

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2020-0188.0A**COMMISSION DATE:** March 22, 2022**SUBDIVISION NAME:** 1940 Webberville Road**ADDRESS:** 1940 Webberville Road**APPLICANT:** Enge Xing (1940 Webberville Road, LLC)**AGENT:** Alberto Gutierrez (Southwest Engineers, Inc.)**ZONING:** SF-3-NP (single family residence)**NEIGHBORHOOD PLAN:** MLK-183**AREA:** 1.008 acres (43,908 sf)**LOTS:** 5**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Fort Branch**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Webberville Road.**VARIANCE:** N/A**DEPARTMENT COMMENTS:**

The request is for the approval of 1940 Webberville Road Subdivision, comprised of 5 lots on 1.008 acres (43,908 sf).

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 of the plat for the reasons listed in the comment report dated March 17, 2022, and attached as Exhibit C.

CASE MANAGER: Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated March 17, 2022



Southwest Engineers



Civil
Environmental
Planning

TBPE No.: 1909
www.swengineers.com

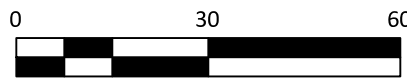
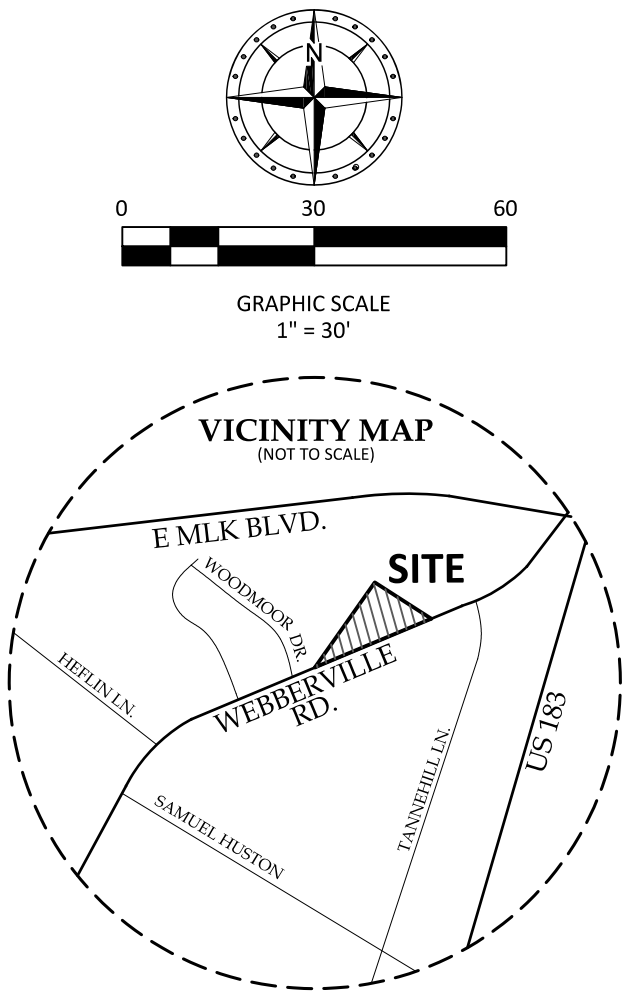
205 Cimarron Park Lp.
Suite B
Buda, Texas 78610
(512) 312-4336

LOCATION MAP

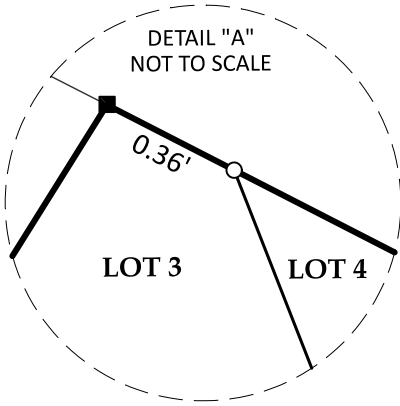
1940 WEBBERVILLE ROAD SUBDIVISION
1940 WEBBERVILLE ROAD
AUSTIN, TX 78721
1940 WEBBERVILLE RD, LLC

Date: 05/06/2020
File: Exhibit
Scale: N.T.S.
Tech: LS
Project No.: 0690-004-19

1940 WEBBERVILLE



GRAPHIC SCALE
1" = 30'



LOT 47A
RESUBD. OF LOTS 45, 46 & 47
STONE GATE
VOL. 28, PG. 7
PRTCTX

EAGLE'S POINT (SUBD.)
DOCUMENT NO. 200300262
OPRTCTX

LOT 5
0.176 AC.
(7,650 SQ.FT.)

