

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2020-0501

**COMMISSION DATE:** December 21, 2021

**SUBDIVISION NAME:** Mountain Crest Preliminary Plan

**ADDRESS:** 8722 W. Highway 71

**APPLICANT:** LMC Sky Mountain Holdings, LLC (Ben Breunig)

**AGENT:** LJA Engineering, Inc. (Reese B. Hurley, P.E.)

**ZONING:** LR-MU-NP (Neighborhood Commercial- Mixed Use)

**NEIGHBORHOOD PLAN:** MLK-183

**AREA:** 5.53 acre (240,886 sf)

**LOTS:** 1

**COUNTY:** Travis

**DISTRICT:** 8

**WATERSHED:** Williamson Creek

**JURISDICTION:** Full Purpose

**VARIANCES:** none

### **DEPARTMENT COMMENTS:**

The request is for the approval of the Mountain Crest Preliminary Plan comprised of 1 lot on 5.53 acres (240,886 sf).

Staff recommends approval of the plan, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions include completing drainage and water quality requirements, cost estimate, and updating plan notes. 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 plan 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 December 15, 2021, and attached as Exhibit C.

**CASE MANAGER:** Cesar Zavala

**PHONE:** 512-974-3404

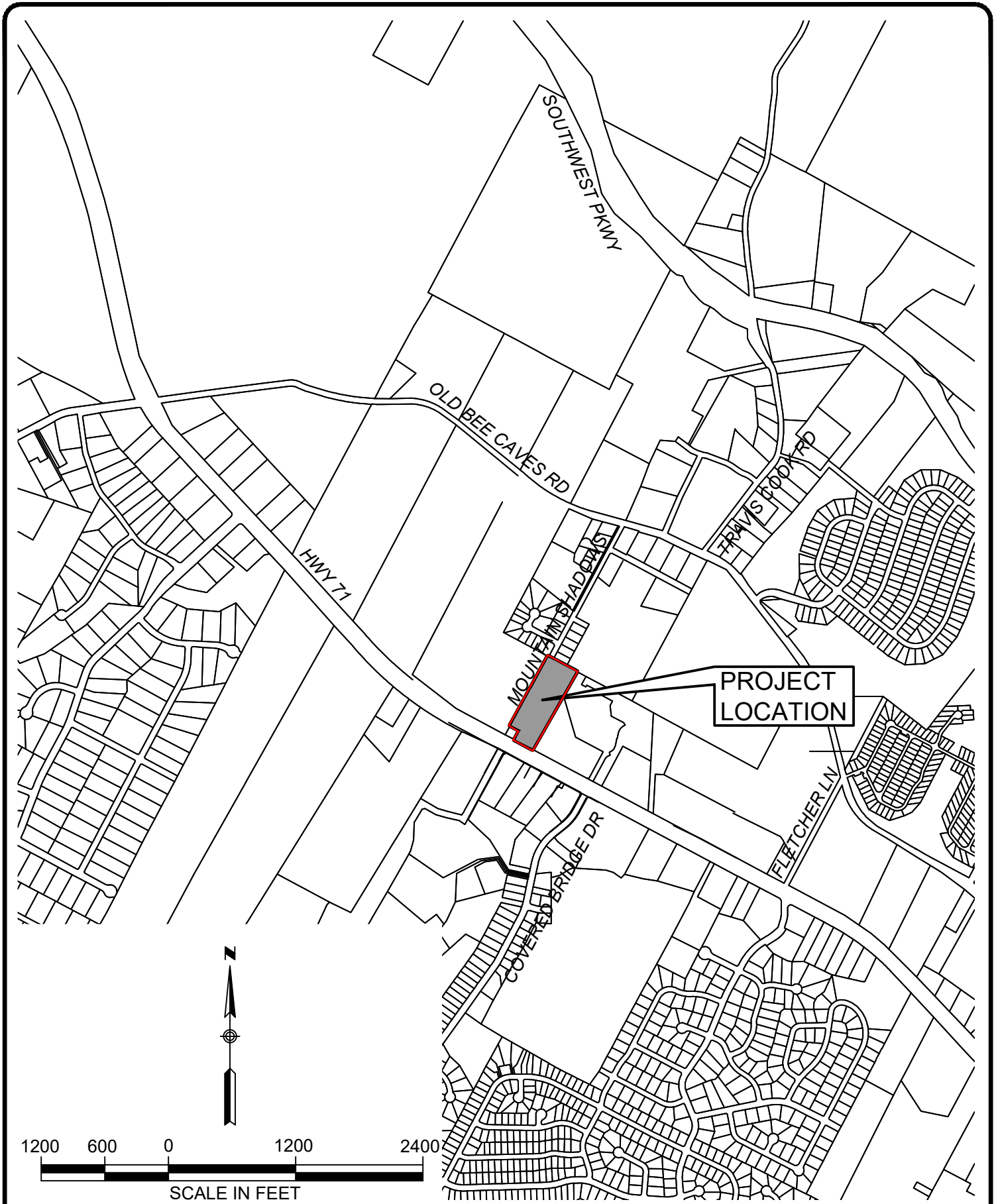
**E-mail:** [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)

