

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0154.01.2A

Z.A.P. DATE: April 5, 2022

SUBDIVISION NAME: Interport Section 2C Final Plat

AREA: 85.22 acres

LOTS: 5

APPLICANT: EP Austin Purchase Company
Stoneridge Capital Partners, LTD
Village Capital Corporation

AGENT: Dunway/UDG
(John Noell, P.E.)

ADDRESS OF SUBDIVISION: 3101 Fallwell Lane (East Highway 71 & Highway 130)

WATERSHED: Onion Creek

COUNTY: Travis

EXISTING ZONING: LI-PDA

JURISDICTION: Full Purpose

PROPOSED LAND USE: Multi-Family / Commercial-Retail

DEPARTMENT COMMENTS:

The request is for the approval of Interport Section 2C final plat, comprised of 5 lots on 85.22 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 of the plat for the reasons listed in the comment report dated April 1, 2022 and attached as Exhibit C.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

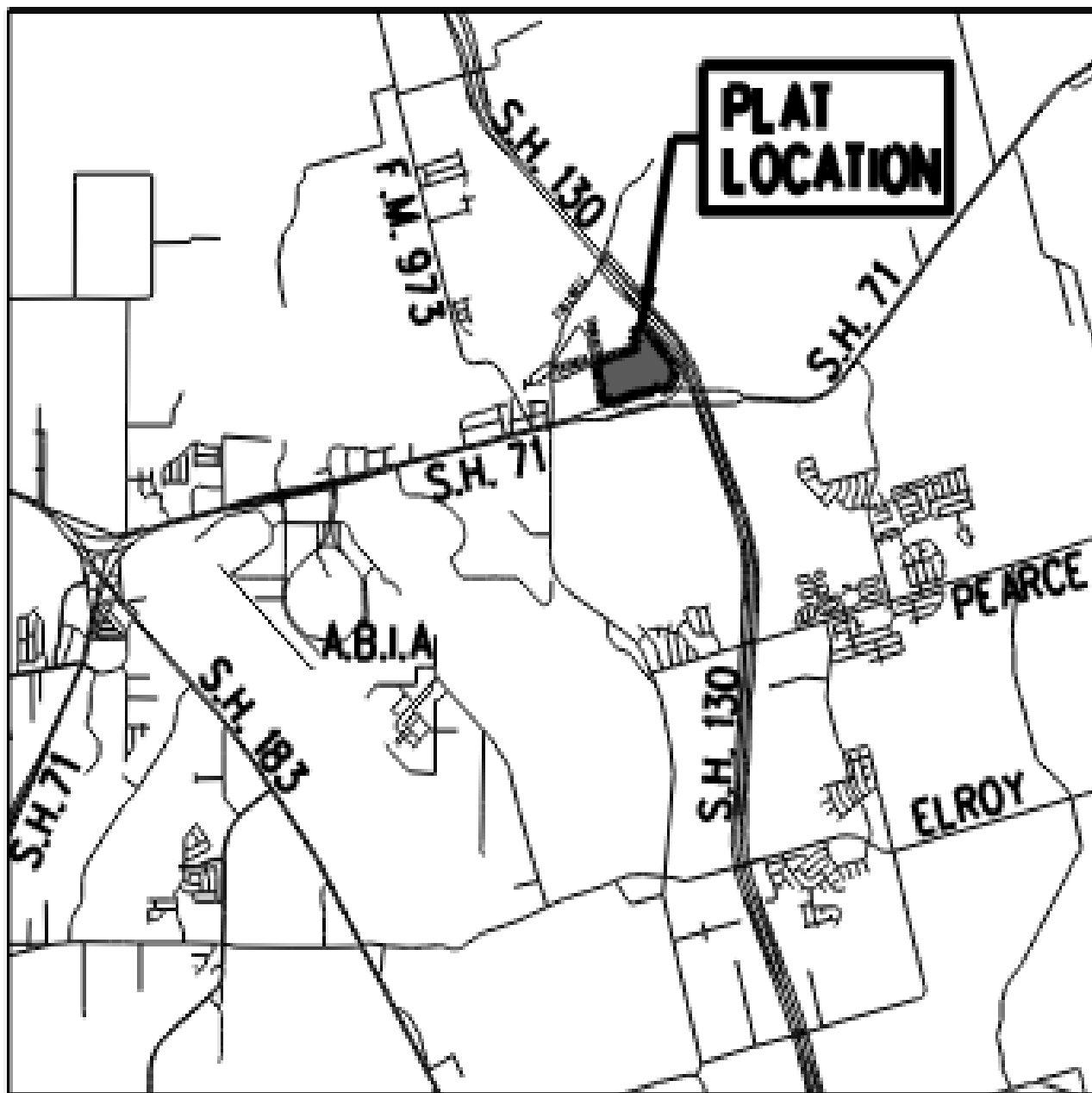
ATTACHMENTS

Exhibit A: Vicinity map

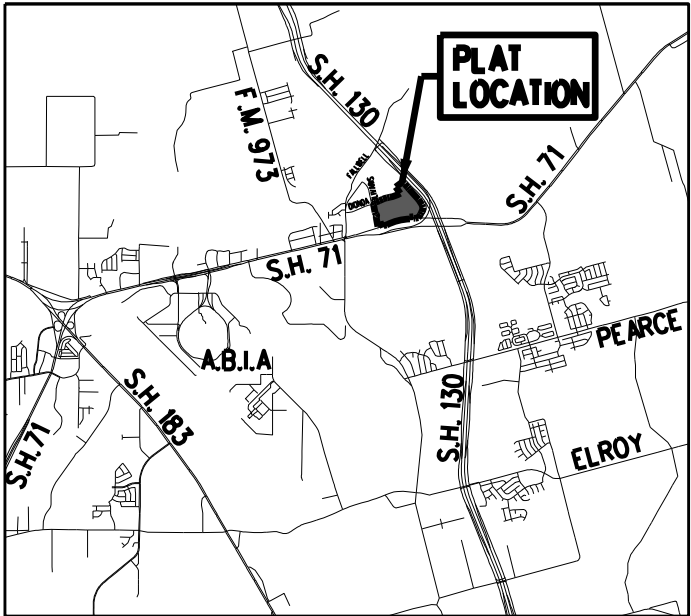
Exhibit B: Proposed plat

Exhibit C: Comment report dated April 1, 2022

EXHIBIT A



INTERPORT SECTION 2C



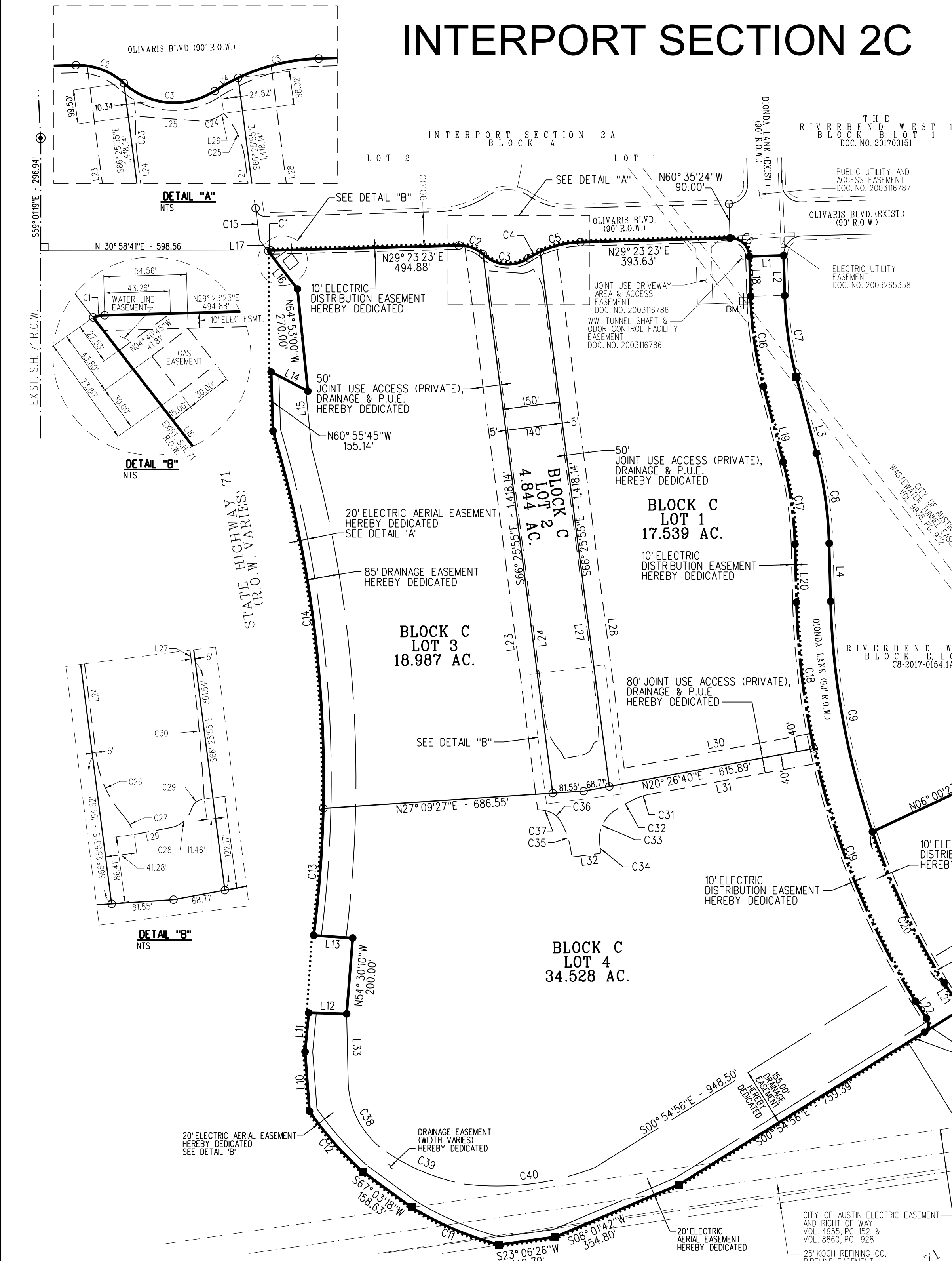
VICINITY MAP
NOT TO SCALE

STREET SUMMARY

STREET	R.O.W. WIDTH	LENGTH
DIONDA LANE	90'	2,088'

LOT SUMMARY

BLOCK	LOT	AREA		USE
		(SF)	(ACRES)	
C	1	764,014	17.539	MULTI-FAMILY
	2	211,023	4.844	PARK DEDICATION
	3	827,093	18.987	MIXED USE RETAIL / COMMERCIAL
	4	1,504,037	34.528	WAREHOUSE/INDUSTRIAL/FLEX RETAIL / COMMERCIAL
E	2	217,879	5.002	WAREHOUSE/INDUSTRIAL/FLEX
ROW		188,179	4.320	
TOTAL		3,712,225	85.220	
TOTAL NUMBER OF LOTS: 5				



LINE TABLE

