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 <u>NEIGHBORHOOD PLAN:</u> N/A

AREA: 1.783 acres LOTS: 1

COUNTY: Travis **DISTRICT:** N/A

<u>WATERSHED</u>: Slaughter Creek <u>JURISDICTION</u>: ETJ

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

<u>VARIANCES</u>: 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

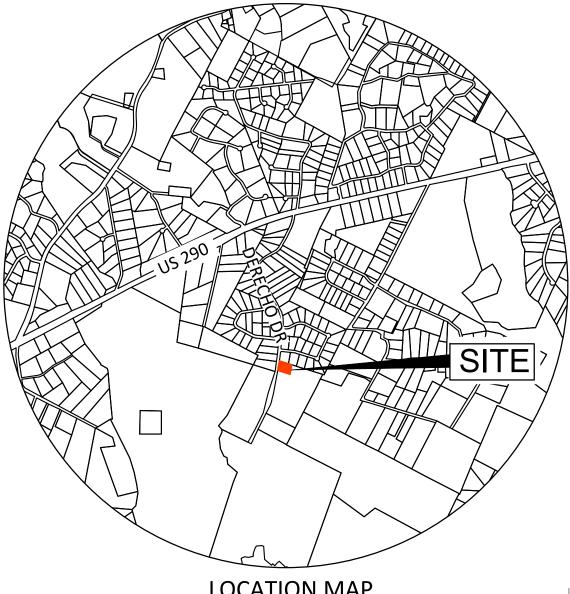
Exhibit B: Proposed final plat

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



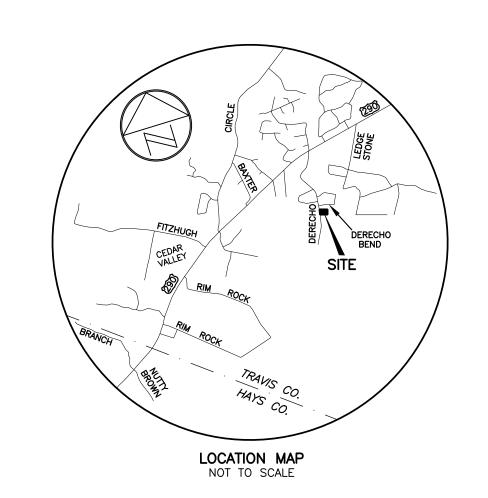
CONSULTING ENGINEERS

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 AVAILBLE 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.

EXPLY
LAND SURVEYING
A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN TY 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



(DESCRIBED IN 11782/222)



GRAPHIC SCALE

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR WITH "TERRA FIRMA" CAP FOUND
- 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 USEAGE: RESIDENTIAL

TOTAL LOT ACREAGE: 1.784 ACRES

TOTAL R.O.W. ACREAGE: 0.026 ACRES

LOT IS RESTRICTED TO ONE SINGLE FAMILY RESIDENCE.

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.

JOE BEN EARLY, JR., R.P.L.S. NO. 6016

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.



A LIMITED LIABILITY COMPANY

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

DRAWING NO .: 1111-001-BASE PLOT DATE: 1/5/22 PLOT SCALE: 1" = 50'

PROJECT NO .: 1111-001

DRAWN BY: JBE & TFM

SHEET 02 OF 03

THE TODD SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS:

THAT JEFFRIE LYNN TODD AND HONG NGOC TODD, BEING OWNERS OF A 1.809 ACRE TRACT IN THE GEORGE HEISSNER SURVEY, ABSTRACT NO. 504 AND THE WILLIAM P. BAXTER SURVEY, ABSTRACT 118 IN TRAVIS COUNTY, TEXAS, CONVEYED IN A DEED OF RECORD IN DOCUMENT NO. 2020063510 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 1.809 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL AND GOVERNMENT CODE, TO BE KNOWN AS:

THE TODD SUBDIVISION

AND DO	HEREBY	DEDICATE	TO THE	PUBLIC	THE USE	OF	ALL	STREETS	AND	EASEMEN	ITS SH	IOWN	HEREON
SUBJECT	TO ANY	' AND ALL	EASEMEN	TS OR	RESTRICT	IONS	HER	RETOFORE	GRAN	ITED AND	NOT	RELE	ASED.

