

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0165.3A**P.C DATE:** August 24, 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.

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 25-4-84(B). The condition is for the posting of fiscal. This is an administrative action 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:

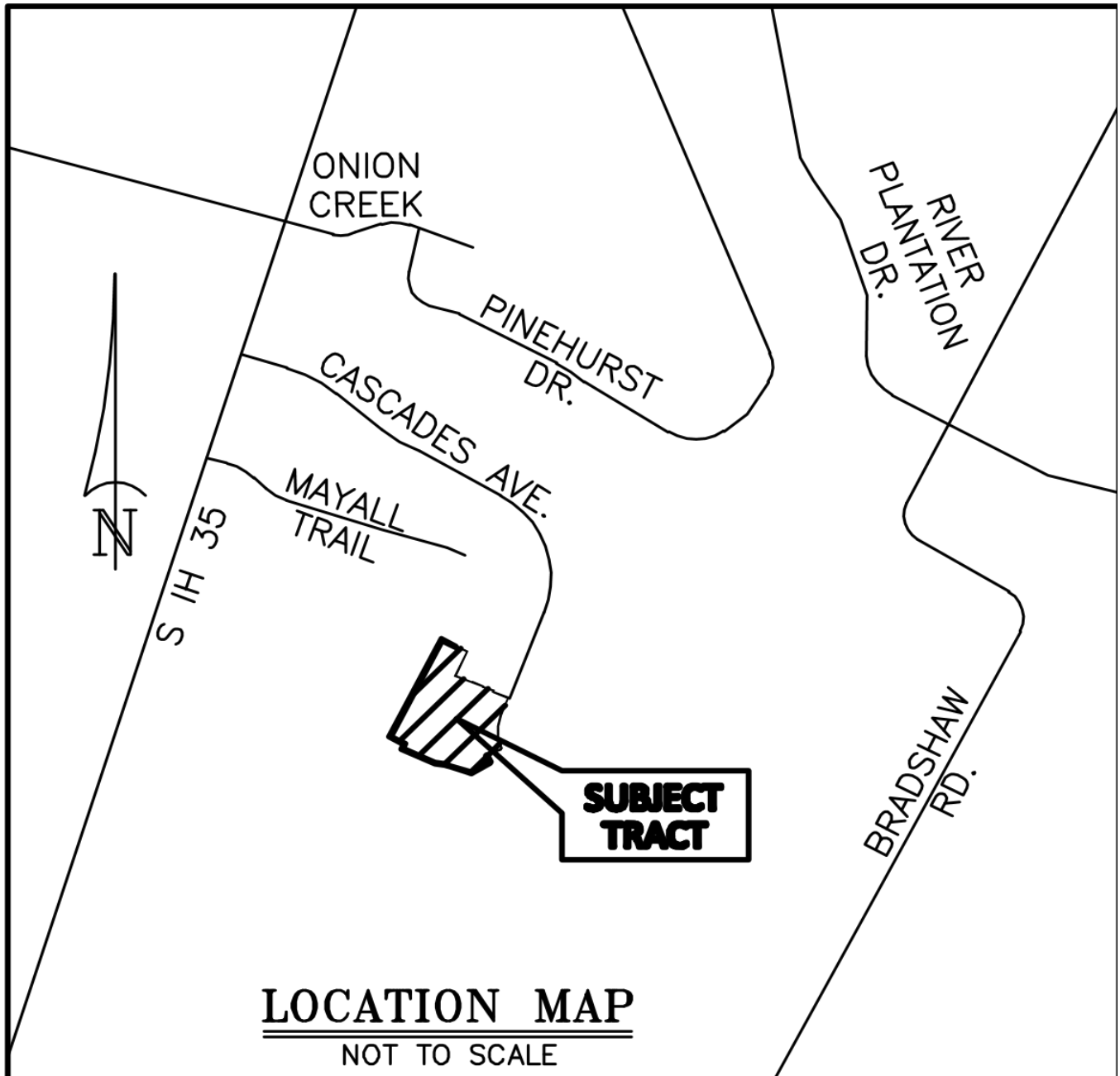
Staff recommends approval of the plat, subject to the conditions listed in the comment report dated August 17, 2021, and attached as Exhibit C.