### **ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plan

Exhibit C: Comment report dated December 15, 2021



**LJA Engineering, Inc.**

7500 Rialto Boulevard  
Building II, Suite 100  
Austin, Texas 78735



Phone 512.439.4700  
Fax 512.439.4716  
FRN - F-1386

**MOUNTAIN CREST  
PRELIMINARY PLAN  
& FINAL PLAT  
LOCATION MAP**

**EXHIBIT #**

**1 OF 1**

# MOUNTAIN CREST PRELIMINARY PLAN

8722 W SH 71  
AUSTIN, TX 78735

WATERSHED STATUS:  
THIS SITE IS LOCATED WITHIN THE WILLIAMSON CREEK WATERSHED, WHICH IS CLASSIFIED AS BARTON SPRINGS ZONE, AND IS LOCATED WITHIN THE EDWARD'S AQUIFER CONTRIBUTING ZONE ACCORDING TO TCEQ AND CITY OF AUSTIN MAPS.

FLOODPLAIN INFORMATION

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0420J, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR, OR ENGINEER.

LEGAL DESCRIPTION:  
LOTS 1 AND 2, CEDAR OAKS SUBDIVISION, AN ADDITION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 60, PAGE 17 OF THE PLATE RECORDS OF TRAVIS COUNTY TEXAS.

A 2.945 ACRE TRACT OF LAND, OUT OF THE AUGUSTINE BOWLES SURVEY NO. 93, ABSTRACT NO. 101, EVAN WILLIAMS SURVEY NO. 294, ABSTRACT NO. 829, AF BELL SURVEY NO. 75, ABSTRACT NO. 86 AND BEING ALL OF AND THE SAME PROPERTY AS 2.92 ACRE TRACT CONVEYED TO LEGACY PERFORMANCE CAPITAL, LLC OF RECORD IN DOCUMENT NO. 2020183077 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.)

THE ABOVE PROPERTIES CONVEYED TO LMC SKY MOUNTAIN HOLDINGS, LLC, BY SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2020209889 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.).