#	BEARING	DISTANCE	#	BEARING	DISTANCE	#	BEARING	DISTANCE	#	BEARING	DISTANCE
L1	N29°24'38"E	89.99'	L9	S00°39'29"E	241.64'	L17	S83°13'31"W	36.40'	L25	N35°06'55"E	83.37'
L2	S60°37'41"E	105.29'	L10	N63°23'22"W	157.33'	L18	S60°37'18"E	104.94'	L26	N00°40'27"W	6.23'
L3	S73°43'12"E	206.68'	L11	N53°40'46"W	102.48'	L19	S73°43'12"E	205.43'	L27	S66°25'55"E	1009.66'
L4	S60°33'04"E	152.77'	L12	N32°20'55"E	99.91'	L20	S60°33'04"E	152.65'	L28	N66°25'55"W	1385.94'
L5	N00°39'29"W	211.20'	L13	S34°44'26"W	102.73'	L21	N87°45'46"E	59.24'	L29	S20°02'41"W	49.12'
L6	N01°54'52"W	234.93'	L14	N58°25'01"E	108.97'	L22	N87°45'46"E	54.26'	L30	N20°26'40"E	499.22'
L7	S84°48'00"E	136.05'	L15	N64°53'01"W	155.56'	L23	S66°25'55"E	1496.07'	L31	S20°26'40"W	451.13'
L8	S43°30'09"E	30.98'	L16	S83°13'31"W	126.28'	L24	N66°25'55"W	1135.06'	L32	S23°34'05"W	76.79'

