

## **SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2019-0143.2A

**P.C. DATE:** 4/26/2022

**SUBDIVISION NAME:** Howard Lane Phase 2

**AREA:** 18.29 acres

**LOT(S):** 122

**OWNER/APPLICANT:** Clayton Properties Group (Tyler Gatewood)

**AGENT:** BGE, Inc. (J. Adam Berry)

**ADDRESS OF SUBDIVISION:** 2906 E. Howard Ln.

**GRIDS:** P-33, Q-33

**COUNTY:** Travis

**WATERSHED:** Harris Branch and Gilleland Creek **JURISDICTION:** 2 Mile ETJ

**EXISTING ZONING:** N/A

**MUD:** N/A

**PROPOSED LAND USE:** Single Family

**ADMINISTRATIVE WAIVERS:** N/A

**VARIANCES:** Two Administrative Variances have been granted in accordance with 30-5-42 for cut and fill from 4-8 feet.

**SIDEWALKS:** Sidewalks will be provided on all internal streets.

**DEPARTMENT COMMENTS:** Approval with Conditions of the Howard Lane Phase 2 Final Plat, consisting of 122 lots on 18.292 acres. Water and wastewater will be provided by the City of Austin. Staff recommends approval of the plat subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include **STUFF**. 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 plat does not need to be heard before the Commission again.

**STAFF RECOMMENDATION:** The staff recommends approval with conditions of this subdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Sarah Sumner

**PHONE:** 512-854-7687

Email address: [sarah.sumner@traviscountytx.gov](mailto:sarah.sumner@traviscountytx.gov)

# TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

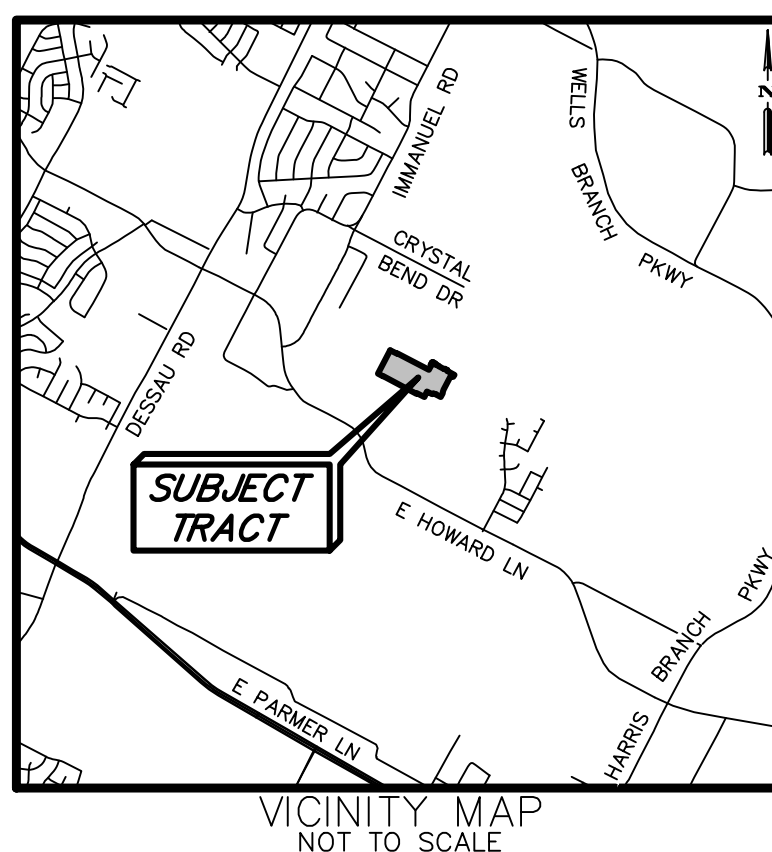
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

#### BEARING BASIS

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. ALL DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR = 0.99991166