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 August 17, 2021



CASCADES AT ONION CREEK EAST, PHASE THREE

EXHIBIT B

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(
KNOW ALL MEN BY THESE PRESENTS:

THAT M/I HOMES OF AUSTIN, LLC, AN OHIO LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH WILLIAM G. PECKMAN, AREA PRESIDENT, OWNER OF THAT CERTAIN 42.7327 ACRES, DESCRIBED AS EXHIBIT "A-1", CONVEYED BY DEED RECORDED IN DOCUMENT No. 2019124192 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THAT 33.9259 ACRE TRACT CONVEYED BY DEED RECORDED IN DOCUMENT No. 2020145321 OF THE SAID OFFICIAL PUBLIC RECORDS, BOTH OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 23.1107 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: "CASCADES AT ONION CREEK EAST, PHASE THREE", 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.

WITNESS THE HAND OF WILLIAM G. PECKMAN, AREA PRESIDENT, THIS THE ____ DAY OF _____, 2021, A.D.

WILLIAM G. PECKMAN, AREA PRESIDENT
M/I HOMES OF AUSTIN, LLC,
6801 N. CAPITAL OF TEXAS HIGHWAY
LAKEWOOD II, SUITE 100
AUSTIN, TEXAS 78731

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED WILLIAM G. PECKMAN, AREA PRESIDENT, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

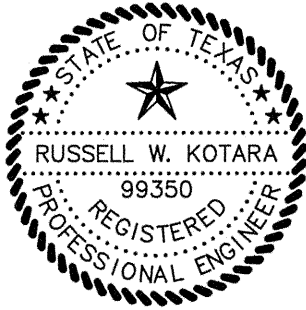
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2021, A.D.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

I, RUSSELL KOTARA, 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 CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Russell Kotara
RUSSELL KOTARA
LICENSED PROFESSIONAL ENGINEER NO. 99350
LJA ENGINEERING
5316 W. HIGHWAY 290
SUITE 150
AUSTIN, TEXAS 78735

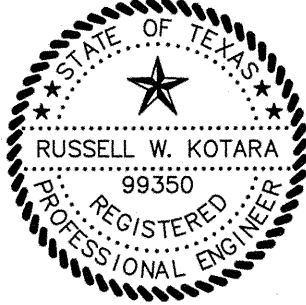
08/02/2021
DATE



THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0595K AND #48453C0685J, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY AND INCORPORATED AREAS.

Russell Kotara
RUSSELL KOTARA
LICENSED PROFESSIONAL ENGINEER NO. 99350
LJA ENGINEERING
5316 W. HIGHWAY 290
SUITE 150
AUSTIN, TEXAS 78735

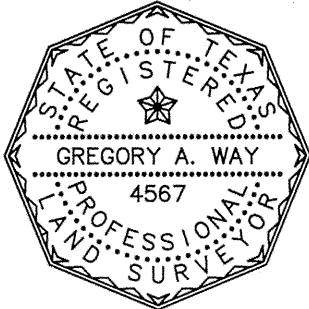
08/02/2021
DATE



I, GREGORY A. WAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND 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.

Gregory A. Way
GREGORY A. WAY
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 4567
CAPITAL SURVEYING COMPANY
925 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING B, SUITE 115, AUSTIN, TEXAS 78746

3-23-21
DATE



GENERAL NOTES:

1. ALL STREETS ARE PUBLIC.
2. ALL DRAINAGE, SIDEWALKS WATER AND WASTEWATER LINES IN THE SUBDIVISION ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
3. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
4. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEMS.
5. 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 REPLATTING MAY BE REQUIRED AT THE OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.

