

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2022-0257.0A**COMMISSION DATE:** October 18, 2022**SUBDIVISION NAME:** Regiene Subdivision**ADDRESS:** 6501 Regiene Road**APPLICANT/AGENT:** Rita Wersich (WGI)**ZONING:** LI-PDA-NP/LI-CO-NP**NEIGHBORHOOD PLAN:** MLK -183**AREA:** 20 acres (878,354 sf)**LOTS:** 9**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Boggy Creek**JURISDICTION:** Full Purpose**VARIANCE:** None**DEPARTMENT COMMENTS:**

The request is for Final Plat approval for 6 commercial/office/retail lots, 2 multifamily lots, and 1 greenspace lot on 20 acres (878,354 sf).

STAFF RECOMMENDATION:

Staff recommends disapproval of the Final Plat for the reasons listed in the master comment report dated October 12, 2022, and attached as Exhibit C. 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 master 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.

CASE MANAGER: Juan Enriquez, Senior Planner**PHONE:** 512-974-2767**E-mail:** juan.enriquez@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity Map

Exhibit B: Proposed Final Plat

Exhibit C: Comment Report Dated October 12, 2022



Site Location Map

Regiene Development Site
6705 Regiene Road
Austin, Travis County, Texas 78704

Exhibit A

0 125 250 500 Feet
30205951.00 | 07.21.2022 | WGINC.COM



LOT 2A
RESUBDIVISION OF LOT 1
MOTOROLA INC.
ED BLUESTEIN FACILITY
DOC. NO. 200600304
O.P.R.T.C.T.

LOT 1A-B
RESUBDIVISION PLAT OF LOT 1A;
RESUBDIVISION PLAT OF LOT 1,
MOTOROLA INC.
ED BLUESTEIN FACILITY —
DOC. NO. 200900045
O.P.R.T.C.T.
ZEN GARDEN COMMERCIAL
CONDOMINIUM
DOC. NO. 2019032883
O.P.R.T.C.T.

APPROXIMATE LOCATION
OF ZONE "X" (SHADED)
AS SCALED FROM
FEMA FLOOD MAP
(DOT HATCH AREAS)

APPROXIMATE LOCATION
— OF ZONE "X" (UNSHADED)
AS SCALED FROM
FEMA FLOOD MAP

RECORD PLAT LINE OF
VOL. 75, PG. 149

.46'

RECORD PLAT LINE OF
DOC. NO. 200900045

BRUCE WILEY
CALLED 1.5517 ACRES
VOL. 13265, PG. 805
R.P.R.T.C.T.

CRAIG RUSSELL
HOVERMAN ET AL
CALLED 1.083 ACRES
DOC. NO. 2020113830
O.P.R.T.C.T.

APPROXIMATE LOCATION
OF ZONE "X" (SHADED)
AS SCALED FROM
FEMA FLOOD MAP
(DOT HATCH AREAS)

— APPROXIMATE LOCATION
OF ZONE "AE" AS
SCALED FROM
FEMA FLOOD MAP —

CITY OF AUSTIN
CALLED 10.933 ACRES
DOC. NO. 2010093425
O.P.R.T.C.T.

LOT TABLE:

<u>BLOCK A</u>		
LOT 1	2.5318 ACRES	(110,286 SF)
LOT 4A	1.5857 ACRES	(69,073 SF)
LOT 4B	1.7407 ACRES	(75,824 SF)
LOT 5	2.8753 ACRES	(125,250 SF)
LOT 6	3.6280 ACRES	(158,036 SF)
LOT 7	1.8959 ACRES	(82,585 SF)
LOT 8	1.6206 ACRES	(70,595 SF)
<u>R.O.W.</u>	<u>0.0229 ACRE</u>	<u>(996 SF)</u>
TOTAL	15.9009 ACRES	(692,645 SF)

<u>BLOCK B</u>		
LOT 2	1.4546 ACRES	(63,360 SF)
LOT 3	2.6825 ACRES	(116,850 SF)
R.O.W.	0.0171 ACRE	(745 SF)
R.O.W.	0.0516 ACRE	(2,248 SF)
R.O.W.	0.0575 ACRE	(2,504 SF)
TOTAL	4.2633 ACRES	(185,707 SF)

0 100 200
50 150
GRAPHIC SCALE: 1" = 100'