## FINAL PLAT HOWARD LANE PHASE 2

A SUBDIVISION OF 18.292 ACRES OF LAND  
LOCATED IN THE  
SAMUEL CUSHING SURVEY NO. 70,  
TRAVIS COUNTY, TEXAS



**BGE, Inc.**  
101 West Louis Henna Blvd., Suite 400  
Austin, Texas 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502

SHEET 1 OF 4



LOT 4

BLOCK  
B  
50



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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 62°14'20" W	112.53'
L2	S 72°45'40" W	32.82'
L3	N 62°14'20" W	115.00'
L4	S 27°45'40" W	126.74'
L5	S 27°45'40" W	15.10'
L6	S 27°45'40" W	3.11'
L7	N 62°14'20" W	115.37'
L8	N 27°45'40" E	13.11'
L9	N 27°45'40" E	100.00'
L10	N 27°45'40" E	50.00'
L11	S 62°14'20" E	60.00'
L12	S 62°14'20" E	25.00'
L13	S 59°39'47" E	128.39'
L14	S 60°09'51" E	50.03'
L15	S 28°30'28" W	50.00'
L16	N 61°59'16" W	56.72'
L17	S 13°41'53" W	41.24'
L18	S 13°45'06" W	41.23'
L19	S 27°45'40" W	80.00'
L20	N 27°45'40" E	84.90'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L21	S 27°45'40" W	100.00'
L22	N 58°19'18" W	38.35'
L23	N 62°14'20" W	30.86'
L24	S 62°14'20" E	30.88'
L25	S 58°19'18" E	32.88'
L26	N 27°45'40" E	78.51'
L27	S 27°45'40" W	83.99'
L28	S 58°19'18" E	33.59'
L29	N 62°13'33" W	25.01'
L30	S 58°19'18" E	28.11'
L31	N 28°30'28" E	84.42'
L32	N 27°29'41" E	302.38'
L33	N 29°18'48" E	21.96'

RECORD LINE TABLE		
NUMBER	BEARING	DISTANCE
(L15)	(S 29°52' W)	
{L15}	{S 28°26'49" W}	{50.00'}
(L31)	(N 29°01' E)	(302.41')
{L31}	{N 27°32'34" E}	{301.46'}
(L32)	(N 29°41'00" E)	(22.36')
{L32}	{N 28°29'12" E}	

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
DERWENT DRIVE	50 FT.	936 FT.
RIDING DRIVE	50 FT.	547 FT.
STOCKSBRIDGE DRIVE	60 FT.	725 FT.
ST REGIS DRIVE	50 FT.	532 FT.
TOWY ROAD	50 FT.	795 FT.
UNDERBANK ROAD	50 FT.	510 FT.
TOTAL LINEAR FEET		4,045 FT.

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	122	13.549 AC.
RIGHT-OF-WAY	—	4.743 AC.
TOTAL	122	18.292 AC.

