

FSUBDIVISION REVIEW SHEET

CASE NO.: C8J-2020-0047.1A

Planning Commission **DATE:** 10.12.2021

SUBDIVISION NAME: Jennings Place (Small Lot Subdivision)

AREA: 11.494 acres

LOT(S): 70 Total Lots

OWNER/APPLICANT: The Kathleen T. Gilmore Living Trust (Kathleen Toomey)

AGENT: LJA Engineering (Russell Kotara)

ADDRESS OF SUBDIVISION: Nuckols Crossing Road

GRIDS: N/A

COUNTY: Travis

WATERSHED: Onion Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single family residences (small lots), right-of-way, detention, and open space. drainage and water quality, detention, and open space.

ADMINISTRATIVE WAIVERS:

None

VARIANCES:

None

SIDEWALKS: Sidewalks will be provided on proposed and adjacent streets.

DEPARTMENT COMMENTS: The request is for approval of a final plat consisting of 70 total lots on 11.494 acres: 64 single family residences (small lot) and 6 right-of-way, detention, and open space. drainage and water quality, detention, and open space lots.

This proposed development fronts and takes access from Nuckols Crossing Road and is located in the county and in the City of Austin's 2 Mile ETJ. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. The Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public

transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed final plat for input, review and comment. As of today the staff has not received any comments from the school district. The closes school is Blazier Elementary School located on Vertex Boulevard. The development will be served by Emergency Services District #11.

ISSUES:

Staff has not received any inquiries from anyone regarding the proposed preliminary plan.

STAFF RECOMMENDATION: This plat is subject to HB3167. It is being recommended with conditions. The conditions are listed in the attached comment report. After the conditions are met, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions in the report include, but not limited to pending comments from: environmental, , drainage engineering, arborist, and water quality. The plat has also been scheduled to be approved with conditions by the Travis County Commissioners Court at the October 12th, 2021 meeting.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@traviscountytexas.gov

PHONE: 512-854-7562

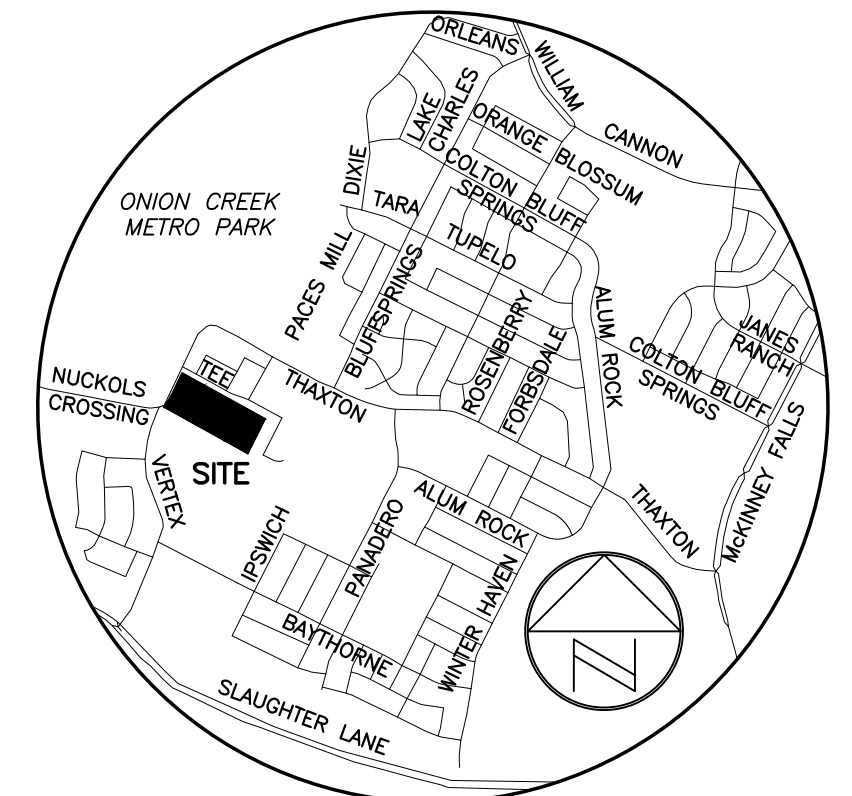
JENNINGS PLACE
A SMALL LOT SUBDIVISION

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY.

