

## **SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2019-0141.3A

**ZAP DATE:** October 19, 2021

**SUBDIVISION NAME:** Skyline 2-D Phase 3 Final Plat

**AREA:** 23.129 acres

**LOT(S):** 104

**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 3 final plat. This plat is out of an approved Preliminary Plan. The plat is comprised of 104 lots on 23.129 acres, proposing 97 residential lots, and other lots for park/greenbelt lots, landscape/sidewalk easement lot, cemetery lot, public access/utility lot, and approximately 3,118 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, update street names, provide cemetery information, define easements or provide by separate instrument, update engineer's report 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 October 13, 2021 and attached as Exhibit C.

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

**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

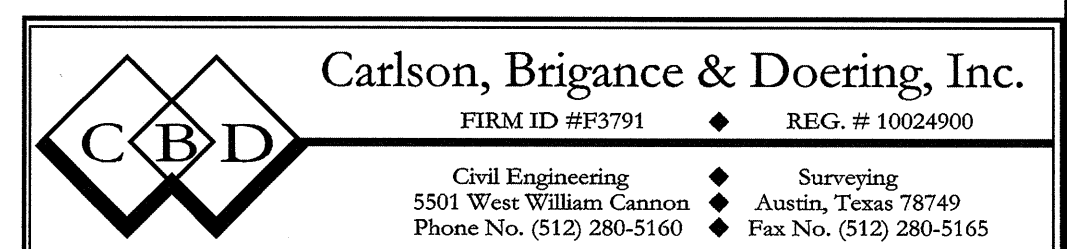
Exhibit C: Skyline 2-D Phase 3 Final Plat Comment Report dated October 13, 2021

*SKYLINE 2D, PHASE 3*

CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

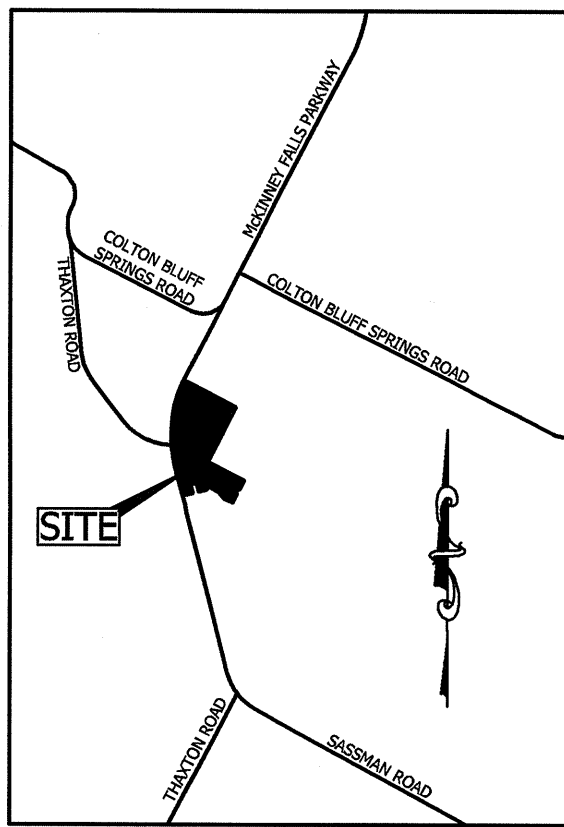
IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

