

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2020-0037.1A

**COMMISSION DATE:** Oct. 26, 2021

**SUBDIVISION NAME:** Marshall Ranch Subdivision

**ADDRESS:** 1300 Lost Creek Blvd

**APPLICANT:** Eanes Marshall Ranch, LP (Linda K. Haines)

**AGENT:** Jonathan Fleming (KTCivil)

**ZONING:** SF-2 (single family residence)

**AREA:** 37.23 acres

**LOTS:** 55

**COUNTY:** Travis

**DISTRICT:** 8

**WATERSHED:** Barton Creek & Eanes Creek

**JURISDICTION:** Full Purpose

**SIDEWALKS:** Sidewalks will be constructed along Eanes Homestead Road, Eternity Terrace and Marshall Ranch Road.

**DEPARTMENT COMMENTS:** The request is for the approval of Marshall Ranch Subdivision, a subdivision out of the approved Marshall Ranch Subdivision preliminary plan, comprised of 55 lots (49 single family) on 37.23 acres.

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

### **STAFF RECOMMENDATION:**

Staff recommends disapproval for reasons of the plat for the reasons listed in the comment report dated October 22, 2021 and attached as Exhibit C.

**CASE MANAGER:** Joey de la Garza

**PHONE:** 512-974-2664

**E-mail:** [joey.delagarza@austintexas.gov](mailto:joey.delagarza@austintexas.gov)

### **ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated October 22, 2021



0 250 500  
Feet  
SCALE: 1" = 500'



