

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0165.4A

COMMISSION DATE: August 16, 2022

SUBDIVISION NAME: Cascades at Onion Creek East, Phase Four

ADDRESS: 11601 S. IH 35 SVRD NB

APPLICANT: M/I Homes of Austin, LLC (William G. Peckman)

AGENT: LJA Engineering (Russell W. Kotara, P.E.)

ZONING: I-SF-2 (single family)

NEIGHBORHOOD PLAN: n/a

AREA: 22.34 acre (973,130 sf)

LOTS: 110

COUNTY: Travis

DISTRICT: 5

WATERSHED: Onion Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along streets.

VARIANCE: None

DEPARTMENT COMMENTS:

The request is for the approval of Cascades at Onion Creek East, Phase Four final plat comprised of 110 lots on 22.34 acre (973,130 sf).

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

STAFF RECOMMENDATION:

Staff recommends disapproval of the final plat for reasons listed in Exhibit C in the support material.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

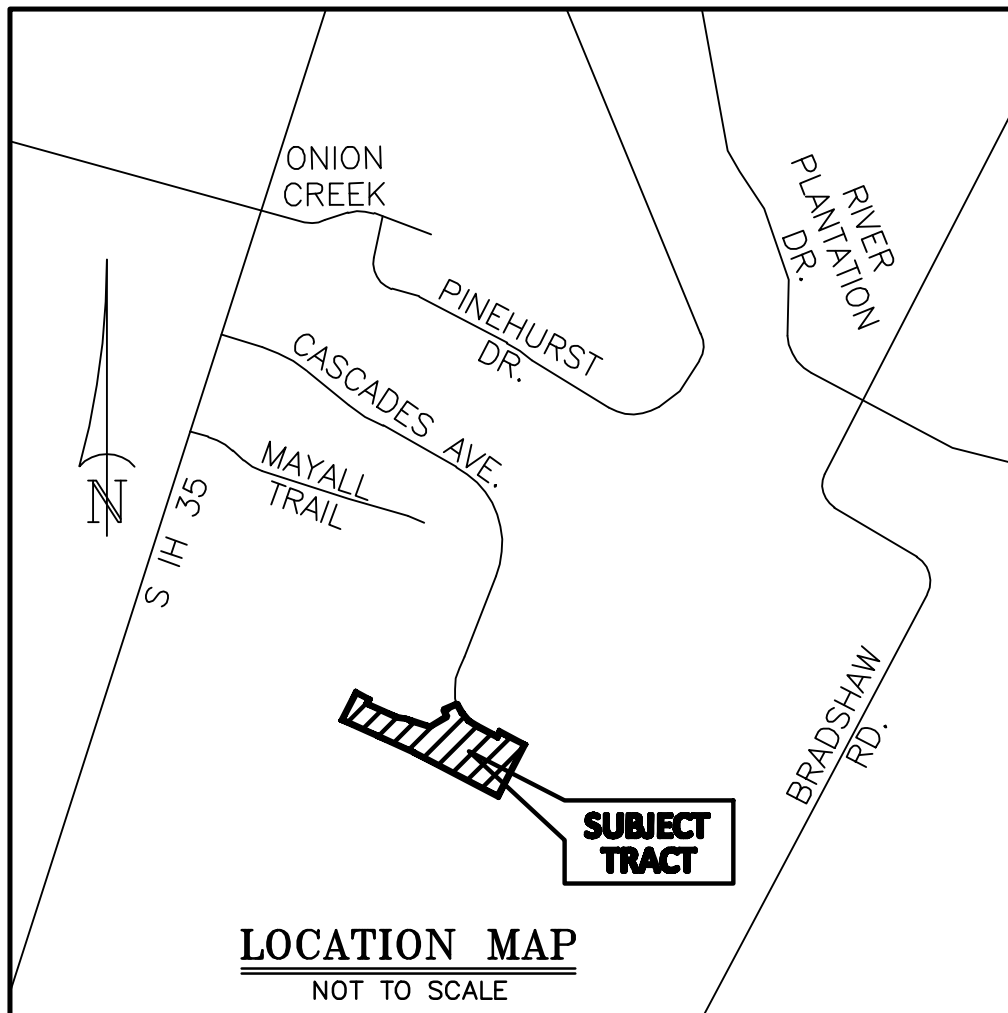
ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed final plat

Exhibit C: Comment Report

EXHIBIT A



CASCADES AT ONION CREEK EAST, PHASE FOUR

EXHIBIT B

THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(

KNOW ALL MEN BY THESE PRESENTS:

THAT M/I HOMES OF AUSTIN, LLC, AN OHIO LIMITED LIABILITY COMPANY, ACTING HEREIN BY AND THROUGH WILLIAM G. PECKMAN, AREA PRESIDENT, OWNER OF THAT CERTAIN 42.7327 ACRES, DESCRIBED AS EXHIBIT "A-1", CONVEYED BY DEED RECORDED IN DOCUMENT No. 2019124192 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THAT 33.9259 ACRE TRACT CONVEYED BY DEED RECORDED IN DOCUMENT No. 2020145321 OF THE SAID OFFICIAL PUBLIC RECORDS, BOTH OUT OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 22.3455 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: "CASCADES AT ONION CREEK EAST, PHASE FOUR", 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 THE HAND OF WILLIAM G. PECKMAN, AREA PRESIDENT, THIS THE ____ DAY OF _____, 2022, A.D.

WILLIAM G. PECKMAN, AREA PRESIDENT
M/I HOMES OF AUSTIN, LLC,
6801 N. CAPITAL OF TEXAS HIGHWAY
LAKEWOOD II, SUITE 100
AUSTIN, TEXAS 78731


THE STATE OF TEXAS)(
COUNTY OF TRAVIS)(

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED WILLIAM G. PECKMAN, AREA PRESIDENT, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE ____ DAY OF _____, 2022, A.D.

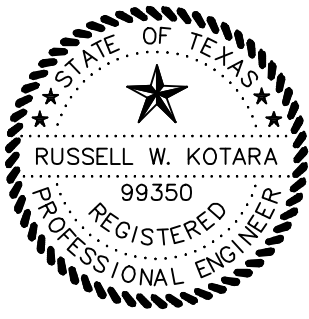
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

I, RUSSELL KOTARA, 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, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.




RUSSELL KOTARA
LICENSED PROFESSIONAL ENGINEER NO. 99350
LJA ENGINEERING
5316 W. HIGHWAY 290
SUITE 150
AUSTIN, TEXAS 78735

8/1/2022
DATE

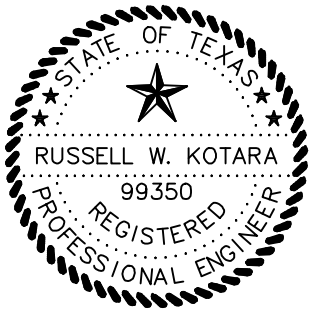


THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0595K AND #48453C0685J, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY AND INCORPORATED AREAS.



RUSSELL KOTARA
LICENSED PROFESSIONAL ENGINEER NO. 99350
LJA ENGINEERING
5316 W. HIGHWAY 290
SUITE 150
AUSTIN, TEXAS 78735

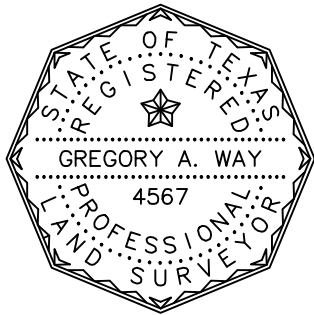
8/1/2022
DATE



I, GREGORY A. WAY, 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 SURVEY RELATED PORTIONS OF TITLE 25 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 MADE UNDER MY DIRECTION AND SUPERVISION.

GREGORY A. WAY
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 4567
CAPITAL SURVEYING COMPANY
925 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING B, SUITE 115, AUSTIN, TEXAS 78746

DATE



GENERAL NOTES:

1. ALL STREETS ARE PUBLIC.
2. ALL DRAINAGE, SIDEWALKS WATER AND WASTEWATER LINES IN THE SUBDIVISION ARE TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
3. EROSION/SEDIMENTATION 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.
4. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEMS.
5. 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 OWNERS' SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. FOR A MINIMUM TRAVEL DISTANCE OF 25' FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
7. 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 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
11. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
12. BUILDING SETBACK LINES SHALL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE.
13. ELECTRIC SERVICE IS BEING PROVIDED BY AUSTIN ENERGY.
14. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ANY EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN'S LAND DEVELOPMENT CODE.
15. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE THE 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
16. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRIC FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE DEVELOPER SHALL INCLUDE ALL AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
17. ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
18. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND/OR DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
19. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
20. 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 AUSTIN WATER. 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.
21. STREETS ARE TO BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS, LDC 25-6-171(a).

