#### 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.

<u>DEPARTMENT COMMENTS</u>: 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

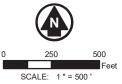
E-mail: joey.delagarza@austintexas.gov

### **ATTACHMENTS**

Exhibit A: Vicinity map Exhibit B: Proposed plat

Exhibit C: Comment report dated October 22, 2021







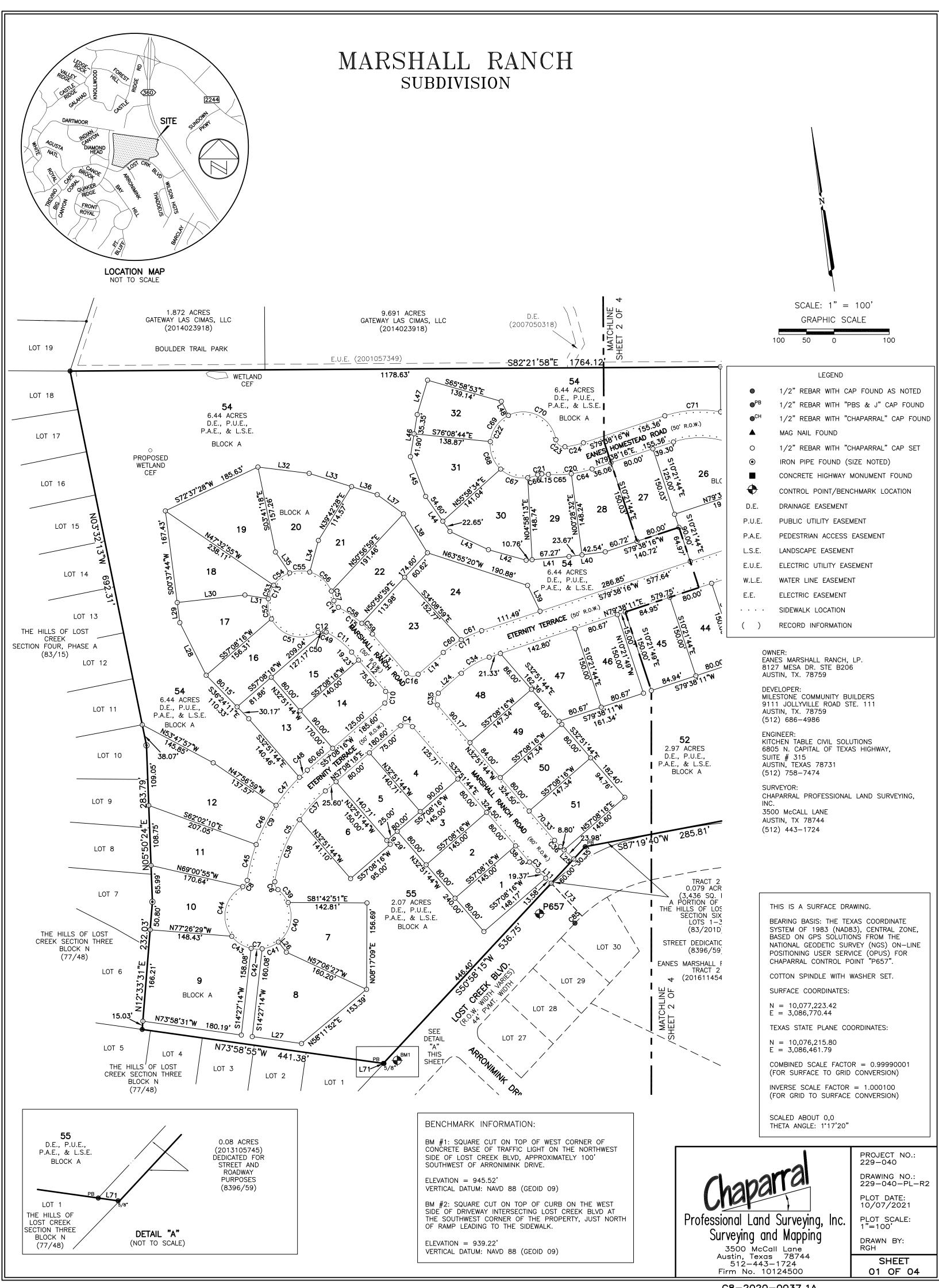


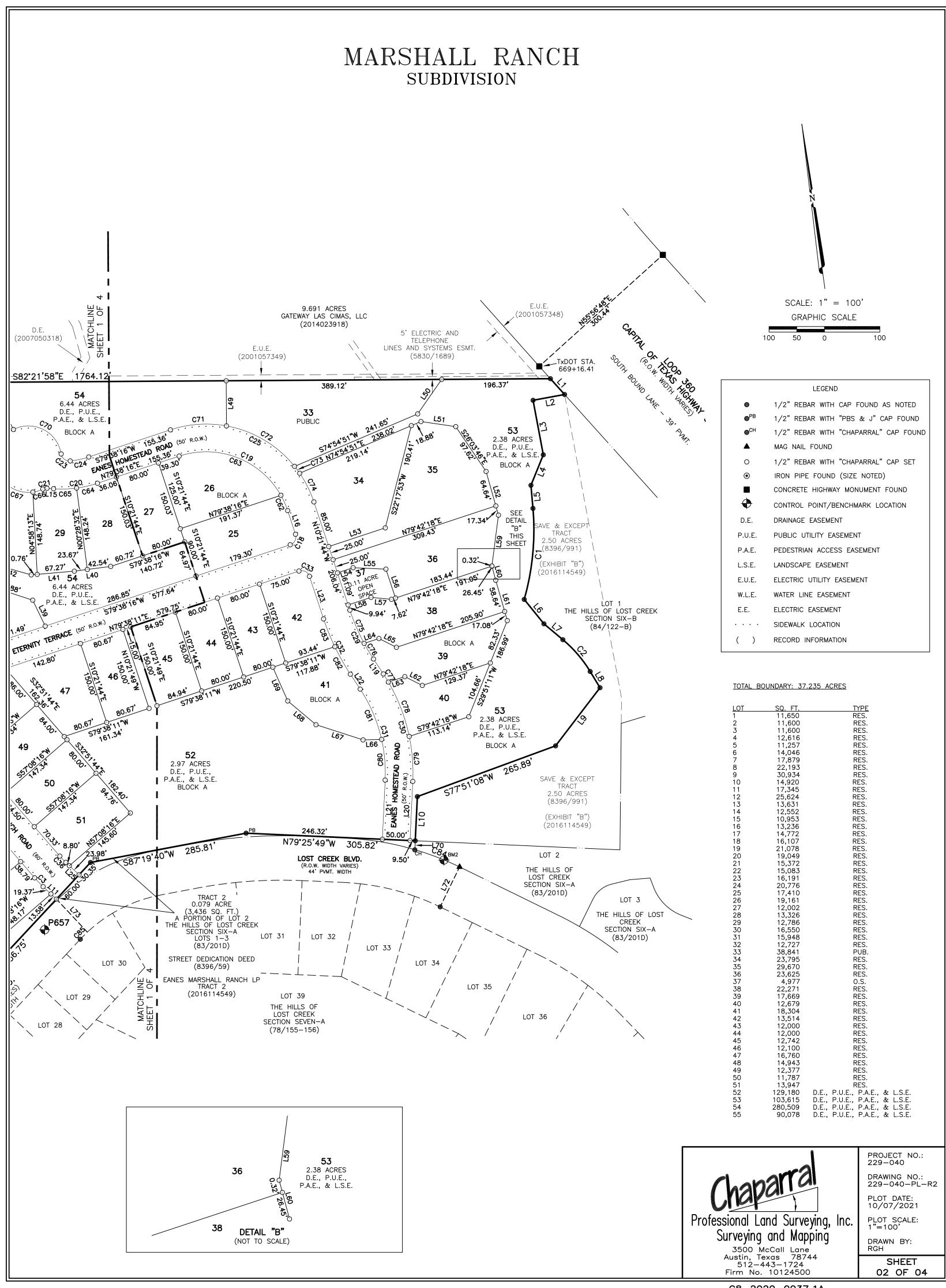
SITE LOCATION MAP

MARSHALL RANCH SUBDIVISION

AUSTIN, TRAVIS COUNTY, TEXAS

EXH





# MARSHALL RANCH SUBDIVISION

		CUR	VE 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 <b>°</b> 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