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	57.49'	60.00'	54°53'48"	N 73°25'57" W	55.31'
C2	23.56'	15.00'	90°00'00"	N 17°14'20" W	21.21'
C3	23.56'	15.00'	90°00'00"	N 72°45'40" E	21.21'
C4	23.56'	15.00'	90°00'00"	S 17°14'20" E	21.21'
C5	46.08'	1,025.00'	2°34'33"	S 60°57'03" E	46.08'
C6	24.24'	15.00'	92°34'30"	N 74°02'58" E	21.68'
C7	23.50'	15.00'	89°44'57"	S 17°06'48" E	21.17'
C8	23.56'	15.00'	90°00'00"	N 17°14'20" W	21.21'
C9	23.56'	15.00'	90°00'00"	S 72°45'40" W	21.21'
C10	22.54'	15.00'	86°04'58"	N 15°16'49" W	20.48'
C11	32.47'	475.00'	3°55'02"	N 60°16'49" W	32.47'
C12	35.89'	525.00'	3°55'02"	N 60°16'49" W	35.89'
C13	24.59'	15.00'	93°55'02"	N 74°43'11" E	21.93'
C14	22.54'	15.00'	86°04'58"	S 15°16'49" E	20.48'
C15	18.80'	275.00'	3°55'02"	S 60°16'49" E	18.80'
C16	23.56'	15.00'	90°00'00"	N 72°45'40" E	21.21'
C17	23.63'	15.00'	90°15'03"	S 72°53'12" W	21.26'
C18	18.46'	15.00'	70°31'44"	S 07°30'11" E	17.32'
C19	307.21'	60.00'	293°21'44"	S 76°05'11" E	65.92'
C20	11.21'	15.00'	42°50'00"	N 49°10'40" E	10.95'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C21	22.89'	15.00'	87°25'27"	N 15°57'03" W	20.73'
C22	43.83'	975.00'	2°34'33"	N 60°57'03" W	43.83'
C23	23.55'	15.00'	89°56'39"	S 72°44'00" W	21.20'
C24	23.56'	15.00'	90°00'00"	N 72°45'40" E	21.21'
C25	23.56'	15.00'	90°00'00"	S 17°14'20" E	21.21'
C26	24.59'	15.00'	93°55'02"	S 74°43'11" W	21.93'
C27	22.22'	325.00'	3°55'02"	S 60°16'49" E	22.22'
C28	23.56'	15.00'	90°00'00"	N 17°14'20" W	21.21'
C29	2.52'	275.00'	0°31'29"	S 58°35'02" E	2.52'
C30	16.28'	275.00'	3°23'33"	S 60°32'33" E	16.28'
C31	38.75'	60.00'	37°00'21"	N 24°15'53" W	38.08'
C32	41.98'	60.00'	40°05'30"	N 14°17'03" E	41.13'
C33	46.90'	60.00'	44°47'21"	N 56°43'29" E	45.72'
C34	32.35'	60.00'	30°53'32"	N 30°32'17" W	31.96'
C35	44.07'	60.00'	42°04'56"	N 05°56'57" E	43.08'
C36	43.52'	60.00'	41°33'19"	N 47°46'04" E	42.57'
C37	2.15'	60.00'	2°02'57"	N 69°34'12" E	2.15'
C38	5.94'	325.00'	1°02'50"	S 58°50'43" E	5.94'
C39	16.28'	325.00'	2°52'12"	S 60°48'14" E	16.28'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
31	B	5,750
32	B	5,750
33	B	5,750
34	B	5,750
35	B	5,750
36	B	5,750
37	B	5,750
38	B	5,750
39	B	5,750
40	B	5,750
41	B	5,750
42	B	5,750
43	B	6,773
44	B	5,383
45	B	4,600
46	B	4,600
47	B	4,600
48	B	4,600
49	B	4,600

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
50	B	4,600
51	B	4,600
52	B	4,622
53	B	4,672
54	B	3,980
55	B	4,005
56	B	4,984
57	B	3,920
58	B	3,707
59	B	4,697
60	B	5,000
61	B	4,800
62	B	4,800
63	B	4,800
64	B	4,800
65	B	4,800
66	B	4,800
67	B	4,800
68	B	5,998

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
15	E	4,615
16	E	4,616
17	E	4,616
18	E	4,617
19	E	4,618
20	E	4,619
21	E	4,619
22	E	4,620
23	E	4,621
24	E	5,572

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
19	F	5,702
20	F	4,600
21	F	4,600
22	F	4,600
23	F	4,600
24	F	4,600
25	F	4,600
26	F	4,600
27	F	4,600
28	F	4,600
29	F	4,600
30	F	4,600
31	F	4,600
32	F	4,600
33	F	4,600
34	F	4,600
35	F	4,600
36	F	5,702