LOT 4
0.184 AC.
(7,994 SQ.FT.)

LOT 3
0.195 AC.
(8,502 SQ.FT.)

LOT 2
0.153 AC.
(6,646 SQ.FT.)

LOT 1
0.202 AC.
(8,810 SQ.FT.)

LOT 44
STONE GATE
VOL. 20, PG. 50
PRTCTX

PROTESTANT EPISCOPAL
CHURCH COUNCIL OF THE
DIOCESE OF TEXAS
CALLED 20.518 AC.
DOCUMENT NO. 2001041460
OPRTCTX

WOODMOOR DRIVE
(50' WIDTH ROW)

WEBBERVILLE ROAD
(VARIABLE WIDTH ROW)

LOT SUMMARY TABLE			
LOT	ACREAGE	SQUARE FEET	LAND USE
1	0.202	8,810	RESIDENTIAL
2	0.153	6,646	RESIDENTIAL
3	0.195	8,502	RESIDENTIAL
4	0.184	7,994	RESIDENTIAL
5	0.176	7,650	RESIDENTIAL
R.O.W.	0.095	4,176	R.O.W. DEDICATION
TOTAL	1.005	43,778	

- LEGEND**
- 1/2" IRON ROD W/ "RPLS 4267" CAP FOUND
 - 5/8" IRON ROD W/ "WHITECAP SURVEY" CAP SET
 - ⊙ 3/4" IRON PIPE FOUND
 - ⊠ SQUARE BOLT FOUND
 - RAILROAD SPIKE FOUND
 - JUAE JOINT USE ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - DAE DRAINAGE ACCESS EASEMENT
 - ROW RIGHT-OF-WAY
 - SIDEWALK
 - ADJOINER TRACT BOUNDARY
 - - - EASEMENT / BUILDING SETBACK LINE
 - SUBJECT TRACT BOUNDARY
 - PRTCTX PLAT RECORDS
TRAVIS COUNTY, TX
 - OPRTCTX OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TX

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

CASE NUMBER: C8-2020-0188.0A
REVISION #: 00 UPDATE: U1
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: 1940 Webberville Road Subdivision
LOCATION: 1940 WEBBERVILLE RD

SUBMITTAL DATE: March 7, 2022
REPORT DUE DATE: March 17, 2022
FINAL REPORT DATE: March 17, 2022

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 **April 18, 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 (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. The revised plat/plan in pdf format
 - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Cindy Edmond
AW Utility Development Services : Derek Tucker
PARD / Planning & Design : Scott Grantham
Electric : Cody Shook
ATD Engineering : Lee Miller
Drainage Engineering : Kyle Virr
Subdivision : Nicholas Coussoulis
Water Quality : Kyle Virr

Electric Review - Cody Shook - Cody.Shook@austinenergy.com

EL 1, EL 2. U1: Comments stand until easements are shown on face of plat.

ATD Engineering Review - Lee Miller - 512-974-6472

- ATD 1. A joint-use driveway used as alternative access for a single-family residential use may serve not more than eight dwelling units. LDC 25-6-451(C). Provide a plat not restricting the number of dwelling units accessing the single joint use access easement driveway.
U1: Comment Cleared.
- ATD 2. If more than 3 residences are served by a single joint use driveway, the following requirements shall apply:
U1: Plat notes 22, 23, and 24 should be removed from sheet 2. Please remove the additional sentence at the end of note 27.
- ATD 3. Show a survey tie across all existing streets bordering or traversing this subdivision and show the entire right-of-way for Webberville Rd. to verify right-of-way width. LDC 25-4-131.
U1: It appears that the ROW dedicated on the plat may be more than necessary in locations. Total ROW required per ASMP is 78'. From the centerline of Webberville Rd. 39' should be dedicated on applicant side of roadway. GIS data indicates existing ROW is 63' at the most, so confirmation of dedication amount may be needed. Comment will be cleared after
- ATD 4. Please remove "for street purposes" from the label in the hatched dedication area.
U1: Comment Cleared.

