

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2022-0221

**COMMISSION DATE:** September 27, 2022

**SUBDIVISION NAME:** River Park South Preliminary Plan

**ADDRESS:** 4799 E Riverside Drive

**APPLICANT:** Michael Piano (Presidium)

**AGENT:** Julia Mrnack (Garza EMC)

**ZONING:** ERC (East Riverside Corridor) with the following subdistricts:

- Corridor Mixed Use
- Neighborhood Mixed Use
- Urban Residential

**NEIGHBORHOOD PLAN:** Pleasant Valley

**AREA:** 67.7 acres

**LOTS:** 24

**COUNTY:** Travis

**DISTRICT:** 3

**WATERSHED:** Country Club West

**JURISDICTION:** Full Purpose

**SIDEWALKS:** Sidewalks will be constructed along Wickersham Lane, Crossing Place, S Pleasant Valley Road and Elmont Drive.

**VARIANCE:** none

### **DEPARTMENT COMMENTS:**

The request is for the approval of the River Park South preliminary plan, comprised of 24 lots on 67.7 acres. Staff recommends approval of the plat, subject to the condition listed in the attached comment report. After the condition is met, the plat will comply with LDC 25-4-84(B). The condition is to add a note that states the site is participating in the Regional Stormwater Management Program (RSMP). This note will clear DE 9. This is an administrative action that requires no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the plat, subject to the condition listed in the comment report dated September 22, 2020, and attached as Exhibit C.

**CASE MANAGER:** Steve Hopkins

**PHONE:** 512-974-3175

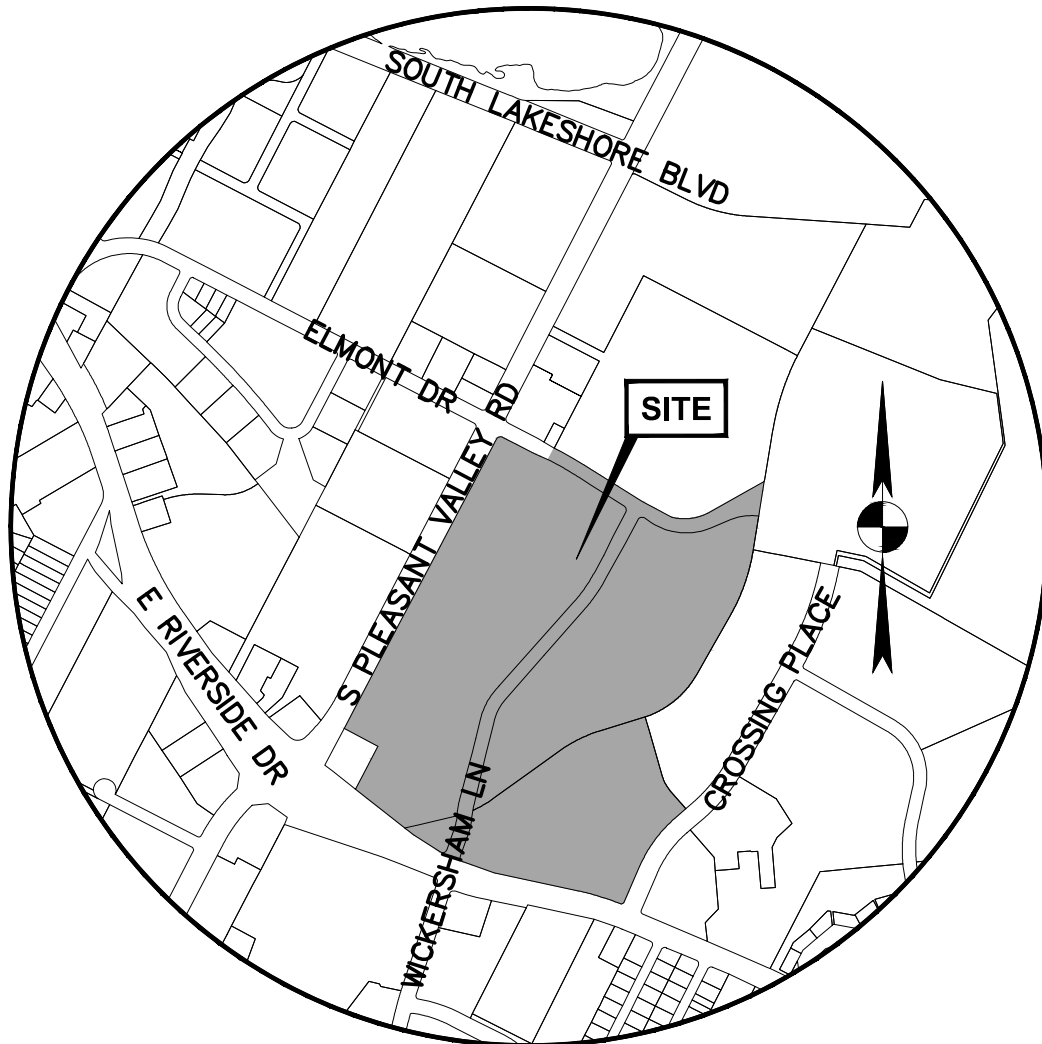
**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)

