiss - 512-974-1684

TR1. Note 22 is a reduction of Pilot Knob PUD Exhibit H. Plat note should be removed. Note should not repeat code or ordinances. By including this note in the plat it is no longer subject to parking related updates to the PUD.

TR2. Please show sidewalk along L30, shown below (30-1-113):



AW Utility Development Services - Bradley Barron - 512-972-0078

AW1. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9, and the Uniform Plumbing Code:

The landowner intends to serve each lot with City of Austin water and wastewater utilities in accordance with approved Service Extension Requests 4905 (W) and 4906 (WW). 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, §30-2, §25-5:

Easements shown on the plat must be approved by Pipeline Engineering as to form, width, and type. Contact Roerto Chapa (or his designee) with AW Pipeline Engineering at Roerto.Chapa@austintexas.gov or (512)-972-0494 for review and approval of the water and wastewater easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

As an alternative, remove all proposed water and wastewater easements as they will be recorded by separate instrument during the construction plan or site plan review.

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 - Kyle Virr - 512-974-2538

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

WQ4: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.

Wetlands Biologist Review - Ana Gonzalez - ana.gonzalez@austintexas.gov

Thank you for the opportunity to review this proposed plat. The wetland CEF and CEF buffer is shown; the associated CEF buffer note, as well as the riparian restoration in the CWQZ are shown. I do not have any additional comments for your consideration

Travis Co. Subdivision Review - Sue Welch - 512-854-7637

Please provide the signed COA Subdivision Construction Agreement, IPM, original tax certificates, and CCR for recordation with the signed and sealed plat. 30-1-113

Travis Co. Transportation Review - Christine Connor - 512-854-7215

- 1) 1. Please be advised that additional comments may be generated as updated information is reviewed. Comments will not be cleared based on phone calls, e-mails or meetings.
- 2) 2. The engineering report needs to be modified to state that access is also being provided by a connection to a subdivision to the north.
- 3) 3. If changes are made to the plat that are not as the result of comments, please communicate those changes to this reviewer.

Travis Co. Drainage Construction Review - Christine Connor - 512-854-7215

- 1) Please be advised that additional comments may be generated as updated information is reviewed. Comments will not be cleared based on phone calls, e-mails or meetings.
- 2) The engineering report states that an alternative fiscal and full fiscal estimate have been provided, however only a full fiscal estimate was received. It is assumed that full fiscal will be posted. The estimate, as provided, will be approved with the knowledge that it will be rechecked when construction plans are submitted and any additional amount due will be posted.
- 3) Add existing and proposed drainage area maps for just Phase 1, with an associated HEC-HMS model. Also, update the engineering report to reflect information only pertaining to Phase 1. DCM2.3.0
- 4) Show all existing and proposed drainage easements and detention pond(s). 30-1-113
- 5) If changes are made to the plat that are not as the result of comments, please communicate those changes to this reviewer.

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

CA1: Provide a tree replacement/ mitigation plan for the 19" of trees being removed. (PUD Ordinance)

CA2: Provide tree report referenced in ESC Tree Survey Phase 1. 30-1-113

Site Plan Plumbing - Juan Beltran - 512-972-2095 juan.beltran2@austintexas.gov

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.*

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

AD1: This plat review requires an update;

AD2: The street names in this plat have not been reserved as some are not available

AD3: VAN WINKLE is not available

AD4: SPARROW GLEN WAY is not available as GLEN is on the DO NOT USE list

NOTE: The following street names on this amended plat have been reserved - EZRA BROOKS BND,
COLONEL TAYLOR ST, WOODFORD WAY
§ 30-2-155