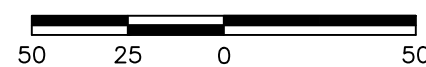
TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS.
IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



LOCATION MAP
NOT TO SCALE

EARLY LAND SURVEYING <small>A LIMITED LIABILITY COMPANY</small> P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 TBPELS FIRM NO. 10194487	PROJECT NO.: 1087-001
	DRAWING NO.: 1087-001-PL1
	PLOT DATE: 7/21/21
	PLOT SCALE: 1" = 50'
	DRAWN BY: MAW & JBE
	SHEET 1 OF 5

GRAPHIC SCALE



SCALED ABOUT 0,0
THETA ANGLE: 1°19'46"

- 1/2" REBAR FOUND (OR AS NOTED)
- CH 1/2" REBAR WITH "CHAPARRAL BOUNDARY" CAP FOUND
- DIXON 1/2" REBAR WITH "DIXON" CAP FOUND
- OR 1/2" REBAR WITH "OPEN RANGE" CAP FOUND
- SC 1/2" REBAR WITH "SURVEY CONTROL" CAP FOUND
- 1/2" REBAR WITH "EARLY BOUNDARY" CAP TO BE SET
- ▲SC MAG NAIL WITH "SURVEY CONTROL" WASHER FOUND
- ◎ 1/2" IRON PIPE FOUND (OR AS NOTED)
- CONCRETE MONUMENT TO BE SET
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- B.L. BUILDING SETBACK LINE
- E.T.E. ELECTRIC & TELEPHONE EASEMENT
- E.T.F.E. ELECTRIC DIST., TELECOM & FIBER EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- . . . SIDEWALK LOCATION
- () RECORD INFORMATION

STATE OF TEXAS
REGISTERED
JOE BEN EARLY, JR.
6016
PROFESSIONAL
LAND SURVEYOR

7/21/21

C8J-2020-0047.1A

EARLY LAND SURVEYING

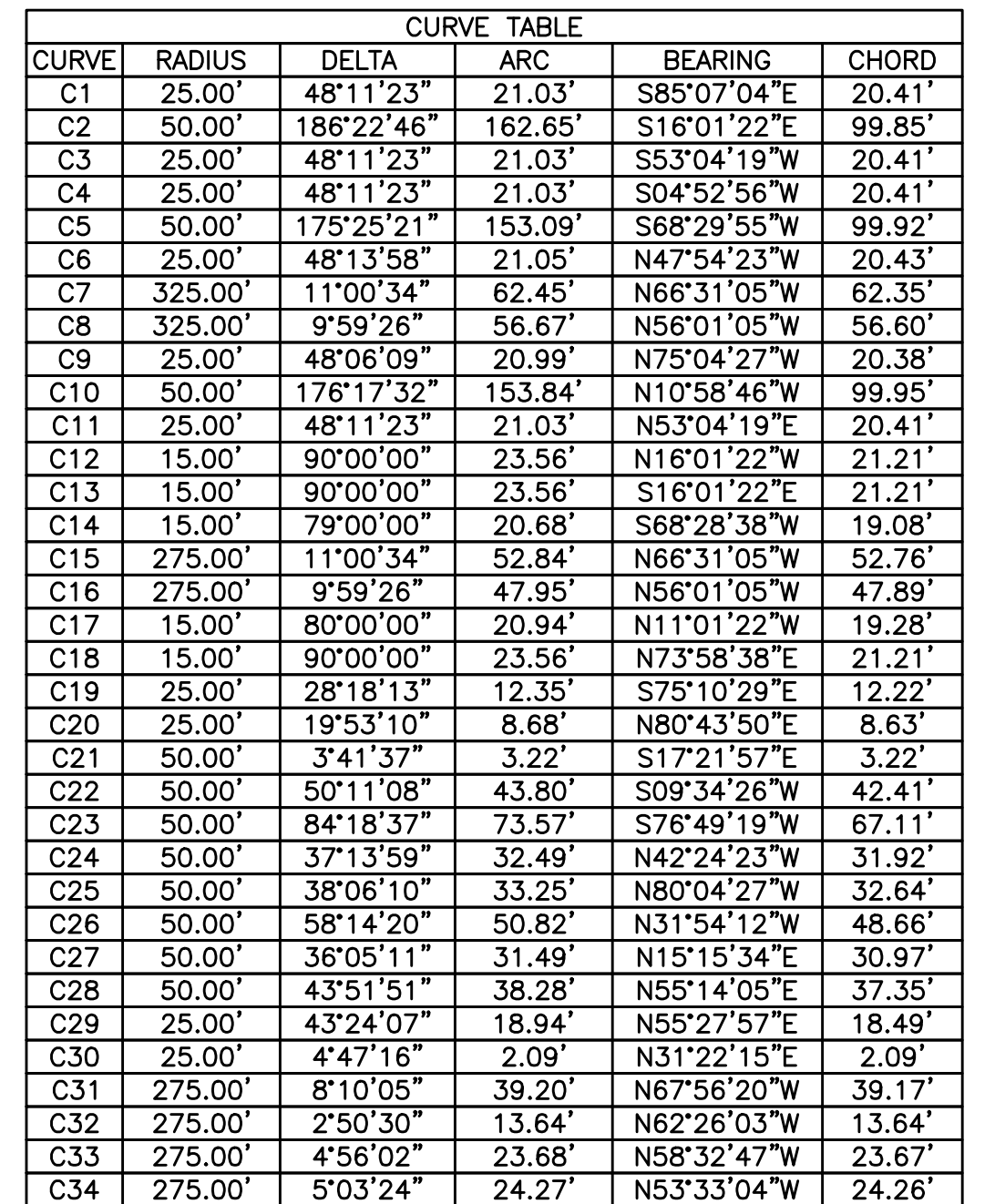
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