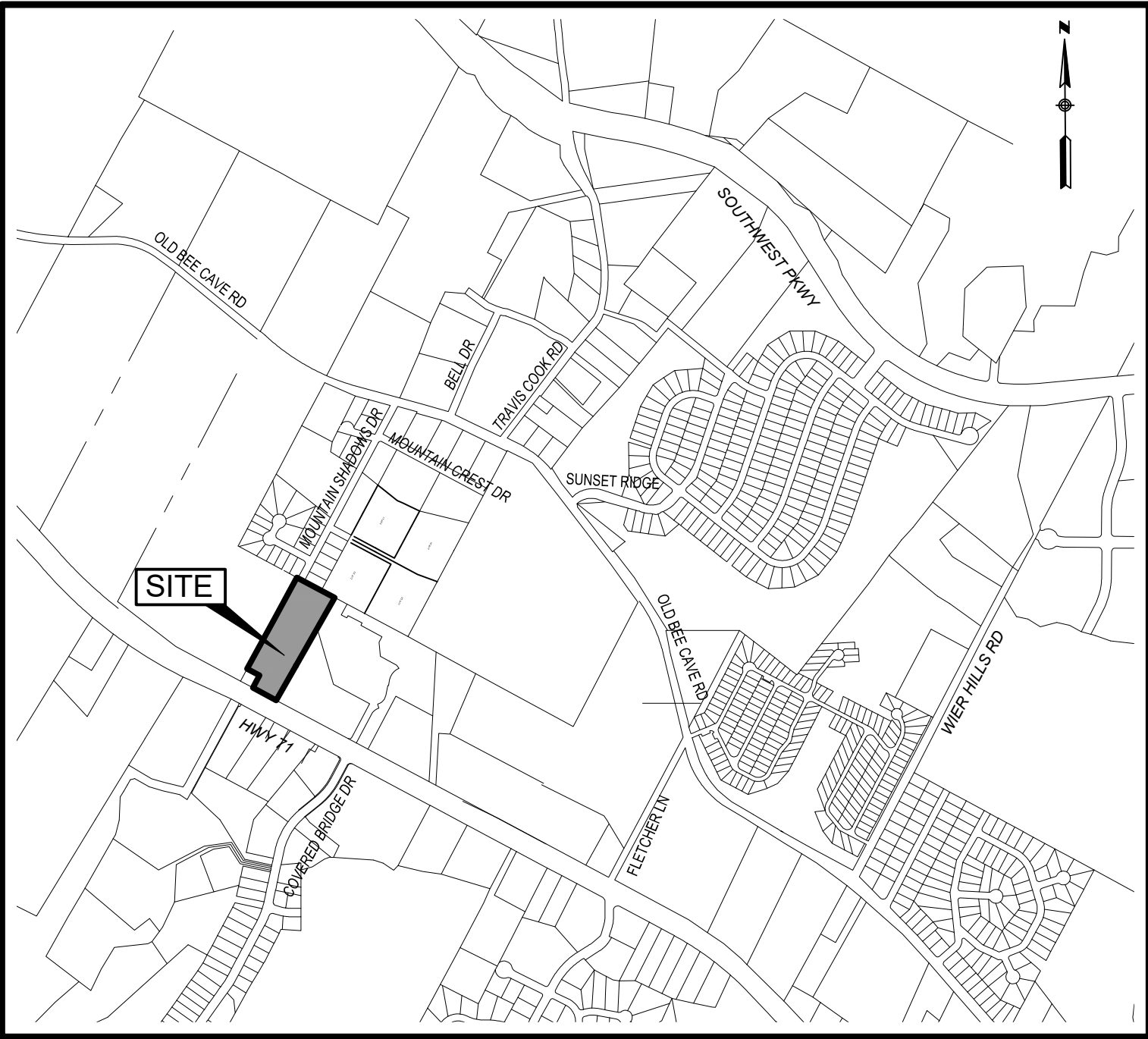
I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS. I AM RESPONSIBLE FOR THE PREPARATION OF THE ENGINEERING PORTIONS OF THIS PLAN. ALL ENGINEERING INFORMATION SHOWN ON THE PLAN IS ACCURATE AND CORRECT WITH REGARD TO THE ENGINEERING PORTIONS THEREON

SUBMITTED FOR APPROVAL BY:

LJA ENGINEERING, INC

*Reese B. Hurley*  
REESE B. HURLEY, P.E. #98211  
LICENSED PROFESSIONAL ENGINEER

10-05-2021  
DATE



GRID NO. A-21 & B-21, MAPSCO PAGES 611F & 611G

ZONING: LR-MU  
SITE AREA : 5.53 ACRES

SUBMITTAL DATE: DECEMBER 29, 2020

OWNER:	LMC SKY MOUNTAIN HOLDINGS, LLC 500 N. AKARD STREET, SUITE 3400 DALLAS, TEXAS 75201 CONTACT PERSON: BEN BREUNIG PHONE: (512) 439-4700
ENGINEER :	LJA ENGINEERING, INC. 7500 RIALTO BLVD., BLDG II, SUITE 100 AUSTIN TEXAS 78735 CONTACT PERSON: REESE B. HURLEY, P.E. PHONE: (512) 439-4734 FAX: (512) 439-4716
SURVEYOR :	4WARD LAND SURVEYING, LLC P. O. BOX 900876 AUSTIN, TEXAS 78709 CONTACT PERSON: STEVEN M. DUARTE, R.P.L.S. PHONE: (512) 537-2384

Sheet List Table		
SHEET NO.	DESCRIPTION	TITLE
1	CV01	COVER SHEET
2	PP01	PRELIMINARY PLAN

LJA Engineering, Inc.

7500 Rialto Boulevard  
Building II, Suite 100  
Austin, Texas 78735

Phone 512.439.4700  
Fax 512.439.4716  
FRN - F-1386

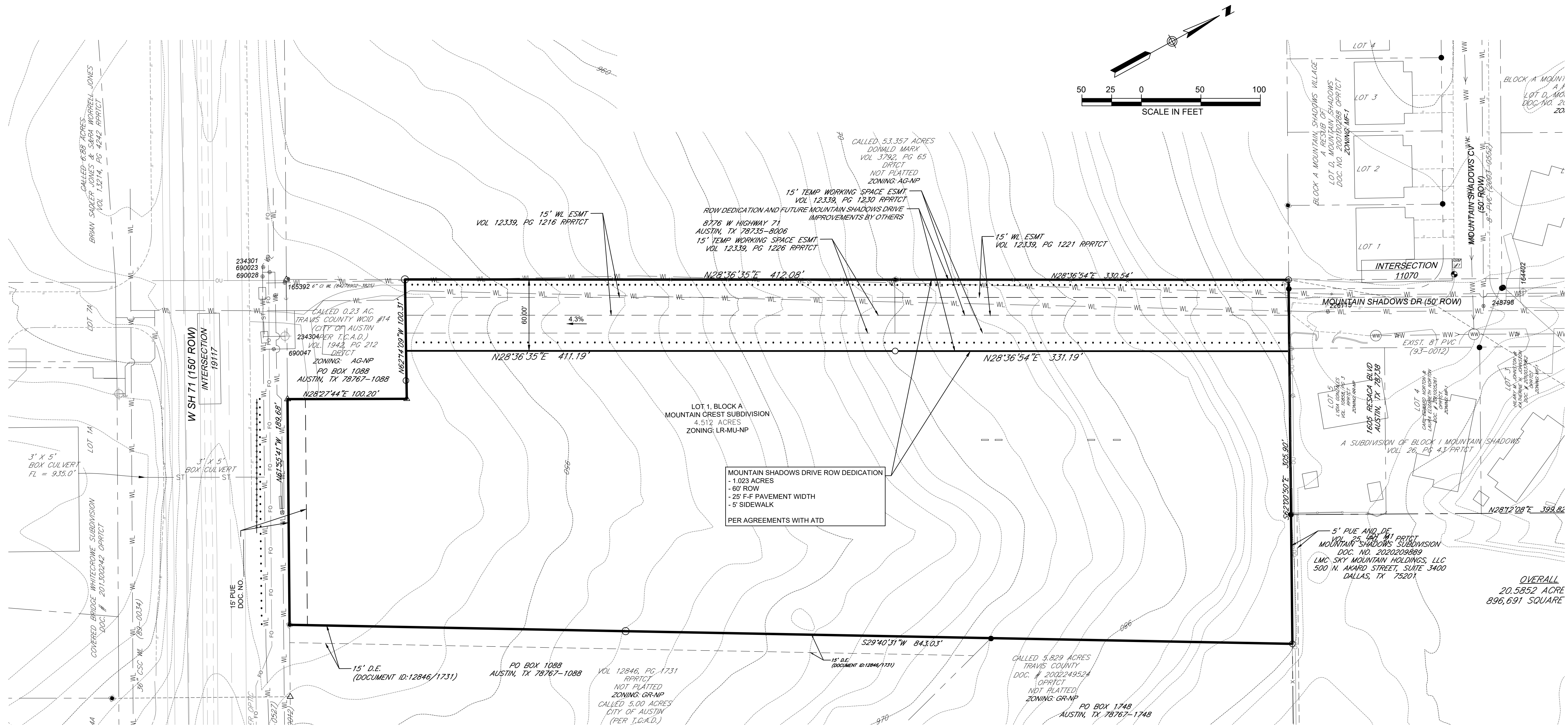
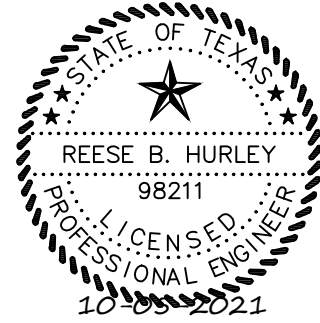


