

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0165.3A**Z.A.P. DATE:** July 20, 2021**SUBDIVISION NAME:** Cascades at Onion Creek East, Phase Three**AREA:** 23.1107 acres**LOTS:** 120**APPLICANT:** M/I Homes of Austin, LLC
(William G. Peckman)**AGENT:** LJA Engineering Inc.
(Russell Kotara, P.E.)**ADDRESS OF SUBDIVISION:** 2333 Cascades Ave**WATERSHED:** Onion Creek**COUNTY:** Travis**EXISTING ZONING:** I-SF-2**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Residential / Open Space / Right-of-Way**DEPARTMENT COMMENTS:**

The request is for the approval of Cascades at Onion Creek East, Phase Three, comprised of 120 lots on 23.1107 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.

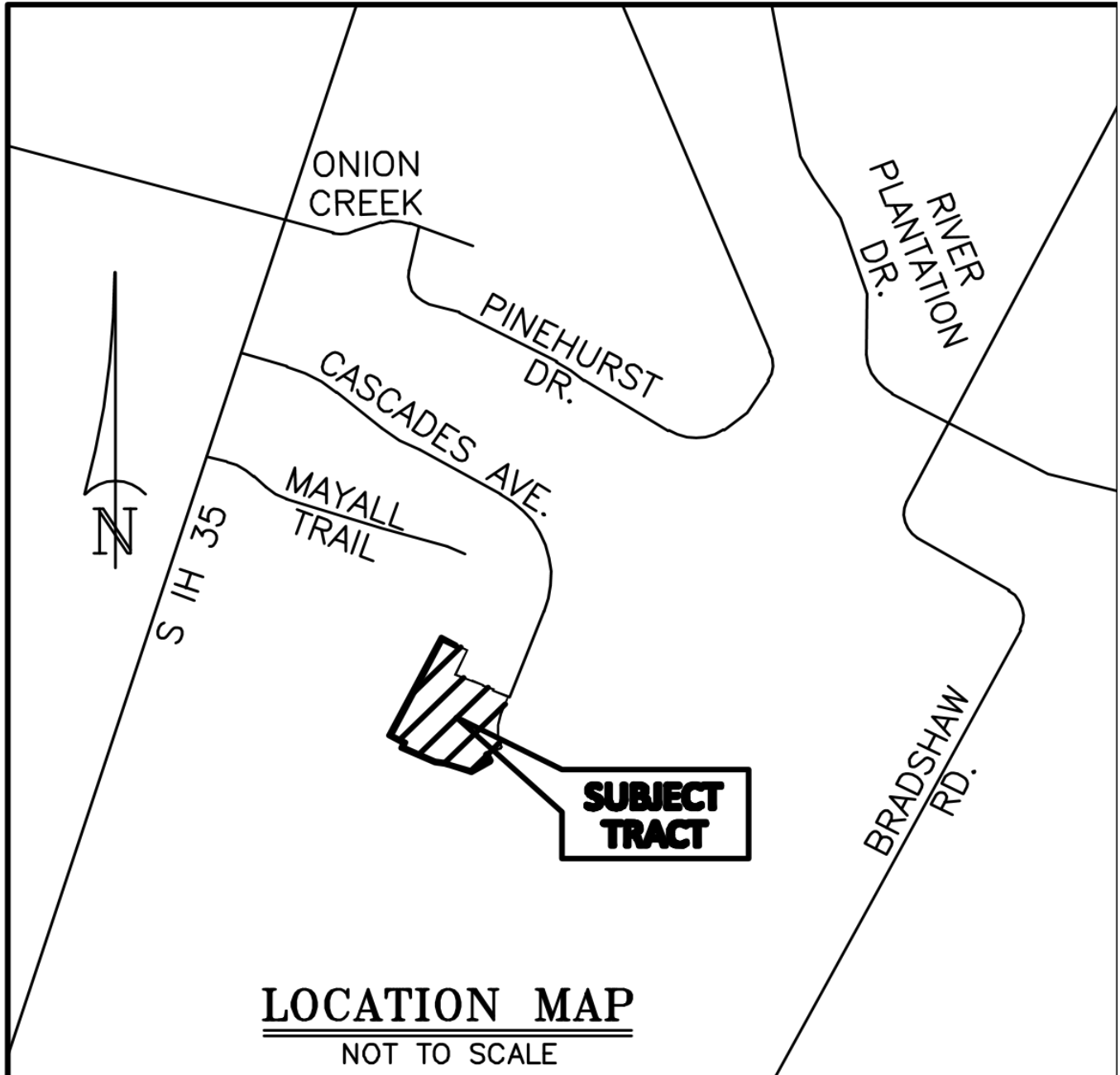
If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