REGIENE SUBDIVISION
City of Austin,
Travis County, Texas

Date:	7/25/2022
Project:	01049
Scale:	1" = 100'
Reviewer:	SD
Tech:	AK
Field Crew:	JO/WC
Survey Date:	JAN. 2021
Sheet:	1 OF 4

512-669-5560

FIRM NO: F-15085

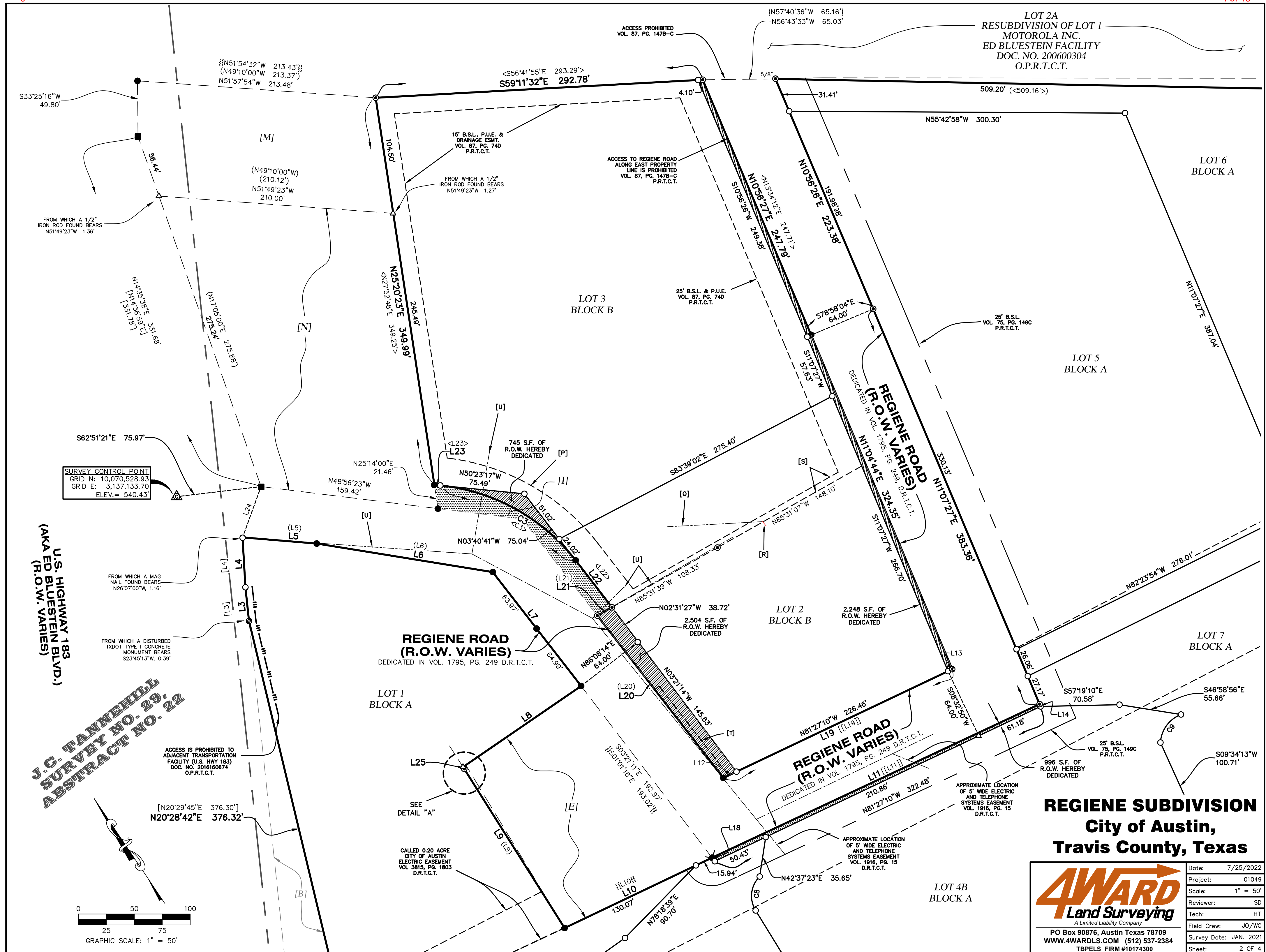


2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS, 78702

4WARD
Land Surveying
A Limited Liability Company

PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

P: \01049\Dwg\01049_PLAT-1.dwg



BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000029500981.