6805 N. CAPITAL OF TEXAS HIGHWAY | SUITE 315  
AUSTIN, TEXAS 78731 | TEL. (512) 758-7474  
TBPE FIRM NO. F-18129



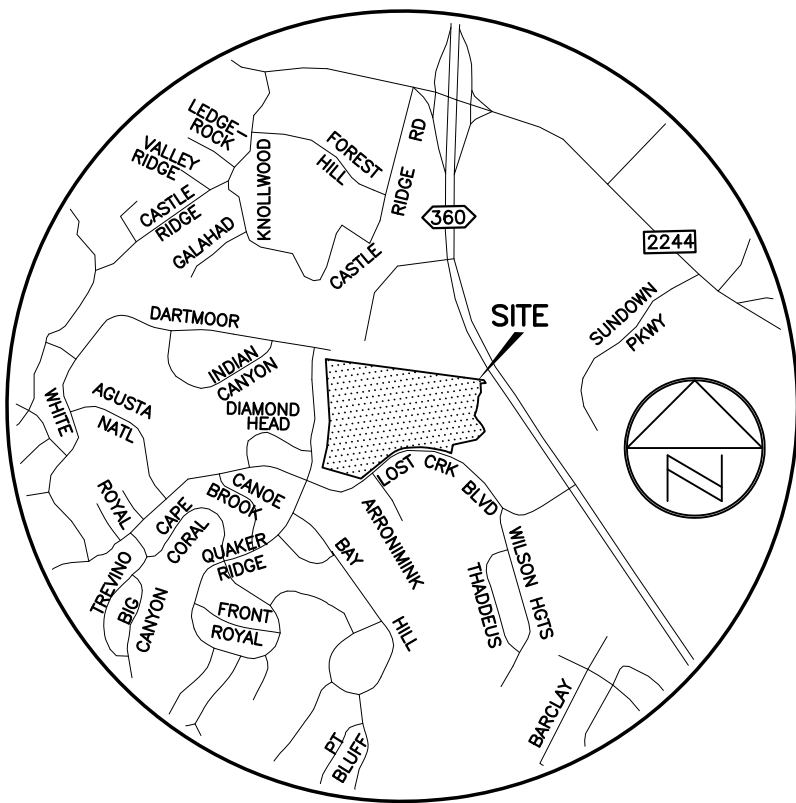
## SITE LOCATION MAP

MARSHALL RANCH SUBDIVISION

AUSTIN, TRAVIS COUNTY, TEXAS

EXH

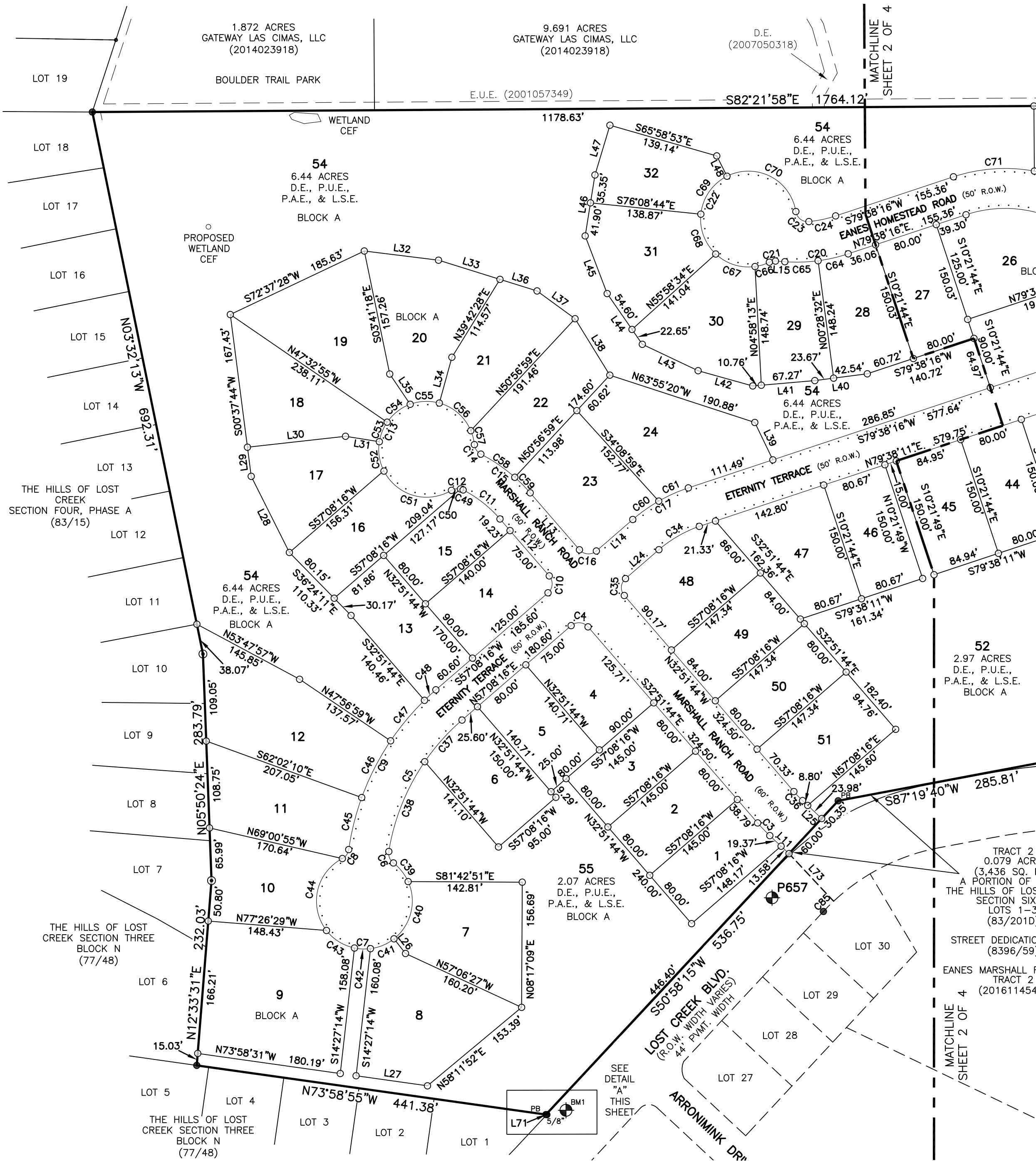
# MARSHALL RANCH SUBDIVISION



LOCATION MAP  
NOT TO SCALE

SCALE: 1" = 100'  
GRAPHIC SCALE

100 50 0 100



- LEGEND
- 1/2" REBAR WITH CAP FOUND AS NOTED
  - PB 1/2" REBAR WITH "PBS & J" CAP FOUND
  - CH 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
  - ▲ MAG NAIL FOUND
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - ⊙ IRON PIPE FOUND (SIZE NOTED)
  - CONCRETE HIGHWAY MONUMENT FOUND
  - ⊕ CONTROL POINT/BENCHMARK LOCATION
  - D.E. DRAINAGE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - P.A.E. PEDESTRIAN ACCESS EASEMENT
  - L.S.E. LANDSCAPE EASEMENT
  - E.U.E. ELECTRIC UTILITY EASEMENT
  - W.L.E. WATER LINE EASEMENT
  - E.E. ELECTRIC EASEMENT
  - ..... SIDEWALK LOCATION
  - ( ) RECORD INFORMATION