CURVE TABLE

#	RADIUS	ANGLE	LENGTH	TANGENT	CHORD L	CHORD BRG.	#	RADIUS	ANGLE	LENGTH	TANGENT	CHORD L	CHORD BRG.
C1	25.00'	17°45'44"	7.74'	3.90'	7.71'	N20°30'09"E	C21	2008.50'	02°02'21"	71.48'	35.74'	71.48'	S89°42'38"E
C2	90.00'	44°06'12"	69.28'	36.46'	67.58'	N51°26'29"E	C22	25.00'	93°55'54"	40.99'	26.78'	36.55'	S50°36'48"E
C3	98.00'	75°27'17"	129.06'	75.82'	119.93'	N35°45'57"E	C23	278.50'	11°14'07"	54.60'	27.39'	54.52'	N60°48'52"W
C4	265.00'	07°37'51"	35.29'	17.67'	35.27'	N01°51'14"E	C24	45.00'	35°47'22"	28.11'	14.53'	27.65'	N17°13'14"E
C5	265.00'	23°43'14"	109.71'	55.65'	108.93'	N17°31'46"E	C25	109.50'	35°01'02"	66.92'	34.53'	65.89'	S83°56'26"E
C6	50.00'	89°47'28"	78.36'	49.82'	70.58'	N74°18'44"E	C26	144.50'	34°12'37"	86.28'	44.47'	85.00'	S83°32'13"E
C7	955.00'	13°02'29"	217.37'	109.16'	216.91'	S67°09'41"E	C27	73.50'	22°52'03"	29.33'	14.87'	29.14'	S89°12'31"E
C8	1046.11'	13°07'53"	239.76'	120.41'	239.23'	S67°12'38"E	C28	35.00'	62°35'54"	38.24'	21.28'	36.37'	N11°15'16"W
C9	2008.50'	17°38'18"	618.31'	311.62'	615.87'	S69°20'25"E	C29	18.00'	72°12'59"	22.69'	13.28'	21.22'	N06°26'43"W
C10	25.00'	88°25'16"	38.58'	24.32'	34.86'	N43°33'08"E	C30	2494.55'	04°07'32"	179.63'	89.85'	178.59'	N64°22'09"W
C11	872.78'	16°30'48"	251.55'	126.65'	250.68'	S54°02'26"W	C31	135.50'	12°22'08"	29.25'	14.68'	29.19'	S14°15'35"W
C12	872.78'	13°56'33"	212.38'	106.72'	211.86'	S79°32'14"W	C32	329.50'	12°46'15"	73.44'	36.87'	73.29'	S01°41'24"W
C13	3227.42'	05°57'20"	335.47'	167.89'	335.32'	N54°44'34"W	C33	89.50'	61°37'29"	96.26'	53.38'	91.69'	S35°30'28"E
C14	3227.42'	17°51'08"	1005.61'	506.91'	1001.54'	N66°38'48"W	C34	332.50'	04°35'31"	26.65'	13.33'	26.64'	S64°01'27"E
C15	2936.91'	01°38'47"	84.39'	42.20'	84.38'	N66°18'32"W	C35	209.98'	28°15'28"	103.56'	52.85'	102.51'	N76°43'25"W
C16	1045.00'	13°08'24"	239.65'	120.36'	239.13'	S67°11'10"E	C36	49.98'	32°52'19"	28.67'	14.74'	28.28'	S72°42'41"W
C17	956.11'	13°07'47"	219.10'	110.03'	218.62'	S67°12'50"E	C37	84.98'	25°56'09"	38.47'	19.57'	38.14'	S43°18'27"W
C18	2098.50'	10°35'42"	388.05'	387.50'	387.50'	S65°49'07"E	C38	229.83'	54°20'58"	218.01'	117.99'	209.93'	S87°31'24"E
C19	2098.50'	19°38'48"	719.57'	363.35'	716.05'	S80°56'22"E	C39	536.15'	23°52'03"	233.34'	113.31'	221.73'	N53°22'05"E
C20	2008.50'	12°34'14"	440.66'	221.22'	439.78'	S84°26'41"E	C40	711.03'	28°14'24"	350.45'	178.86'	346.92'	N23°47'56"E

BEARING BASIS

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM 1983, TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS CENTRAL ZONE. ALL BEARINGS, DISTANCES AND ACREAGES SHOWN HEREON RELATE TO THIS DATUM AND GRID COORDINATE SYSTEM.