### **ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed preliminary plan

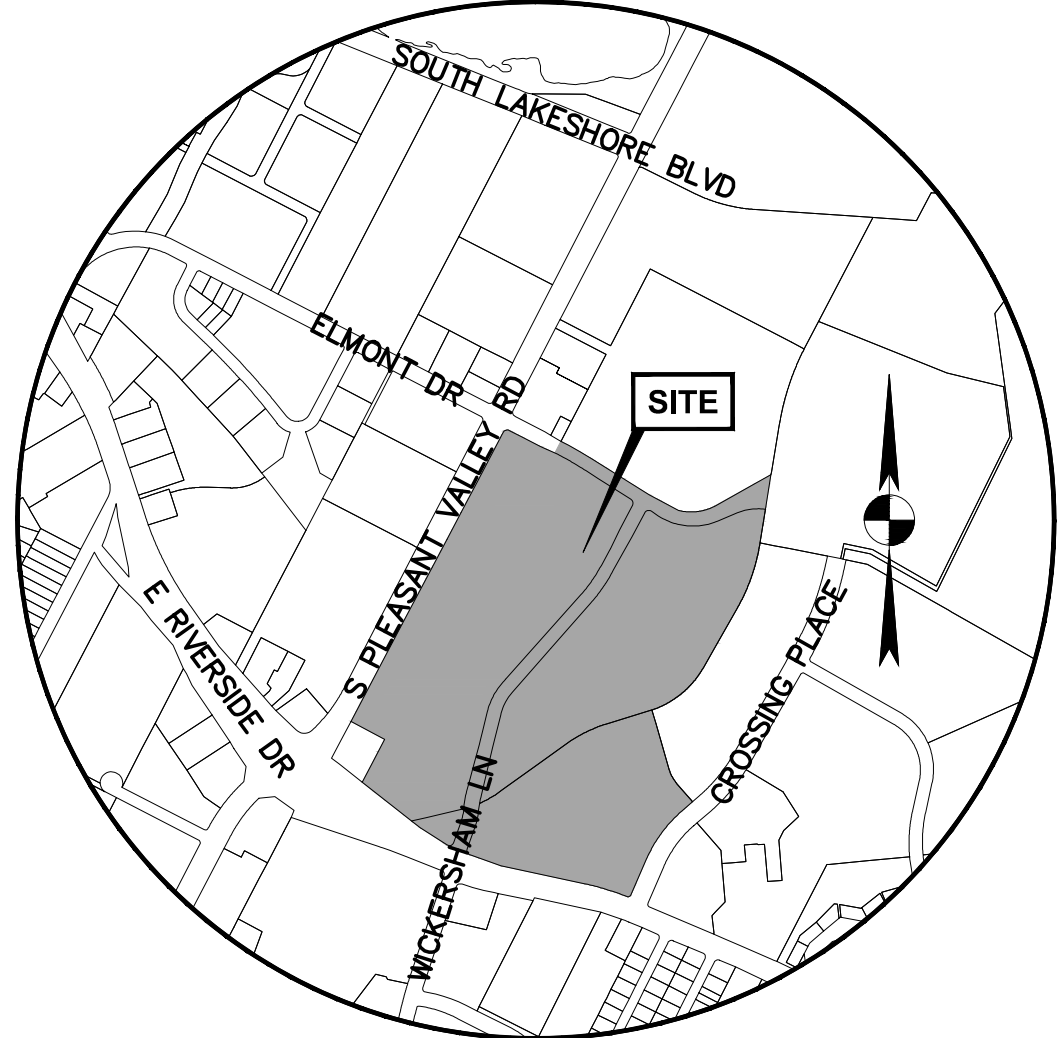
Exhibit C: Comment report dated September 22, 2022



VICINITY MAP

MAPSCO GRID #S 615U, 615V, 615Y, 615Z

COA GRID : K-19



VICINITY MAP  
MAPSCO GRID #S 615U, 615V, 615Y, 615Z  
COA GRID : K-19  
N.T.S.