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP/WASHER SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL – 4203) AND ELEVATIONS (NAVDO88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED JULY 23, 2020.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X' (UNSHADED), AREAS OF MINIMAL FLOOD HAZARD AND ZONE 'X' (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE AS SHOWN ON F.I.R.M. MAP NO. 48453C0470K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

RECORD CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
(C1)	378.96'	1,860.00'	11°40'24"	S77°53'10"W	378.30'
C2	N/A	N/A	N/A	N/A	N/A
<C3>	141.89'	175.37'	46°21'30"	N24°27'45"W	138.05'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L1)	N/A	N/A
[L2]	N00°28'41"E	109.76'
[L3]	N27°54'40"E	30.26'
[L4]	N30°43'16"E	44.62'
(L5)	S48°16'04"E	67.61'
(L6)	S46°19'00"E	140.00'
(L7)	N/A	N/A
(L9)	S03°36'31"E	167.69'
{L10}	S78°47'33"E	147.94'
[[L11]]	S78°35'00"E	321.91'
(L12)	N13°43'00"E	381.76'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
(L13)	N13°45'00"E	223.28'
(L14)	S54°36'00"E	42.50'
(L15)	N/A	N/A
(L16)	S17°57'02"E	25.00'
(L17)	S83°43'22"W	161.64'
(L18)	N/A	N/A
[[L19]]	N78°35'00"W	226.54'
(L20)	N01°17'00"W	183.59'
(L21)	S82°54'15"E	15.16'
<L22>	N01°17'00"W	53.09'
<L23>	N47°38'30"W	5.46'
(L24)	N/A	N/A

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	379.65'	1,860.00'	11°41'41"	S77°52'04"W	378.99'
C2	1,286.60'	7,115.00'	10°21'39"	N89°17'35"W	1,284.85'
C3	142.05'	175.37'	46°24'35"	N27°06'28"W	138.20'
C4	477.89'	7,115.00'	3°50'54"	S87°27'02"W	477.80'
C5	374.48'	7,186.07'	2°59'09"	N89°07'26"W	374.43'
C6	330.95'	7,190.65'	2°38'13"	N86°16'12"W	330.92'
C7	103.29'	7,115.00'	0°49'54"	N84°31'43"W	103.29'
C8	33.01'	24.37'	77°37'03"	N40°45'33"E	30.55'
C9	32.82'	28.68'	65°33'37"	S70°13'50"W	31.06'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N27°46'49"E	164.13'
L2	N00°28'41"E	109.76'
L3	N27°54'40"E	30.26'
L4	N30°43'16"E	44.62'
L5	S51°19'15"E	66.54'
L6	S46°50'06"E	159.33'
L7	S03°51'46"E	128.95'
L8	S89°32'33"W	128.05'
L9	S01°43'29"W	168.22'
L10	S81°32'19"E	146.01'
L11	N81°09'25"W	323.41'
L12	S81°27'10"E	12.97'
L13	S81°27'10"E	4.11'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L14	S11°07'29"W	2.25'
L15	N71°55'14"E	8.29'
L16	N18°40'45"W	25.16'
L17	S83°24'22"W	161.37'
L18	N03°21'11"W	4.01'
L19	N81°27'10"W	222.35'
L20	N03°53'26"W	183.74'
L21	S85°31'39"E	15.12'
L22	N03°44'50"W	53.11'
L23	N50°15'04"W	5.36'
L24	N53°55'00"E	48.36'
L25	S00°45'16"W	1.99'

[A]
KUNIKCO, LLC
CALLED 1.4041 ACRE
(TRACT 1)
DOC. NO. 2019143558
O.P.R.T.C.T.

[B]
THE STATE OF TEXAS
CALLED 0.217 ACRE
(PARCEL 131)
DOC. NO. 2016160674
O.P.R.T.C.T.

[C]
LAURIE LYNN ALKIER
CALLED 0.237 ACRE
DOC. NO. 2004026976
O.P.R.T.C.T.

[D]
LAURIE LYNN ALKIER
CALLED 0.228 ACRE
DOC. NO. 2004026976
O.P.R.T.C.T.

{[E]}
LOT 1
KURACHI SUBDIVISION
DOC. NO. 200400223
O.P.R.T.C.T.