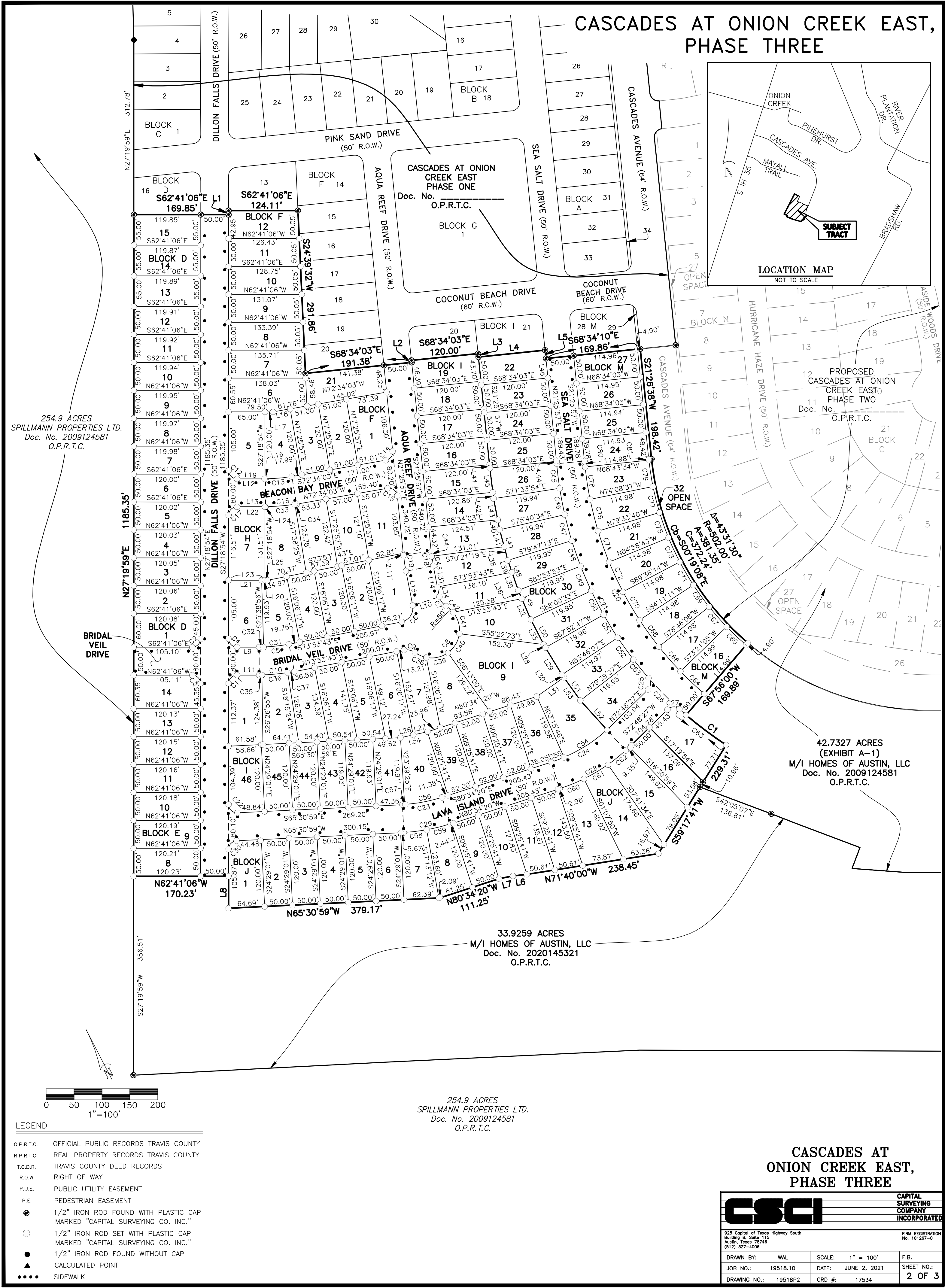
STAFF RECOMMENDATION: Disapproval for reason listed in Exhibit C in the support material.**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated July 15, 2021