**SHEET NO. 1 OF 4**



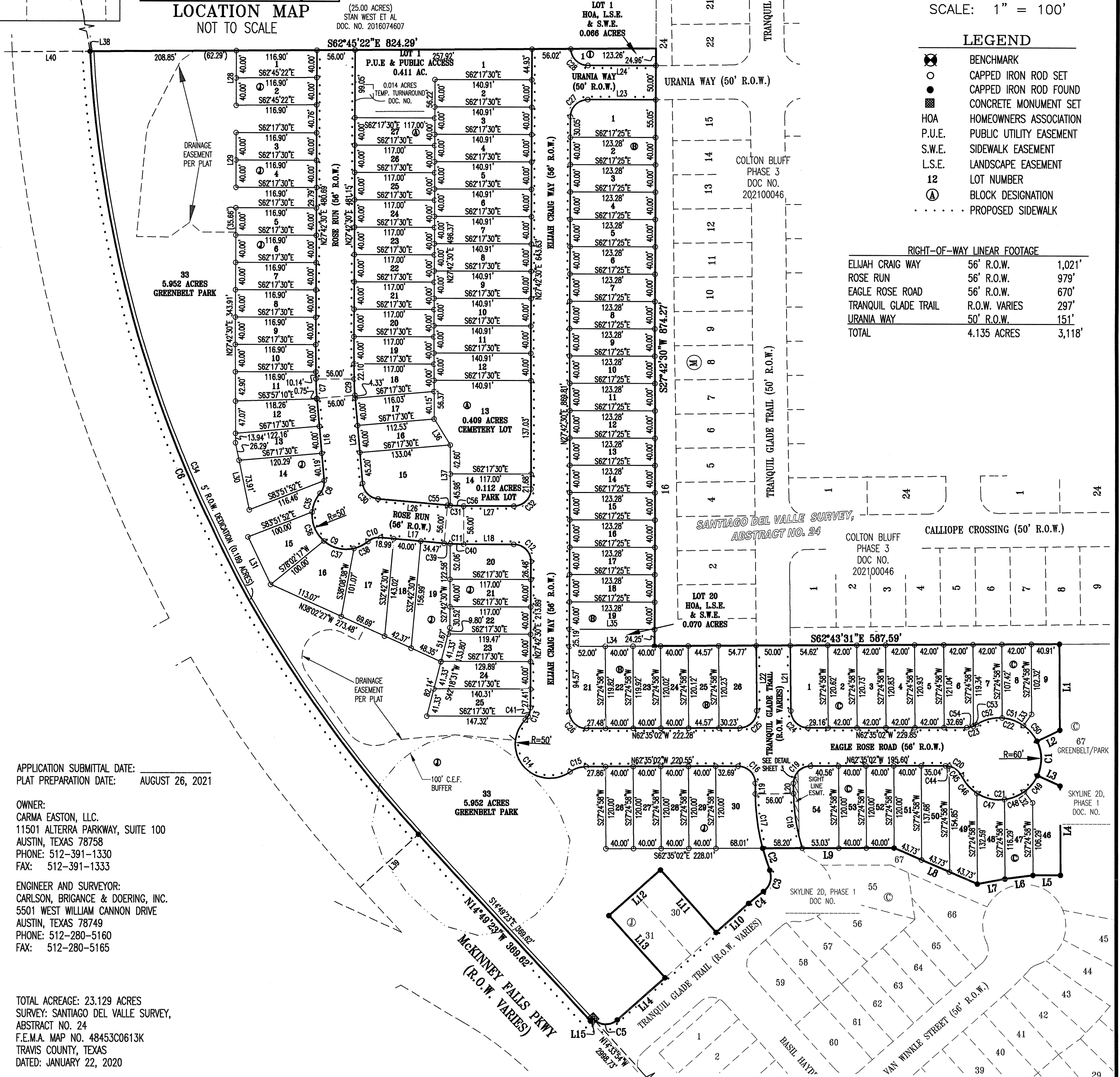
# SKYLINE 2D, PHASE 3

BM 1  
"X" ON CURB  
N: 10029843.29  
E: 3119064.33  
ELEV: 605.32'



LOCATION MAP  
NOT TO SCALE

(25.00 ACRES)  
STAN WEST ET AL  
DOC. NO. 2016074607



SCALE: 1" = 100'

## LEGEND

- ⊗ BENCHMARK
- CAPPED IRON ROD SET
- CAPPED IRON ROD FOUND
- ⊠ CONCRETE MONUMENT SET
- HOA HOMEOWNERS ASSOCIATION
- P.U.E. PUBLIC UTILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- 12 LOT NUMBER
- Ⓐ BLOCK DESIGNATION
- ..... PROPOSED SIDEWALK

## RIGHT-OF-WAY LINEAR FOOTAGE

ELIJAH CRAIG WAY	56' R.O.W.	1,021'
ROSE RUN	56' R.O.W.	979'
EAGLE ROSE ROAD	56' R.O.W.	670'
TRANQUIL GLADE TRAIL	R.O.W. VARIES	297'
URANIA WAY	50' R.O.W.	151'
TOTAL	4.135 ACRES	3,118'

APPLICATION SUBMITTAL DATE: \_\_\_\_\_  
PLAT PREPARATION DATE: AUGUST 26, 2021

OWNER:  
CARMA EASTON, LLC.  
11501 ALTERA PARKWAY, SUITE 100  
AUSTIN, TEXAS 78758  
PHONE: 512-391-1330  
FAX: 512-391-1333

ENGINEER AND SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
PHONE: 512-280-5160  
FAX: 512-280-5165

TOTAL ACREAGE: 23.129 ACRES  
SURVEY: SANTIAGO DEL VALLE SURVEY,  
ABSTRACT NO. 24  
F.E.M.A. MAP NO. 48453C0613K  
TRAVIS COUNTY, TEXAS  
DATED: JANUARY 22, 2020

TOTAL OF LOTS:	104
NO. OF SINGLE FAMILY LOTS:	97
NO. OF PARK LOTS:	1
NO. OF GREENBELT PARK:	1
NO. OF H.O.A., L.S.E. & S.W.E. LOTS:	2
NO. OF CEMETERY LOTS:	1
NO. OF P.U.E. & PUBLIC ACCESS LOTS:	1
NO. OF BLOCKS:	5