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	G	5,702
2	G	4,600
3	G	4,600
4	G	4,600
5	G	4,600
6	G	4,600
7	G	4,600
8	G	4,600
9	G	4,600
10	G	4,600
11	G	4,600
12	G	4,600
13	G	4,600
14	G	4,600
15	G	4,600
16	G	4,600
17	G	4,600
18	G	5,702

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
19	G	5,702
20	G	4,600
21	G	4,600
22	G	4,600
23	G	4,600
24	G	4,600
25	G	4,600
26	G	4,600
27	G	4,600
28	G	4,600
29	G	4,600
30	G	4,600
31	G	4,600
32	G	4,600
33	G	4,600
34	G	4,600
35	G	4,602
36	G	5,797

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	H	5,600
2	H	4,597
3	H	4,600
4	H	4,600
5	H	4,600
6	H	4,600
7	H	4,600
8	H	4,600
9	H	4,600
10	H	4,600
11	H	4,600
12	H	4,600
13	H	4,600
14	H	4,600
15	H	4,600
16	H	4,600
17	H	4,600
18	H	5,702

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	Q	5,878
2	Q	4,624

FINAL PLAT  
HOWARD LANE  
PHASE 2

A SUBDIVISION OF 18.292 ACRES OF LAND  
LOCATED IN THE  
SAMUEL CUSHING SURVEY NO. 70,  
TRAVIS COUNTY, TEXAS



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TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502



STATE OF TEXAS §  
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DOING BUSINESS IN TEXAS AS BROHN HOMES, ACTING HEREIN BY AND THROUGH ADAM BOENIG, ITS MANAGER, OWNER OF A 31.224 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1", AND A 34.345 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2", AS CONVEYED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019130311 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT A, D.W. PATRICK ADDITION, A SUBDIVISION AS RECORDED IN VOLUME 78, PAGE 293, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID D.W. PATRICK ADDITION HAVING BEEN VACATED BY INSTRUMENT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THE UNDERSIGNED OWNER DO HEREBY SUBDIVIDE 18.292 ACRES OF LAND OUT OF THE SAMUEL CUSHING SURVEY NO. 70, SITUATED IN TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THE THIS PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

HOWARD LANE PHASE 2

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE 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.

BY: CLAYTON PROPERTIES GROUP, A TENNESSEE CORPORATION

BY: BROHN HOMES

\_\_\_\_\_  
ADAM BOENIG, MANAGER  
6720 VAUGHT RANCH RD #200  
AUSTIN, WILLIAMSON COUNTY, TEXAS 78730  
(512) 320-8833

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ADAM BOENIG, MANAGER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

\_\_\_\_\_  
NOTARY PUBLIC, STATE OF TEXAS

\_\_\_\_\_  
PRINT NOTARY'S NAME

MY COMMISSION EXPIRES \_\_\_\_\_

WITNESS MY HAND, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 AND 500 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NUMBERS 48453C0270J AND 48453C0290J, FOR TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.

I, J. ADAM BERRY, 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 CHAPTER 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

**FOR REVIEW. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF J. ADAM BERRY, P.E. #120743. IT IS NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION.**

J. ADAM BERRY, P.E.  
LICENSED PROFESSIONAL ENGINEER NO. 120743

DATE: \_\_\_\_\_

BGE, INC.  
101 WEST LOUIS HENNA BLVD, SUITE 400  
AUSTIN, TEXAS 78728

I, DION P. ALBERTSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 30 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 BY EMPLOYEES OF BGE, INC.

**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**

DION P. ALBERTSON, R.P.L.S. 4963

DATE: \_\_\_\_\_

BGE, INC.  
7330 SAN PEDRO AVE., SUITE 202  
SAN ANTONIO, TEXAS 78216

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROAD, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER' CONSTRUCTION.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN'S 2 MILE E.T.J. 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.