**OWNERS:** NRE EDGE, LLC  
3100 MCKINNON STREET, SUITE 250  
DALLAS, TEXAS 75201-1112

EAST RIVERSIDE RETAIL, LLC  
3100 MCKINNON STREET, SUITE 250  
DALLAS, TEXAS 75201-1112

**ENGINEER:** GarzaEMC, LLC.  
7708 RIALTO BLVD, SUITE 125  
AUSTIN, TEXAS 78735  
(512) 298-3284

**SURVEYOR:** CEC SURVEYING  
3711 S. MOPAC EXPY BLDG 1, SUITE 550  
AUSTIN, TEXAS 78746  
CONTACT: SYD XINOS  
(512) 298-3284

BP RIVERSIDE WEST, LLC  
1601 RIO GRANDE STREET, SUITE 300  
AUSTIN, TEXAS 78701

NRE ZONE, LLC  
3100 MCKINNON STREET, SUITE 250  
DALLAS, TEXAS 75201

**NOTE:**

ALL RESPONSIBILITY FOR THE ACCURACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

**CEF NOTE:**

THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURES ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

**WATERSHED STATUS:**

NO PORTIONS OF THE SITE LIE WITHIN EDWARDS AQUIFER RECHARGE ZONE. THIS SITE LIES WITHIN A SUBURBAN WATERSHED KNOWN AS THE COUNTRY CLUB WEST WATERSHED.

**FLOODPLAIN INFORMATION:**

PORTIONS OF THIS SITE ARE LOCATED IN ZONE AE AS SHOWN BY GRAPHIC SCALING FROM THE FLOOD INSURANCE RATE MAP PANEL NO. 48453C0605K FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020. DRAINAGE EASEMENTS TO CONTAIN THE FLOODPLAIN TO BE DEDICATED BY SEPARATE INSTRUMENT AT SITE DEVELOPMENT PERMIT STAGE.

# PRELIMINARY PLAN FOR RIVER PARK - SOUTH PRELIMINARY PLAN

SHT. NO.	TITLE
01	COVER SHEET
02	GENERAL NOTES
03	OVERALL PRELIMINARY PLAN
04	PRELIMINARY PLAN 100 SCALE 1 OF 2
05	PRELIMINARY PLAN 100 SCALE 2 OF 2
A.1	TRANSPORTATION PLAN 1 OF 2
A.2	TRANSPORTATION PLAN 2 OF 2
B.1	STREET SECTIONS 1 OF 3
B.2	STREET SECTIONS 2 OF 3
B.3	STREET SECTIONS 3 OF 3
C.1	EXISTING DRAINAGE AREA MAP 1 OF 2
C.2	EXISTING DRAINAGE AREA MAP 2 OF 2
C.3	EXISTING DRAINAGE AREA CALCULATIONS
D.1	PROPOSED DRAINAGE AREA MAP 1 OF 2
D.2	PROPOSED DRAINAGE ARE MAP 2 OF 2
E.1	WATER DISTRIBUTION PLAN 1 OF 2
E.2	WATER DISTRIBUTION PLAN 2 OF 2
E.3	WATER SER
F.1	WASTEWATER COLLECTION PLAN 1 OF 2
F.2	WASTEWATER COLLECTION PLAN 2 OF 2
F.3	WASTEWATER SER
G.1	STORM SEWER PLAN 1 OF 2
G.2	STORM SEWER PLAN 2 OF 2
H.1	EROSION AND SEDIMENTATION CONTROL PLAN 1 OF 2
H.2	EROSION AND SEDIMENTATION CONTROL PLAN 2 OF 2
I.1	TREE PRESERVATION PLAN 1 OF 2
I.2	TREE PRESERVATION PLAN 2 OF 2
I.3	TREE LIST
J.1	GRADING PLAN 1 OF 2
J.2	GRADING PLAN 2 OF 2
K.1	SLOPE MAP 1 OF 2
K.2	SLOPE MAP 2 OF 2
L.1	CUT FILL MAP 1 OF 2
L.2	CUT FILL MAP 2 OF 2
M.1	WATER QUALITY PLAN 1 OF 2
M.2	WATER QUALITY PLAN 2 OF 2
M.3	WATER QUALITY CALCULATIONS
N	FLOODPLAIN MAP
O	PARKLAND DEDICATION
P	CREEK EXISTING CONDITIONS PLAN
Q	CREEK RESTORATION CONCEPT PLAN