## SHEET NO. 2 OF 4

**Carlson, Brigance & Doering, Inc.**

FIRM ID #F3791 REG. # 10024900

Civil Engineering  
5501 West William Cannon  
Phone No. (512) 280-5160

Surveying  
Austin, Texas 78749  
Fax No. (512) 280-5165

SKYLINE 2D, PHASE 3

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	52.41	60.00	S27°00'43"W	50.76	28.01	50°03'06"
C2	33.69	328.00	S10°06'34"W	33.68	16.86	5°53'08"
C3	34.65	27.00	S43°56'57"W	32.32	20.17	73°31'54"
C4	27.44	328.00	S78°18'08"W	27.43	13.73	4°47'33"
C5	38.95	25.00	N59°27'31"W	35.13	24.68	89°16'16"
C6	1265.88	1842.50	N04°50'51"E	1241.13	659.07	39°21'53"
C7	28.62	328.00	N25°12'30"E	28.61	14.32	5°00'00"
C8	19.65	25.00	N45°13'34"E	19.15	10.36	45°02'08"
C9	148.42	50.00	N17°17'30"W	99.62	575.63	170°04'17"
C10	19.65	25.00	N79°48'35"W	19.15	10.36	45°02'08"
C11	28.62	328.00	N59°47'30"W	28.61	14.32	5°00'00"
C12	39.27	25.00	N17°17'30"W	35.36	25.00	90°00'00"
C13	19.66	25.00	N50°14'26"E	19.16	10.37	45°03'52"
C14	149.18	49.95	N12°46'49"W	99.61	642.30	171°06'20"
C15	24.96	40.00	N80°27'30"W	24.55	12.90	35°44'57"
C16	39.15	25.00	N17°43'22"W	35.27	24.88	89°43'19"
C17	80.44	328.00	N20°04'40"E	80.24	40.42	14°03'04"
C18	81.15	272.00	N18°33'22"E	80.85	40.88	17°05'38"
C19	39.39	25.00	N72°16'38"E	35.44	25.12	90°16'41"
C20	28.66	25.00	N29°44'26"W	27.12	16.14	65°41'13"
C21	137.25	60.00	N62°25'47"W	109.22	131.86	131°03'56"
C22	102.54	60.00	N46°58'25"W	90.51	68.92	97°55'09"
C23	14.55	25.00	N79°15'31"W	14.35	7.49	33°20'57"
C24	39.15	25.00	N17°43'22"W	35.27	24.88	89°43'19"
C25	39.39	25.00	N72°16'38"E	35.44	25.12	90°16'41"
C26	39.40	25.00	N17°26'16"W	35.45	25.13	90°17'32"
C27	39.27	25.00	N72°42'30"E	35.36	25.00	90°00'00"
C28	38.23	25.00	N18°28'52"W	34.61	23.98	87°37'16"

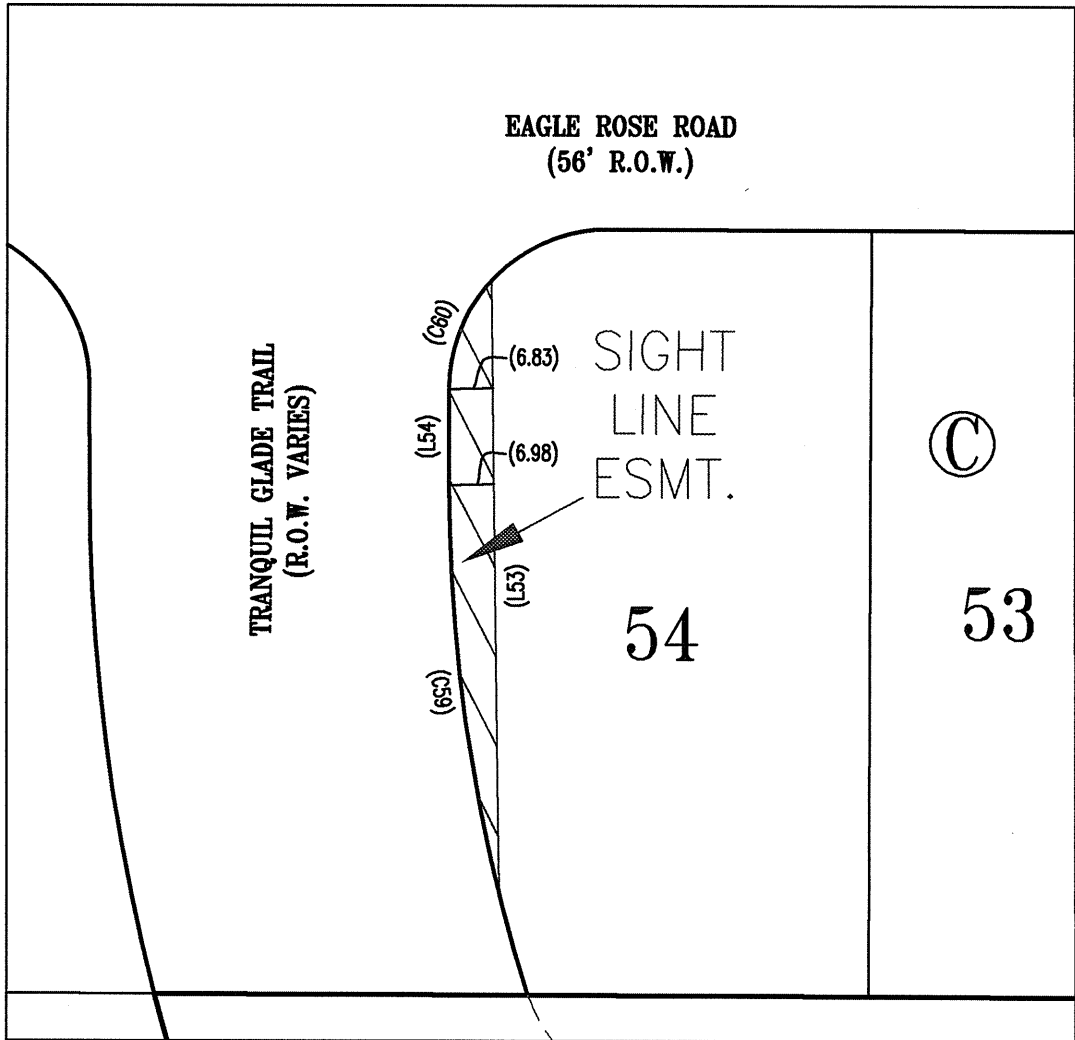
Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C29	23.74	272.00	N25°12'30"E	23.73	11.88	5°00'00"
C30	34.91	25.00	N17°17'30"W	32.14	20.98	80°00'00"
C31	23.74	272.00	N59°47'30"W	23.73	11.88	5°00'00"
C32	39.27	25.00	N72°42'30"E	35.36	25.00	90°00'00"
C34	1262.16	1834.64	S04°51'28"W	1237.41	657.21	39°25'01"
C35	30.20	50.00	S50°26'20"W	29.75	15.58	34°36'35"
C36	47.52	50.00	S05°54'32"W	45.75	25.72	54°27'02"
C37	47.50	50.00	S48°31'57"E	45.73	25.71	54°25'57"
C38	23.19	50.00	S89°02'17"E	22.99	11.81	26°34'43"
C39	9.11	328.00	S58°05'14"E	9.11	4.55	1°35'28"
C40	19.52	328.00	S60°35'14"E	19.51	9.76	3°24'32"
C41	13.20	25.00	N42°50'01"E	13.05	6.76	30°15'02"
C44	4.99	25.00	N56°51'40"W	4.99	2.51	11°26'45"
C45	23.67	25.00	N24°01'03"W	22.79	12.80	54°14'28"
C46	34.44	60.00	S13°20'30"E	33.97	17.71	32°53'22"
C47	41.86	60.00	S49°46'32"E	41.02	21.83	39°58'41"
C48	30.62	60.00	S84°23'09"E	30.29	15.65	29°14'34"
C49	30.32	60.00	N66°30'55"E	30.00	15.49	28°57'18"
C50	30.32	60.00	N12°29'29"W	30.00	15.49	28°57'18"
C51	32.70	60.00	N42°35'03"W	32.30	16.77	31°13'50"
C52	39.51	60.00	N77°03'59"W	38.80	20.50	37°44'01"
C53	5.01	25.00	N89°48'13"E	5.00	2.51	11°28'25"
C54	9.55	25.00	S73°31'18"E	9.49	4.83	21°52'32"
C55	4.22	272.00	S57°44'09"E	4.22	2.11	0°53'17"
C56	19.52	272.00	S60°14'09"E	19.52	9.76	4°06'43"

