

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2021-0104.0A

COMMISSION DATE: June 14, 2022

SUBDIVISION NAME: Todd Subdivision

ADDRESS: 10209 Derecho Drive

APPLICANT: Jeff Todd

AGENT: Civil Insite, LLC (Gregg Andrulis, PE)

ZONING: N/A

NEIGHBORHOOD PLAN: N/A

AREA: 1.783 acres

LOTS: 1

COUNTY: Travis

DISTRICT: N/A

WATERSHED: Slaughter Creek

JURISDICTION: ETJ

SIDEWALKS: Sidewalks are required along the subdivision side of Derecho Drive when the roadway is improved and concrete curbs are in place.

VARIANCES: Waiver from § 30-2-34(B), which requires that all land be included in the original tract in an application for plat approval.

DEPARTMENT COMMENTS:

The request is for the approval of the Todd Subdivision, consisting of 1 lot on 1.783 acres, and a waiver from § 30-2-34(B), which requires that all land be included in the original tract in an application for plat approval. Per § 30-2-34(C), the Commissioners Court and City of Austin Land Use Commission may waive the requirement of this section.

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 § 30-2-84(B). 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 also recommends approval of the waiver from § 30-2-34(B), which requires that all land be included in the original tract in an application for plat approval. The applicant's request is attached as Exhibit D.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated June 9, 2022, and attached as Exhibit C.

Staff recommends approval of the waiver from the original tract requirement

CASE MANAGER: Jennifer Bennett

PHONE: 512-974-9002

EMAIL: jennifer.bennett@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed final plat

Exhibit C: Comment report dated June 9, 2022

Exhibit D: Waiver request from § 30-2-34(B), original tract requirement

EXHIBIT A

TODD SUBDIVISION



LOCATION MAP



CIVIL INSITE, LLC
CONSULTING ENGINEERS

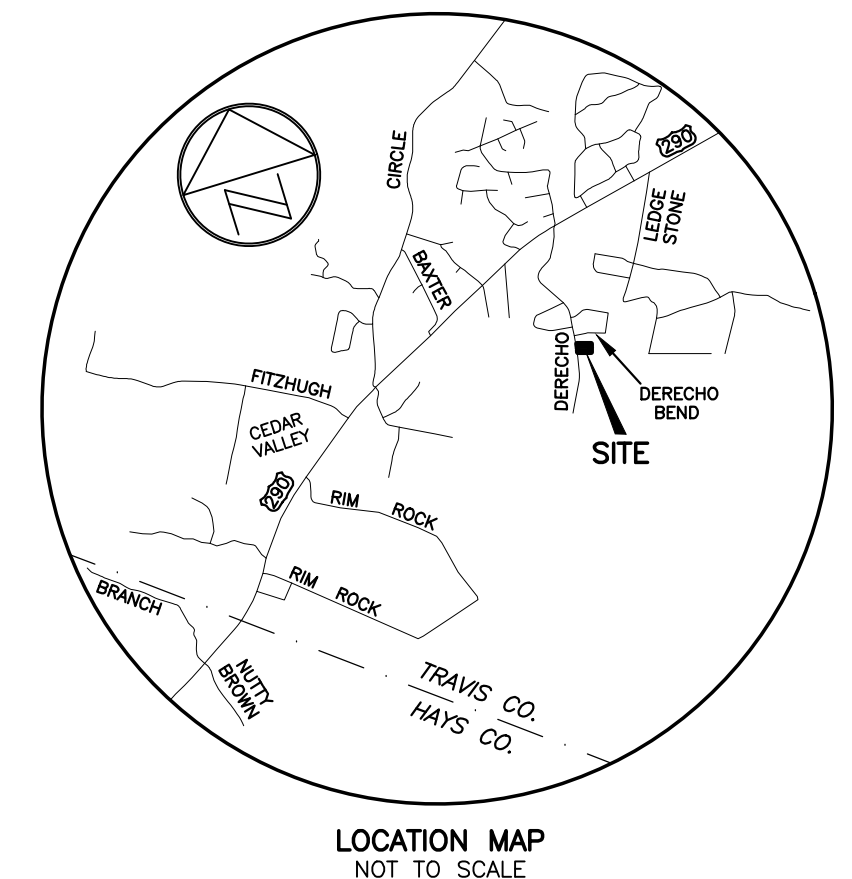
10200 W HWY 290, SUITE 202
AUSTIN, TX 78736
512.366.5616
FIRM REGISTRATION NO. F-19483

1" = 2000'

THE TODD SUBDIVISION

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT IS INSIDE OR OUTSIDE THE CITY LIMITS.



THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. 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.

THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITH THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

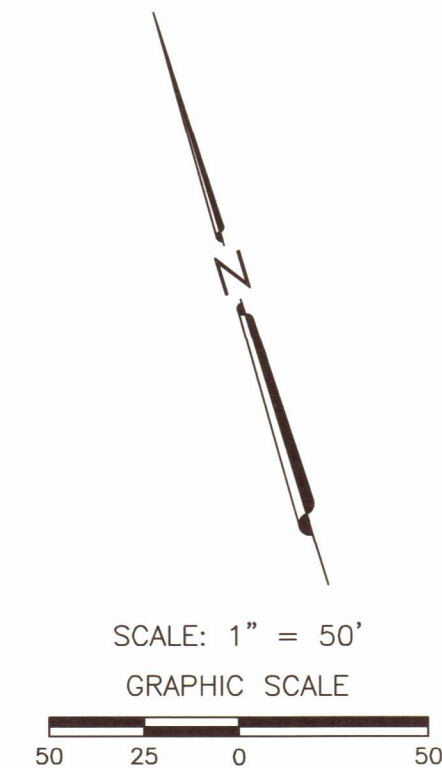
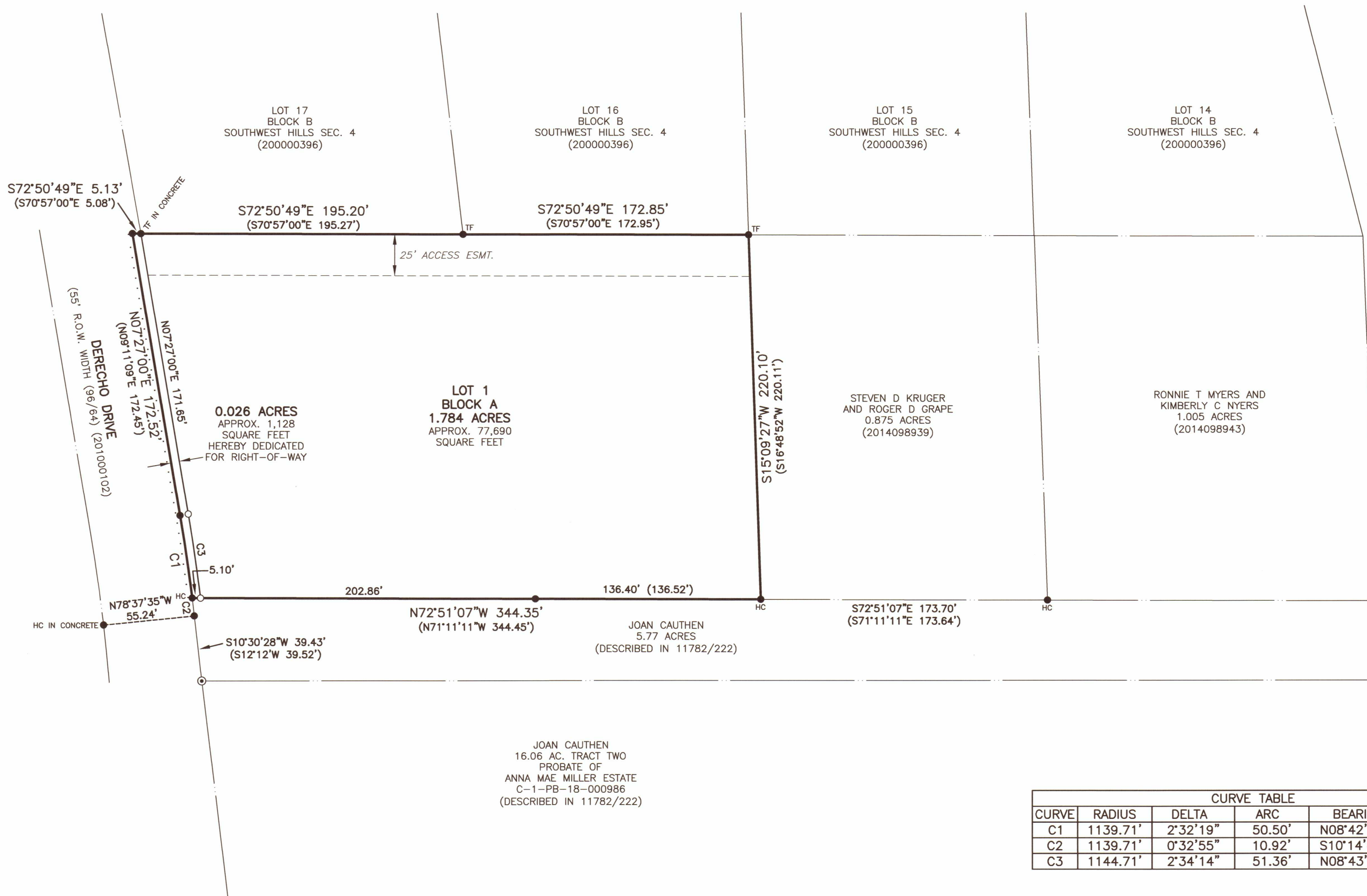
**EARLY
LAND SURVEYING**
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1111-001
DRAWING NO.:
1111-001-BASE
PLOT DATE:
1/5/22
PLOT SCALE:
1" = 50'
DRAWN BY:
JBE & TFM