DRAWN BY:
MAW & JBE

SHEET
2 OF 5

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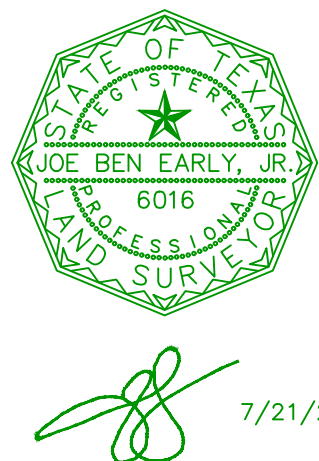


LINE TABLE		
LINE	BEARING	DISTANCE
L11	N72°01'22"W	46.28'
L12	S58°09'10"E	22.61'
L13	S83°51'41"E	5.32'
L14	N61°00'48"W	2.63'

LOT SUMMARY	
RIGHT-OF-WAY	<u>2.728 ACRES</u>
SINGLE FAMILY (64)	<u>7.329 ACRES</u>
DRAINAGE & WATER QUALITY LOT (1)	<u>1.119 ACRES</u>
OPEN SPACE/ LANDSCAPE LOT (3)	<u>0.084 ACRES</u>
EMERGENCY ACCESS (1)	<u>0.075 ACRES</u>
UTILITY/COMM. (1)	<u>0.159 ACRES</u>
TOTAL LOTS (70)/LOT AC:	<u>8.766 ACRES</u>
TOTAL	<u>11.494 ACRES</u>

TABLE OF LAND USES	
LOTS 1-22, 24-27, BLOCK A	SINGLE FAMILY
LOT 23, BLOCK A	DRAINAGE & WATER QUALITY
LOT 28, BLOCK A	OPEN SPACE/LANDSCAPE
LOTS 1-34, BLOCK B	SINGLE FAMILY
LOT 1, BLOCK C	UTILITY/COMM.
LOTS 2-5, BLOCK C	SINGLE FAMILY
LOT 6, BLOCK C	EMERGENCY ACCESS
LOTS 7-8, BLOCK C	OPEN SPACE/LANDSCAPE

STREET SUMMARY	
ANDRAVIDA DRIVE	933 L.F.
AUGERON DRIVE	255 L.F.
BRUMBY DRIVE	784 L.F.
HAFLINGER DRIVE	255 L.F.
TOTAL LINEAR FEET:	2,227



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1" = 50'

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6 OF 5

C8J-2020-0047.1A

JENNINGS PLACE

A SMALL LOT SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

THAT KATHLEEN TOOMEY GILMORE, TRUSTEE OF THE KATHLEEN T. GILMORE LIVING TRUST U/A, BEING OWNER OF A 5.74 ACRE TRACT IN THE SANTIAGO DEL VALLE GRANT CONVEYED IN A DEED OF RECORD IN DOCUMENT NO. 2020084593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND LOT 1, GENTRY ESTATES A SUBDIVISION OF RECORD IN VOLUME 75, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2020084594 OF THE DEED RECORDS OF TRAVIS COUNTY TEXAS;

SAID GENTRY ESTATES HAVING BEEN VACATED AS RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

DO HEREBY SUBDIVIDE 11.494 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL AND GOVERNMENT CODE, TO BE KNOWN AS:

JENNINGS PLACE A SMALL LOT SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

BY: _____

KATHLEEN TOOMEY GILMORE, TRUSTEE OF THE KATHLEEN T. GILMORE LIVING TRUST U/A
KATHLEEN T. GILMORE LIVING TRUST
8449 NUCKOLS CROSSING
AUSTIN, TX 78744

STATE OF _____

COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KATHLEEN TOOMEY GILMORE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.


WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, AD.

NOTARY PUBLIC, STATE OF TEXAS

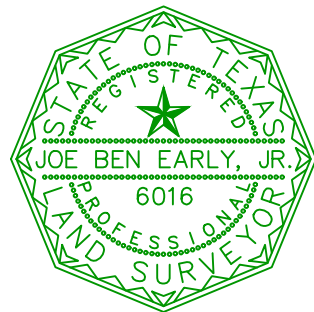
PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY, JR., 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 SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND NOVEMBER 16, 2020.


7/21/21
JOE BEN EARLY, JR., R.P.L.S. NO. 6016 DATE


SURVEYING BY:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487



ENGINEER'S CERTIFICATION:

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 30 OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0595K, 48453C0611K and 48453C0613K, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.


08/02/2021
RUSSELL KOTARA, P.E.,
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS NO. 99350 DATE

LJA ENGINEERING
7500 RIALTO BLVD, BLDG 2, STE 100
AUSTIN, TX 78735
512-439-4700



1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

2. 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 THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LAND OWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

3. 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 THE SEPARATE INSTRUMENT RECORDED IN DOC. NO. _____, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

4. 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 OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5. 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 THE OFF-SITE POND SERVING THIS SUBDIVISION AS APPROVED BY THE CITY OF AUSTIN AND CONSTRUCTED WITHIN _____ (C8-06-_____).

6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK.

7. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

8. 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.

9. ALL BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING ORDINANCE REQUIREMENTS OF THE APPROVED PUD (ORDINANCE NO. 20061116-053), AND AS AMENDED.

10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AND ARE SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: ANDRAVIDA DRIVE, AUGERON DRIVE, BRUMBY DRIVE AND HAFLINGER DRIVE. 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.

11. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.

12. ALL STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS. STREET SECTIONS WILL BE PER THE _____ P.U.D. ORDINANCE (_____).

13. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

14. WATER QUALITY CONTROLS ARE PROVIDED BY THE OFFSITE POND SERVING THIS SUBDIVISION AS APPROVED BY THE CITY OF AUSTIN (C8-06-0133.02.3B.SH)

15. FOR DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS PERTAINING TO THIS SUBDIVISION, SEE PRIVATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

16. ALL DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

17. 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.

18. PER AUSTIN CITY CODE SECTION 6-3-62, A PERSON MAY NOT PLANT A TREE ON PUBLIC PROPERTY WITHIN (1) TEN LATERAL FEET OF AN OVERHEAD UTILITY LINE IF THE TREE MAY REACH A HEIGHT OF 20 FEET; OR (2) FIVE LATERAL FEET OF AN UNDERGROUND UTILITY LINE.

19. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.

20. COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION OR ITS ASSIGNS FOR THIS SUBDIVISION.

21. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL- SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN AND PLANNING.

22. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).

23. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

24. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

25. WATER WILL BE PROVIDED BY AUSTIN WATER UTILITY.

26. WASTEWATER WILL BE PROVIDED BY AUSTIN WATER UTILITY.

ACCESS RESTRICTIONS:

LOT(S) 1, BLOCK 'A' IS RESTRICTED FROM ACCESSING NUCKOLS CROSSING RD.
LOT(S) 3, BLOCK 'B' IS RESTRICTED FROM ACCESSING ANDRAVIDA DR.
LOT(S) 17, BLOCK 'B' IS RESTRICTED FROM ACCESSING BRUMBY DR.
LOT(S) 30, BLOCK 'B' IS RESTRICTED FROM ACCESSING BRUMBY DR.
LOT(S) 34, BLOCK 'B' IS RESTRICTED FROM ACCESSING ANDRAVIDA DR.
LOT(S) 1, 2, 3, 4, AND 5, BLOCK 'C' ARE RESTRICTED FROM ACCESSING NUCKOLS CROSSING RD.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____ 20__.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____ 2021.