OWNER:  
EANES MARSHALL RANCH, LP.  
8127 MESA DR. STE B206  
AUSTIN, TX. 78759

DEVELOPER:  
MILESTONE COMMUNITY BUILDERS  
9111 JOLLYVILLE ROAD STE. 111  
AUSTIN, TX. 78759  
(512) 686-4986

ENGINEER:  
KITCHEN TABLE CIVIL SOLUTIONS  
6805 N. CAPITAL OF TEXAS HIGHWAY,  
SUITE # 315  
AUSTIN, TEXAS 78731  
(512) 758-7474

SURVEYOR:  
CHAPARRAL PROFESSIONAL LAND SURVEYING,  
INC.  
3500 McCall Lane  
AUSTIN, TX 78744  
(512) 443-1724

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE  
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,  
BASED ON GPS SOLUTIONS FROM THE  
NATIONAL GEODETIC SURVEY (NGS) ON-LINE  
POSITIONING USER SERVICE (OPUS) FOR  
CHAPARRAL CONTROL POINT "P657".

COTTON SPINDLE WITH WASHER SET.

SURFACE COORDINATES:

N = 10,077,223.42  
E = 3,086,770.44

TEXAS STATE PLANE COORDINATES:

N = 10,076,215.80  
E = 3,086,461.79

COMBINED SCALE FACTOR = 0.99990001  
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100  
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0  
THETA ANGLE: 1°17'20"

## BENCHMARK INFORMATION:

BM #1: SQUARE CUT ON TOP OF WEST CORNER OF  
CONCRETE BASE OF TRAFFIC LIGHT ON THE NORTHWEST  
SIDE OF LOST CREEK BLVD, APPROXIMATELY 100'  
SOUTHWEST OF ARRONIMINK DRIVE.

ELEVATION = 945.52'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

BM #2: SQUARE CUT ON TOP OF CURB ON THE WEST  
SIDE OF DRIVEWAY INTERSECTING LOST CREEK BLVD AT  
THE SOUTHWEST CORNER OF THE PROPERTY, JUST NORTH  
OF RAMP LEADING TO THE SIDEWALK.

ELEVATION = 939.22'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

55  
D.E., P.U.E.,  
P.A.E., & L.S.E.  
BLOCK A

0.08 ACRES  
(2013105745)  
DEDICATED FOR  
STREET AND  
ROADWAY  
PURPOSES  
(8396/59)

LOT 1  
THE HILLS OF  
LOST CREEK  
SECTION THREE  
BLOCK N  
(77/48)

DETAIL "A"  
(NOT TO SCALE)

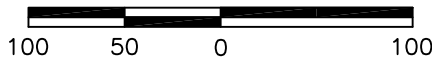
**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
229-040  
DRAWING NO.:  
229-040-PL-R2  
PLOT DATE:  
10/07/2021  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
RGH  
SHEET  
01 OF 04