Line Table		
Line #	Length	Direction
L1	125.85	S27°24'58"W
L2	36.89	N88°00'50"W
L3	36.25	S37°57'44"E
L4	130.57	S27°24'58"W
L5	40.00	N62°35'02"W
L6	40.33	N69°55'53"W
L7	40.64	N72°47'21"W
L8	131.19	N38°44'36"W
L9	191.24	N62°35'02"W
L10	63.92	S75°54'21"W
L11	122.00	N14°05'39"W
L12	100.00	S75°54'21"W
L13	122.00	S14°05'39"E
L14	92.69	S75°54'21"W
L15	5.00	S75°10'37"W
L16	120.93	N22°42'30"E
L17	93.46	N57°17'30"W
L18	72.50	N62°17'30"W
L19	15.54	N27°08'17"E
L20	14.99	N27°08'17"E

Line Table		
Line #	Length	Direction
L21	95.61	N27°08'17"E
L22	95.24	N27°08'17"E
L23	98.28	N62°17'30"W
L24	98.28	N62°17'30"W
L25	129.52	N22°42'30"E
L26	102.05	N57°17'30"W
L27	72.50	N62°17'30"W
L28	80.00	N27°42'30"E
L29	80.00	N27°42'30"E
L30	100.20	N15°58'16"E
L31	76.98	N02°18'58"E
L32	20.00	S09°00'26"E
L33	20.00	S63°01'52"W
L34	123.28	S62°43'31"E
L35	123.28	S62°17'25"E
L36	44.95	N04°26'02"W
L37	88.58	N27°42'30"E
L38	5.33	S62°45'22"E
L39	115.22	S75°08'32"W
L40	114.96	N62°44'06"W

Easement Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
(C59)	64.49	272.00	N20°18'38"E	64.34	32.40	13°35'07"
(C60)	18.66	25.00	S48°31'35"W	18.23	9.79	42°46'35"
(C61)	17.37	83.00	S38°57'18"W	17.34	8.72	11°59'20"
(C62)	6.46	25.00	N65°21'57"E	6.45	3.25	14°48'50"
(C63)	33.81	49.95	S53°22'53"W	33.17	17.58	38°46'57"
(C64)	76.56	47.95	N50°39'32"W	68.68	49.20	91°29'01"
(C65)	117.55	40.78	N70°19'23"E	80.87	313.23	165°09'56"

Easement Line Table		
Line #	Length	Direction
(L41)	24.39	S80°25'55"W
(L42)	102.97	S54°46'35"W
(L43)	149.00	S32°59'01"W
(L44)	48.66	S61°48'24"E
(L45)	36.11	N80°53'07"E
(L46)	21.48	S21°03'48"E
(L47)	51.91	S62°17'30"E
(L48)	88.04	N57°08'24"W
(L49)	90.99	N67°16'35"W
(L50)	98.13	N07°30'52"W
(L51)	19.93	S36°15'19"E
(L52)	22.18	N53°44'41"E
(L53)	95.86	N26°32'27"E
(L54)	14.99	S27°08'17"W