PERMIT NUMBER : C8-2022-0221

ORIGINAL SUBMITTAL DATE : NOVEMBER 4, 2020

SUBMITTED BY :   09/12/2022

JULIA L. MRNAK, P.E.  
GarzaEMC, LLC.  
7708 RIALTO BLVD, SUITE 125  
AUSTIN, TEXAS 78735  
(512) 298-3284

DATE

**RELATED CASES:**

C8-2020-0004PA

**TOTAL ACREAGE:** 67.71 AC

NUMBER OF LOTS: 24

I, JULIA L. MRNAK, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

NOTE: ASSIGNED CITY ADDRESS NUMBERS SHALL BE PERMANENTLY AFFIXED TO ALL STRUCTURES IN SUCH POSITIONS AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET.

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7708 Rialto Blvd., Suite 125  
Austin, Texas 78735  
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TBPE # F-14629  
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FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 01 OF 05.

FILE NUMBER: C8-2022-0221

APPLICATION DATE:

APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_

EXPIRATION DATE (LCD 25-4-62):

CASE MANAGER:

STEVE HOPKINS, FOR:  
DENISE LUCAS  
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED) MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

SHEET

01

OF

05

C8-2022-0221



GENERAL NOTES:

- THE PROJECT IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER 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 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.
- WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- BUILDING SETBACK LINES, LAND USES, RESTRICTIONS SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE, OR AS AMENDED.
- PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. PROPOSED PEAK STORMWATER DISCHARGE RATES SHALL BE RELATED TO EXISTING RAINFALL RUN-OFF RATES BY PONDING OR OTHER APPROVED METHODS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL. THE ENVIRONMENTAL INSPECTOR HAS THE AUTHORITY TO ADD AND/OR MODIFY EROSION/SEDIMENTATION CONTROL ON SITE TO KEEP THE PROJECT IN COMPLIANCE WITH THE CITY OF AUSTIN'S RULES AND REGULATIONS.
- 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: WICKERSHAM LANE, EAST RIVERSIDE DRIVE, CROSSING PLACE, SOUTH PLEASANT VALLEY ROAD AND ELMONT 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).
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITIES.
- THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PRELIMINARY PLAN ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
- MAINTENANCE OF THE WATER QUALITY CONTROLS SHALL BE ACCORDING TO THE CITY OF AUSTIN STANDARDS.
- THE LOCATION OF THE EASEMENTS DEDICATED BY SEPARATE INSTRUMENT AS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND SUCH EASEMENTS ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF SUCH RECORDED INSTRUMENTS.
- PRIOR TO RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH §25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS AS SHOWN ON SUCH FINAL PLAT:
  - STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: WICKERSHAM LANE, ELMONT DRIVE, E RIVERSIDE DRIVE, AND S PLEASANT VALLEY ROAD, CROSSING PLACE, FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A).
  - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON THE DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: WICKERSHAM LANE, ELMONT DRIVE, E RIVERSIDE DRIVE, AND S PLEASANT VALLEY ROAD, CAFE STREET, AND STREETS 1,2,3.
- APPROVAL OF THE PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OR THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- PARKLAND DEDICATION IS REQUIRED PER CITY CODE §25-1-601, AS AMENDED, PRIOR TO APPROVAL OF A FINAL PLAT OR SITE DEVELOPMENT PERMIT IN THIS SUBDIVISION. THE AREAS AVAILABLE FOR DEDICATION TO THE CITY ARE SHOWN ON THIS PRELIMINARY PLAN AS:
  - BLOCK A - LOT 13, PARTIAL LOT 12
  - BLOCK B - LOT 3, LOT 4, LOT 5, PARTIAL LOT 1, PARTIAL LOT 2
  - BLOCK C - LOT 1
  - BLOCK D - LOT 5, PARTIAL 1, PARTIAL LOT 2FINAL LIMITS OF PARKLAND DEDICATION WILL BE DETERMINED AT TIME OF DEDICATION.
- THE PROJECT SHALL HAVE THE RIGHT TO USE THE GROSS SITE AREA OF THE PARKLAND IN ALL CALCULATIONS, INCLUDING BUT NOT LIMITED TO: FLOOR AREA RATIO, IMPERVIOUS COVER, AND BUILDING COVERAGE.
- PROJECT WILL PURSUE THE REDEVELOPMENT EXCEPTION FOR DEVELOPMENT WITHIN THE CRITICAL WATER QUALITY ZONE THAT IS NOT IN COMPLIANCE WITH LDC 25-8-261, FOR PURPOSES OF LDC SECTION 25-8-25(C). NON-COMPLIANT DEVELOPMENT MAY BE RELOCATED WITHIN THE CRITICAL WATER QUALITY ZONE, THE CRITICAL ENVIRONMENTAL FEATURE BUFFERS, AND THE WATERSHED SETBACK IF THE DEGREE OF ENCRoACHMENT (TOTAL SQUARE FOOTAGE AND MINIMUM DISTANCE TO THE PROTECTED FEATURE) AND OVERALL IMPACT TO THE PROTECTED FEATURE DO NOT INCREASE; THE TRAFFIC LEVEL BASED ON THE MOST RECENT AUTHORIZED USE ON THE PROPERTY IS SET FORTH IN THE TRAFFIC IMPACT ANALYSIS PREPARED BY BOE CONSULTING SERVICES LLC, DATED MAY 7, 2019 AND REFERENCED IN THE RESTRICTIVE COVENANT RECORDED AS DOCUMENT NO. 2019173723 IN THE TRAVIS COUNTY PUBLIC RECORDS. THE AREAS IN THIS PRELIMINARY PLAN TO BE DEVELOPED PER SECTION 252-825(C) OF THE CITY CODE ARE:
  - BLOCK A- LOT 10, LOT 11, LOT 12, LOT 13
  - BLOCK D- ALL LOTS
- PURSUANT TO LDC SECTION 25-8-364 AND ECM SECTION 1.7.0, A FLOODPLAIN MODIFICATION AND CREEK RESTORATION IS PROPOSED TO ESTABLISH THE DEVELOPMENT CRITERIA OF BLOCK B - LOT 1, LOT 2, LOT 3, & LOT 4. THE RESTORATION PLAN AND FLOOD PLAN MODIFICATION ARE TO BE APPROVED AND PERMITTED AT TIME OF SUBDIVISION CONSTRUCTION PLAN OR SITE DEVELOPMENT PERMIT.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