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.

U1: Comment stands.

DE2 to DE3: CLEARED

DE4: DCM 2.4.2 states that "sound engineering judgement should be used to determine a flow path representative of the drainage area." Please justify the proposed condition flow path and how it is "representative" of the proposed drainage condition.

U1: Please revisit. In proposed conditions, the Tc path is shown as fully grassed.

DE5: Please provide plans and details for the proposed detention pond to demonstrate plans comply with all requirements on ECM 1.2.4 (E).

U1: Comment stands.

DE6: Please add the peak flows leaving the detention pond for each of the storm events to the summary table to demonstrate compliance with DCM 1.2.2(D) which states, "Stormwater runoff peak

flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events."

U1: Comment stands.

DE7: DCM 1.2.3 (C) states, "If a development is located within 550 feet of an existing storm drain system, the developer shall provide all the necessary infrastructure designed in accordance with the criteria in this manual to connect appropriately to the storm drain system." Please provide information to verify compliance.

U1: Please contact watershed protection to clear this comment (rebeka.mckay@austintexas.gov).

DE8: CLEARED

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

Update 1:

PR1. The parkland dedication and park development fee is required (City Code §25-1-601) and must be paid prior to approval. Due to SF-3 zoning, the fee for 10 units must be paid because each lot is large enough for a two-family residential use. Invoices will be issued with the next update.

U1: The park fee bills have now been issued in AMANDA, and invoices emailed to the applicant. Comment pending payment of fees.

PR2. Add the following note to the plat:
A fee-in-lieu of parkland dedication and park development has been paid for 10 units due to SF-3 zoning.

U1: Thank you for Note #19 on coversheet. Please fill in with 10 units, or inform this reviewer if 10 units are not buildable on the site.

Subdivision Review - Nicholas Coussoulis - Nicholas.coussoulis@austintexas.gov

SR 1. **Comment cleared.**

SR 2. **Comment cleared.**

SR 3. **Comment cleared.**

SR 4. **Comment cleared.**

SR 5. **Comment cleared.**

SR 6. If fiscal is required replace Note #11 with the following note. 25-1-83, 25-4-38, 25-4-84 or 30-1-113, 30-2-38, 30-2-84

"This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated _____, 20__, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc#. _____, in the Official Public Records of _____ County, Texas."

Update 1: Verify if fiscal is needed for the case. If fiscal is not needed, remove note #11.

SR 7. Verify if notes #23, 24 and 25 are applicable to the plat, contact the City of Austin Transportation Department reviewer to determine if the notes are needed on the plat. 25-1-83

Update 1: Comment Pending ATD verifying notes # 22, 23, and 24 on the updated plat.

SR 8. **Comment cleared.**

SR 9. **Comment cleared.**

SR 10. **Comment cleared.**

SR 11. **Comment cleared.**

SR 12. **Comment cleared.**

SR 13. **Comment cleared.**

SR 14. **Comment cleared.**

SR 15. The site contains existing structures.

- a. If the structures will be removed or demolished, the plat can be approved, but will not be recorded until the structures are demolished. The plat must be recorded no later than 80 business days after approval. 25-1-83
- b. if the structures will remain, submit a scaled drawing that shows the existing structures and the new lot lines. The structures must meet setbacks from the new lot lines, and the new lots must comply with any applicable impervious cover (IC) and building cover (BC) limits. Include calculations for IC and BC. 25-1-83; 25-2-492

Update 1: Forward a copy of the vacated property after the existing structures have been demolished.