[F]
STATE OF TEXAS
CALLED 53.784 ACRES
(EXHIBIT A,
PARCEL 2 PART ONE)
VOL. 11339, PG. 2005
R.P.R.T.C.T.

[G]
MISSOURI PACIFIC
RAILROAD COMPANY
CALLED 1.471 ACRE
VOL. 11339, PG. 2005
R.P.R.T.C.T.

[H]
THE STATE OF TEXAS
CALLED 0.673 ACRE
(PARCEL 132)
DOC. NO. 2015197901
O.P.R.T.C.T.

[I]
THE CITY OF AUSTIN
CALLED 2,769 SQ. FT.
VOL. 9775, PG. 559
R.P.R.T.C.T.

[J]
VICTORIA MAE GABLE
CALLED 0.47 ACRES
DOC. NO. 2004026978
O.P.R.T.C.T.

[K]
KATHRYN ANN POOL
CALLED 0.32 ACRES
DOC. NO. 2004026975
O.P.R.T.C.T.

[L]
WILLIAM JOHN REGIENE
CALLED 0.31 ACRES
DOC. NO. 2004026974
O.P.R.T.C.T.

[M]
J.H. HAROLD
CALLED 0.500 ACRE
VOL. 3101, PG. 1204
D.R.T.C.T.

[N]
GEORGE I. KURACHI, JR.
& BARBARA J. KURACHI
CALLED 1.08 ACRES
DOC. NO. 2001031539
O.P.R.T.C.T.

[O]
LOT 1
BURR-DAY PARTNERSHIP
SUBDIVISION
VOL. 87, PG. 74D
P.R.T.C.T.
VICTORIA MAE GABLE
DOC. NO. 2004026977
O.P.R.T.C.T.

[P]
25' B.S.L., P.U.E. &
WATER METER ESMT.
VOL. 87, PG. 74D
P.R.T.C.T.

[Q]
APPROXIMATE LOCATION OF 5' WIDE
ELECTRIC AND TELEPHONE SYSTEMS
EASEMENT
VOL. 2128, PG. 164
D.R.T.C.T.

[R]
APPROXIMATE LOCATION OF 5' WIDE
ELECTRIC AND TELEPHONE SYSTEMS
EASEMENT
VOL. 2128, PG. 228
D.R.T.C.T.

[S]
5' B.S.L. & P.U.E.
VOL. 87, PG. 74D
P.R.T.C.T.

[T]
5' WIDE ELECTRIC AND TELEPHONE
SYSTEMS EASEMENT
VOL. 9404, PG. 668
R.P.R.T.C.T.

[U]
APPROXIMATE LOCATION OF
5' WIDE ELECTRIC AND
TELEPHONE SYSTEMS ESMT.
VOL. 1916, PG. 15
D.R.T.C.T.

GENERAL NOTES:

1) EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THE SUBDIVISION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

2) NO OBJECTS INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN DRAINAGE EASEMENTS EXCEPT AS SPECIFICALLY APPROVED BY THE TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).

3) PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

4) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.

5) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

6) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

7) THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

8) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY PROVIDER 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.

9) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.

10) 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.

11) 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. 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.

12) BUILDING SETBACKS ARE TO BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

13) 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.

14) 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 CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRICAL SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

15) 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 AND TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 12.

16) 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 PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

17) 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.

18) 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

19) WATER AND WASTEWATER WILL BE PROVIDED BY AUSTIN WATER UTILITY.

20) THIS SUBDIVISION IS RESTRICTED TO USES OTHER THAN RESIDENTIAL.

21) OFF--STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.

22) A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT. TRAVIS COUNTY EMERGENCY SERVICE DISTRICT NO. 12 (TCESD12) IS THE AUTHORITY HAVING JURISDICTION FOR ALL FIRE AND SAFETY ISSUES. TCESD12 IS NOT TO BE CONFUSED WITH THE TRAVIS COUNTY FIRE MARSHAL FOR SUBMITTALS AND/OR INSPECTIONS.

23) THIS SUBDIVISION IS SUBJECT TO A CITY OF AUSTIN SUBDIVISION CONSTRUCTION AGREEMENT.

24) IMPERVIOUS COVER ALLOCATIONS FOR LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH CURRENT POND DESIGN, AND CURRENTLY HAVE AN 80% MAXIMUM. THIS NOTE DOES NOT COVER SET LIMITS FOR LOT IMPERVIOUS COVER LEVELS, BUT ONLY STATES WHAT IS PERMITTED BY CURRENT POND DESIGN.