MARSHALL RANCH  
SUBDIVISION



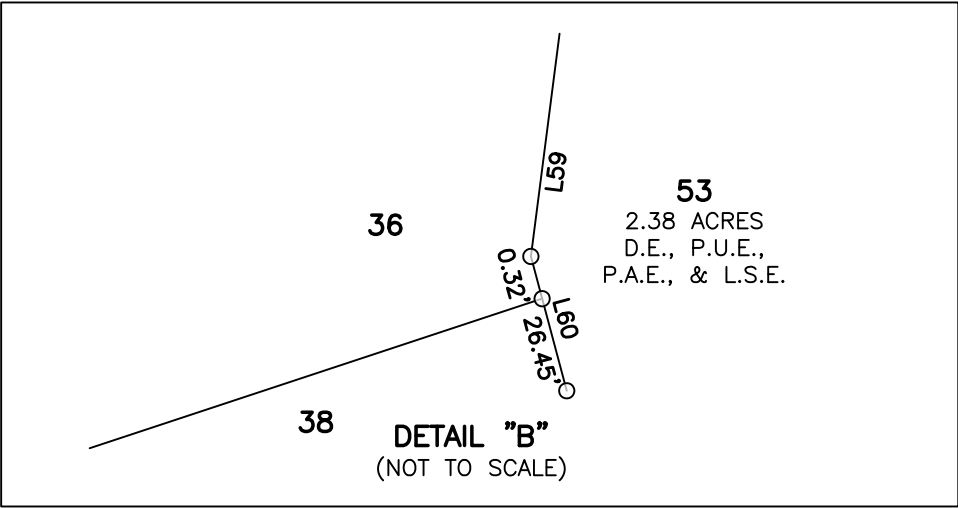
SCALE: 1" = 100'  
GRAPHIC SCALE



| LEGEND |                                       |
|--------|---------------------------------------|
| ●      | 1/2" REBAR WITH CAP FOUND AS NOTED    |
| ●PB    | 1/2" REBAR WITH "PBS & J" CAP FOUND   |
| ●CH    | 1/2" REBAR WITH "CHAPARRAL" CAP FOUND |
| ▲      | MAG NAIL FOUND                        |
| ○      | 1/2" REBAR WITH "CHAPARRAL" CAP SET   |
| ⊙      | IRON PIPE FOUND (SIZE NOTED)          |
| ■      | CONCRETE HIGHWAY MONUMENT FOUND       |
| ⊕      | CONTROL POINT/BENCHMARK LOCATION      |
| D.E.   | DRAINAGE EASEMENT                     |
| P.U.E. | PUBLIC UTILITY EASEMENT               |
| P.A.E. | PEDESTRIAN ACCESS EASEMENT            |
| L.S.E. | LANDSCAPE EASEMENT                    |
| E.U.E. | ELECTRIC UTILITY EASEMENT             |
| W.L.E. | WATER LINE EASEMENT                   |
| E.E.   | ELECTRIC EASEMENT                     |
| ---    | SIDEWALK LOCATION                     |
| ( )    | RECORD INFORMATION                    |

TOTAL BOUNDARY: 37.235 ACRES

| LOT | SQ. FT. | TYPE                           |
|-----|---------|--------------------------------|
| 1   | 11,650  | RES.                           |
| 2   | 11,600  | RES.                           |
| 3   | 11,600  | RES.                           |
| 4   | 12,616  | RES.                           |
| 5   | 11,257  | RES.                           |
| 6   | 14,046  | RES.                           |
| 7   | 17,879  | RES.                           |
| 8   | 22,193  | RES.                           |
| 9   | 30,934  | RES.                           |
| 10  | 14,920  | RES.                           |
| 11  | 17,345  | RES.                           |
| 12  | 25,624  | RES.                           |
| 13  | 13,631  | RES.                           |
| 14  | 12,552  | RES.                           |
| 15  | 10,953  | RES.                           |
| 16  | 13,236  | RES.                           |
| 17  | 14,772  | RES.                           |
| 18  | 16,107  | RES.                           |
| 19  | 21,078  | RES.                           |
| 20  | 19,049  | RES.                           |
| 21  | 15,372  | RES.                           |
| 22  | 15,083  | RES.                           |
| 23  | 16,191  | RES.                           |
| 24  | 20,776  | RES.                           |
| 25  | 17,410  | RES.                           |
| 26  | 19,161  | RES.                           |
| 27  | 12,002  | RES.                           |
| 28  | 13,326  | RES.                           |
| 29  | 12,786  | RES.                           |
| 30  | 16,550  | RES.                           |
| 31  | 15,948  | RES.                           |
| 32  | 12,727  | RES.                           |
| 33  | 38,841  | PUB.                           |
| 34  | 23,795  | RES.                           |
| 35  | 29,670  | RES.                           |
| 36  | 23,625  | RES.                           |
| 37  | 4,977   | O.S.                           |
| 38  | 22,271  | RES.                           |
| 39  | 17,669  | RES.                           |
| 40  | 12,679  | RES.                           |
| 41  | 18,304  | RES.                           |
| 42  | 13,514  | RES.                           |
| 43  | 12,000  | RES.                           |
| 44  | 12,000  | RES.                           |
| 45  | 12,742  | RES.                           |
| 46  | 12,100  | RES.                           |
| 47  | 16,760  | RES.                           |
| 48  | 14,943  | RES.                           |
| 49  | 12,377  | RES.                           |
| 50  | 11,787  | RES.                           |
| 51  | 13,947  | RES.                           |
| 52  | 129,180 | D.E., P.U.E., P.A.E., & L.S.E. |
| 53  | 103,615 | D.E., P.U.E., P.A.E., & L.S.E. |
| 54  | 280,509 | D.E., P.U.E., P.A.E., & L.S.E. |
| 55  | 90,078  | D.E., P.U.E., P.A.E., & L.S.E. |



Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
229-040

DRAWING NO.:  
229-040-PL-R2

PLOT DATE:  
10/07/2021

PLOT SCALE:  
1"=100'

DRAWN BY:  
RGH

**SHEET**  
**02 OF 04**

MARSHALL RANCH  
SUBDIVISION

| CURVE TABLE |         |            |         |             |         |
|-------------|---------|------------|---------|-------------|---------|
| CURVE       | RADIUS  | DELTA      | ARC     | BEARING     | CHORD   |
| C1          | 455.69' | 20°52'20"  | 166.00' | S13°29'23"W | 165.09' |
| C2          | 232.03' | 18°47'06"  | 76.07'  | S32°41'03"E | 75.73'  |
| C3          | 210.00' | 6°00'00"   | 21.99'  | S35°51'44"E | 21.98'  |
| C4          | 15.00'  | 90°00'00"  | 23.56'  | S77°51'44"E | 21.21'  |
| C5          | 275.00' | 40°03'09"  | 192.24' | N37°06'41"E | 188.35' |
| C6          | 15.00'  | 61°50'12"  | 16.19'  | N13°49'59"W | 15.41'  |
| C7          | 60.00'  | 295°23'38" | 309.34' | S77°03'16"E | 64.13'  |
| C8          | 15.00'  | 54°31'57"  | 14.28'  | S43°22'34"W | 13.74'  |
| C9          | 325.00' | 41°01'40"  | 232.72' | S36°37'26"W | 227.78' |
| C10         | 15.00'  | 90°00'00"  | 23.56'  | S12°08'16"W | 21.21'  |
| C11         | 155.00' | 21°50'13"  | 59.07'  | S43°46'50"E | 58.72'  |
| C12         | 15.00'  | 58°25'25"  | 15.30'  | S83°54'39"E | 14.64'  |
| C13         | 60.00'  | 295°32'06" | 309.48' | S34°38'41"W | 64.00'  |
| C14         | 15.00'  | 57°21'00"  | 15.01'  | N26°15'46"W | 14.40'  |
| C15         | 205.00' | 22°04'32"  | 78.98'  | N43°54'00"W | 78.50'  |
| C16         | 15.00'  | 90°00'00"  | 23.56'  | N77°51'44"W | 21.21'  |
| C17         | 205.00' | 22°30'00"  | 80.50'  | S68°23'16"W | 79.99'  |
| C18         | 15.00'  | 90°00'00"  | 23.56'  | S34°38'16"W | 21.21'  |
| C19         | 155.00' | 90°00'00"  | 243.47' | S55°21'44"E | 219.20' |
| C20         | 205.00' | 22°30'00"  | 80.50'  | S89°06'44"E | 79.99'  |
| C21         | 15.00'  | 29°55'35"  | 7.83'   | N87°10'28"E | 7.75'   |
| C22         | 60.00'  | 286°47'25" | 300.33' | S35°36'24"W | 71.56'  |
| C23         | 15.00'  | 86°40'10"  | 22.69'  | N44°19'58"W | 20.59'  |
| C24         | 155.00' | 12°41'42"  | 34.34'  | S85°59'07"W | 34.27'  |
| C25         | 205.00' | 90°00'00"  | 322.01' | N55°21'44"W | 289.91' |
| C26         | 14.50'  | 67°22'48"  | 17.05'  | N44°03'08"W | 16.09'  |
| C27         | 50.50'  | 134°45'37" | 118.78' | N10°21'44"W | 93.23'  |
| C28         | 14.50'  | 67°22'48"  | 17.05'  | N23°19'40"E | 16.09'  |
| C29         | 375.00' | 15°00'00"  | 98.17'  | N17°51'44"W | 97.89'  |
| C30         | 325.00' | 36°03'43"  | 204.55' | N07°19'53"W | 201.19' |
| C31         | 275.00' | 36°03'43"  | 173.08' | S07°19'53"E | 170.24' |
| C32         | 425.00' | 15°00'00"  | 111.26' | S17°51'44"E | 110.95' |
| C33         | 15.00'  | 90°00'05"  | 23.56'  | S55°21'47"E | 21.21'  |
| C34         | 155.00' | 21°43'13"  | 58.76'  | N67°59'52"E | 58.41'  |
| C35         | 15.00'  | 90°00'00"  | 23.56'  | N12°08'16"E | 21.21'  |
| C36         | 150.00' | 6°00'00"   | 15.71'  | N35°51'44"W | 15.70'  |
| C37         | 275.00' | 14°37'04"  | 70.16'  | S49°49'44"W | 69.97'  |
| C38         | 275.00' | 25°26'05"  | 122.08' | S29°48'09"W | 121.08' |
| C39         | 60.00'  | 28°44'10"  | 30.09'  | N30°23'00"W | 29.78'  |
| C40         | 60.00'  | 75°51'11"  | 79.43'  | N21°54'41"E | 73.76'  |
| C41         | 60.00'  | 30°51'56"  | 32.32'  | N75°16'14"E | 31.93'  |
| C42         | 60.00'  | 19°14'19"  | 20.15'  | S79°40'39"E | 20.05'  |
| C43         | 60.00'  | 40°17'41"  | 42.20'  | S49°54'39"E | 41.33'  |