\_\_\_\_\_  
CESAR ZAVALA, FOR:  
DENISE LUCAS, ACTING DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
SECRETARY

GENERAL NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 30-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER IS RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER IS RESPONSIBLE FOR THE PERFORMANCE OF ANY REQUIRED INITIAL TREE PRUNING AND TREE REMOVAL FOR VEGETATION THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE LIMITS OF CONSTRUCTION FOR THE OWNER'S PROJECT SHALL INCLUDE AUSTIN ENERGY'S WORK AREA.
- THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, NATIONAL ELECTRICAL CODE, 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 BY AUSTIN ENERGY AS A RESULT OF AN OWNER'S FAILURE TO MAINTAIN REQUIRED CLEARANCES WILL BE CHARGED TO AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- 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.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 10 FOOT WIDE PUBLIC UTILITY EASEMENTS PARALLEL AND ADJOINING ALL DEDICATED RIGHT-OF-WAY LINES SHOWN HEREON ARE HEREBY DEDICATED.
- NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. MAP NUMBER 48453C0270J AND 48453C0290J, FOR TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.
- 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 DOCUMENT NUMBER \_\_\_\_\_, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ALL STREETS SHOWN WITHIN THIS SUBDIVISION SHALL BE PUBLIC ROADWAYS.
- 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.
- A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES IS REQUIRED FOR EACH DWELLING UNIT, THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH SIX (6) OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE (1) SPACE PER BEDROOM.
- PARKLAND FEES WILL BE SATISFIED TO TRAVIS COUNTY PRIOR TO FINAL PLAT APPROVAL.
- THIS SUBDIVISION IS SUBJECT TO THE TIA AND AGREEMENT WITH TRAVIS COUNTY RECORDED AS DOCUMENT NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- LOTS IN THIS SUBDIVISION MUST COMPLY WITH TITLE 30-2-232 FOR SMALL LOT SUBDIVISIONS.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY AND THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY BONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY OR THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO , BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT.

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, DANA DEBEAUVOIR, 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., AND DULY RECORDED ON THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., AT \_\_\_\_\_O'CLOCK \_\_M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CORT OF SAID COUNTY THE \_\_\_\_DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
DEPUTY

FINAL PLAT  
HOWARD LANE  
PHASE 2

A SUBDIVISION OF 18.292 ACRES OF LAND  
LOCATED IN THE  
SAMUEL CUSHING SURVEY NO. 70,  
TRAVIS COUNTY, TEXAS



**BGE, Inc.**  
101 West Louis Henna Blvd., Suite 400  
Austin, Texas 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502

CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8J-2019-0143.2A  
REVISION #: 00 UPDATE: U0  
CASE MANAGER: Sarah Sumner PHONE #: 512-854-7687

PROJECT NAME: Howard Lane Phase 2  
LOCATION: 2906 E HOWARD LN

SUBMITTAL DATE: March 28, 2022  
REPORT DUE DATE: April 18, 2022  
FINAL REPORT DATE: April 20, 2022



**STAFF REPORT: 2 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE**

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. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

**UPDATE DEADLINE (LDC 30-2-56; 30-2-82):**

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is June 29, 2022.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

**EXTENSION OF UPDATE DEADLINE (LDC 30-1-119):**

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

**UPDATE SUBMITTALS:**

**A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake. Please submit 1.0 copies of the plans and 1.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. No distribution is required for the Planner 1.**

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

**Please note:** if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

**REVIEWERS:**

Planner 1 : Sophia Briones  
Electric : Betty Nguyen  
Environmental : Pamela Abee-Taulli  
Water Quality : Kyle Virr

**Electric Review - Betty Nguyen - [betty.nguyen@austinenergy.com](mailto:betty.nguyen@austinenergy.com)**

**EL 1. LDC § 30-2-132 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 single office. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs. Source: City Code § 25-4-132; County Code § 82.202(p); Ord. 031211-11; Ord. 031211-42; Ord. 20131017-046

1. Fifteen (15') foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to both sides of Stockbridge Drive R.O.W. Replace ten (10') foot PUE as shown with Fifteen (15') foot electric distribution, electric telecommunications, and electric fiber easement. Show the easement on the face of the plat.
2. Replace ten (10') foot PUE as shown on note 13 of page 4 and on the face of the Plat with ten (10') electric distribution, electric telecommunications, and electric fiber easement adjacent to all street R.O.Ws within the subdivision (e.g. Derwent Drive, Riding Drive, St. Regis Drive, Towy Road, Underbank Road). Show the easements on the face of the plat.