WITNESS MY HAND THIS THE DAY OF	, 20 A.D.
BY:	
JEFFRIE LYNN TODD 2707 ST. PAUL RIVERA ROUND ROCK, TEXAS 78665-5699	

STATE OF TEXAS
COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEALED IN	MY OFFICE, THIS THE DAY OF	
NOTARY PUBLIC, STATE OF TEXAS		
PRINTED NAME	MY COMMISSION EXPIRES	
WITNESS MY HAND THIS THE	_ DAY OF, 20 A.D.	
BY:		
HONG NGOC TODD 2707 ST. PAUL RIVERA ROUND ROCK, TEXAS 78665—5699		

STATE OF TEXAS COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ___ DAY OF ______, 20__, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME MY COMMISSION EXPIRES

SUBDIVISION NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE WEST TRAVIS COUNTY PUA WATER UTILITY SYSTEM AND AN OSSF APPROVED BY TRAVIS COUNTY.

2. 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 AND TRAVIS COUNTY. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

3. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN—OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON THESE LOTS REQUIRES APPROVAL OD A SEPARATE DEVELOPMENT PERMIT.

4. PEDERNALES ELECTRIC COOPERATIVE HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. PEDERNALES ELECTRIC COOPERATIVE WILL PERFORM

5. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE PEDERNALES ELECTRIC COOPERATIVE 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE PEDERNALES ELECTRIC COOPERATIVE'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.

8. 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.

9. ALL DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN AND TRAVIS COUNTY STANDARDS.

10. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. PEDERNALES ELECTRIC COOPERATIVE WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

11. REMOVED

___, 20___, AD.

- 12. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
- 13. 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 OTHER APPROPRIATE JURISDICTION).
- 14. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 15. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- 16. WATER WILL BE PROVIDED BY WEST TRAVIS COUNTY P.U.A.
- 17. WASTEWATER WILL BE PROVIDED BY TRAVIS COUNTY OSSF.
- 18. NATURAL GAS LINES HAVE NOT BEEN INSTALLED IN THIS SUBDIVISION.
- 19. ELECTRIC SERVICE WILL BE PROVIDED BY PEDERNALES ELECTRIC COOPERATIVE.
- 20. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH THE SPECIFIC WRITTEN APPROVAL OF THE TRAVIS COUNTY TRANSPORTATION AND NATURAL RESOURCES DEPARTMENT.
- 21. REMOVED
- 22. FIRE SERVICE WILL BE PROVIDED BY TRAVIS COUNTY ESD #3.
- 23. THE LOTS IN THIS SUBDIVISION RECEIVE POTABLE WATER SERVICE, EITHER DIRECTLY OR VIA WHOLESALE CONTRACT, FROM THE WEST TRAVIS COUNTY PUBLIC UTILITY AGENCY. AS SUCH, THE PROPERTY IS SUBJECT TO COMPLIANCE WITH THE TERMS SET FORTH IN THE MAY 24, 2000 UNITED STATES FISH AND WILDLIFE SERVICE MEMORANDUM OF UNDERSTANDING WITH THE LOWER COLORADO RIVER AUTHORITY.
- 24. NO LOTS CONTAIN USFWS STREAM BUFFER ZONES AND/OR SENSITIVE FEATURE BUFFER ZONES.
- 25. IMPERVIOUS COVER SHALL COMPLY WITH THE WATER QUALITY PLAN APPROVED FOR THIS SUBDIVISION.
- 26. DECLARANT AGREES THAT THE LOTS IN THIS PLAT DOCUMENT ARE SUBJECT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY OPTIONAL ENHANCED MEASURES.
- 27. A TRAVIS COUNTY DRIVEWAY PERMIT IS REQUIRED.
- 28. THE MAXIMUM IMPERVIOUS COVER ALLOWED ON THIS LOT IS 8,250 SQUARE FEET.
- 29. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: DERECHO DRIVE. THE SIDEWALKS ARE REQUIRED TO BE CONSTRUCTED BY THE PROPERTY OWNER AFTER THE ABUTTING ROADWAY IS IMPROVED AND CONCRETE CURBS ARE IN PLACE. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- 30. THE MAXIMUM PORTION OF ANY COMMERCIAL, MULTI-FAMILY, OR SINGLE FAMILY/DUPLEX LOT THAT MAY BE ESTABLISHED AS TURF OR LANDSCAPED AREA IS 15 PERCENT. HOWEVER, NO LOT SHALL BE RESTRICTED TO LESS THAN 2000 SQUARE FEET OF TURF OR LANDSCAPED AREA. UNDISTURBED NATURAL AREAS OR AREAS RESTORED TO NATURAL CONDITIONS SHALL NOT BE CONSIDERED LANDSCAPED AREAS OR TURF.
- 31. THIS SITE IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE. DEVELOPMENT RESTRICTIONS MAY APPLY.