BENCHMARK

BM1
SQUARE CUT AT THE NORTHEAST CORNER OF A CONCRETE PAD FROM THE INTERSECTION OF DIONDA LANE (90' ROW) AND OLIVARIS BLVD. (90' ROW) PER SITE DEVELOPMENT PERMIT NO. SP-2015-0414C.F2SH. 214.5' SOUTHEAST ALONG Q OF DIONDA LANE, THEN 61.57' SOUTHWEST TO A SQUARE CUT.
ELEVATION: 444.07 (NAVD)
TEXAS CENTRAL STATE PLANE COORDINATES (GRID):
NORTHING: 10,047,892.62
EASTING: 3,150,647.87

LEGEND

- BENCHMARK
- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET W/ PLASTIC CAP
- BRASS DISK FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED SIDEWALK LOCATION



TX Registered Engineering Firm *F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252

INTERPORT SECTION 2C

APPLICATION SUBMITTAL DATE: DECEMBER 17, 2020

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT EP AUSTIN PURCHASE COMPANY, LLC A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF 4.320 ACRES OUT OF THAT CERTAIN 106.41 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2021009377 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH CHRISTOPHER WESTPHAL, AUTHORIZED REPRESENTATIVE,

AND THAT STONERIDGE CAPITAL PARTNERS, LTD., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF THREE (3) TRACTS OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS AS FOLLOWS:
(1) THAT CERTAIN 1.918 ACRE TRACT AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2009078924 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
(2) THOSE TWO 5.00 ACRE TRACTS, DESCRIBED AS THE "SOUTH AND NORTH TRACT" AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2009078925 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;
(3) A 51.443 ACRE REMAINING PORTION OF THAT CERTAIN 130.04 ACRE TRACT AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2005210732 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH MITCHEL WONG, MANAGER,

AND THAT VILLAGE CAPITAL CORPORATION, AN INDIANA COPORATION, BEING THE OWNER OF THAT CERTAIN 17.539 ACRE TRACT OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2022000738 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH ABIGAIL G. FRANTZ, SENIOR VICE PRESIDENT AND SECRETARY,

DO HEREBY SUBDIVIDE 85.220 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:

INTERPORT SECTION 2C

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREOF, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20____, A.D.

CHRISTOPHER WESTPHAL, AUTHORIZED REPRESENTATIVE
EP AUSTIN PURCHASE COMPANY, LLC
801 CONGRESS AVE., SUITE 300
HOUSTON, TEXAS 77002

THE STATE OF TEXAS
THE COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHRISTOPHER WESTPHAL, AUTHORIZED REPRESENTATIVE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE,

THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

WITNESS MY HAND THIS THE ____ DAY OF _____, 20____, A.D.

MITCHEL WONG, MANAGER
STONERIDGE CAPITAL PARTNERS, LTD
1009 E. 40th ST., SUITE 200
AUSTIN, TEXAS 78751

STATE OF TEXAS
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MITCHEL WONG, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE,

THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

WITNESS MY HAND THIS THE ____ DAY OF _____, 20____, A.D.

ABIGAIL G. FRANTZ
SENIOR VICE PRESIDENT AND SECRETARY
VILLAGE CAPITAL CORPORATION
AN INDIANA COPROPATION

STATE OF _____
COUNTY OF _____

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ABIGAIL G. FRANTZ, SENIOR VICE PRESIDENT AND SECRETARY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATIONS EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE,

THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC

PRINTED NAME _____ MY COMMISSION EXPIRES _____

THIS SUBDIVISION IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, A.D.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, A.D.

NADIA BARRERA-RAMIREZ, CHAIR DAVID KING, SECRETARY

THE STATE OF TEXAS

THE COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, A.D. AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____ DAY OF _____, 20____, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS ____ DAY OF _____, 20____, A.D.

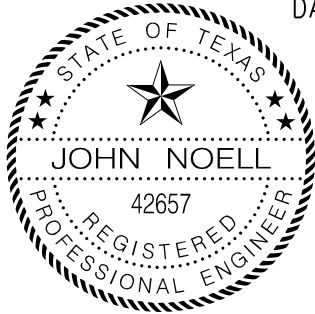
CESAR ZAVALA FOR:
J. DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ENGINEER'S CERTIFICATE:

I, JOHN NOELL, P.E. NO. 42657, 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 AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS LOCATED WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD HAZARD AREA, AS INDICATED ON FEDERAL FLOOD INSURANCE ADMINISTRATION, FIRM PANEL NO. 48453C0630L AND PANEL NO. 48453C0610L, DATED 1/22/2020.