CASCADES AT ONION CREEK EAST, PHASE THREE

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	7°38'12"	671.88'	89.55'	89.49'	S25°53'46"E
C2	90°00'00"	15.00'	23.56'	21.21'	N72°18'54"E
C3	90°00'00"	15.00'	23.56'	21.21'	N17°41'06"W
C4	90°00'00"	15.00'	23.56'	21.21'	S17°41'06"E
C5	11°12'37"	275.00'	53.81'	53.72'	S68°17'24"E
C6	90°00'00"	25.00'	39.27'	35.36'	N61°06'17"E
C7	48°11'22"	25.00'	21.03'	20.41'	S07°59'25"E
C8	186°22'46"	50.00'	162.65'	99.85'	S61°06'17"W
C9	48°11'23"	25.00'	21.03'	20.41'	N49°48'02"W
C10	11°12'38"	325.00'	63.59'	63.49'	N68°17'24"W
C11	90°00'00"	15.00'	23.56'	21.21'	S72°18'55"W
C12	90°00'00"	15.00'	23.56'	21.21'	S17°41'06"E
C13	9°52'57"	275.00'	47.43'	47.37'	S67°37'34"E
C14	86°00'00"	15.00'	22.51'	20.46'	N64°25'57"E
C15	94°00'00"	15.00'	24.61'	21.94'	N25°34'02"W
C16	9°52'57"	325.00'	56.06'	55.99'	N67°37'34"W
C17	90°00'00"	15.00'	23.56'	21.21'	S72°18'55"W
C18	5°19'41"	275.00'	25.57'	25.56'	S18°46'07"W
C19	5°19'41"	325.00'	30.22'	30.21'	N18°46'07"E
C20	44°18'58"	621.88'	481.01'	469.11'	S00°04'47"W
C21	44°17'06"	671.88'	519.31'	506.48'	N00°03'53"E
C22	92°49'54"	15.00'	24.30'	21.73'	S19°06'02"E
C23	15°03'21"	275.00'	72.26'	72.05'	S73°02'39"E
C24	24°17'49"	275.00'	116.62'	115.75'	N87°16'46"E
C25	87°45'19"	15.00'	22.97'	20.79'	N29°53'02"E
C26	6°40'37"	671.88'	78.30'	78.25'	S17°20'32"E
C27	89°37'56"	15.00'	23.47'	21.15'	N65°14'47"W
C28	24°17'44"	325.00'	137.81'	136.78'	S87°16'48"W
C29	15°03'21"	325.00'	85.40'	85.16'	N73°02'39"W
C30	87°10'07"	15.00'	22.82'	20.68'	S70°53'59"W
C31	9°32'39"	275.00'	45.81'	45.76'	N69°07'24"W
C32	1°39'59"	275.00'	8.00'	8.00'	N63°31'06"W
C33	9°20'29"	325.00'	52.99'	52.93'	S67°21'20"E
C34	0°32'28"	325.00'	3.07'	3.07'	S72°17'50"E
C35	0°51'59"	325.00'	4.91'	4.91'	S63°07'05"E
C36	8°11'31"	325.00'	46.47'	46.43'	S67°38'51"E
C37	2°09'07"	325.00'	12.21'	12.21'	S72°49'10"E
C38	25°43'07"	50.00'	22.44'	22.26'	S38°33'53"E
C39	46°47'33"	50.00'	40.83'	39.71'	S74°49'13"E
C40	47°09'23"	50.00'	41.15'	40.00'	N58°12'18"E
C41	47°09'23"	50.00'	41.15'	40.00'	N11°02'56"E
C42	19°33'20"	50.00'	17.07'	16.98'	N22°18'26"W
C43	3°32'25"	275.00'	16.99'	16.99'	N17°52'29"E
C44	1°47'16"	275.00'	8.58'	8.58'	N20°32'20"E
C45	3°46'29"	671.88'	44.26'	44.25'	S20°19'12"W
C46	4°06'43"	671.88'	48.22'	48.21'	S16°22'36"W
C47	4°06'43"	671.88'	48.22'	48.21'	S12°15'52"W
C48	4°06'43"	671.88'	48.22'	48.21'	S08°09'09"W
C49	4°06'43"	671.88'	48.22'	48.21'	S04°02'25"W
C50	4°06'43"	671.88'	48.22'	48.21'	S00°04'18"E
C51	4°06'43"	671.88'	48.22'	48.21'	S04°11'01"E
C52	4°06'43"	671.88'	48.22'	48.21'	S08°17'44"E
C53	3°39'08"	671.88'	42.83'	42.82'	S12°10'40"E