**EL 2. Please add the following notes to General Notes section on page 4:**

Any relocation of electric facilities shall be at landowner's/developer's expense. (AE Design Criteria 1.3.19)

**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.

§ 30-2-155

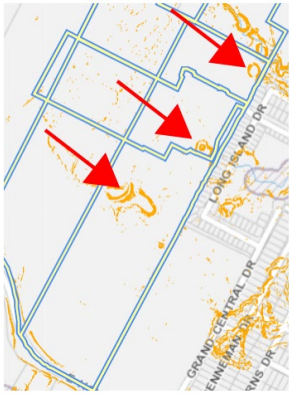
End of Comments

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

**PLAT NOTES [LDC 25-1, Article 4]**

- EV 1 Property Profile shows slopes in excess of 15 percent on some part of this preliminary plan. Provide a slope exhibit for the entire area of the plat – or of the preliminary plan. (The exhibit that has been provided appears to be only a part of one of the plats.) Include identifying markers, such as street names, so that I can line it up with the plat. It may be necessary to provide a plat note calling out single family lots proposed to be built on lots with slopes in excess of 15 percent.





### **ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]**

- EV 2 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.
- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-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. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

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

PR 1: Parkland dedication is required per Title 30 of the City Code (30-2-214) prior to approval of any final plat. Travis County is the nearest park provider. Contact the Travis County reviewer to determine whether dedication of parkland or fee in-lieu of parkland will be required.

**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: The City maintains all water quality controls for single-family subdivision. All water quality controls to be City maintained must meet the maintenance and access requirements of DCM 1.2.4(E). Please demonstrate the plan provides the necessary space within the designated easements to meet the requirements of this section.
- WQ3: ECM 1.6.5(A) states, "Full sedimentation/filtration or full sedimentation/biofiltration systems shall be required where the City is responsible for maintenance unless topographic constraints make this design unfeasible. Unfeasible is considered: assuming (for the purposes of this selection process only) a maximum ponding depth of three feet in the sedimentation basin, if it is not feasible to obtain an outlet for the drainage from the filtration basin within one hundred (100) feet of the crest of the filtration embankment, then the partial sedimentation/filtration configuration system may be used."

WQ4: 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.

WQ5: 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)

**Travis Co. Subdivision Review - Sarah Sumner - 512-854-7687**

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.

1. Please update the Clerk of County Court block for the interim Clerk of Travis County, Rebecca Guerrero.
2. Please enter the Phasing Agreement recorded document number 2022066858 to Note 20.
3. TIA mitigation fees for Phase 2 are due to Travis County with this formal submittal.
4. Parkland fees of \$58,457.00 are due to Travis County with this formal submittal.
5. Please provide the CCR's to be recorded with this plat.

**Travis Co. Transportation Review - Mike Chapa - 512-854-7576**

1. Please verify all streets comply with the distances in Transportation Criteria Manual Table 1-7. In Travis County Unincorporated areas and ETJs, the columns "ROW", "Paving Width LOG-LOG", "Median Width FOC-FOC", "Typ Spacing of Cross Street", "Min Centerline Radius" are all required minimums.
2. Travis County Chapter 482 requires compliance with the AASHTO Roadside Design Guide Clear Zone. Travis County has adopted the City of Austin's TCM which requires compliance with Chapter 5 of AASHTO's, "A Policy On Geometric Design of Highways and Streets. No above grade appurtenances are allowed within 18 inches of the face of curb. Only items allowed inside the clear zone are those with breakaway mounts or frangible wood utility poles. All other items are to be completely outside of the clear zone. Provide a note at each location of vertical appurtenance that indicates whether it is to have a breakaway flange, be a frangible wood utility pole or be located outside of the clear zone.