GENERAL NOTES CONTINUED:

22. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BAHAMA BREEZE DRIVE, CASCADES AVENUE, HANFORD DRIVE, DILLON FALLS DRIVE, SEA SALT DRIVE AND TUMALO DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. 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. LDC 25-6-351.
23. 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..
24. 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.
25. PARKLAND DEDICATION AND PARKLAND DEVELOPMENT FEE REQUIREMENTS WILL BE MET WITH A COMBINATION OF PARKLAND DEDICATION 12' WIDE CONCRETE TRAIL CONSTRUCTION, AND PARK IMPROVEMENTS LOCATED WITHIN BLOCK V, LOT 1 OF CASCADES AT ONION CREEK EAST PHASE ONE (C8-2018-0165.1A) AND BLOCK T, LOT 1 OF CASCADES AT ONION CREEK WEST PHASE ONE (C8-2018-0181.1A).
26. BYLAWS FOR HOMEOWNERS ASSOCIATION PERTAINING TO THIS SUBDIVISION ARE RECORDED BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2020019772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
27. A 10 FOOT ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL R.O.W.
28. LOTS 18 AND 33, BLOCK K, LOTS 12 AND 33, BLOCK M AND LOTS 10 AND 11, BLOCK T, WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT.
29. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY THE OFF-SITE POND SERVING THIS SUBDIVISION LOCATED WITHIN LOT 1, BLOCK V OF THE CASCADES AT ONION CREEK EAST, PHASE ONE SUBDIVISION (C8-2018-0165.1A) AND AS APPROVED BY THE CITY OF AUSTIN AND CONSTRUCTED WITH C8-2018-0181.1B.

THIS SUBDIVISION PLAT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 2022.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 2022. AD.

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ____ DAY OF _____, 2022.

CHAIR

SECRETARY

THE 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 _____, 2022, A.D. AT ____ O'CLOCK __.M., DULY RECORDED ON THE ____ DAY OF _____, 2022 A.D. AT ____ O'CLOCK __.M., OF SAID COUNTY AND STATE IN INSTRUMENT No. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY ,TEXAS.

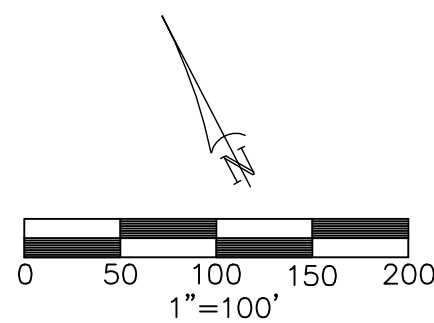
WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 2022, A.D.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

CASCADES AT
ONION CREEK EAST,
PHASE FOUR

CSCI			CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006			FIRM REGISTRATION No. 101267-0
DRAWN BY:	WAL	SCALE:	N/A
JOB NO.:	19518.10	DATE:	SEPTEMBER 10 2021
DRAWING NO.:	19518p3	CRD #:	17534
			SHEET NO.: 1 OF 3