**SHEET
01 OF 03**

THE TODD SUBDIVISION



LEGEND	
●	1/2" REBAR FOUND
● ^{TF}	1/2" REBAR WITH "TERRA FIRMA" CAP FOUND
● ^{HC}	1/2" REBAR WITH "HOLT CARSON" CAP FOUND
⊙	1/2" IRON PIPE FOUND
○	1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
.....	SIDEWALK LOCATION
R.O.W.	RIGHT-OF-WAY
()	RECORD INFORMATION

LOT/BLOCK TABLE

NO. OF LOTS: 1

LOT USAGE: RESIDENTIAL

TOTAL LOT ACREAGE: 1.784 ACRES

TOTAL R.O.W. ACREAGE: 0.026 ACRES

LOT IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE.

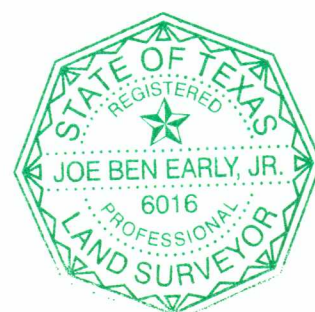
CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD CHORD)
C1	1139.71'	2°32'19"	50.50'	N08°42'10"E	50.50'	(N10°13'55"E 50.62')
C2	1139.71'	0°32'55"	10.92'	S10°14'47"W	10.92'	(S11°46'30"W 10.77')
C3	1144.71'	2°34'14"	51.36'	N08°43'07"E	51.35'	

SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND AUGUST 12, 2021.

 1/5/22
JOE BEN EARLY, JR., R.P.L.S. NO. 6016 DATE

SURVEYING BY:
EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487



ENGINEER'S CERTIFICATION:

I, GREG ANDRULIS, 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 30 OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OR THE 500 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453C0560J, DATED JANUARY 22, 2020, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

GREGG ANDRULIS, PE #116390
CIVIL INSITE, LLC
10200 HIGHWAY 290 W, SUITE 4
AUSTIN, TX 78736
OFFICE: (512) 366-5616
MOBILE: (512) 820-0643
FIRM NO. F-19483

BEARING BASIS:

THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, UTILIZING THE SMARTNET NORTH AMERICA NETWORK.

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TBPELS FIRM NO. 10194487

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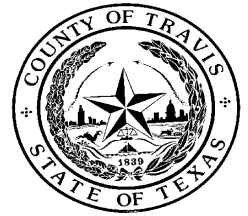
SHEET
02 OF 03

C8J-2021-0104.OA

C8J-2021-0104.0A

EXHIBIT C

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



CASE NUMBER: C8J-2021-0104.0A
REVISION #: 00
CASE MANAGER: Jennifer Bennett
UPDATE: U0
PHONE #: 512-974-9002

PROJECT NAME: Todd Subdivision
LOCATION: 10209 DERECHO DR



SUBMITTAL DATE: May 16, 2022
FINAL REPORT DATE: June 9, 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 (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **August 15, 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).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):

1. Applicants must contact 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
Subdivision: Jennifer Bennett
Travis Co. Subdivision: Paul J. Scoggins
Travis Co. Transportation: Teresa Calkins
Travis Co. Drainage Construction: Teresa Calkins

911 Addressing Review - Janny Phung - janny.phung@austintexas.gov

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

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

Update 0:

PR1. This project had a Parkland Early Determination (PED #1245) in 2021, stating that it would be exempt from parkland requirements per Title 30, (30-2-213), as a subdivision of 4 or fewer residential lots in the Travis County ETJ. There are no further PARD comments at this time.