LOT 54, BLOCK C  
SIGHT LINE EASEMENT DETAIL  
SCALE: 1"=30'

SHEET NO. 3 OF 4



Carlson, Brigrance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165



# SKYLINE 2D, PHASE 3

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

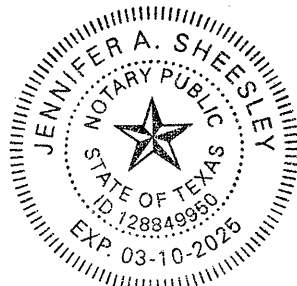
THAT CARMA EASTON LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH CHAD MATHESON, BEING THE OWNERS OF A 133.849 ACRE TRACT OF LAND LOCATED IN THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2015069748, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 23.129 ACRES PURSUANT TO TITLE 30 OF THE AUSTIN CITY CODE AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENTS CODE AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

## "SKYLINE 2D, PHASE 3"

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, AND WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND/OR EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

CARMA EASTON LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: Chad Matheson  
CHAD MATHESON  
CHIEF FINANCIAL OFFICER  
CARMA EASTON LLC  
11501 ALTERRA PARKWAY, SUITE 100  
AUSTIN, TEXAS 78758



THE STATE OF Texas :  
COUNTY OF Travis :

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHAD MATHESON, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY NAME AND SEAL OF OFFICE THIS 5th DAY OF October, 2021

NOTARY PUBLIC IN AND FOR THE Travis COUNTY, Texas

Jennifer A. Sheesley 03/10/2025  
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES

### COMMISSIONERS COURT RESOLUTION

IN APPROVING THIS PLAT, 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 HERewith. THE BUILDING 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 THE 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 ON 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.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS. THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

### NOTES:

1. A TRAVIS COUNTY SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
2. ALL STREETS, DRAINAGE, AND SIDEWALKS SHALL BE CONSTRUCTED AND INSTALLED TO APPLICABLE STANDARDS INCLUDING TRAVIS COUNTY AND CITY OF AUSTIN.
3. WATER AND WASTEWATER LINES AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
4. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
5. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURES, INCLUDING WATER AND WASTEWATER IMPROVEMENTS AND SYSTEM UPGRADES.
6. WATER AND WASTEWATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
7. 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 LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
8. THE UTILITY PROVIDERS OF THIS SUBDIVISION ARE AS FOLLOWS:  
ELECTRIC SERVICE - BLUEBONNET ELECTRIC COOPERATIVE, INC.  
WATER AND WASTEWATER - CITY OF AUSTIN  
GAS - TEXAS GAS
9. 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 AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
10. 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 THE CITY OF AUSTIN.
11. PROPERTY OWNER AND/OR HIS/HER ASSIGNEES SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

### NOTES:

13. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

14. PUBLIC SIDEWALKS, BUILT TO TRAVIS COUNTY, CITY OF AUSTIN, AND PUD STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: ELIJAH CRAIG TRAIL, ROSE RUN, EAGLE ROSE ROAD, TRANQUIL GLADE TRAIL AND URANIA WAY. SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS 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, TITLE 30-3-191.

15. THE 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 TRAVIS COUNTY AND THE CITY OF AUSTIN, DATED \_\_\_\_\_.

THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THE RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THE SUBDIVISION BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. \_\_\_\_\_ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

16. A 10 FOOT PUBLIC UTILITY EASEMENT IS PROVIDED ALONG ALL RIGHT-OF-WAY LINES UNLESS NOTED OTHERWISE.

17. THE OWNER, ASSIGNEE, OR ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PAYMENTS OF TAXES FOR LOT 1, BLOCK A, LOT 13, BLOCK A, LOT 14, BLOCK A, LOT 1, BLOCK I AND LOT 33, BLOCK J. THESE LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES.

18. TELECOMMUNICATIONS SERVICE WILL BE PROVIDED BY AT&T (OR EQUAL).

19. DRAINAGE EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND MAINTAIN DRAINAGE FACILITIES WITHIN THE EASEMENTS.

20. THIS PLAT MUST COMPLY WITH THE APPROVED PUD, ORDINANCE NUMBER 20170302-014.

21. FOR INTEGRATED PEST MANAGEMENT PLAN, SEE AGREEMENT FILED IN DOCUMENT NO. \_\_\_\_\_ O.P.R.T.C.T.

22. A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.

23. PARKLAND DEDICATION FOR 97 RESIDENTIAL UNITS IS SATISFIED PER ORDINANCE No. 20151217-080 BY THE PARKLAND DEDICATION OF LAND. THE AREA TO BE DEDICATED AS PARKLAND IS SHOWN ON THIS PLAT AS LOT 14, BLOCK A, AND LOT 33, BLOCK J.