25) 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: REGIENE ROAD. THE SIDEWALKS ALONG REGIENE ROAD ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED 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.

26) NO RESIDENTIAL USES SHALL BE CONSTRUCTED IN THIS SUBDIVISION UNLESS AND UNTIL PARKLAND FEES ARE PAID FOR ANY APPLICABLE RESIDENTIAL UNITS.

27) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

LEGEND			
	PROPERTY LINE	P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
	EXISTING PROPERTY LINES	R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
	EXISTING EASEMENTS	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET	D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
	1/2" IRON ROD FOUND (UNLESS NOTED)	(.....)	RECORD INFORMATION PER CONVEYANCE DEED
	MAG NAIL FOUND	((.....))	RECORD INFORMATION PER TXDOT ROW MAPS
	BOLT FOUND	{[.....]}	RECORD INFORMATION PER DEED VOL. 1795, PG. 249
	1/2" IRON PIPE FOUND (UNLESS NOTED)	{[.....]}	RECORD INFORMATION PER PLAT DOC. NO. 200600304
	IRON ROD WITH "WATERLOO 4234" CAP FOUND	{{[.....]}}	RECORD INFORMATION PER PLAT DOC. NO. 200400223
	TXDOT TYPE II BRASS DISC FOUND	<.....>	RECORD INFORMATION PER PLAT VOLUME 87, PG. 74D
	TXDOT TYPE I CONCRETE MONUMENT FOUND	<<.....>>	RECORD INFORMATION PER PLAT VOLUME 75, PG. 149
	IRON ROD WITH "SDHP" ALUMINUM CAP FOUND	(<.....>)	RECORD INFORMATION PER PLAT DOC. NO. 200900045
	CALCULATED POINT		
	B.S.L. BUILDING SETBACK LINE		
	VOL./PG. VOLUME, PAGE		
	DOC. NO. DOCUMENT NUMBER		
	R.O.W. RIGHT-OF-WAY		

REGIENE SUBDIVISION
City of Austin,
Travis County, Texas



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	7/25/2022
Project:	01049
Scale:	N/A
Reviewer:	SD
Tech:	HT
Field Crew:	JO/WC
Survey Date:	JAN. 2021
Sheet:	3 OF 4

STATE OF TEXAS §
COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS THAT KUNIKCO, LLC, AND REGIENE HOLDINGS, LLC, BEING THE OWNERS OF A 20.1642 ACRES OF LAND OUT OF THE JAMES BURLESON SURVEY NO. 19, ABSTRACT NO. 4 AND THE J.C. TANNEHILL SURVEY NO. 29, ABSTRACT NO. 22, SITUATED IN TRAVIS COUNTY, TEXAS, BEING ALL OF A 1.4041 ACRE TRACT (DESCRIBED AS TRACT 1) AND A A PORTION OF A 14.0224 ACRE TRACT (DESCRIBED AS TRACT 2) CONVEYED TO KUNIKCO, LLC, IN DOCUMENT NO. 2019143558 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID 14.0224 ACRE TRACT ALSO DESCRIBED AS THE REMAINDER OF LOT 1 OF THE C. BEN HIBBETTS REALTY, INC., SUBD. NO. 2, RECORDED IN VOLUME 75, PAGE 149 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.); AND BEING ALL OF A 4.2633 ACRE TRACT (DESCRIBED AS TRACT ONE) AND A 0.5145 ACRE TRACT (DESCRIBED AS TRACT TWO) CONVEYED TO REGIENE HOLDINGS, LLC, IN DOCUMENT NO. 2021213612 (O.P.R.T.C.T.), DO HEREBY SUBDIVIDE SAID 20.1642 ACRES, PURSUANT TO CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, AND IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS:

REGIENE SUBDIVISION

SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON, WE DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED, IN WITNESS WHEREOF, OWNERS OF PLAT, REPRESENTED BY DARYL KUNIK, MANAGER FOR KUNIKCO, LLC, AND REGIENE HOLDINGS, LLC, WITH KIM SHIPMAN AS AGENT, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS

THE _____ DAY OF _____, 20____ A.D.