GENERAL NOTES:

7. 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 SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR HIS/HERS ASSIGNS.
10. PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
11. MAINTENANCE OF WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
12. BUILDING SETBACK LINES SHALL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE.
13. ELECTRIC SERVICE IS BEING PROVIDED BY AUSTIN ENERGY.
14. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
15. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
16. 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 OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
17. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
18. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND/OR DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
19. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
20. 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 INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
21. STREETS ARE TO BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS, LDC 25-6-171(a).
22. 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: AQUA REEF DRIVE, BEACON BAY DRIVE, BRIDAL VEIL DRIVE, DILLON FALLS DRIVE, LAVA ISLAND DRIVE, AND SEA SALT DRIVE. 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 GOVERNING BODY OR UTILITY COMPANY. LDC 25-6-351.
23. WATERWAY SETBACKS, AS DEFINED BY THE LAND DEVELOPMENT CODE, MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
24. 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.
25. PARKLAND DEDICATION AND PARKLAND DEVELOPMENT FEE REQUIREMENTS WILL BE MET WITH A COMBINATION OF PARKLAND DEDICATION 12' WIDE CONCRETE TRAIL CONSTRUCTION, AND PARK IMPROVEMENTS LOCATED WITHIN BLOCK V, LOT 1 OF CASCADES AT ONION CREEK EAST PHASE ONE (C8-2018-0165.1A) AND BLOCK T, LOT 1 OF CASCADES AT ONION CREEK WEST PHASE ONE (C8-2018-0181.1A).
26. BYLAWS FOR HOMEOWNERS ASSOCIATION PERTAINING TO THIS SUBDIVISION ARE RECORDED BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2020019772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
27. A 10 FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W.
28. LOT 32, BLOCK M 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.

THIS SUBDIVISION PLAT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 2021.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 2021. AD.

CESAR ZAVALA, FOR:
DENISE LUCAS, DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ____ DAY OF _____, 2021.

CHAIR _____ SECRETARY _____

THE 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 _____, 2021, A.D. AT ____ O'CLOCK __.M., AND DULY RECORDED ON THE ____ DAY OF _____, 2021 A.D. AT ____ O'CLOCK __.M., IN DOCUMENT No. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY ,TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 2021, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