24. PRIOR TO ANY DEVELOPMENT A CITY OF AUSTIN PERMIT WILL BE REQUIRED.

25. DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL AMOUNTS SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

26. RESIDENTIAL USE OF ANY KIND IS PROHIBITED ON ALL NON-RESIDENTIAL LOTS.

27. THERE WILL BE NO DRIVEWAYS ON ANY LOT WITH A SLOPE GREATER THAN 15%.

28. THE ESTABLISHED HOMEOWNERS ASSOCIATION OF THIS SUBDIVISION IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS, AND PARKLANDS, LOT 1 BLOCK I, LOT 20, BLOCK B, LOT 1, BLOCK A, LOT 13, BLOCK A, LOT 14, BLOCK A, AND LOT 33 BLOCK J.

29. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.

30. FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH-RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAs). THIS IS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAs ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND, OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.

31. THIS PLAT IS SUBJECT TO A TRAFFIC IMPACT ANALYSIS (TIA). THE TRAFFIC IMPACT ANALYSIS SUBMITTED FOR THE LOTS IN THIS PLAT, MADE LAND USE ASSUMPTIONS FOR PURPOSE OF EVALUATING THE DEVELOPMENT'S IMPACT ON THE ADJACENT STREETS AND INTERSECTIONS. AN EVALUATION OF THE LAND USES PROPOSED AT THE TIME OF THE SITE DEVELOPMENT APPLICATION VERSUS THOSE USED IN THE TRAFFIC IMPACT ANALYSIS WILL BE PREPARED BY THE DEVELOPER FOR REVIEW AND APPROVAL BY TRAVIS COUNTY AND SUBMITTED WITH THE SITE PLAN OR CONSTRUCTION PLANS. TRAVIS COUNTY (UNTIL FULLY ANNEXED) WILL HAVE SOLE DISCRETION TO DETERMINE IF THE ASSUMPTIONS MADE IN THE TIA ARE STILL VALID OR IF REEVALUATION IS NEEDED. HIGHER ROADWAY CLASSIFICATIONS AND ADDITIONAL IMPROVEMENTS MAY BE REQUIRED.

32. THE COVENANTS, CONDITIONS, AND RESTRICTIONS AND HOMEOWNER'S ASSOCIATION BYLAWS FOR THE SKYLINE 2D, PHASE 3 PROPERTY ARE RECORDED IN THE HOME OWNER'S ASSOCIATION ANNEXATION DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

33. ALL ACTIVITIES WITHIN THE C.E.F. BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL AND IRRIGATION IS PROHIBITED.

33. THIS PLAT IS SUBJECT TO THE PHASING AGREEMENT WITH TRAVIS COUNTY RECORDED IN DOCUMENT NUMBER 2021015273 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

34. THIS PLAT IS SUBJECT TO THE RESTRICTIVE COVENANT/DRAINAGE MAINTENANCE AGREEMENT RECORDED IN DOCUMENT # 2020131204 & 2020131631, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

35. ALL ACTIVITIES WITHIN THE C.E.F. BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL AND IRRIGATION IS PROHIBITED.

36. THE CEMETERY SHOWN ON LOT 13, BLK A, IS PUBLICLY OWNED BY THE PILOT KNOB MUNICIPAL UTILITY DISTRICT OR ASSIGNEE, AND AS SUCH THE BURIALS ARE PROTECTED UNDER THE ANTIQUITIES CODE OF TEXAS (TITLE 9, CHAPTER 191 OF THE TEXAS NATURAL RESOURCES CODE).

37. THE CEMETERY GRAVE MARKERS ASSOCIATED WITH INTERMENTS MAY ALSO BE PROTECTED, EITHER AS PART OF THE ARCHEOLOGICAL DEPOSITS OR AS A SEPARATE ARCHITECTURAL FEATURES ASSOCIATED WITH THE SITE AS A WHOLE. ACCORDING TO THE ANTIQUITIES CODE, NO SUCH DEPOSITS MAY BE REMOVED, ALTERED, DAMAGED, SALVAGED, OR EXCAVATED WITHOUT A CONTRACT WITH OR A PERMIT FROM THE TEXAS HISTORICAL COMMISSION, THE STATE AGENCY THAT ADMINISTERS THE ANTIQUITIES CODE (SECTION 191.093)

THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

I, BRETT R. PASQUERALLA, P.E., 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 RELATED STANDPOINT, IS COMPLETE AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN CITY CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

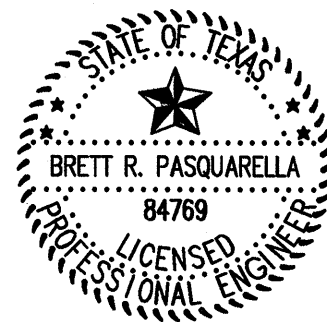
THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) # 48453C0613K, TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020, COMMUNITY #481026.

MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLAIN AS SHOWN HEREON: XXX' M.S.L.

CERTIFIED TO THIS THE 5th DAY OF October, 2021 A.D.

Brett R. Pasquarella

BRETT R. PASQUERALLA  
REGISTERED PROFESSIONAL ENGINEER  
NO. 84769 - STATE OF TEXAS  
CARLSON, BRIGANCE & DOERING, INC.  
TX FIRM NO. F-3791  
5501 W. WILLIAM CANNON BLVD.  
AUSTIN, TEXAS 78749  
PHONE: (512) 280-5160



CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

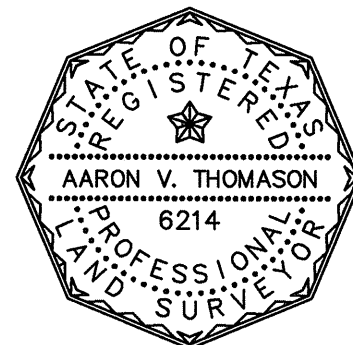
THE STATE OF TEXAS :  
COUNTY OF TRAVIS :

I, AARON V. THOMASON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN CODE AND IS TRUE AND CORRECT TO THE BEST OF MY BELIEF AND WAS PREPARED FROM AN ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

CERTIFIED TO THIS THE 5th DAY OF October, 2021 A.D.