BY: _____
DARYL KUNIK BY KIM SHIPMAN AS AGENT
MANAGER, KUNIKCO, LLC

BY: _____
DARYL KUNIK BY KIM SHIPMAN AS AGENT
MANAGER, SOLA MANAGEMENT, LLC, SOLE MEMBER OF REGIENE HOLDINGS, LLC

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KIM SHIPMAN, AGENT FOR KUNIKCO, LLC., AND REGIENE HOLDINGS, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC FOR TRAVIS, COUNTY, TEXAS

WITNESS MY HAND, THIS THE _____ DAY OF _____, 20____ A.D.

ENGINEER'S CERTIFICATION:
I, KATHRYN BOLGER, P.E., 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 CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

KATHRYN BOLGER, P.E. DATE
LICENSED PROFESSIONAL ENGINEER NO. 143373
T.B.P.E. FIRM #F-15085
2021 EAST 5TH ST, SUITE 200
AUSTIN, TX 78702

SURVEYOR'S CERTIFICATION:
I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 30 OF THE AUSTIN CODE, 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.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

STEVEN M. DUARTE, R.P.L.S. DATE
TEXAS REGISTRATION NO. 5940

APPROVAL BLOCK
APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS,

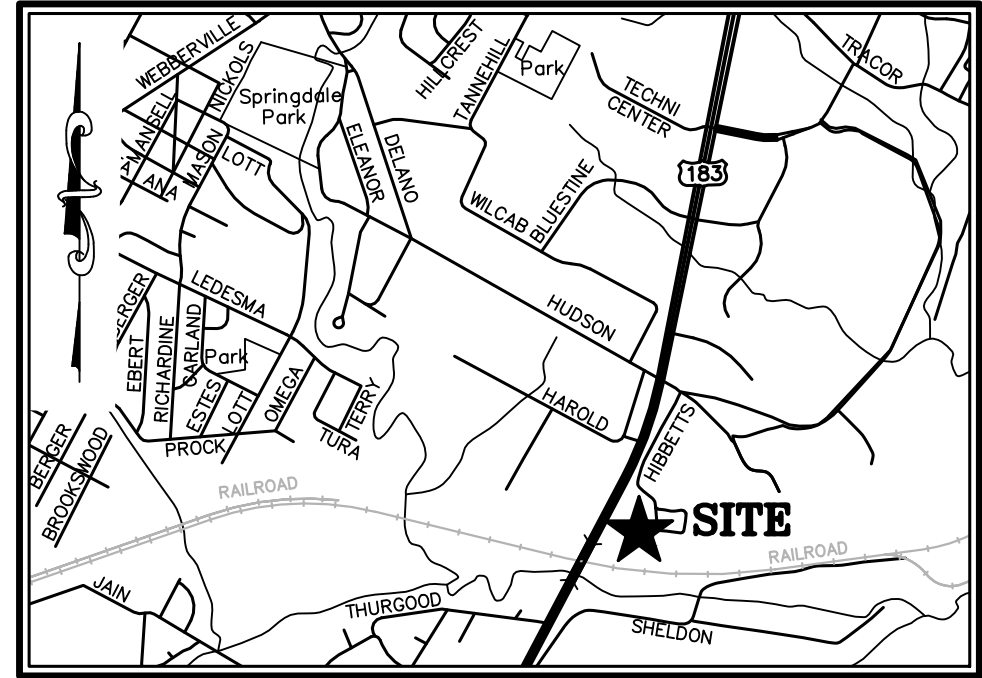
THIS, THE ____ DAY OF _____, 20____ A.D.

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

TRAVIS COUNTY TNR
APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, UNDER SECTION 30-2-84(B)(2), AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE COUNTY EXECUTIVE, TRANSPORTATION AND NATURAL RESOURCES DEPARTMENT, TRAVIS COUNTY,

THIS, THE ____ DAY OF _____, 20____ A.D.