| CURVE TABLE |         |            |         |             |         |
|-------------|---------|------------|---------|-------------|---------|
| CURVE       | RADIUS  | DELTA      | ARC     | BEARING     | CHORD   |
| C44         | 60.00'  | 100°24'21" | 105.15' | S20°26'22"W | 92.20'  |
| C45         | 325.00' | 11°51'14"  | 67.24'  | N22°02'13"E | 67.12'  |
| C46         | 325.00' | 14°05'10"  | 79.90'  | N35°00'25"E | 79.70'  |
| C47         | 325.00' | 11°39'55"  | 66.17'  | N47°52'58"E | 66.05'  |
| C48         | 325.00' | 3°25'21"   | 19.41'  | N55°25'36"E | 19.41'  |
| C49         | 15.00'  | 13°36'43"  | 3.56'   | N61°30'18"W | 3.56'   |
| C50         | 15.00'  | 44°48'43"  | 11.73'  | S89°16'59"W | 11.43'  |
| C51         | 60.00'  | 94°31'18"  | 98.98'  | N65°51'43"W | 88.13'  |
| C52         | 60.00'  | 35°42'39"  | 37.40'  | N00°44'44"W | 36.79'  |
| C53         | 60.00'  | 25°20'30"  | 26.54'  | N29°46'50"E | 26.32'  |
| C54         | 60.00'  | 35°25'52"  | 37.10'  | N60°10'01"E | 36.52'  |
| C55         | 60.00'  | 35°25'52"  | 37.10'  | S84°24'07"E | 36.52'  |
| C56         | 60.00'  | 51°50'01"  | 54.28'  | N40°46'10"W | 52.45'  |
| C57         | 60.00'  | 17°15'54"  | 18.08'  | N06°13'13"W | 18.01'  |
| C58         | 205.00' | 14°24'30"  | 51.55'  | N47°44'01"W | 51.42'  |
| C59         | 205.00' | 7°40'02"   | 27.43'  | N36°41'45"W | 27.41'  |
| C60         | 205.00' | 11°08'57"  | 39.89'  | N62°42'45"E | 39.83'  |
| C61         | 205.00' | 11°21'03"  | 40.61'  | N73°57'45"E | 40.55'  |
| C62         | 155.00' | 11°09'36"  | 30.19'  | N15°56'32"W | 30.14'  |
| C63         | 155.00' | 78°50'24"  | 213.28' | N60°56'32"W | 196.85' |
| C64         | 205.00' | 10°50'16"  | 38.78'  | N85°03'24"E | 38.72'  |
| C65         | 205.00' | 11°39'44"  | 41.73'  | S83°41'36"E | 41.65'  |
| C66         | 60.00'  | 17°58'44"  | 18.83'  | N81°12'03"E | 18.75'  |
| C67         | 60.00'  | 51°00'20"  | 53.41'  | S64°18'25"E | 51.67'  |
| C68         | 60.00'  | 52°39'31"  | 55.14'  | S12°28'29"E | 53.22'  |
| C69         | 60.00'  | 57°27'17"  | 60.17'  | S42°34'54"W | 57.68'  |
| C70         | 60.00'  | 107°41'33" | 112.78' | N54°50'40"W | 96.89'  |
| C71         | 205.00' | 28°39'50"  | 102.56' | S86°01'49"E | 101.49' |
| C72         | 205.00' | 40°50'19"  | 146.12' | N51°16'45"W | 143.04' |
| C73         | 205.00' | 4°18'53"   | 15.44'  | N28°42'09"W | 15.43'  |
| C74         | 205.00' | 16°10'59"  | 57.90'  | N18°27'13"W | 57.71'  |
| C75         | 375.00' | 9°59'09"   | 65.36'  | S15°21'19"E | 65.27'  |
| C76         | 375.00' | 5°00'51"   | 32.82'  | S22°51'19"E | 32.81'  |
| C77         | 325.00' | 3°03'14"   | 17.32'  | N23°50'07"W | 17.32'  |
| C78         | 325.00' | 18°36'48"  | 105.58' | N13°00'06"W | 105.12' |
| C79         | 325.00' | 14°23'40"  | 81.65'  | N03°30'09"E | 81.44'  |
| C80         | 275.00' | 15°24'17"  | 73.94'  | N02°59'50"E | 73.71'  |
| C81         | 275.00' | 20°39'26"  | 99.15'  | N15°02'01"W | 98.61'  |
| C82         | 425.00' | 7°42'19"   | 57.16'  | N21°30'34"W | 57.11'  |
| C83         | 425.00' | 7°17'41"   | 54.11'  | N14°00'34"W | 54.07'  |