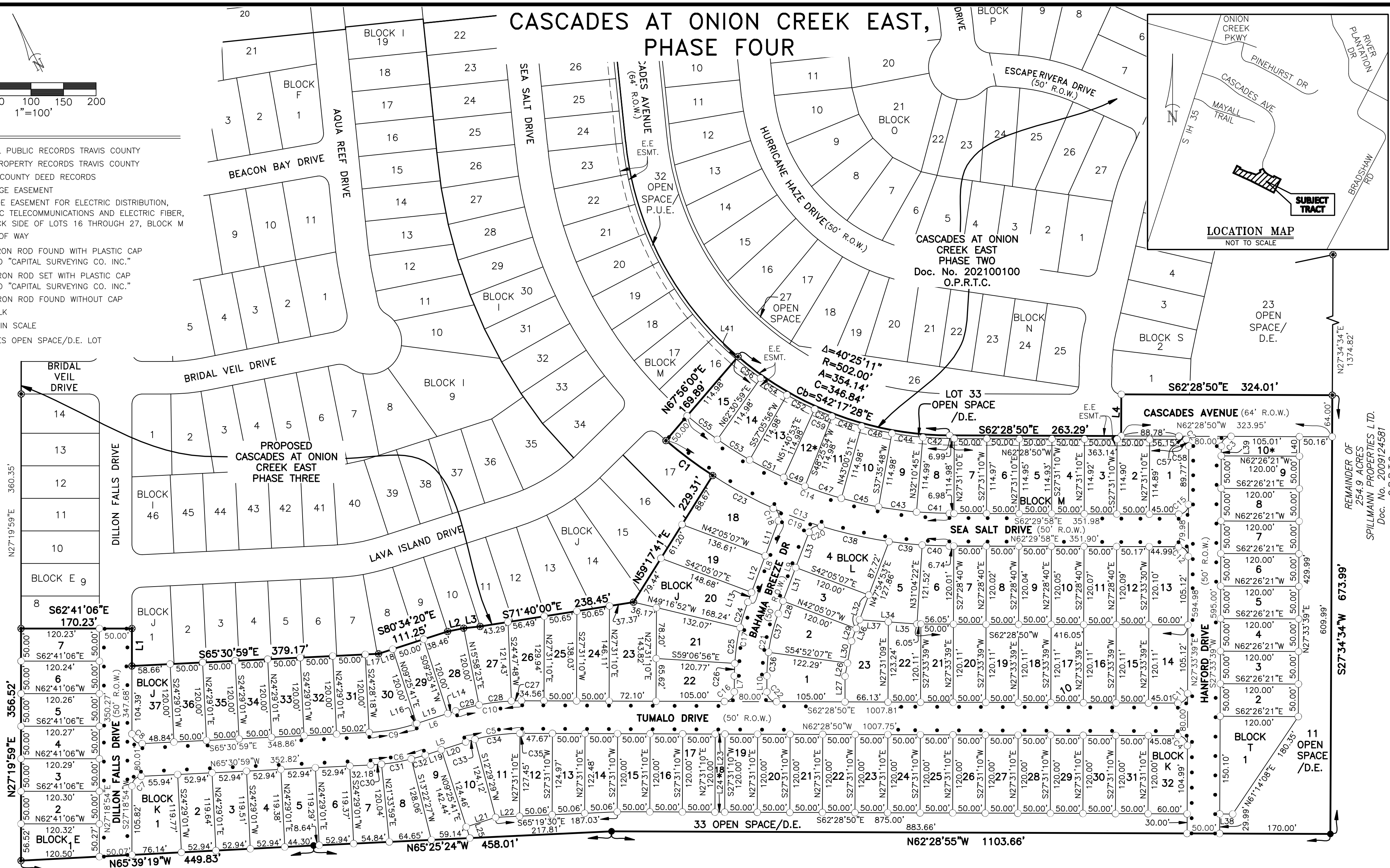
C8-2018-0165.4A



LEGEND

- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
T.C.D.R. TRAVIS COUNTY DEED RECORDS
D.E. DRAINAGE EASEMENT
E.E. 10' WIDE EASEMENT FOR ELECTRIC DISTRIBUTION,
ELECTRIC TELECOMMUNICATIONS AND ELECTRIC FIBER,
ON BACK SIDE OF LOTS 16 THROUGH 27, BLOCK M
R.O.W. RIGHT OF WAY
● 1/2" IRON ROD FOUND WITH PLASTIC CAP
MARKED "CAPITAL SURVEYING CO. INC."
○ 1/2" IRON ROD SET WITH PLASTIC CAP
MARKED "CAPITAL SURVEYING CO. INC."
● 1/2" IRON ROD FOUND WITHOUT CAP
... SIDEWALK
- - - BREAK IN SCALE
XX* DENOTES OPEN SPACE/D.E. LOT

CASCADES AT ONION CREEK EAST, PHASE FOUR



254.9 ACRES
SPILLMANN PROPERTIES LTD.
Doc. No. 2009124581
O.P.R.T.C.

CASCADES AT ONION CREEK EAST, PHASE FOUR

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
325 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-D	
DRAWN BY:	WAL	SCALE: 1" = 100'	F.B.
JOB NO.:	19518.10	DATE: SEPTEMBER 10 2021	SHEET NO.:
DRAWING NO.:	19518P3	CRD #:	17534
			2 OF 3