NADIA BARRERA-RAMIREZ, CHAIR

DAVID KING, SECRETARY

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUTNY OF TRAVIS THIS, THE ____ DAY OF _____, 20__, AD.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

EARLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

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SHEET
4 OF 5

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JENNINGS PLACE
A SMALL LOT SUBDIVISION

TRAVIS COUNTY COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDINGS OF ALL STREETS, ROADS AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D., THE COMMISSIONER'S COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE _____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY

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 _____ A.D. 20____ AT _____ O'CLOCK _____ M., DULY

RECORDED ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK _____ M., PLAT RECORDS OF SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____,

20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

<div>EARLY LAND SURVEYING</div> <div>A LIMITED LIABILITY COMPANY</div> <div>P.O. BOX 92588 AUSTIN, TX 78709 512-202-8631 TBPELS FIRM NO. 10194487</div>	PROJECT NO.: 1087-001
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	SHEET 5 OF 5

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



CASE NUMBER: C8J-2020-0047.1A
REVISION #: 00
CASE MANAGER: Joe Arriaga
UPDATE: U0
PHONE #: 512-854-7562

PROJECT NAME: Jennings Place Final Plat
LOCATION: 8509 NUCKOLS CROSSING RD

SUBMITTAL DATE: September 13, 2021
REPORT DUE DATE: October 4, 2021
FINAL REPORT DATE:

STAFF REPORT: 2 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The subdivision application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-4-56; 25-4-82):

It is the responsibility of the applicant or his/her agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is December 15, 2021.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (512-974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 3.0 of the plans and 3.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1.**

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:
Planner 1: Cindy Edmond
Site Plan Plumbing: Cory Harmon
PARD / Planning & Design: Justin Stewart
Travis Co. Subdivision: Joe Arriaga

Electric: Cody Shook
Drainage Engineering: Kyle Virr
Environmental: Mike McDougal
Water Quality: Kyle Virr

CC Travis County Review - Travis County Planning Review -

9.30.2021

SUBDIVISION

Comments cleared. Joe Arriaga

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.

Electric Review - Cody Shook - 512-322-6881

EL 1. [LDC § 30-2-132 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 single office. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Fifteen foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all street R.O.W. Show the easement(s) on the face 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.

§ 30-2-155 - C8J

End of Comments

Drainage Engineering Review - Kyle Virr - 512-974-2538

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DE1: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.

DE2: Engineer's seal, signature and date required [LDC 25-7-62].

DE3: Add the following Floodplain Note [LDC 25-7-152]:

"The 100 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # _____, dated _____ for _____(name of city of county)."

This must be certified by registered professional engineer.

Environmental Review - Mike McDougal - 512-974-6380

Monday, October 4, 2021

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

- EV 01 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.
- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
 - The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Hydro Geologist Review - Eric Brown - 512-978-1539

No hydrogeologic CEFs on or within 150-feet of subject area, nor is subject area located over Edwards Aquifer Recharge Zone. No additional comments at this time.

PARD / Planning & Design Review - Justin T Stewart

Update: 0

PR 1: Parkland dedication is required per Section 30-2-213 of the City Code. The City of Austin is the nearest park provider, and parkland fees will be paid to the City. A park fee bill for \$78,611.80 has been issued in AMANDA for fee-in-lieu of parkland. Please pay online and provide this reviewer a receipt to clear this comment, wherein satisfying parkland dedication for 64 units.

Please specify which plat note confirms PLD has been satisfied for 64 residential units.

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. 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 - Kyle Virr - 512-974-2538

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completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- 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: Provide an Appendix R-1 table for each Water Quality pond to ensure area reserved for water quality controls is adequate.
- WQ3: 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.
- WQ4: 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
- WQ5: Ponds must comply with applicable portions of the Maintenance and Construction requirements of DCM 1.2.4 (E). Please provide enough information to certify compliance.