Aaron V. Thomason

AARON V. THOMASON, RPLS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6214 - STATE OF TEXAS  
CARLSON, BRIGANCE & DOERING, INC.  
5501 W. WILLIAM CANNON BLVD  
AUSTIN, TEXAS 78749  
PHONE: (512) 280-5160



THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

THE 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 COMMISSIONERS' 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 \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_ O'CLOCK \_\_\_\_ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # \_\_\_\_\_. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

## SHEET NO. 4 OF 4

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791 REG. # 10024900

Civil Engineering Surveying  
5501 West William Cannon Austin, Texas 78749  
Phone No. (512) 280-5160 Fax No. (512) 280-5165

J:\AC3D\5298\Survey\PLAT - SKYLINE 2D PHASE 3

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



CASE NUMBER: C8J-2019-0141.3A  
REVISION #: 00 UPDATE: U0  
CASE MANAGER: Sue Welch PHONE #: 512-854-7637

PROJECT NAME: Skyline 2D Phase 3 Final Plat  
LOCATION: 8321 THAXTON RD

SUBMITTAL DATE: September 20, 2021  
REPORT DUE DATE: October 14, 2021  
FINAL REPORT DATE: October 13, 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 **December 20, 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).

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.

**UPDATE SUBMITTALS:**

**An update submittal is required.**

**Please submit 1.0 of the plans and 1.0 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.**

**REVIEWERS:**

Planner 1 : Cindy Edmond  
Travis Co. Subdivision : Sue Welch  
911 Addressing : Jorge Perdomo  
Environmental : Pamela Abee-Taulli  
Site Plan Plumbing : Juan Beltran  
Subdivision : Amy Combs  
Water Quality : Kyle Virr  
Wetlands Biologist : Miranda Reinhard

ATD Engineering Review - Sydnie Fiocca - 512-978-1670

Reviewer notes: Associated Prelim Plan C8J-2019-0141

No comments at this time.

Electric Review - Andrea Katz - 512-322-6957

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

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

AD1: Please plat needs to be revised:

AD2: ROSE RUN - this may be a duplicate – please contact this reviewer to discuss.

NOTE: EAGLE ROSE RUN and ELIJAH CRAIG have been reserved for this project

§ 30-2-155

Environmental Review - Pamela Abee-Taulli - 512-974-1879

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

EV 1 Revise fiscal letter to show that it is for phase 3 (C8J-2019-0141.3A), not phase 2 (C8J-2019-0141.2A).

Flood Plain Review - Katina Bohrer - 512-974-3558

Reviewer notes: Associated Prelim Plan: C8J-2019-0141. AMANDA GIS is incorrect and shows this area as being along the Cottonmouth Creek floodplain, but it is not (what GIS has labeled as “phase 2” is this location).

Not near floodplain. No comments.

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

10/12/21  
Update 0:

PR 1: No comment



Zoning Review - Amy Combs - (512) 974-2786

**Z1.** It appears that the zoning ordinance associated with this plat does not permit cemeteries (Ordinance # 2016110-032 Exhibit F: Permitted Land Uses, Page 3) please contact this reviewer to verify this is an existing cemetery and the City of Austin's Neighborhood & Community Development Department to discuss the existing cemetery as existing nonconforming.

**Z2.** Please add all PUD ordinance numbers associated with this plat to Plat Note 20 (25-1-83).

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

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.

**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.

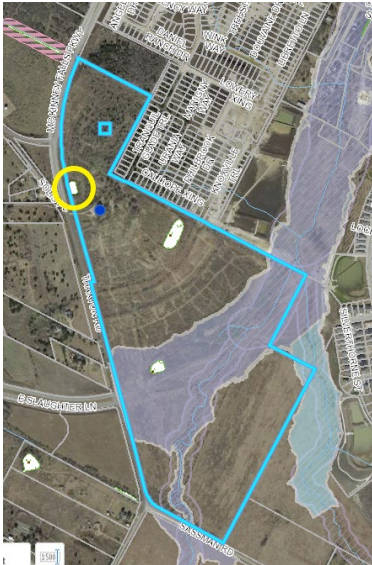
**WQ2:** ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more 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](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.

*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.*

FYI A previously identified CEF (BRG ID 207041) was identified and field verified by WPD staff within 150-feet of the plat (circled in yellow in the screenshot below). Please see the screenshot below of the approximate location and boundaries of the wetland CEF circled in yellow which is available on Property Profile Tool. In addition, the Shapefiles for the wetland CEF is available on Property Profile to be downloaded.



**WB1. Update0.** Please clearly show the boundaries of the one wetland CEF on the plat to be preserved and clearly label the feature “Wetland CEF” on the plat.

**WB2. Update0.** Please remove the wetland CEF setback from the plat. FYI all CEF setbacks will be addressed during the site plan/subdivision phase.