Subdivision Review - Jennifer Bennett - jennifer.bennett@austintexas.gov

- SR 1. The waiver request from Section 30-2-34(B), of the Land Development Code, requires that an application for a final plat include all land constituting the original tract. This waiver request will be considered at both the Platting Commission and Travis County Commissioners Court per Section 30-2-34(C). There is waiver fee that must be paid.
- SR 2. Any Plat Notes that say "Remove" should actually be removed and the Plat Notes should be renumbered. For example, Plat Notes 11 and 21. Also, remove Plat Notes 24 and 26, unless specifically required by another reviewer. (LDC § 30-1-113)
- SR 3. Add or revise the Land Use Commission approval block as follows (LDC § 30-1-113):
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 4. Add/modify the recordation block as shown (LDC § 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 5. Because this plat requires approval of the Travis County Commissioners' Court, add the following (LDC § 30-1-42):

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, roads, 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's construction.

STATE OF TEXAS

COUNTY OF TRAVIS

I, Rebecca Guerrero, Clerk of Travis County, Texas, do hereby certify that on the _____ day of _____, 20____, 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 the office of the county court, this the ____ day of _____ 20____, A.D.

Deputy, County Clerk
Travis County, Texas

Travis Co. Subdivision Review - Paul J. Scoggins - (512)854-7619

- 1) Please include a fire flow letter sealed by the engineer of record. IF fire flow is not available, then the letter will need to state what ESD's jurisdiction the property falls under, distance to the property, estimated response time, equipment they have, etc. This requirement is at the request of the Commissioners Court.

- 2) Please include the Commissioners Court Resolution and the annotation block. The Travis County's administrative approval block should be removed. "APPROVED" should be removed from the City of Austin's. City of Austin's Commission approval block should be added.
- 3) Please update the Travis County Clerk's name to Rebecca Guerrero wherever the Clerk's name is used.
- 4) Once approved, please work with the case manager for submitting mylars of the approved plat, acquiring signatures, and having the plat recorded.

Travis Co. Transportation Review - Teresa Calkins - 512-854-7569

- TR 1. Please confirm if the plat will be for single family or commercial use. If the final plat is proposed for commercial use, provide a traffic generation estimate based on latest ITE trip generation manual on Travis County forms directly to Andre Betit, TNR Public Works Engineering Division Manager, at Andre.Betit@traviscountytx.gov. Provide documentation of Andre's response. See <https://www.traviscountytx.gov/tnr/public-works/tia-guidelines> for more information.

Travis Co. Drainage Construction Review - Teresa Calkins - 512-854-7569

- DR 1. The post-development stormwater drainage analysis is showing a decrease in stormwater peak flows due to reliance upon a lawn area that improves the infiltration capacity of the yard area – making this improved yard area an integral component of the stormwater drainage system. This area will need to be included in an easement that addresses the construction and maintenance requirements of this area in order to maintain the infiltration capacities of this area. Otherwise a stormwater detention system will become necessary to reduce peak stormwater flows to pre-development levels. Provide an easement for this area addressing the construction and maintenance requirements of this vegetated yard area, and include a note on the final plat regarding this easement and the requirement to maintain this yard as it is an integral component of the stormwater management system. Alternatively, provide a stormwater mitigation system to address increases in stormwater peak flow.
- DR 2. Please confirm with your Travis County subdivision reviewer regarding the need to define the lot usage as either single family residential or commercial use on the final plat document.

Electric Review - Andrea Katz - 512-322-6957

No Review Required. Out of Austin Energy service area, served by Pedernales Electric Cooperative, Inc.

END OF REPORT

EXHIBIT D

CIVIL INSITE, LLC

Mr. Steve Hopkins
City of Austin

October 18, 2021

Re: Original Tract Variance Request for Todd Subdivision Final Plat

Dear Mr. Hopkins,

Please accept this letter as a request for a variance from Section 30-2-34(B) of the Austin Land Development Code. Civil Insite requests a variance for the Todd Subdivision Final Plat from the provisions of 30-2-34(B), which requires that an applicant include all land in the original tract in an application for plat approval. The Todd Subdivision contains 1.81 acres of a 5.77 acre original tract.

Subdividing only a portion of the original tract will not impair the orderly planning of roads because the majority of the balance of the original tract has direct access to Derecho Drive, a public street. There is a 0.875 acre tract, which is a portion of the original tract, that does not have access to a public street. This tract is adjacent to Lot 15, Block B of Southwest Hills Section 4. This 0.875 acre tract is owned by the same owners of Lot 15, Block B. By this common ownership, the 0.875 acre tract has access to a public street.

Additionally, the proposed subdivision includes a 25' wide access easement through Lot 1 Block A, connecting the public street Derecho Drive to the 0.875 acre tract.

Please do not hesitate to contact me if you have any questions or concerns about this request and thank you for your consideration.

Sincerely,



Gregg Andrulis, P.E.