C54	19°08'04"	275.00'	91.84'	91.41'	S84°41'53"W
C55	5°09'44"	275.00'	24.78'	24.77'	N83°09'12"W
C56	14°13'28"	275.00'	68.27'	68.10'	N73°27'35"W
C57	0°49'53"	275.00'	3.99'	3.99'	N65°55'58"W
C58	7°15'49"	325.00'	41.20'	41.17'	S69°08'53"E
C59	7°47'31"	325.00'	44.20'	44.16'	S76°40'34"E
C60	8°17'50"	325.00'	47.06'	47.02'	S84°43'14"E
C61	8°49'24"	325.00'	50.05'	50.00'	N86°43'08"E
C62	7°10'28"	325.00'	40.70'	40.67'	N78°43'16"E
C63	9°02'01"	671.88'	105.93'	105.83'	S25°11'51"E
C64	5°25'07"	621.88'	58.81'	58.79'	N19°22'09"W
C65	5°25'07"	506.90'	47.94'	47.92'	S19°22'20"E
C66	5°25'07"	621.88'	58.81'	58.79'	N13°57'02"W
C67	5°25'08"	506.90'	47.94'	47.92'	S13°57'11"E
C68	5°25'08"	621.88'	58.81'	58.79'	N08°31'55"W
C69	5°25'08"	506.90'	47.94'	47.92'	S08°32'03"E
C70	5°25'08"	621.88'	58.82'	58.79'	N03°06'47"W
C71	5°25'08"	506.90'	47.94'	47.93'	S03°06'54"E
C72	5°25'08"	621.88'	58.82'	58.79'	N02°18'21"E
C73	5°25'09"	506.90'	47.94'	47.93'	S02°18'15"W
C74	5°25'08"	621.88'	58.82'	58.80'	N07°43'29"E
C75	5°25'09"	506.90'	47.94'	47.93'	S07°43'24"W
C76	5°25'08"	621.88'	58.82'	58.80'	N13°08'37"E
C77	5°25'09"	506.90'	47.94'	47.93'	S13°08'34"W
C78	5°25'08"	621.88'	58.82'	58.80'	N18°33'46"E
C79	5°25'09"	506.90'	47.95'	47.93'	S18°33'44"W
C80	0°57'56"	621.88'	10.48'	10.48'	N21°45'18"E
C81	0°10'19"	506.90'	1.52'	1.52'	S21°21'22"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N27°19'59"E	7.05'
L2	N21°25'53"E	3.61'
L3	S21°25'58"W	6.30'
L4	S68°34'03"E	120.00'
L5	S21°25'58"W	15.01'
L6	N69°19'50"W	25.31'
L7	N73°59'59"W	25.34'
L8	N27°18'54"E	57.37'
L9	S62°41'06"E	39.71'
L10	S80°37'37"E	50.35'
L11	N62°41'06"W	39.71'
L12	S62°41'06"E	51.10'
L13	N62°41'06"W	51.10'
L14	S16°06'17"W	56.82'
L15	N16°06'17"E	62.72'
L16	N62°41'02"W	1.10'
L17	S62°41'04"E	14.50'
L18	S72°34'03"E	31.39'
L19	N62°41'06"W	50.00'
L20	S62°41'06"E	10.70'
L21	S62°41'06"E	59.22'
L22	S62°41'06"E	50.00'
L23	N62°41'06"W	65.00'
L24	S62°40'45"E	1.10'
L25	N62°41'06"W	4.92'
L26	N75°11'13"W	23.06'
L27	N75°11'13"W	26.21'
L28	S00°03'51"E	6.16'
L29	S04°10'33"E	56.81'
L30	S08°17'10"E	6.25'
L31	S82°19'55"W	59.19'
L32	S04°02'47"W	40.47'
L33	S00°03'53"E	50.66'
L34	N16°06'17"E	18.06'
L35	S08°09'27"W	34.34'
L36	S04°02'46"W	16.35'
L37	N16°06'17"E	38.76'
L38	S12°16'06"W	25.45'
L39	S08°09'27"W	22.47'
L40	S16°22'47"W	17.92'
L41	S12°16'06"W	31.36'
L42	S20°18'10"W	11.26'
L43	S16°22'46"W	38.89'
L44	S21°25'57"W	6.30'
L45	S20°18'10"W	43.71'
L46	S21°25'57"W	34.99'
L47	N12°16'07"E	56.81'
L48	N08°09'27"E	56.81'
L49	N04°02'46"E	56.81'
L50	N00°03'53"W	56.81'
L51	N08°17'12"W	56.81'
L52	N14°52'09"W	71.18'
L53	S08°17'12"E	50.56'
L54	S75°11'13"E	49.27'