C8-2018-0165.4A

CASCADES AT ONION CREEK EAST, PHASE FOUR

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	7°38'13"	671.88'	89.55'	89.49'	N25°53'46"W
C2	90°02'29"	15.00'	23.57'	21.22'	N17°27'36"W
C3	89°57'29"	15.00'	23.55'	21.21'	S72°32'24"W
C4	90°02'29"	15.00'	23.57'	21.22'	N17°27'36"W
C5	18°05'29"	275.00'	86.83'	86.47'	N71°31'35"W
C6	15°03'21"	325.00'	85.40'	85.16'	N73°02'39"W
C7	87°10'06"	15.00'	22.82'	20.68'	S70°53'58"W
C8	92°49'53"	15.00'	24.30'	21.73'	S19°06'02"E
C9	15°03'21"	275.00'	72.26'	72.05'	S73°02'39"E
C10	18°05'29"	325.00'	102.62'	102.19'	S71°31'35"E
C11	89°57'31"	15.00'	23.55'	21.21'	N72°32'24"E
C12	90°00'00"	15.00'	23.56'	21.21'	N17°29'58"W
C13	40°25'18"	671.88'	474.01'	464.24'	N42°17'18"W
C14	40°25'15"	621.88'	438.73'	429.68'	S42°17'20"E
C15	89°56'23"	15.00'	23.55'	21.20'	N72°31'51"E
C16	90°00'00"	15.00'	23.56'	21.21'	N72°31'10"E
C17	20°23'43"	325.00'	115.69'	115.08'	N37°43'01"E
C18	86°50'33"	15.00'	22.74'	20.62'	N04°39'37"E
C19	6°40'37"	671.88'	78.30'	78.25'	S42°05'57"E
C20	86°53'21"	15.00'	22.75'	20.63'	S88°52'55"E
C21	20°23'43"	275.00'	97.89'	97.37'	S37°43'01"W
C22	90°00'00"	15.00'	23.56'	21.21'	S17°28'50"E
C23	9°02'47"	671.88'	106.08'	105.97'	S34°14'15"E
C24	7°11'46"	325.00'	40.82'	40.79'	S44°19'00"W
C25	9°50'03"	325.00'	55.78'	55.71'	S35°48'06"W
C26	3°21'514	325.00'	19.09'	19.09'	S29°12'06"W
C27	2°43'22"	325.00'	15.44'	15.44'	N63°50'32"W
C28	8°49'24"	325.00'	50.05'	50.00'	N69°36'55"W
C29	6°32'43"	325.00'	37.13'	37.11'	N77°17'58"W
C30	2°55'02"	325.00'	16.55'	16.55'	S66°58'30"E
C31	8°11'32"	325.00'	46.47'	46.43'	S72°31'47"E
C32	3°56'47"	325.00'	22.38'	22.38'	S78°35'56"E
C33	3°03'48"	275.00'	14.70'	14.70'	S79°02'25"E
C34	14°32'36"	275.00'	69.80'	69.62'	S70°14'42"E
C35	0°29'05"	275.00'	2.33'	2.33'	S62°28'48"E
C36	7°36'43"	275.00'	36.54'	36.51'	N31°19'31"E
C37	12°47'00"	275.00'	61.36'	61.23'	N41°31'23"E
C38	9°07'31"	671.88'	107.01'	106.89'	S50°00'01"E
C39	4°22'46"	671.88'	51.35'	51.34'	S56°45'10"E
C40	3°33'25"	671.88'	41.71'	41.70'	S60°43'15"E
C41	4°39'44"	621.88'	50.60'	50.59'	N60°10'05"W
C42	4°39'37"	506.90'	41.23'	41.22'	S60°10'14"E
C43	5°25'04"	621.88'	58.80'	58.78'	N55°07'41"W
C44	5°25'04"	506.90'	47.93'	47.91'	S55°07'55"E
C45	5°25'04"	621.88'	58.80'	58.78'	N49°42'37"W
C46	5°25'04"	506.90'	47.93'	47.91'	S49°42'50"E
C47	5°25'05"	621.88'	58.81'	58.78'	N44°17'33"W
C48	5°25'05"	506.90'	47.93'	47.92'	S44°17'46"E
C49	3°15'00"	621.88'	35.28'	35.27'	N39°57'30"W
C50	3°15'01"	506.90'	28.75'	28.75'	S39°57'42"E
C51	5°25'05"	621.88'	58.81'	58.79'	N35°37'28"W
C52	5°25'06"	506.90'	47.94'	47.92'	S35°37'40"E
C53	5°25'06"	621.88'	58.81'	58.79'	N30°12'22"W
C54	5°25'07"	506.90'	47.94'	47.92'	S30°12'33"E
C55	5°25'06"	621.88'	58.81'	58.79'	N24°47'15"W
C56	5°25'08"	506.90'	47.94'	47.92'	S24°47'24"E
C57	47°40'30"	15.00'	12.48'	12.12'	S38°38'35"E
C58	42°21'59"	15.00'	11.09'	10.84'	S06°22'39"W
C59	40°25'11"	506.90'	357.60'	350.23'	N42°17'28"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°18'54"W	57.37'
L2	S73°59'59"E	25.34'
L3	S69°19'50"E	25.31'
L4	N27°31'10"E	64.00'
L5	N80°34'19"W	65.22'
L6	S80°34'19"E	65.22'
L7	N27°31'10"E	24.45'
L8	N47°54'53"E	133.53'
L9	S47°54'53"W	133.53'
L10	S27°31'09"W	24.45'
L11	S47°54'53"W	57.44'
L12	S47°54'53"W	60.00'
L13	S47°54'53"W	16.09'
L14	N80°34'19"W	12.91'
L15	N80°34'19"W	50.00'
L16	N80°34'19"W	2.31'
L17	S65°30'59"E	20.51'
L18	S80°34'20"E	22.79'
L19	S80°34'19"E	25.91'
L20	S80°34'19"E	39.31'
L21	N80°43'26"W	47.37'
L22	N65°19'30"W	36.84'
L23	S62°28'50"E	15.00'
L24	N62°28'50"W	15.00'
L25	N09°25'40"E	17.98'
L26	S37°43'01"W	20.55'
L27	S27°31'09"W	39.45'
L28	N47°54'53"E	20.57'
L29	S47°54'53"W	20.57'
L30	S37°43'01"W	34.33'
L31	N47°54'53"E	55.00'
L32	S47°54'53"W	55.00'
L33	N47°54'53"E	57.96'
L34	N58°13'15"W	88.36'
L35	S58°25'19"E	44.15'
L36	N47°54'53"E	35.43'
L37	S58°01'11"E	44.21'
L38	N62°28'51"W	20.00'
L39	N27°33'39"E	14.91'
L40	S27°33'39"W	29.99'
L41	N67°56'00"E	4.90'