		CUR	VE 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'	<b>4</b> °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		LINE TABLE			LINE TABLE		
	BEARING	DISTANCE	LINE				
L1	S33*52'29"E	38.25	L38	N23*38'45"W	DISTANCE 82.98'		
L2	S87°30'07"W	57.82	L39	N17°47'11"W	51.94		
L3	S02°37'01"E	100.09	L40	N89*23'27"W	66.21		
L4	S30°01'44"W	59.40'	L41	N86°55'53"W	78.02		
L5	S03'02'22"W	41.79	L42	N66*23'06"W	71.01		
L6	S30°58'00"E	56.64	L43	N56°42'25"W	77.25		
L7	S42°00'11"E	44.56'	L44	N26°41'57"W	77.25		
L8	S23°13'38"E	34.21'	L45	N12°53'33"W	77.25		
L9	S45*22'58"W	132.10'	L46	N17'06'55"E	77.25		
L10	S10'41'59"W	79.86	L47	N24°46'27"E	65.01		
L11	S38*51'44"E	32.95'	L48	N18'41'27"W	28.46		
L12	S32°51'44"E	94.23'	L49	N07*38'02"E	81.46		
L13	N32'51'44"W	94.23'	L50	S42*49'38"W	75.86		
L14	S57'08'16"W	60.28'	L51	S73°40'54"E	63.57		
L15	S77°51'44"E	11.78'	L52	S07°48'56"E	81.98		
L16	S10°21'44"E	45.00'	L53	S79°42'18"W	107.52		
L17	N10'21'44"W	25.00'	L54	N79°42'18"E	29.71		
L18	N10'21'44"W	61.04	L55	S79°23'32"E	59.29		
L19	N25°21'44"W	32.24	L56	S10°21'44"E	54.89		
L20	N10°41'59"E	106.87	L57	S76°25'33"E	37.08		
L21	S10°41'59"W	106.98	L58	N79°38'16"E	43.57		
L22	S25°21'44"E	32.24'	L59	S15'20'35"W	92.51		
L23	S10°21'44"E	81.04'	L60	S06°57'31"E	26.77		
L24	N57°08'16"E	55.28'	L61	S08°01'55"E	75.72		
L25	N38'51'44"W	32.78'	L62	N55°17'42"W	35.36'		
L26	N30°09'44"W	23.37'	L63	S79°42'18"W	31.21'		
L27	S73°58'31"E	90.24'	L64	S79°42'18"W	28.02'		
L28	S18'37'28"E	106.59	L65	N55*17'42"W	35.34'		
L29	S00°37'44"W	36.74'	L66	N83°28'21"W	33.47'		
L30	S88°22'02"E	123.51'	L67	N64°08'00"W	89.30'		
L31	N72*53'25"W	42.90'	L68	N41°53'35"W	66.64'		
L32	N74*55'55"W	93.64'	L69	N15*52'37"W	66.46		
L33	N64°40'49"W	80.59'	L70	S10°08'54"W	16.14'		
L34	N23°18'49"E	59.45'	L71	N77*26'49"W	1.18'		
L35	S26'04'26"E	45.70'	L72	S33'56'49"W	80.29'		
L36	N64'40'49"W	48.64'	L73	S35°07'29"E	81.68'		
L37	N45°49'42"W	58.89'					