Block I – 44 Lots		
Lot	Square Feet	Acres
1	7,575	0.1739
2	6,913	0.1587
3	6,720	0.1543
4	6,904	0.1585
5	7,272	0.1669
6	7,595	0.1744
7	7,237	0.1662
8	8,171	0.1880
9	17,978	0.4137
10	8,137	0.1868
11	6,752	0.1550
12	6,880	0.1580
13	6,486	0.1489
14	6,119	0.1405
15	6,019	0.1382
16	6,000	0.1377
17	6,000	0.1377
18	6,000	0.1377
19	6,000	0.1377
22	6,000	0.1377
23	6,000	0.1377
24	6,000	0.1377
25	6,000	0.1377
26	6,203	0.1424
27	6,280	0.1442
28	6,280	0.1442
29	6,280	0.1442
30	6,280	0.1442
31	6,280	0.1442
32	6,280	0.1442
33	6,280	0.1442
34	7,532	0.1729
35	8,892	0.2070
36	6,904	0.1553
37	6,240	0.1433
38	6,240	0.1433
39	6,240	0.1432
40	7,825	0.1791
41	6,056	0.1397
42	6,000	0.1377
43	6,000	0.1378
44	6,000	0.1378
45	6,000	0.1378
46	7,342	0.1685
TOTAL		6.9388

Block D – 15 Lots		
Lot	Square Feet	Acres
1	7,157	0.1643
2	6,002	0.1378
3	6,002	0.1378
4	6,002	0.1378
5	6,002	0.1378
6	6,002	0.1378
7	6,002	0.1377
8	5,998	0.1377
9	5,998	0.1377
10	5,998	0.1377
11	5,998	0.1377
12	5,995	0.1376
13	6,594	0.1514
14	6,594	0.1513
15	6,592	0.1513
TOTAL		2.1334

Block E – 7 Lots		
Lot	Square Feet	Acres
8	6,011	0.1380
9	6,010	0.1380
10	6,009	0.1380
11	6,008	0.1379
12	6,008	0.1379
13	6,008	0.1379
14	7,201	0.1653
TOTAL		0.9930

Block F – 13 Lots		
Lot	Square Feet	Acres
1	8,263	0.1896
2	6,120	0.1405
3	6,120	0.1405
4	6,736	0.1546
5	7,752	0.1780
6	8,117	0.1863
7	6,843	0.1571
8	6,727	0.1544
9	6,611	0.1518
10	6,495	0.1491
11	6,379	0.1464
12	6,263	0.1438
21	7,616	0.1748
TOTAL		2.0671