END OF REPORT



B-26

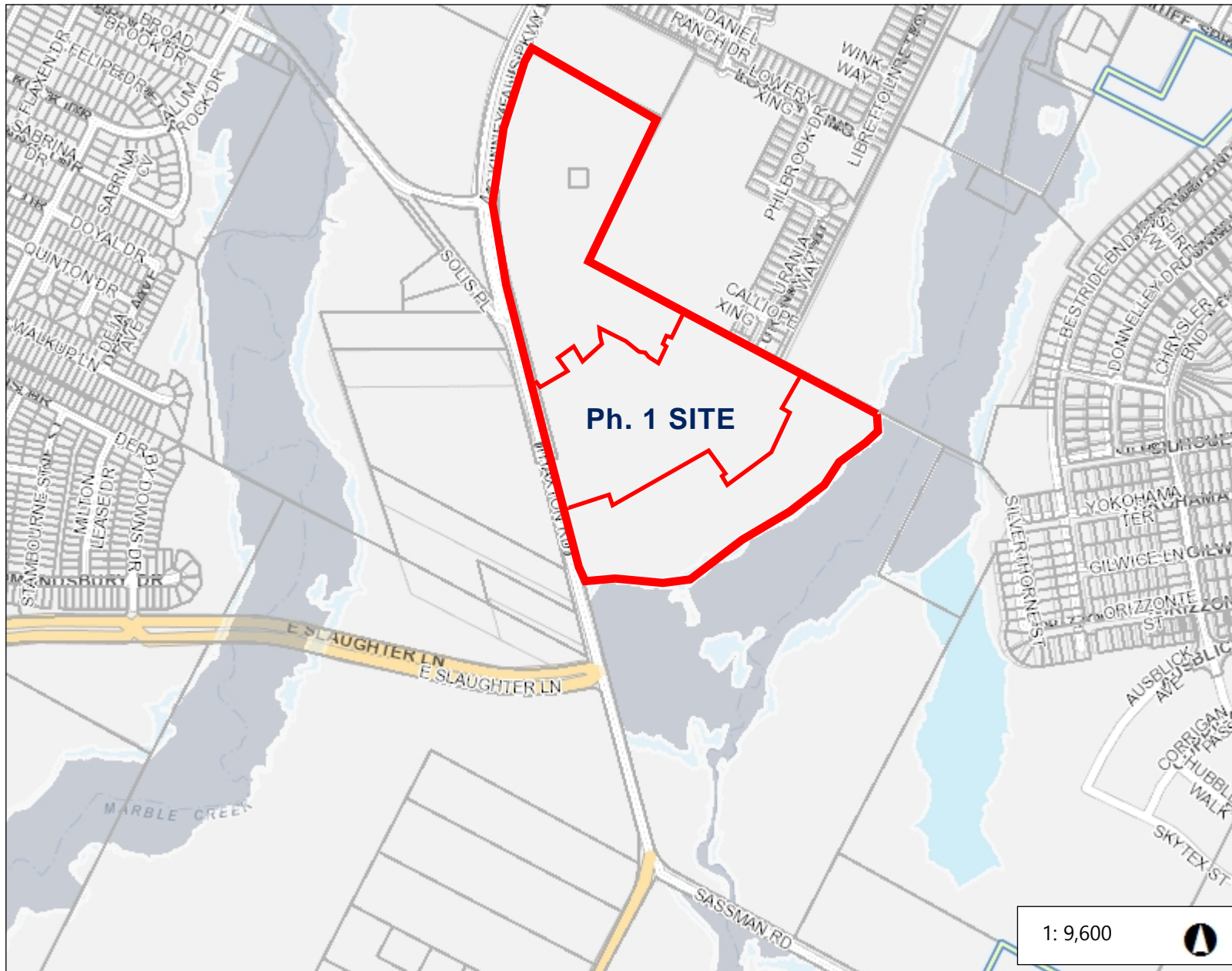
Property Profile

SITE LOCATION
SKYLINE PARK 2D PHASE 1 FINAL PLAT
C8J-2019-0141.1A

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Legend

- Street Labels
- TCAD Parcels
- FEMA Floodplain
 - 100 Year (Detailed-AE)
 - 100 year (Shallow-AO)
 - 100 Year (Approx-A)
 - X Protected by Levee
 - 500 Year



0.3 0 0.15 0.3 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

July 16, 2020

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Notes

Location Map
Skyline 2D Ph. 1 Final Plat
C8J-2019-0141.1A