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

# MARSHALL RANCH **SUBDIVISION**

## **GENERAL NOTES:**

- 1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- 2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH 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.
- 3. 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.
- 4. 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 PONDING OR OTHER APPROVED METHODS.
- 5. 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 IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 6. 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.
- 7. 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.
- 8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 9. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: [EANES HOMESTEAD ROAD, LOST CREEK BLVD., MARSHALL RANCH ROAD, ETERNITY TERRACE AND SOUTH CAPITAL OF TEXAS HIGHWAY]. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY EXCEPT SIDEWALK ALONG CAPITAL OF TEXAS HIGHWAY WILL BE REQUIRED AT THE DISCRETION OF TXDOT.
- 10. 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 THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY OF AUSTIN 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.
- 11. 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.
- 12. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 13. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 14. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- 15. 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.
- 16. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
- 17. ALL STREETS, DRIVEWAYS, SIDEWALKS, WATER, WASTEWATER, AND STORM SEWER LINES SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE CITY OF AUSTIN STANDARDS.
- 18. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 19. EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION OF EACH LOT, INCLUDING SINGLE-FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 20. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT DISTANCE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, PARKED CARS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY THE CITY OF AUSTIN AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITH THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- 21. SLOPES IN EXCESS OF 15 PERCENT EXIST ON BLOCK A, LOTS 6, 7, 12, 13, 16-31, 34-36, 38-41, 43-49. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- 22. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE 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 PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- 23. ACCESS TO LOOP 360 FROM LOT 53 IS PROHIBITED.
- 24. ALL SINGLE-FAMILY HOMES WITH FIRE FLOW AREA OF 3,601 SQ. FT. AND GREATER SHALL REQUIRE AN AUTOMATIC SPRINKLER SYSTEM.
- 25. LOT 33 IS RESTRICTED TO AUSTIN WATER USE ONLY FOR ELEVATED STORAGE TANK AND ASSOCIATED APPURTENANCES.
- 26. PARKLAND DEDICATION HAS BEEN SATISFIED FOR 49 UNITS BY A COMBINATION OF FEES IN LIEU OF PARKLAND AND THE DEDICATION OF APPROXIMATELY 2,900 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.
- 27. 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 \_\_\_ 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 TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC. #\_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 28. THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OR ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C0440J, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY.
- 29. 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.

COUNTY OF
KNOW ALL MEN BY THE PRESENTS:
THAT EANES MARSHALL RANCH, LP., BEING THE OWNERS OF THAT CERTAIN 37.250 ACRE TRACT OF LAND OUT OF THE JOHN SWESEY SURVEY NO. 506, ABSTRACT NO. 702, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED TO THE EANES MARSHALL RANCH, LP BY DEED AS RECORDED IN DOCUMENT NO. 2016114549 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 37.250 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS;
MARSHALL RANCH SUBDIVISION
AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.
WITNESS MY HAND THIS THE DAY OF, 20 A.D.

THE STATE OF TEXAS COUNTY OF TRAVIS

AUSTIN, TX. 78759

EANES MARSHALL RANCH, LP.

8127 MESA DR. STE. B206

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY DID PERSONALLY APPEAR \_\_\_\_\_\_, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC-STATE OF TEXAS DATE

#### SURVEYOR'S CERTIFICATION

I, BRYAN D. NEWSOME, 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 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

BRYAN D. NEWSOME, R.P.L.S. 5657 SURVEYING BY: CHAPARRAL PROFESSIONAL LAND SURVEYING, INC. 3500 MCCALL LANE AUSTIN, TEXAS 78744 (512) 443-1724

# ENGINEER'S CERTIFICATION:

**DEPUTY** 

I, JONATHAN P. FLEMING, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, 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. 48453C0440J PATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

NATHAN P. FLEMING, P.E. # 109872 ENGINEERING BY: KITCHEN TABLE CIVIL SOLUTIONS 6805 N. CAPITAL OF TEXAS HIGHWAY, SUITE # 315

AUSTIN, TEXAS 78731 (512) 758-7474 TEXAS REGISTERED ENGINEERING FIRM 18129



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THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE LIMITS OF THE CITY OF AUSTIN ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_\_, 20\_\_\_\_

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

JOEY DA LA GARZA FOR: DENISE LUCAS, DIRECTOR DEVELOPMENT SERVICES DEPARTMENT ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, AD. **SECRETARY** CHAIR

THE STATE OF TEXAS COUNTY OF TRAVIS
I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE
ON THE DAY OF A.D. 20 AT O'CLOCK M., AND DULY
RECORDED ON THE DAY OF, A.D. 20 AT O'CLOCK M., IN SAID COUNT
AND STATE, IN DOCUMENT NUMBER OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF,
20 A.D.
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

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:

RGH

10/07/2021 PLOT SCALE: 1"=100' DRAWN BY:

SHEET 04 OF 04



# CITY OF AUSTIN -DEVELOPMENT SERVICES DEPARTMENT SUBDIVISION APPLICATION - MASTER COMMENT REPORT

CASE NUMBER: C8-2020-0037.1A

UPDATE: U1

CASE MANAGER: Joev 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.

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

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**