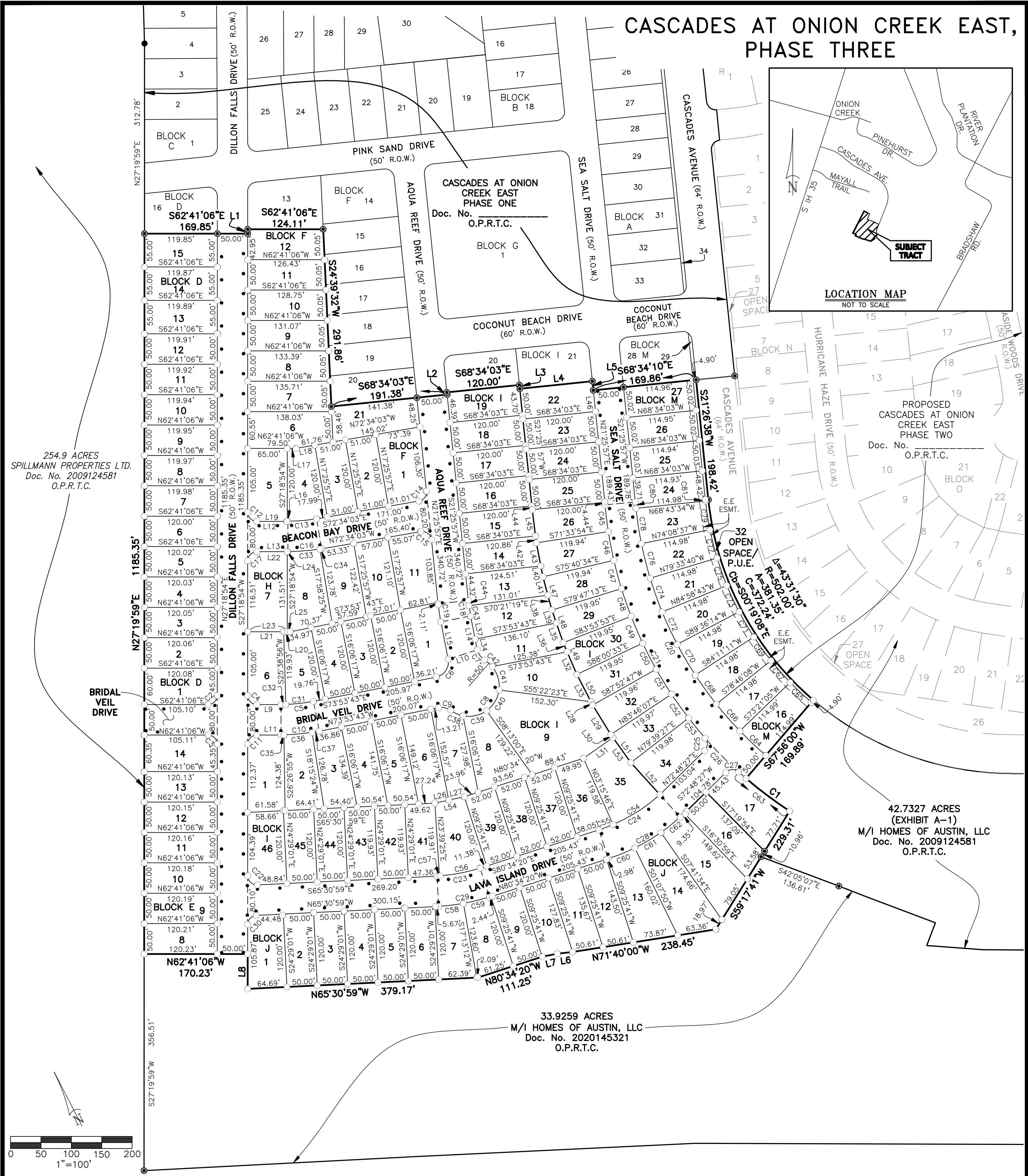
BY:
DEPUTY

CASCADES AT
ONION CREEK EAST,
PHASE THREE

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-0
DRAWN BY: WAL	SCALE: N/A	F.B.
JOB NO.: 19518.10	DATE: JULY 22, 2021	SHEET NO.: 1 OF 3
DRAWING NO.: 19518p2	CRD #: 17534	

APPLICATION SUBMITTAL DATE: JUNE 21, 2021

C8-2018-0165.3A



LEGEND	
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
R.P.R.T.C.	REAL PROPERTY RECORDS TRAVIS COUNTY
T.C.D.R.	TRAVIS COUNTY DEED RECORDS
E.E.	10' WIDE EASEMENT FOR ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS AND ELECTRIC FIBER, ON BACK SIDE OF LOTS 16 THROUGH 27, BLOCK M
R.O.W.	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
P.E.	PEDESTRIAN EASEMENT
●	1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
○	1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
●	1/2" IRON ROD FOUND WITHOUT CAP
▲	CALCULATED POINT
....	SIDEWALK

254.9 ACRES
SPILLMANN PROPERTIES LTD.
Doc. No. 2009124581
O.P.R.T.C.

33.9259 ACRES
M/I HOMES OF AUSTIN, LLC
Doc. No. 2020145321
O.P.R.T.C.

42.7327 ACRES
(EXHIBIT A-1)
M/I HOMES OF AUSTIN, LLC
Doc. No. 2009124581
O.P.R.T.C.

CASCADES AT
ONION CREEK EAST,
PHASE THREE

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED		
925 Capital of Texas Highway South Building 8, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-0		
DRAWN BY:	WAL	SCALE:	1" = 100'	F.B.
JOB NO.:	19518.10	DATE:	JULY 22, 2021	SHEET NO.: 2 OF 3
DRAWING NO.:	19518P2	CRD #:	17534	

C8-2018-0165.3A

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'	47.94'	47.93'	S18°33'47"W
C80	0°57'56"	621.88'	10.48'	10.48'	N21°45'20"E
C81	0°09'52"	506.90'	1.46'	1.46'	S21°36'44"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	5,751	0.1320
25	5,750	0.1320
26	5,750	0.1320
27	5,750	0.1320
32 ***	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: U1
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: August 9, 2021
REPORT DUE DATE: August 23, 2021
FINAL REPORT DATE: August 17, 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).

Electric Review - Andrea Katz - 512-322-6957

Comment cleared

Subdivision Review - Cesar Zavala - 512-974-3404

SR 1. – SR 5. Comments Cleared.

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) :

- Submittal of fiscal fees.
- 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)

END REPORT