Street Name	Linear Ft.	Acres
BAHAMA BREEZE DRIVE	325	0.3414 Ac.
CASCADES AVENUE	325	0.4760 Ac.
DILLON FALLS DRIVE	350	0.4006 Ac.
HANFORD DRIVE	625	0.7024 Ac.
SEA SALT DRIVE	825	0.9472 Ac.
TUMALO DRIVE	1,650	1.8725 Ac.
Total	4,1000	4.7401 Ac.

BLOCK "E"	7 Single Family Lots	0.9758 Ac.
BLOCK "J"	20 Single Family Lots	3.3572 Ac.
BLOCK "K"	31 Single Family Lots	4.4822 Ac.
BLOCK "K"	2 Open Space Lots	0.7949 Ac.
BLOCK "L"	23 Single Family Lots	3.5162 Ac.
BLOCK "M"	14 Single Family Lots	1.9335 Ac.
BLOCK "M"	2 Open Space Lots	0.1650 Ac.
BLOCK "T"	9 Single Family Lots	1.3431 Ac.
BLOCK "T"	2 Open Space Lots	1.0375 Ac.
Total Lots 110		17.6054 Ac.
Total Right of Way		4.7401 Ac.
Total Acreage of Subdivision		22.3455 Ac.

Block E –		7 Lots
Lot	Square Feet	Acres
1	6,425	0.1475
2	6,015	0.1381
3	6,015	0.1381
4	6,015	0.1381
5	6,012	0.1380
6	6,012	0.1380
7	6,012	0.1380
TOTAL		0.9758

Block J –		20 Lots
Lot	Square Feet	Acres
18	9,954	0.2285
19	8,559	0.1965
20	10,520	0.2415
21	8,335	0.1914
22	7,406	0.1700
23	10,710	0.2459
24	7,104	0.1631
25	6,699	0.1538
26	6,649	0.1526
27	7,081	0.1626
28	6,839	0.1570
29	6,002	0.1378
30	7,040	0.1616
31	6,002	0.1378
32	6,002	0.1378
33	6,000	0.1377
34	6,000	0.1377
35	6,000	0.1377
36	6,000	0.1377
37	7,342	0.1685
TOTAL		3.3572

Block K –		33 Lots
Lot	Square Feet	Acres
1	8,729	0.2004
2	6,337	0.1455
3	6,330	0.1454
4	6,323	0.1452
5	6,317	0.1450
6	6,317	0.1450
7	6,187	0.1420
8	6,814	0.1564
9	7,140	0.1639
10	6,305	0.1447
11	6,733	0.1546
12	6,311	0.1449
13	6,186	0.1420
14	6,062	0.1392
15	6,002	0.1378
16	6,002	0.1378
17	6,002	0.1378
18***	1,800	0.0413
19	6,002	0.1378
20	6,002	0.1378
21	6,000	0.1377
22	6,000	0.1377
23	6,000	0.1377
24	6,000	0.1377
25	6,000	0.1377
26	6,000	0.1377
27	6,000	0.1377
28	6,000	0.1377
29	6,000	0.1377
30	6,000	0.1377
31	6,000	0.1377
32	7,157	0.1643
33*	32,825	0.7536
TOTAL		5.2771

* DENOTES OPEN SPACE/D.E.