Travis Co. Subdivision Review - Joe Arriaga - 512-854-7562

9.16.2021. Documentation regarding the payment of parkland fees was not found on current update.

Travis Co. Transportation Review - John Routh - 512-854-5196

Travis County Transportation Comments Clear

Travis Co. Drainage Construction Review - John Routh - 512-854-5196

Travis County Drainage Comments Clear

Engineering & Constructability - Jennifer Back, P.E. - jennifer.back@austintexas.gov

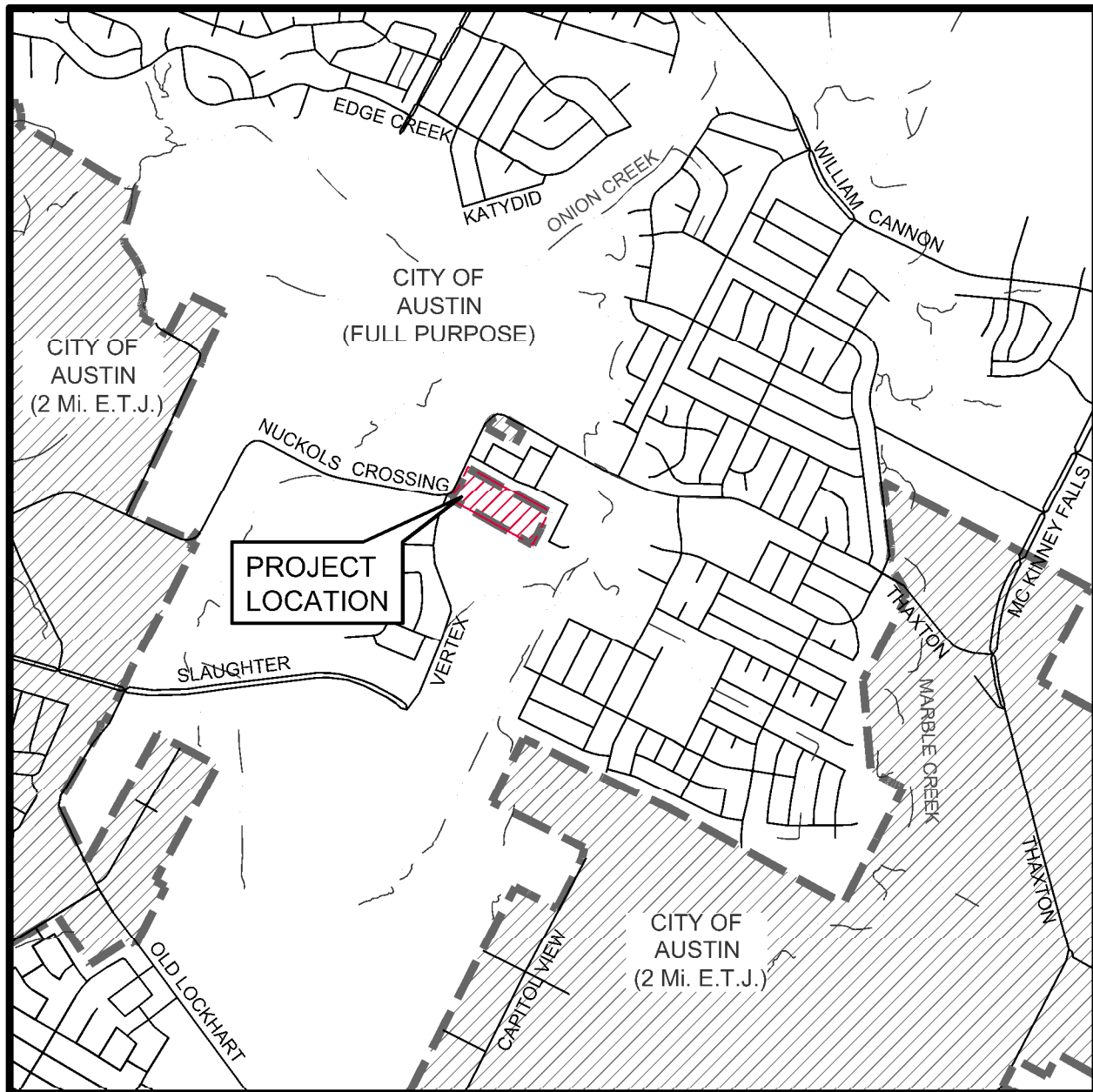
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NO COMMENTS

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

1. Pursuant to verifying compliance with Sections 307.1, 609.6, and 721.1 of the 2015 Uniform Plumbing Code, provide a utility exhibit that illustrates the locations domestic water piping, water well(s), septic tank(s) and wastewater piping.
2. 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.**

END OF REPORT



LOCATION MAP

SCALE: 1" = 2,000'

CITY OF AUSTIN GRID NO. H-13, J-13, & J-12
MAPSCO: 674Z, 675W, & 705A