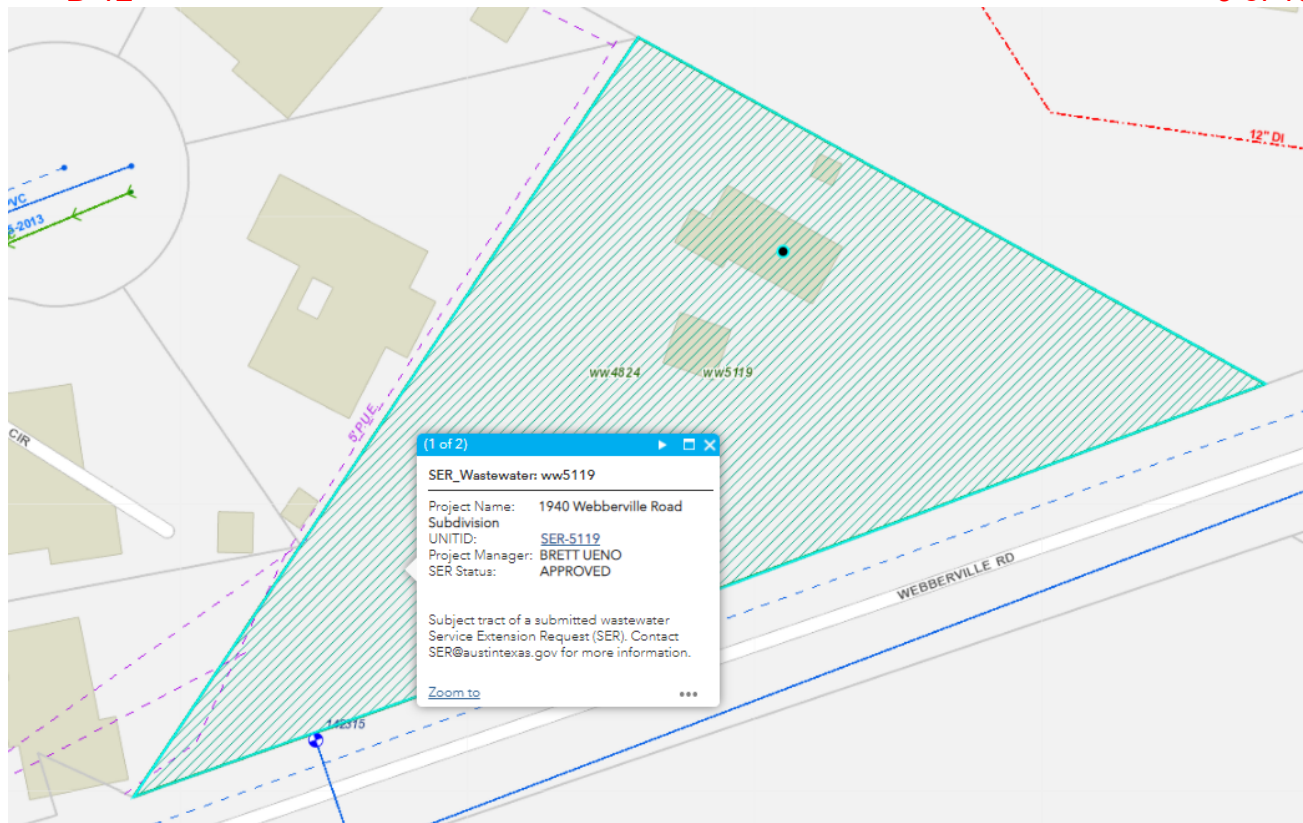
SR 16. **Comment cleared.**

SR 17. **Update 1:** Remove last sentence from note #27

AW Utility Development Services - Derek Tucker - 512-972-0077

AW1. LDC 25-4-132; LDC 25-6-155, 171, 292; TCM 2.3.2:

Names, locations and dimensions of public rights-of-way, alleys, joint use driveways and easements within 150' of the subdivision, the names, locations and dimensions of private rights-of-way, alleys, joint use driveways and easements bordering or affecting the subdivision, and a statement describing the purpose for each public or private dedication. The holder of each easement must be shown for subdivisions in the ETJ in Travis County.



AW2. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:
Remove note 15. This is a duplicate of note 16 and not the correct verbiage for the note.

AW3. Uniform Plumbing Code:

Obtain copies of your current tap records from the AW TAPs office at (512)-972-0000 and contact Cory Harmon (or his designee) at (512)-974-2882 or Cory.Harmon@austintexas.gov to determine if any non-compliant tap or private plumbing violations will be created by the proposed subdivision and obtain his approval. Written approval from Mr. Harmon will be required for successful plat release.

Water Quality Review - Kyle Virr - 512-974-2538

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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.

U1: Please utilize ECM 1.6.4(B) and provide justification for payment in lieu of water quality.

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.

U1: Pending pond design from DE comments.

WQ3 to WQ4: CLEARED

End of report