PRELIMINARY SUBDIVISION APPROVAL SHEET - 1 OF 2  
FILE NUMBER: C8-2020-0501 APPLICATION DATE: 12/29/2020  
APPROVED BY (ZAP) (PC) ON \_\_\_\_\_ UNDER SECTION \_\_\_\_\_  
OF CHAPTER 25-4 OF THE AUSTIN CITY CODE  
EXPIRATION DATE (LDC 25-4-62) \_\_\_\_\_  
CASE MANAGER: CESAR ZAVALA

Sylvia Limon, for: Denise Lucas, Acting Director, Development Services Department  
Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

I, REESE B. HURLEY, 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 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.

*Reese B. Hurley*

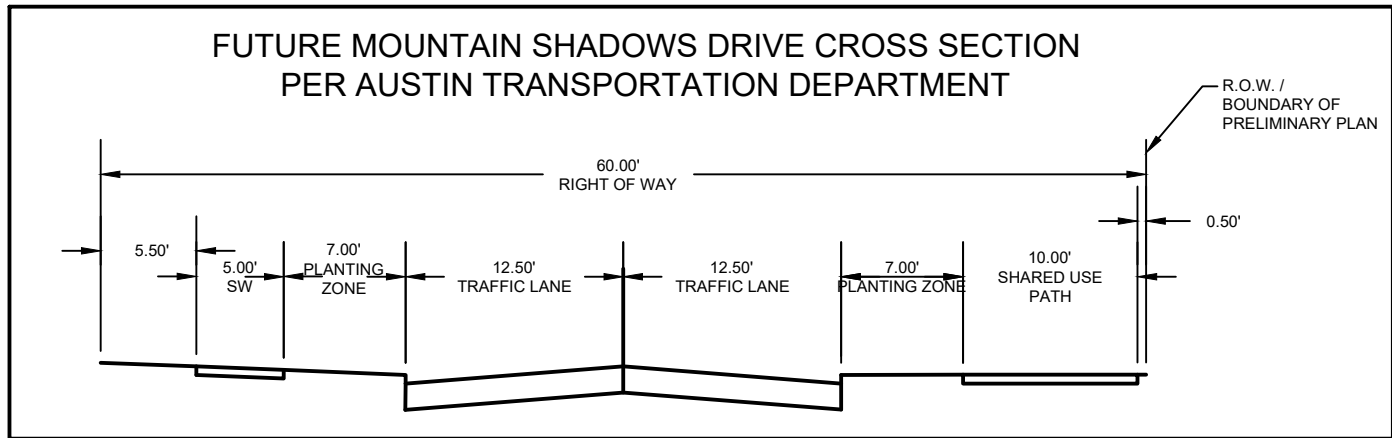


NOTES:

- OWNER:**  
LMC SKY MOUNTAIN HOLDINGS, LLC  
500 N. AKARD STREET, SUITE 3400  
DALLAS, TEXAS 75201
- LEGAL DESCRIPTION:**  
LOTS 1 AND 2, CEDAR OAKS SUBDIVISION, AN ADDITION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE PLAT OR MAP THEREOF RECORDED IN VOLUME 60, PAGE 17 OF THE PLATE RECORDS OF TRAVIS COUNTY TEXAS.  
  
A 2.945 ACRE TRACT OF LAND, OUT OF THE AUGUSTINE BOWLES SURVEY NO. 93, ABSTRACT NO. 101, EVAN WILLIAMS SURVEY NO. 294, ABSTRACT NO. 829, AF BELL SURVEY NO. 75, ABSTRACT NO. 86 AND BEING ALL OF AND THE SAME PROPERTY AS 2.92 ACRE TRACT CONVEYED TO LEGACY PERFORMANCE CAPITAL, LLC OF RECORD IN DOCUMENT NO. 2020183077 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.).  
  
THE ABOVE PROPERTIES CONVEYED TO LMC SKY MOUNTAIN HOLDINGS, LLC, BY SPECIAL WARRANTY DEED, RECORDED IN DOCUMENT NO. 2020209889 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.).
- IMPERVIOUS COVER**  
MAXIMUM IMPERVIOUS COVER WILL BE REGULATED BY THE APPLICABLE RESTRICTIVE COVENANT RECORDED IN VOLUME 10453, PAGE 0175 AND IS THEREFORE 65% OF THE GROSS SITE AREA.  
  
IMPERVIOUS COVER WITHIN THE MOUNTAIN SHADOWS DR. R.O.W IS LIMITED TO A 25' PAVEMENT SECTION WITH CURB AND GUTTER, WHICH SHALL BE INCLUDED IN THE CALCULATION OF IMPERVIOUS COVER FOR LOT 1, BLOCK A, MOUNTAIN CREST SUBDIVISION. DEDICATED OVERALL ROW AREA FOR MOUNTAIN SHADOWS DRIVE ADJACENT TO THIS PROPOSED SUBDIVISION IS NOT A REQUIRED DEDUCTION FOR NET SITE AREA CALCULATION PURPOSES.
- ROADWAY STANDARDS**  
PUBLIC STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND ARE REQUIRED TO BE DEDICATED AS PUBLIC RIGHT OF WAY WITH THE FINAL PLAT OF THIS SUBDIVISION.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:**
  - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES THE RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.**
- WATERSHED/100 YEAR FLOOD PLAIN**
  - NO PORTION OF THIS PROJECT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER #484530420J, DATED JANUARY 22, 2020.
  - THIS SITE IS LOCATED IN THE WILLIAMSON CREEK WATERSHED, BARTON SPRINGS ZONE.

- PARK LAND DEDICATION REQUIREMENTS**  
PARKLAND DEDICATION FOR THIS SUBDIVISION SHALL BE SATISFIED AT THE TIME OF SITE PLAN.
- A PUBLIC SIDEWALK, BUILT TO CITY OF AUSTIN STANDARDS, IS REQUIRED ALONG THE FOLLOWING STREET AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: MOUNTAIN SHADOWS DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.**
- A PUBLIC SIDEWALK, BUILT TO CITY OF AUSTIN STANDARDS, IS REQUIRED ALONG HIGHWAY 71 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALK ALONG HIGHWAY 71 IS SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALK SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK MAY RESULT IN THE WITHDRAWING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.**