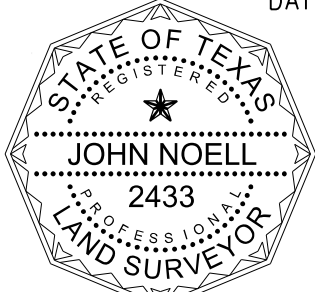
2/13/2022
DATE
JOHN NOELL, P.E. 42657
DUNAWAY/UDG
TEXAS FIRM F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN TEXAS, 78735
(512) 306-8252



SURVEYOR'S CERTIFICATE:

I, JOHN NOELL, 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 CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS ACCURATE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION.

2/13/2022
DATE
JOHN NOELL
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 2433
TBPLS FIRM No. 10065900



DUNAWAY/UDG
TBPLS 10065900



TX Registered Engineering Firm #F-1114
5707 SOUTHWEST PARKWAY
BUILDING 2, SUITE 250
AUSTIN, TX 78735
PHONE: 512-306-8252

GENERAL NOTES:

- THIS SUBMISSION IS SUBJECT TO THE DEVELOPMENT REGULATIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AS MODIFIED BY ORDINANCE NO. 000928-24 & -25, GENERALLY KNOWN AS THE INTERPORT PDA, AS MODIFIED FROM TIME TO TIME. REFERENCE TO CITY AUSTIN STANDARDS REFERS TO THOSE STANDARDS AS MODIFIED BY THE REFERENCED ORDINANCE.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN STANDARDS AS MODIFIED BY THE PDA ZONING ORDINANCE NO. 000928-24 & -25 FOR THE SITE.
- ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
- PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ALL STREETS (OLIVARIS BLVD. & DIONDA LANE) AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SH 71 AND SH 130 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG SH 71 AND SH 130 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN STAGE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER OR ASSIGNS.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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 THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 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 8 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 OVER HEAD 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 25-8 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 CENTERLINE OF THE 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 CLEARANCE 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 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.
- DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
- BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- THE SUBDIVISION CONSTRUCTION AGREEMENT (SCA) WILL BE PREPARED BY THE FISCAL OFFICER. "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 SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____ IN THE OFFICAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
- 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.
- PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20070621-027, PRIOR TO APPROVAL OF A SITE PLAN IN THIS SUBDIVISION.
- VEHICULAR ACCESS TO SH 130 IS SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. LOT 2, BLOCK E IS PROHIBITED FROM DIRECT DRIVEWAY ACCESS TO SH 130.
- THE JOINT USE ACCESS EASEMENT (PRIVATE) SHOWN ON THE FACE OF THIS PLAT IS RESERVED FOR THE NON-EXCLUSIVE RIGHT FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS FOR ALL OF THE OWNERS OF THE PROPERTY CONTAINED ON THIS PLAT, AND THEIR RESPECTIVE HEIRS, SUCCESSORS, ASSIGNS, AND THEIR TENANTS, EMPLOYEES AND INVITEES, AND ALL PUBLIC SERVICE AND EMERGENCY VEHICLES.

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



CASE NUMBER: C8-2017-0154.01.2A
 REVISION #: 00 UPDATE: U0
 CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Interport 2 Section 2C Final Plat
 LOCATION: 3101 FALLWELL LN

SUBMITTAL DATE: March 7, 2022
 REPORT DUE DATE: April 4, 2022
 FINAL REPORT DATE: April 1, 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 **June 6, 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) 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: Chima Onyia
 AW Utility Development Services: Bradley Barron
 Electric: Cody Shook
 ATD Engineering: Adrianna Morrow
 911 Addressing: Jorge Perdomo

Drainage Engineering: Don Heisch
 Environmental: Pamela Abree-Taulli
 PARD / Planning & Design: Scott Grantham
 Subdivision: Cesar Zavala
 Water Quality: Don Heisch

Subdivision Review - Cesar Zavala - 512-974-3404

- SR 1. Provide a deed for all the owners with property in the proposed plat, a deed for EP Austin Purchase Company, LLC was not found with the submittal.
- SR 2. Revise the notary block for the owner's signatures to read as the following template: 25-1-83, 30-1-113

State of _____ §

County of _____ §

Before me, the undersigned authority, a notary public in and for the State of _____, 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 _____

Date

- SR 3. Update the jurisdiction to read with following: 25-1-83, 30-1-113
"This subdivision plat is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____ 2022."
- SR 4. Remove the first director's approval block below the jurisdiction note. 25-1-83, 30-1-113
- SR 5. This case will require commission approval since the plat has 5 or more lots. Update the commission approval block to show as follows:

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the _____ day of _____ 20__.