*** DENOTES OPEN SPACE/D.E./PEDESTRIAN ACCESS EASEMENT

Block L –		23 Lots
Lot	Square Feet	Acres
1	8,142	0.1869
2	8,286	0.1902
3	6,600	0.1515
4	9,339	0.2144
5	8,527	0.1958
6	6,291	0.1444
7	6,003	0.1378
8	6,003	0.1378
9	6,003	0.1378
10	6,003	0.1378
11	6,006	0.1378
12	6,014	0.1381
13	7,159	0.1643
14	7,159	0.1643
15	6,006	0.1379
16	6,006	0.1379
17	6,006	0.1379
18	6,006	0.1379
19	6,006	0.1379
20	6,006	0.1379
21	6,006	0.1379
22	6,080	0.1396
23	7,512	0.1724
TOTAL		3.5162

Block M –		16 Lots
Lot	Square Feet	Acres
1	6,835	0.1569
2	5,746	0.1319
3	5,746	0.1319
4	5,746	0.1319
5	5,746	0.1319
6	5,748	0.1320
7	5,748	0.1320
8	6,082	0.1396
9	6,137	0.1409
10	6,137	0.1409
11	6,137	0.1409
12*	3,681	0.0845
13	6,137	0.1409
14	6,137	0.1409
15	6,137	0.1409
33**	3,506	0.0805
TOTAL		2.0985

* DENOTES OPEN SPACE/D.E.
** DENOTES OPEN SPACE

Block T –		11 Lots
Lot	Square Feet	Acres
1	10,506	0.2412
2	6,000	0.1378
3	6,000	0.1378
4	6,000	0.1378
5	6,000	0.1377
6	6,000	0.1377
7	6,000	0.1377
8	6,000	0.1377
9	6,000	0.1377
10**	3,545	0.0814
11*	41,647	0.9561
TOTAL		2.3806

* DENOTES OPEN SPACE/D.E.
** DENOTES OPEN SPACE

CASCADES AT
ONION CREEK EAST
PHASE FOUR

CSCI			CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006			FIRM REGISTRATION No. 101267-0
DRAWN BY:	WAL	SCALE:	N/A
JOB NO.:	19518.10	DATE:	SEPTEMBER 10 2021
DRAWING NO.:	19518P3	CRD #:	17534
			SHEET NO.: 3 OF 3

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



CASE NUMBER: C8-2018-0165.4A
UPDATE: U1
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Cascades at Onion Creek East, Phase Four Final Plat
LOCATION: 11601 S IH 35 SVRD NB

SUBMITTAL DATE: August 1, 2022
FINAL REPORT DATE: August 11, 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 **September 26, 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) 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 I: Cindy Edmond
Subdivision: Cesar Zavala
911 Addressing: Janny Phung
Water Quality: Jay Baker
Drainage Engineering: Jay Baker

AD1: This plat review is rejected for the following:

AD2: HANFORD DR - Duplicate with active street name

NOTE: The standards applied to all new street names in Travis County can be found at this link:

http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

(This document takes less than 10 minutes to read.)

NOTE: A link to [Reserve A Street Name](#), which includes links to both the Standards and to an online searchable list of names already in use can be found by visiting the Addressing Website

<http://www.austintexas.gov/department/911-addressing>

and navigating to Reserve a Street Name. To search the Street Name Database efficiently, avoid using Internet Explorer.

Active streets and address points can be viewed on Property Profile

<https://maps.austintexas.gov/GIS/PropertyProfile/>

§25-4-155

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.

DATE: 8/9/22

**UPDATE NO. 1 COMMENTS
FORMAL UPDATE REQUESTED**

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

ENGINEER'S REPORT

DE 1. There is a significant off-site drainage area draining to this subdivision's southeast corner, (DA 300, 64.9 acres). Provide additional hydrologic/hydraulic analysis demonstrating that the off-site drainage can be conveyed through the subdivision and the 100 yr fully developed runoff will be contained within the drainage easements [LDC 25-7-151 and 152]

Update #1: Response indicates that a channel is proposed to convey the runoff around the lots to be located in the Open Space/DE lot. Plans show grass lined and concrete lined channels without a street extension. Provide plan and profile with associated calculations demonstrating that the 100 year WSEL will be contained in the drainage easement.

DE 2. The engineer has indicated that the construction plan is proposing to not extend Creekhollow Drive to the property line, to allow for flow conveyance in this area. This will require coordination with the

transportation and subdivision reviewers. Depending on the outcome of the analysis, a preliminary plan revision may be required. To be coordinated with the case manager. [LDC 25-7-151 and 152]

Update #1: In process. Response indicates that case manager has requested concurrence from ATD.

DE 3. This subdivision is participating in an off-site detention and water quality pond. Provide additional information confirming that this subdivision is within the design parameters for the pond. In addition, provide documentation that the off-site pond was constructed and accepted in accordance with the approved plans and is in current good working condition.[LDC 25-7-61]

Update #1: Response and information is for Cascades West but this application is for Cascades East. Contact me to go over in more detail prior to submitting the update.