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

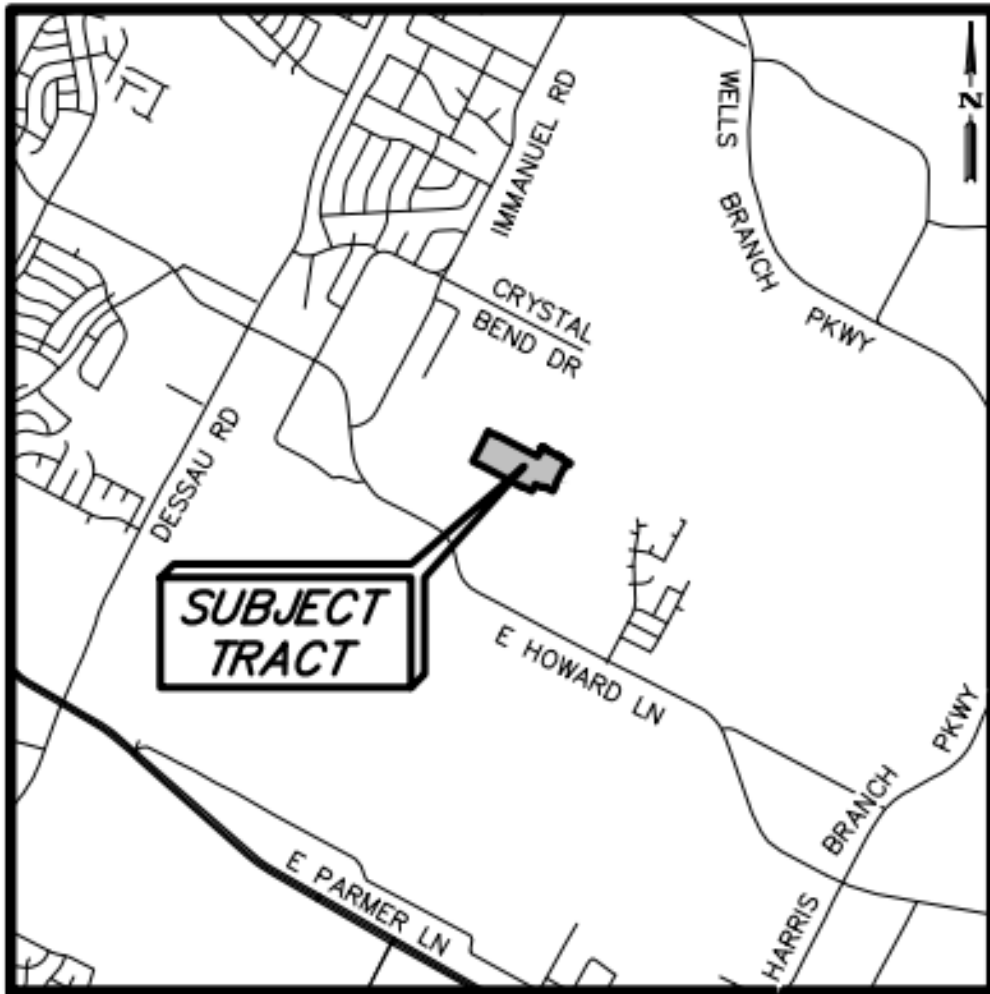
**APPROVED**

**The proposed final plat (C8J-2019-0143.2A) is approved from a plumbing code perspective.**

**END OF REPORT**

# Howard Lane Phase 2

## Location Map



VICINITY MAP  
NOT TO SCALE