CITY OF AUSTIN ELECTRIC UTILITY NOTES:

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF 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 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING 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. AUSTIN ENERGY 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.
- PRELIMINARY SITE DEVELOPMENT PHASING PLAN:
  - PHASE 1 - BLOCK D
  - PHASE 2 - BLOCK A - LOT 13, BLOCK B, BLOCK C
  - PHASE 3 - BLOCK A - LOTS 1, 2, 3, 4
  - PHASE 4 - BLOCK A - LOTS 5, 6, 7, 8
  - PHASE 5 - BLOCK A - LOTS 9, 10, 11, 12
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

CITY OF AUSTIN TRANSPORTATION NOTES:

- ANY PROPOSED PUBLIC RIGHT-OF-WAY STREETS PER THE PRELIMINARY PLAN WILL BE DEDICATED WITH THE FINAL PLAT AND CONSTRUCTED TO CITY OF AUSTIN STANDARDS.

GENERAL NOTES

RIVER PARK - SOUTH PRELIMINARY PLAN  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

PRESIDIUM GROUP

DRAWN BY:  
DESIGNED BY:  
QA / QC:

PROJECT NO.: 113838-0002

SHEET

02

OF

05

garza

7708 Rialto Blvd., Suite 125  
Austin, Texas 78725  
Tel: (512) 298-3284 Fax: (512) 298-2592  
TBPE # F-14629  
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FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL SHEET 02 OF 05.

FILE NUMBER: C8-2022-0221

APPLICATION DATE: AUGUST 8, 2022

APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_

EXPIRATION DATE (LCD 25-4-62): AUGUST 8, 2022

CASE MANAGER:

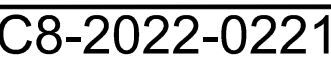
STEVE HOPKINS, FOR:  
DENISE LUCAS  
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED) MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.















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



CASE NUMBER: C8-2022-0221  
UPDATE: U1  
CASE MANAGER: Steve Hopkins steve.hopkins@austintexas.gov

PROJECT NAME: River Park South  
LOCATION: 4700 E RIVERSIDE DR

SUBMITTAL DATE: September 12, 2022  
FINAL REPORT DATE: September 22, 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 **November 7, 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 (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 1 : Cindy Edmond  
Drainage Engineering : Don Heisch



## ATD Engineering Review - Amber Hutchens - 512-974-5646

ATD 1. ATD transportation review fees as adopted by City Council will be added to AMANDA. These fees can be paid online on ABC portal. The incorrect fee was added to this application. Please email [Zachary.whitaker@austintexas.gov](mailto:Zachary.whitaker@austintexas.gov) to have the final plat fee refunded and the preliminary plan fee added.