Chair

Secretary

SR 6. Update the county clerk's annotation block to show the current clerk's information: 25-1-83, 30-1-113

Add/modify the recordation block as shown: 25-1-83, 30-1-113

STATE OF TEXAS

COUNTY OF TRAVIS

I, Rebecca Guerrero, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the ____ day of _____, 20__, A.D., at ____ o'clock ____M., duly recorded on the ____ day of _____, 20__, A.D., at ____ o'clock ____M., of said County and State in Document Number _____ of the Official Public Records of Travis County.

Witness my hand and seal of the office of the county clerk, this the ____ day of _____ 20__, A.D.

Deputy, County Clerk
Travis County, Texas

SR 7. Update plat Note # 2 to read with the following: 25-1-83, 30-1-113

"Building setback lines shall be in conformance with City of Austin zoning ordinance requirements."

SR 8. Will fiscal be posted for this case? If fiscal will be posted for the case, update Note # 18 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."

SR 9. If fiscal is posted for the case delete Note # 17. 25-1-83, 30-1-113

SR 10. The plat shows two Detail B blow ups as exhibits of an area. Label the blow up exhibits as B and C.

SR 11. In the Lot Summary Table on Sheet 2 remove the retail uses, the Park Dedication use should remain on the table. The lots will have uses allowed by approved zoning ordinance or as amended. 25-1-83, 30-1-113

SR 12. Add a note to the plat that list any lot that will have uses such as landscape, open space, park use or drainage. Include on the note that no other uses are allowed on the lot(s) and the group or organization that will maintain the lot(s). 25-1-83, 30-1-113

SR 13. Update the sheet set to show the plat drawing as sheet 1 and the notes sheet as sheet 2.

SR 14. Verify that the lot(s) meet the Hazardous Pipeline requirements listed in [LDC 25-4-134](#) .

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

AW1. §25-9:

Service Extension Request 5099 for water service is currently in review and must be approved prior to plat approval. For status, contact Katie Frazier at (512)-972-0232 or Katie.Frazier@austintexas.gov.

AW2. Per Utility Criteria Manual Section 2, §15-9, §30-2, §25-5, §25-9, and the Uniform Plumbing Code:

Once AW1 is resolved, the landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

AW3. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Replace note 8 with the following note:

THE WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER, RECLAIMED, AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER, RECLAIMED, AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

AW4. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Replace note 9 with the following note:

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER, RECLAIMED, AND WASTEWATER UTILITY SYSTEM.

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 - Don Heisch – (512) 978-1736 - Don.Heisch@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.

- WQ 1.** Provide compliance with LDC 25-1-84(D) which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:
1. City of Austin Certification of Compliance Form;
 2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
 3. Development permit from the TCEQ, or;
 4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

The applicant may find the Landfill Certification Form on the City of Austin website using the following link:

- WQ 2. Add a water quality plat note that reads as follows:
"Water quality controls are required for all development pursuant to the Land Development Code."
Water quality controls are required per LDC 25-8-211.
- WQ 3. Submit a fiscal estimate for the construction of water quality improvements per LDC 25-1-112.
- WQ 4. Provide water quality plan per LDC 25-8-211 in accordance with the Subdivision Application Instructions. See Page 17.

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

- EL 1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)
(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.
Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Fifteen-foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to Olivaris Blvd. Show the easement(s) on the face of the plat.

ATD Engineering Review - Adrianna Morrow - 512-974-6403

FYI - Please note, development of structures that require a building permit, on this plat, and subsequent re-plats of this Subdivision will be subject to the City of Austin Street Impact Fee Ordinances 20201220-061 [<https://www.austintexas.gov/edims/document.cfm?id=352887>] and 20201210-062 [<https://www.austintexas.gov/edims/document.cfm?id=352739>], as applicable prior to acquiring the building permit. The City shall start collecting street impact fees with all building permits issued on or after June 21, 2022. For more information please visit the Street Impact Fee website [austintexas.gov/streetimpactfee].