- UTILITY SYSTEM**
  - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEM.
  - THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY AND THE LANDOWNER MUST PAY THE CITY INSPECTION FEE.
  - ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
  - AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
  - 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 CHAPTER 25-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
  - 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.
  - 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.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL NEW DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG MOUNTAIN SHADOWS DRIVE AS SHOWN HEREON AT SUCH TIME WHEN MOUNTAIN SHADOWS DRIVE IS IMPROVED. CONSTRUCTION OF IMPROVEMENTS WITHIN MOUNTAIN SHADOWS DRIVE IS NOT A REQUIREMENT FOR THIS SUBDIVISION SO LONG AS ACCESS TO A PUBLIC STREET IS PROVIDED.
- FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL USES AND SHALL BE BUILT TO CITY OF AUSTIN STANDARDS.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
- BY APPROVING THIS PRELIMINARY PLAN, 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.
- DEVELOPMENT ON THIS PROPERTY IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST'S REPRESENTATIVE.
- THIS PROJECT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN.
- WATER AND WASTEWATER SERVICE TO BE PROVIDED BY AUSTIN WATER.
- PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFFS SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATIONS ON LOT 1, BLOCK A REQUIRES APPROVAL OF A DEVELOPMENT PERMIT.



LOT SUMMARY TABLE	AREA
LOT 1, BLOCK A:	5.535 AC.
TOTAL AREA:	5.535 AC.
MULTIFAMILY USE:	5.535 AC.

NO AREA IS HEREBY BEING DEDICATED FOR OPEN SPACE / GREENBELT / PARKLAND / OR DRAINAGE USE.

FUTURE STREET (BY OTHERS)			
NAME	RIGHT OF WAY	PAVEMENT WIDTH	CURBS
MOUNTAIN SHADOWS DRIVE	60'	26' F-F	CURB AND GUTTER

NOTE: PAVEMENT WIDTH SPECIFIED PER PRIOR AGREEMENTS WITH AUSTIN TRANSPORTATION DEPARTMENT.

**PROJECT SUMMARY**  
A 5.535 ACRE TRACT LOCATED IN THE WILLIAMSON CREEK WATERSHED, BARTON SPRINGS ZONE.

LEGEND

PROPOSED	EXISTING	
-----	-----	PROJECT BOUNDARY
-----	-----	RIGHT OF WAY DEDICATION
-----	-----	FUTURE 5' SIDEWALK
-----	-----	INTERIOR LOT LINE
-----	-----	ADJACENT LOT LINE
-----	-----	STORM SEWER LINE
-----	-----	WASTEWATER LINE
-----	-----	WATER LINE

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 of 2  
FILE NUMBER: CB-2020-0501 APPLICATION DATE: 12/29/2020  
APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_  
EXPIRATION DATE (LDC 25-4-62) \_\_\_\_\_  
CASE MANAGER: C. ZAVALA

CESAR ZAVALA, for:  
Denise Lucas, Acting Director, Development Services Department

Final plats must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



Know what's below.  
Call before you dig.

PROJECT ASSESSMENT / PRELIMINARY PLAN  
FOR MOUNTAIN CREST SUBDIVISION

PRELIMINARY PLAN

PROJECT ASSESSMENT / PRELIM PLAN

**LJA Engineering, Inc.**  
7500 Rialto Boulevard  
Building II, Suite 100  
Austin, Texas 78735  
Phone 512.439.4700  
Fax 512.439.4716  
FRN-F-1386

JOB NUMBER:  
A439-0401

PP01

SHEET NO.