**U1: Comment addressed.**

## Drainage Engineering Review - Don Heisch – (512) 978-1736 - [Don.Heisch@austintexas.gov](mailto:Don.Heisch@austintexas.gov)

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE 1-8 Comments cleared.

DE 9. Provide verification that a previous RSMP agreement covers the proposed development per DCM 8.2.2. Visit the City of Austin's RSMP website at <https://www.austintexas.gov/departments/regional-stormwater-management-program> for the Feasibility meeting Request Form and follow the instructions provided to setup a RSMP Feasibility meeting if one has not already been had. Note that detention may be required.

**U1 Comment Pending:** It was determined that a feasibility meeting will still be needed to confirm that the previous RSMP approvals are sufficient to address the requirements for this preliminary plan. Provide the determination of the feasibility meeting.

DE 10-18 Comments Cleared.

## Environmental Review - Mike McDougal - 512-974-6380

Update #1 – Friday, September 16, 2022

EV 01 Update #1      Comment cleared.

## Flood Plain Review - Kena Pierce - 512-978-1832

**Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an**



**exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions, [kena.pierce@austintexas.gov](mailto:kena.pierce@austintexas.gov).**

- FP 1. The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code.  
25-7-8 – Computation of Storm Runoff  
a. Please submit the latest approved modeling to intake in order to for the model for this application to be compared to the approved modeling from C8-2020-0004PA.

**Update 2: Comment cleared. Model submitted.**

- FP 2. The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code. Please correct your application to be in compliance with Code.  
25-7-33 – Floodplain Maps, Delineation, and Depiction  
a. Please submit the latest approved modeling to intake in order for the delineation to be verified.

**Update 2: Comment cleared. Model submitted.**

**FP FYI: The reviewer noticed that the easement called out in the plan set does not encompass the 100-yr FEMA floodplain. Please note that per LDC 25-7-152 requires containment of the 100-yr floodplain in dedicated drainage easement. Please note 25-7-33E if a portion of the FEMA is outside of the easement for requirements pertaining to this situation. This will need to be finalize before a plat can be approved. Thank you.**

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Floodplain Review Notes:

General notes: Notes from Katina Bohrer during project assessment C8-2020-0004PA: "Reviewer notes: Riverside at Wickersham. Previously reviewed and approved by Kristi (though several comments indicated that confirmation of compliance would be needed at future stages). Update 4 officially allowed because it's been a hot minute since the last review (i.e. 1 year) and the engineer has changed and the plan has changed somewhat. Modeling comments below are from a complimentary review of the model completed by Katina on 2/14/2022. Based on a follow-up meeting with the engineer on May 2, 2022, the actual review and approval of any floodplain modifications proposed with this development are actually approved at time of subdivision construction or site plan stage, so at this point we really need to see "proof of concept" since we don't have things like finalized grading plans. Project Area on main stem: XS 10477 to halfway between 8080/7560; both sides of the creek are the project area between XS10477 and XS9169, left side only for the remaining project area. Project Area on Trib1 is from XS543 to outfall on the left side of the creek. UPDATE 4: Corrected Effective RAS and HMS modeling provided on May 25, 2022 and located on LUR file system, Proposed RAS modeling and updated report provided on June 20, 2022 directly to reviewer and saved on WPD file system. Applicant needs to provide proposed version of the models to DSD Intake at next update. RAS modeling has been accepted as meeting No Adverse Impact requirements. NOTE TO FP REVIEWER: Modeling will need to be confirmed to still match proposed grading, NAI regulations, and that easement contains the post project floodplain on future site development submittals. See other "deferred" comments below which will also need to be addressed at the appropriate site development stage." During subdivision construction/ site development stage, refer to this PA deferred comments to ensure work is in compliance with code.



Subdivision Review - Steve Hopkins  
[steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)

This application was formally submitted on August 8, 2022. The deadline to clear comments is November 8, 2022. (LDC 25-1-83)

**Comments cleared.**

Water Quality Review - Don Heisch – (512) 978-1736 -  
[Don.Heisch@austintexas.gov](mailto:Don.Heisch@austintexas.gov)

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

**Comments cleared.**

PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372

**Comments cleared.**