- ATD 1. Please correctly identify all streets bordering or traversing this subdivision LDC 25-1-83. *This applies to SH 130.*
- ATD 2. The layout of the proposed plat does not match the approved preliminary plan. Revise the layout to match the preliminary plan, or submit a revision to the preliminary plan. LDC 25-4-59, 25-4-61. *All proposed joint use access easements included on the approved preliminary plan must be included in the final plat.*

Drainage Engineering Review - Don Heisch – (512) 978-1736 - Don.Heisch@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.

- WQ 1. Coordinate with the Site Plan Reviewer to discuss actions needed to address that fact that the proposed final plat does not match the approved preliminary plan. It appears that some easements from the preliminary plan have not been included in the final plat. Approval of a

preliminary plan establishes a mutual commitment to the layout per LDC 25-4-59. Changes to a preliminary plan shall comply with LDC 25-4-61.

WQ 2. Provide copy of the revised preliminary plan when available. [LDC 25-4-51, 25-4-59 and 25-4-61]

WQ 3. Submit a fiscal estimate for the construction of the pond per LDC 25-1-112.

WQ 4. Submit a drainage easement with required maintenance for the pond with metes and bounds that will contain the pond.

WQ 5. Provide drainage plan per LDC 25-8-211 in accordance with the Subdivision Application Instructions. See Page 17.

WQ 6. Consider changing the names of the details. There are two Detail "B".

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

EV 1 There is an active Environmental violation on the site. Clear the violation to clear this comment.

PLAT NOTES [LDC 25-1, Article 4]

EV 2 Remove the specific reference to Land Development Code Section 25-8 shown in plat note number 12, referring to pruning and/or removal of trees by Austin Energy. A subdivision final plat note should only reference the Land Development Code in general. [[LDC 25-1, Article 4]

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

Reviewer notes: modeling reviewed under C8-2015-0183PA. Models submitted at completeness check and saved under folder C8-2017-0154.01 on LUR network folder. Associated Site Plan case: SP-2021-0376D. In Date: 10/26/2021

Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions Katina.Bohrer@austintexas.gov

No Comments

Hydro Geologist Review - Eric Brown - 512-978-1539

No hydrogeologic CEFs located on or within 150' of subject area. No additional comments at this time.

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

Update 0:

- PR1. This reviewer has researched and reviewed the case with others. The previous preliminary plan had some area designated as parkland (e.g. Section 2C, Block C, lot 2). Fiscal was posted for 15.84 acres of parkland on the Colorado River as part of Site Plan for Colorado Creek Apartment Homes (SP-2015-0414C.F2.SH). It appears that this land has not yet been dedicated, therefore there is no surplus credit available for subdivisions or site plans. At such a time that land is dedicated and terms of the Fiscal Surety Memo fulfilled, fiscal can be released and there will be surplus credit available (4.37 acres).
- PR2. Parkland Early Determination (PED #1287) states that land will be required at the time of subdivision, and includes 118 acres south of Dionda Lane. Because of a Chapter 245 determination, the subdivision will be reviewed with the 2007 parkland ordinance calculations. Because the preliminary plan includes designated parkland for this subdivision, PARD will require land with this final plat. PARD is open to discussion if the applicant has a different proposal.
- PR3. Parkland dedication is required per Chapter 25-1, Article 14 (Parkland Dedication) of the City Code for this project. Show the property proposed to be dedicated parkland. Label Block C, Lot 2 as "Park." Contact the PARD reviewer for further discussion.
- PR4. Add the following note to the plan:
- Parkland dedication is required per City Code §25-1-601, as amended, prior to approval of a final plat in this subdivision. The area to be dedicated is shown on this final plat as Block C, Lot 2.
- PR5. Provide a map and table showing the area of parkland dedication that is in the following categories: (A) 25-year floodplain, (B) critical water quality zone, 100-year floodplain, or CEF buffer NOT in 25-year floodplain, (C) land in other easements, and (D) land unencumbered by the above mentioned restrictions.
- PR6. Please indicate whether there is a unit count or estimate. Code states that if number is not known, 24 units per acre is assumed (25-1-601(G)). Once calculations are made for estimated units and parkland credit, additional fees may apply.

Wetlands Biologist Review - Eric Brown - 512-978-1539

No wetland CEFs located on or within 150' of subject area. No additional comments at this time.

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

The proposed final plat (C8-2017-0154.01.2A) is approved from a plumbing code perspective.

End of Master Comment Report