**WB3. Update0.** Pursuant to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a), the stating that: “All activities within the CEF and 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.” is listed twice as Note #33 and Note #35 on Sheet 4 of the plat. To clear this comment, please remove Note #35 and retain Note #33.

1. Add the recorded document # for Skyline 2D Phase 1 and case number to each sheet. 30-1-113.
2. Verify if the IPM needs to be recorded with the plat or deferred to construction plans – contact WQ reviewer to update the note.
3. The following note is required to be placed on the plat by the County 25-1-83 or 30-1-113.  
“This subdivision plat is located within the \_\_\_\_\_ of the City of Austin  
Limited Purpose Jurisdiction on this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.”

4. Correct Planning Commission to Land Use Commission. 30-1-113

5. Provide the original copy of the Master Covenants, Conditions and Restrictions, and the temporary turnaround document to be recorded with the plat.

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

Comments cleared

Site Plan Plumbing - Juan Beltran - 512-972-2095 <a href="mailto:juan.beltran2@austintexas.gov">juan.beltran2@austintexas.gov</a>
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Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 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

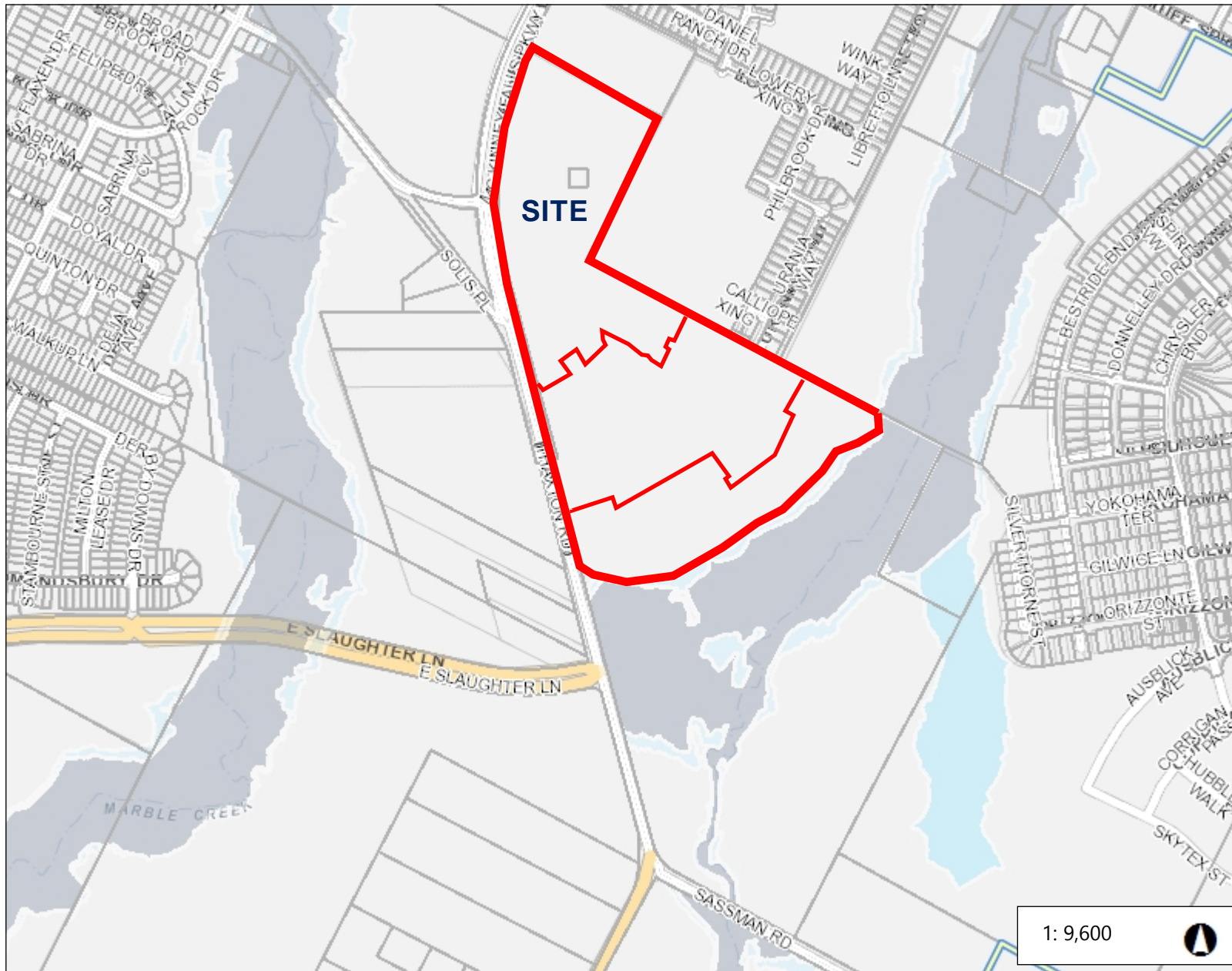


# Property Profile

SITE LOCATION  
SKYLINE PARK 2D PHASE 3 FINAL PLAT  
C8J-2019-0141.3A

## 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



1: 9,600



0.3 0 0.15 0.3 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

July 16, 2020

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

## Notes

Location Map  
Skyline 2D Phase 3 Final Plat  
C8J-2019-0141.3A