32. 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 THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM PLAT NOTES

1. NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A PUBLIC SEWER SYSTEM OR A PRIVATE ON—SITE WASTEWATER (SEPTIC) SYSTEM THAT HAS BEEN APPROVED AND LICENSED FOR OPERATION BY THE TRAVIS COUNTY ON—SITE WASTEWATER PROGRAM.

- 2. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON—SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON—SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON—SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.
- 3. EACH RESIDENTIAL LOT IN THIS SUBDIVISION IS RESTRICTED TO NO MORE THAN ONE SINGLE FAMILY DWELLING PER ACRE.
- 4. THESE RESTRICTIONS ARE ENFORCEABLE BY THE TRAVIS COUNTY ON-SITE WASTEWATER PROGRAM.

BRANDON COUCH, D.R. #0S0029465 ON-SITE WASTEWATER, TRAVIS COUNTY	DATE TNR
	D FOR RECORD, UNDER SECTION 30-2-84(B)(2), AUSTIN/TRAVIS COUNTY UNTY EXECUTIVE, TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY,
THIS THE DAY OF	, 20 A.D.

THIS SUBDIVISION THIS	ON PLAT IS	LOCATED	WITHIN	THE	2 MILE	EXTRATERRITORIAL	JURISDICTION	OF	THE C	ITY OF	AUSTIN	
TUE				2								

DATE

APPROVED, ACCEPTED AND AUTHORIZED OF AUSTIN, COUNTY OF TRAVIS, THIS	FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CIT	Υ
THE,	20, AD.	

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

CYNTHIA MCDONALD, COUNTY EXECUTIVE

TRANSPORTATION AND NATURAL RESOURCES

THE STATE OF TEXAS COUNTY OF TRAVIS:	:					
•	CLERK OF TRAVIS COUNTY, CERTIFICATE OF AUTHENTIC	•				INSTRUMENT
ON THE DAY	OF	A.D. 20	AT	O'CLOCK	M., DULY	

RECORDED ON THE OF SAID COUNTY	DAY OF	, A.D.	20 A	AT	O'CLOCK	М.,	PLAT RECORDS
AND STATE, IN DOCUMENT	NUMBER		_ OFFICIAL	. PUBLIC	RECORDS	OF TRAVIS	COUNTY.
WITNESS MY HAND AND SE	EAL OF OFFICE OF T	THE COUNTY C	LERK, THIS	5	DAY OF _		,
20 A.D.							

BY	
	DEPUTY

DANA DEBEAUVOIR, COUNTY CLERK,

TRAVIS COUNTY, TEXAS



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'

SHEET
03 OF 03

DRAWN BY:

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 UPDATE: U0

CASE MANAGER: Jennifer Bennett 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 A	ddressing Review - Janny Phung - j	anny.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.								
Subd	ivision Review - Jennifer Bennett - jei	nnifer.bennett@austintexas.gov						
SR 1. SR 2. SR 3.	application for a final plat include all land considered at both the Platting Commissi 30-2-34(C). There is waiver fee that must Any Plat Notes that say "Remove" should renumbered. For example, Plat Notes 11 specifically required by another reviewer. Add or revise the Land Use Commission	actually be removed and the Plat Notes should be and 21. Also, remove Plat Notes 24 and 26, unless						
	Chair	Secretary						
SR 4. A	dd/modify the recordation block as shown	(LDC § 30-1-113):						
	STATE OF TEXAS							
	COUNTY OF TRAVIS							
	instrument of writing and its certificate of day of, 20, A.D., ato'clock	County, Texas, do hereby certify that the foregoing authentication was filed for record in my office on the o'clockM., duly recorded on the day ofM, of said County and State in Document Number Records of Travis County.						

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.

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.

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

- 2) Please included the Commissioners Court Resolution and the annotation block. The Travis County's administrative approval block should be removed. "APPROVED" should be removed from the he 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 predevelopment 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



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 I 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.