| C84         | 522.53' | 9°29'16"   | 86.53'  | N60°55'25"W | 86.43'  |
| C85         | 265.05' | 3°54'27"   | 18.08'  | S52°55'17"W | 18.07'  |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S33°52'29"E | 38.25'   |
| L2         | S87°30'07"W | 57.82'   |
| L3         | S02°37'01"E | 100.09'  |
| L4         | S30°01'44"W | 59.40'   |
| L5         | S03°02'22"W | 41.79'   |
| L6         | S30°58'00"E | 56.64'   |
| L7         | S42°00'11"E | 44.56'   |
| L8         | S23°13'38"E | 34.21'   |
| L9         | S45°22'58"W | 132.10'  |
| L10        | S10°41'59"W | 79.86'   |
| L11        | S38°51'44"E | 32.95'   |
| L12        | S32°51'44"E | 94.23'   |
| L13        | N32°51'44"W | 94.23'   |
| L14        | S57°08'16"W | 60.28'   |
| L15        | S77°51'44"E | 11.78'   |
| L16        | S10°21'44"E | 45.00'   |
| L17        | N10°21'44"W | 25.00'   |
| L18        | N10°21'44"W | 61.04'   |
| L19        | N25°21'44"W | 32.24'   |
| L20        | N10°41'59"E | 106.87'  |
| L21        | S10°41'59"W | 106.98'  |
| L22        | S25°21'44"E | 32.24'   |
| L23        | S10°21'44"E | 81.04'   |
| L24        | N57°08'16"E | 55.28'   |
| L25        | N38°51'44"W | 32.78'   |
| L26        | N30°09'44"W | 23.37'   |
| L27        | S73°58'31"E | 90.24'   |
| L28        | S18°37'28"E | 106.59'  |
| L29        | S00°37'44"W | 36.74'   |
| L30        | S88°22'02"E | 123.51'  |
| L31        | N72°53'25"W | 42.90'   |
| L32        | N74°55'55"W | 93.64'   |
| L33        | N64°40'49"W | 80.59'   |
| L34        | N23°18'49"E | 59.45'   |
| L35        | S26°04'26"E | 45.70'   |
| L36        | N64°40'49"W | 48.64'   |
| L37        | N45°49'42"W | 58.89'   |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L38        | N23°38'45"W | 82.98'   |
| L39        | N17°47'11"W | 51.94'   |
| L40        | N89°23'27"W | 66.21'   |
| L41        | N86°55'53"W | 78.02'   |
| L42        | N66°23'06"W | 71.01'   |
| L43        | N56°42'25"W | 77.25'   |
| L44        | N26°41'57"W | 77.25'   |
| L45        | N12°53'33"W | 77.25'   |
| L46        | N17°06'55"E | 77.25'   |
| L47        | N24°46'27"E | 65.01'   |
| L48        | N18°41'27"W | 28.46'   |
| L49        | N07°38'02"E | 81.46'   |
| L50        | S42°49'38"W | 75.86'   |
| L51        | S73°40'54"E | 63.57'   |
| L52        | S07°48'56"E | 81.98'   |
| L53        | S79°42'18"W | 107.52'  |
| L54        | N79°42'18"E | 29.71'   |
| L55        | S79°23'32"E | 59.29'   |
| L56        | S10°21'44"E | 54.89'   |
| L57        | S76°25'33"E | 37.08'   |
| L58        | N79°38'16"E | 43.57'   |
| L59        | S15°20'35"W | 92.51'   |
| L60        | S06°57'31"E | 26.77'   |
| L61        | S08°01'55"E | 75.72'   |
| L62        | N55°17'42"W | 35.36'   |
| L63        | S79°42'18"W | 31.21'   |
| L64        | S79°42'18"W | 28.02'   |
| L65        | N55°17'42"W | 35.34'   |
| L66        | N83°28'21"W | 33.47'   |
| L67        | N64°08'00"W | 89.30'   |
| L68        | N41°53'35"W | 66.64'   |
| L69        | N15°52'37"W | 66.46'   |
| L70        | S10°08'54"W | 16.14'   |
| L71        | N77°26'49"W | 1.18'    |
| L72        | S33°56'49"W | 80.29'   |
| L73        | S35°07'29"E | 81.68'   |



Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
229-040

DRAWING NO.:  
229-040-PL-R2

PLOT DATE:  
10/07/2021

PLOT SCALE:  
1"=100'

DRAWN BY:  
RGH

**SHEET**  
**03 OF 04**



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



CASE NUMBER: C8-2020-0037.1A  
UPDATE: U1  
CASE MANAGER: Joey de la Garza      PHONE #: 512-974-2664  
  
PROJECT NAME: Marshall Ranch  
LOCATION: 1300 LOST CREEK BLVD

SUBMITTAL DATE: October 11, 2021  
FINAL REPORT DATE: October 22, 2021

**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

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

All comments must be addressed by filing an updated submittal prior to the update deadline of **December 31, 2021**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

**UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):**

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
  - a. This report
  - b. The revised plat/plan in pdf format
  - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

**REVIEWERS:**

Planner 1 : Sophia Briones  
Environmental : Mike McDougal  
Transportation Engineering : Jennifer Back  
PARD / Planning & Design : Justin Stewart  
AW Utility Development Services : Bradley Barron

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

ATD1. What is the status of the preliminary plan? Has it been approved?

***U1: Comment cleared.***

**Environmental Review - Mike McDougal - 512-974-6380**

Update #1 – Tuesday, October 19, 2021

EV 01 Update #1      Comment cleared.

EV 02 Update #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. Increase the hydromulch revegetation line item. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

EV 03 Update #1      Comment cleared.

**PARD / Planning & Design Review - Justin Stewart - 512-974-9475**

Update:1 Oct 19, 2021

PR 1: Parkland dedication will be required per City Code §25-1-601, as amended, prior to approval of this final plat.

PR 2: Per City Code §25-1-601, please add this note to plat:

Parkland dedication has been satisfied for 49 units by a combination of fees in lieu of parkland and the dedication of approximately 2,200 feet of a 15' wide park easement. Development fees have been satisfied by the construction of an 8' sidewalk within right of way along the east side of Eanes Homestead Road that connects aforementioned easements. Trail within park easements will be built by PARD, yet maintained by the homeowners association.

Please contact this reviewer to request PLD worksheet to memorialize this agreement, and request the fee bill for remainder of fee in lieu. Payment of this fee-in-lieu will be required to remove this comment.

PR3: A fee bill has been created for your remaining fee in lieu for \$48,641. Make payment to clear this comment.

PR4: Fiscal letter will be written and amount for \$72,991.96 will be required for the park easement 8' trail amenity.

Thanks!

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

All comments cleared.

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

**APPROVED**

The proposed final plat (C8-2020-0037.1A) is approved from a plumbing code perspective.

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

AW1. §25-9:

Service Extension Requests 4577(R) and 4578(R) are currently in review and must be approved prior to plat approval. For status, contact Colleen Kirk at (512)-972-0266 or [Colleen.Kirk@austintexas.gov](mailto:Colleen.Kirk@austintexas.gov).

At time of review, SERs are pending Council approval and formal signature.

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

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

§25-4-155

End Of Comments

**Engineering & Constructability - Jennifer Back, P.E. - [jennifer.back@austintexas.gov](mailto:jennifer.back@austintexas.gov)**

EC 1. Transportation Criteria Manual Section 5.3.1(a) requires at least 10' between a curb inlet opening and the edge of a driveway curb return. Provide a driveway layout for all lots that have a nearby curb inlet. I could not locate a storm sewer layout for the approved preliminary plan. For any lots that cannot meet the minimum distance, please email this reviewer to discuss a waiver.

**UPDATE 1**

Exhibit provided. No waivers needed at this time.

**END OF REPORT**