Block H – 11 Lots		
Lot	Square Feet	Acres
1	7,228	0.1659
2	6,000	0.1377
3	6,000	0.1378
4	6,000	0.1378
5	6,661	0.1529
6	7,267	0.1668
7	8,500	0.1951
8	8,188	0.1880
9	7,014	0.1610
10	6,940	0.1593
11	8,002	0.1837
TOTAL		1.7860

Block J – 17 Lots		
Lot	Square Feet	Acres
1	7,365	0.1691
2	6,000	0.1378
3	6,000	0.1378
4	6,000	0.1378
5	6,000	0.1378
6	6,000	0.1377
7	6,605	0.1516
8	6,659	0.1529
9	6,000	0.1377
10	6,170	0.1416
11	6,588	0.1512
12	6,979	0.1602
13	9,193	0.2110
14	10,907	0.2504
15	10,046	0.2306
16	7,303	0.1679
17	8,516	0.1956
TOTAL		2.8087

Block M – 13 Lots		
Lot	Square Feet	Acres
16	6,137	0.1409
17	6,137	0.1409
18	6,137	0.1409
19	6,137	0.1409
20	6,138	0.1409
21	6,138	0.1409
22	6,138	0.1409
23	6,138	0.1409
24	5,758	0.1322
25	5,747	0.1319
26	5,747	0.1320
27	5,748	0.1320
?? ***	2,850	0.0654
TOTAL		1.7207

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

CASE NUMBER: C8-2018-0165.3A
REVISION #: 00 UPDATE: U0
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Cascades at Onion Creek East Phase Three Final Plat
LOCATION: 11601 S IH 35 SVRD NB

SUBMITTAL DATE: June 21, 2021
REPORT DUE DATE: July 20, 2021
FINAL REPORT DATE: July 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 December 31, 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 : Cindy Edmond
Electric : Andrea Katz
Subdivision : Cesar Zavala

Electric Review - Andrea Katz - 512-322-6957

EL 1. [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

EL 2. Please label lot 32 Open Space as a PUE and add an additional 10' electric distribution, electric telecom, and electric fiber easement from the open space lot.

Subdivision Review - Cesar Zavala - 512-974-3404

SR 1. Add the following plat note to list any lot that will be maintained by the property owner or organization, such as opens space lots. 25-1-83 or 30-1-113
"Lot XX, Block YY will be maintained by the owner or his/her assigns. No residential development shall be allowed on this lot. If conveyed to a public entity or neighborhood organization, recreation facilities and rest areas may be constructed".

SR 2. Amend the Land Use Commission approval block to read as follows: 25-1-83 or 30-1-113:
Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the _____ day of _____ 20__.

Chair

Secretary

SR 3. Update the application submittal date on the plat to June 21, 2021. (L.D.C 25-1-83)

SR 4. Verify that the lots with residential use meet SF-2 lot requirements to avoid amendments to the plat during the Residential Permitting phase. Lots for residential development should have a minimum lot size of 5,750 square feet and have a minimum lot width of 50 feet. Lots 7 and 8 Block J do not appear to have a 50 foot width, and Lots 25, 26 and 27 Block M do not have minimum lot size of 5,750 feet as shown in the lot table. (L.D.C. 25-2-492)

SR 5. On Sheet 3 in the table for Block M, add the lot number for the last listed lot with a 2,850 square footage.

SR 6. The following items are needed to approve the case and record the plat at Travis County (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 the plat recordation fee and any associated documents. (can be provided after approval of the plat)

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

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review. §25-4-155

ATD Engineering Review - Allison Shinn - 512-974-6521

No ATD comments

Drainage Engineering Review - David Marquez - 512-974-3389

No comments

Environmental Review - Mike McDougal - 512-974-6380

No EV Review comments.

Flood Plain Review - Jason Recker - 512-974-2382

No comments.

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 - David Marquez - 512-974-3389

No comments

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

APPROVED

The proposed final plat (C8-2018-0165.3A) is approved from a plumbing code perspective.

End of report