DE 4. Provide a storm sewer schematic for this subdivision, demonstrating conveyance to the off-site detention and water quality pond through infrastructure provided in additional subdivision sections. Provide documentation confirming that the infrastructure has been constructed and accepted in accordance with the approved plans and is in good working condition. .[LDC 25-7-61]

Update #1: Overall drainage area received (Sheet 11, C8-2018-0165.2B), but does not demonstrate conveyance to the pond. Also it does not show the proposed channel for off-site. This should be a more detailed plan for Ph 2 and 4, which would be the proposed construction drainage plans for both. Contact me to go over in more detail prior to submitting the update.

PLAT SHEETS

DE 5. CLEARED

DE 6. Access from a public road is required for maintenance and/or inspection of all Drainage Easements 25 feet or larger - label all proposed Drainage Easements and provide a Drainage Access Easement of no less than 15 feet in width. [LDC 25-7-152]

Update #1: Response indicates access is provided but additional access may be needed for maintenance of the channel proposed on Lot 33.

DE 7. Verify that drainage facilities (headwalls, open channels, storm sewers, area inlets, detention, retention, water quality controls) located within drainage easements comply with Section 1.2.4 of the Drainage Criteria Manual. Especially consider, access drives (widths, grades), fences, staging areas, etc.[DCM 1.2.4]

Update #1: Proposed channel design in process. See DE 1. Need more specific response to clear this comment.

PLAT NOTES

DE 8. Remove all inappropriate and unnecessary notes unless required by another reviewer. Contact me to go over in more detail prior to submitting the update. [LDC 25-1-83]

Update #1: Response indicates notes removed. I don't believe note #6 is applicable.

DE 9. CLEARED

DE 10. CLEARED

DE 11. Revise note # 8 to read as follows: [LDC 25-7-2, LDC 25-7-3, LDC 25-7-4] [LDC 25-7-152]:

"No buildings, fences, landscaping or other obstructions are permitted in drainage easements except as approved by the City of Austin or Travis County."

Update #1: Revised note does not include "or Travis County".

DE 12. CLEARED

DE 13. CLEARED

FISCAL

DE 14. Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112] [LDC 25-4-38]

In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Provide an engineer's estimate of fiscal requirements for review and approval.[LDC 25-4-38]

Update #1: No specific response received. However, engineer's estimate for the major drainage and other items receive but not all the items require fiscal. Contact me to obtain a copy of the fiscal policy and also revise the fiscal estimate as needed.

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

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]

U1 Comment cleared. The ESC fiscal estimate is approved. Please contact the Fiscal Office at fiscalsurety@austintexas.gov for ESC fiscal posting instructions. Fiscal Surety must be posted within 90 calendar days after the approval of plat review. [LDC 25-4-84(D)]

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

Update:2
August 9, 2022

PARD Approves. Please post fiscal. And make sure you plat say "PLD has been satisfied for 104 units."

Subdivision Review - Cesar Zavala - 512-974-3404

SR 1. This application was submitted on Jan 2, 2022, and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):

- Update deadline: September 26, 2022
- Fiscal due: December 27, 2022
- Recording due: January 18, 2023

SR 2. – SR 7. Comments Cleared.

SR 8. Contact the Customer Experience Group/Intake to correct the listed address and tax parcel I.D in the database. 25-1-83, 30-1-113

Update 1: The database is not listing this case as requiring commission hearing in the fees, contact the Intake Department to verify application fees for the case requiring commission approval without notice.

SR 9. This case requires land use commission action because the plat has more than five lots. The case will be statutorily disapproved by the commission on the July 26, 2022 commission meeting.

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

AW1. Comments released.

Water Quality Review - Jay Baker - 512-974-2636

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.

DATE: 8/9/22

**UPDATE NO. 1 COMMENTS
FORMAL UPDATE REQUESTED**

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

LANDFILL

WQ 1. CLEARED

PLAT NOTES

WQ 2. CLEARED

WQ 3. CLEARED

ENGINEER'S REPORT

WQ 4. Include additional analysis that this subdivision is within the design parameters for the off-site water quality pond. In addition, confirm that the water quality pond meets the requirements for COA maintained facilities including DCM 1.2.4.E requirements for maintenance and safety. [LDC 25-8-211]

Update #1: See drainage engineering comments for additional information. However, this comment is related to the overall sizing of the water quality pond off-site as indicated by the contributing drainage area and assumed impervious cover for this phase. This would involve an R table analysis to confirm that this subdivision is within the design parameters for the off-site facility.

End of report