2

OF 2 SHEETS

C8-2020-0501



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



CASE NUMBER: C8-2020-0501  
REVISION #: 00 UPDATE: U0  
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Mountain Crest Preliminary Plan  
LOCATION: 8722 W SH 71

SUBMITTAL DATE: November 22, 2021  
REPORT DUE DATE: December 16, 2021  
FINAL REPORT DATE: December 15, 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 **February 21, 2022**. 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 (512-974-1770 or [LURIntake@austintexas.gov](mailto:LURIntake@austintexas.gov)) 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  
Site Plan Plumbing : Cory Harmon  
Transportation Engineering : Anna Maijala  
ATD Engineering : Amber Mitchell  
Drainage Engineering : Kyle Virr  
Water Quality : Kyle Virr

**Electric Review - Cody Shook - 512-322-6881**

Approved.

**ATD Engineering Review - Amber Hutchens - 512-974-5646**

ATD1. Remove Note 13 from the preliminary plan; it is not an accurate statement and an inappropriate condition to memorialize on a preliminary plan. LDC 25-6-171(a)

**Drainage Engineering 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.

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

DE2: A detailed drainage study is required. The drainage study should provide evidence that the proposed development complies with Chapter 25-7 (Drainage; LDC) and the Drainage Criteria Manual. The report should:

- Assume fully developed upstream conditions.
- Illustrate that the site plan is providing conveyance for fully developed off-site flows.
- Provide topographic map of upstream area with supporting calculations of flowrates.
- Specify basis of topography as U.S.G.S., City Standard Datum, or On-site topographical survey with date of survey and surveyor's certification. Clarify boundary of proposed tract.
- Delineate the one hundred (100) year floodplain and provide supporting calculations.
- Provide calculations demonstrating adequacy of drainage facilities adjacent to this tract.
- Verify adequacy of all drainage easements and/or drainage facilities.
- Verify that no adverse flooding of other property will occur because of proposed improvements.
- Show location of all proposed water quality controls and verify adequacy of each with calculations.
- Address need for detention.
- Provide a topographic map showing locations of HEC-2 or HEC-RAS cross-sections.

**Subdivision Review - Cesar Zavala - 512-974-3404**

SR 1. In the approval block on all sheets, update the following information:

- Application date to November 22, 2021.
- Following Under Section, list 25-4-57.
- List Cesar Zavala before Denise Lucas' information.

SR 2. Add the lot square footage inside the lot by the 4.512 acreage information.

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

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. 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.

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: Provide the appropriate Appendix R table based on the type of water quality control proposed (R-1) to verify capacity of the proposed pond.

WQ3: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ: 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)

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

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: **This single lot subdivision shall have independent sewer tap(s), independent water meter(s), and its private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

**Engineering and Constructability - Anna Maijala - [anna.maijala@austintexas.gov](mailto:anna.maijala@austintexas.gov)**

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.

Transportation Engineering Group will be renamed to Land Review Engineering and Constructability Review Group. The City of Austin – Development Services (DSD) is not able to revise our review group title until the new version of our database software - AMANDA is fully rolled out. DSD has deemed it to be beneficial to implement a “Constructability” review for all projects submitted, whether located in the City of Austin or the ETJ. The Public Works Department along with other CoA utilities have been experiencing a large amount of construction re-work due to actual field conditions differing from the design construction drawings. Since the constructability review will be looking at multiple disciplines, there is a potential that our review comments may or may not be commented on by other review groups. Our constructability review is conducted to help resolve potential construction issues during the design phase of the project. This review is being done to benefit all involved in the construction project – Developer, Engineer of Record, Contractor and the City of Austin by having another set of eyes reviewing for common constructability issues. Constructability review can lead to enhanced quality, a reduction in change orders and information requests, cost savings, and optimized schedules which reduce the overall time of construction.

EC1: An engineer’s cost estimate is required for all proposed subdivision improvements for which fiscal is required such as streets, detention and water quality ponds, drainage, sidewalks, erosion and sedimentation controls, restoration, water and wastewater, etc. Provide an engineer’s cost estimate for roadway construction for the portion of new Mountain Shadows Drive ROW being dedicated by this plat. 25-1-112 “FISCAL SECURITY”

**END OF REPORT**