CYNTHIA C. MCDONALD, COUNTY EXECUTIVE
TRANSPORTATION AND NATURAL RESOURCES



VICINITY MAP

SCALE: 1" = 2000'

STATE OF TEXAS §
COUNTY OF TRAVIS §
THAT I, REBECCA GUERRERO, CLERK OF THE COUNTY COURT OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF

_____, 20____ A.D., AT _____ O'CLOCK

____ M., AND DULY RECORDED ON THE _____ DAY OF

_____, 20____ A.D., AT _____ O'CLOCK ____ M., IN THE PLAT RECORDS OF

SAID COUNTY IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, CLERK, COUNTY COURT,
TRAVIS COUNTY, TEXAS

BY: DEPUTY

REGIENE SUBDIVISION
City of Austin,
Travis County, Texas

512-669-5560	FIRM NO: F-15085																		
 WGInc.com 2021 EAST 5TH STREET, SUITE 200 AUSTIN, TEXAS, 78702	<table><tr><td> A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300</td><td><table><tr><td>Date:</td><td>7/25/2022</td></tr><tr><td>Project:</td><td>01049</td></tr><tr><td>Scale:</td><td>N/A</td></tr><tr><td>Reviewer:</td><td>SD</td></tr><tr><td>Tech:</td><td>HT</td></tr><tr><td>Field Crew:</td><td>JO/WC</td></tr><tr><td>Survey Date:</td><td>JAN. 2021</td></tr><tr><td>Sheet:</td><td>4 OF 4</td></tr></table></td></tr></table>	 A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	<table><tr><td>Date:</td><td>7/25/2022</td></tr><tr><td>Project:</td><td>01049</td></tr><tr><td>Scale:</td><td>N/A</td></tr><tr><td>Reviewer:</td><td>SD</td></tr><tr><td>Tech:</td><td>HT</td></tr><tr><td>Field Crew:</td><td>JO/WC</td></tr><tr><td>Survey Date:</td><td>JAN. 2021</td></tr><tr><td>Sheet:</td><td>4 OF 4</td></tr></table>	Date:	7/25/2022	Project:	01049	Scale:	N/A	Reviewer:	SD	Tech:	HT	Field Crew:	JO/WC	Survey Date:	JAN. 2021	Sheet:	4 OF 4
 A Limited Liability Company PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	<table><tr><td>Date:</td><td>7/25/2022</td></tr><tr><td>Project:</td><td>01049</td></tr><tr><td>Scale:</td><td>N/A</td></tr><tr><td>Reviewer:</td><td>SD</td></tr><tr><td>Tech:</td><td>HT</td></tr><tr><td>Field Crew:</td><td>JO/WC</td></tr><tr><td>Survey Date:</td><td>JAN. 2021</td></tr><tr><td>Sheet:</td><td>4 OF 4</td></tr></table>	Date:	7/25/2022	Project:	01049	Scale:	N/A	Reviewer:	SD	Tech:	HT	Field Crew:	JO/WC	Survey Date:	JAN. 2021	Sheet:	4 OF 4		
Date:	7/25/2022																		
Project:	01049																		
Scale:	N/A																		
Reviewer:	SD																		
Tech:	HT																		
Field Crew:	JO/WC																		
Survey Date:	JAN. 2021																		
Sheet:	4 OF 4																		

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



CASE NUMBER: C8-2022-0257.0A
UPDATE: U0
CASE MANAGER: Juan Enriquez, Senior Planner juan.enriquez@austintexas.gov

PROJECT NAME: Regiene Subdivision
LOCATION: 6501 REGIENE RD

SUBMITTAL DATE: September 19, 2022
FINAL REPORT DATE: October 12, 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 December 19, 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 - Chima Onyia
 Electric Review - Andrea Katz
 911 Addressing Review - Dolores Huerta
 ATD Engineering Review – Daniil Kontsevov
 Drainage Engineering Review - Don Heisch
 PARD / Planning & Design Review - Scott Grantham
 Subdivision Review - Juan Enriquez
 AW Utility Development Services - Bradley Barron
 Site Plan Plumbing - Juan Beltran

Electric Review - Andrea Katz - Andrea.Katz@austinenergy.com

EL 1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Fifteen (15') foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all street ROWs that don't currently have a PUE dedication. **Show the easements on the face of the plat.**

911 Addressing Review - Dolores Huerta - Dolores.Huerta@austintexas.gov

AD1: This plat review is rejected for the following reasons:

AD2: Please remove the label for U.S. HIGHWAY 183 and replace it with ED BLUESTEIN BLVD NB as it reads here on sheet 1 and sheet 2. AKA should not be included as part of the street name for ED BLUESTEIN BLVD NB and no parenthesis should be included for ED BLUESTEIN BLVD NB

AD3: Include the street label for REGIENE ROAD within the ROW on sheet 2.

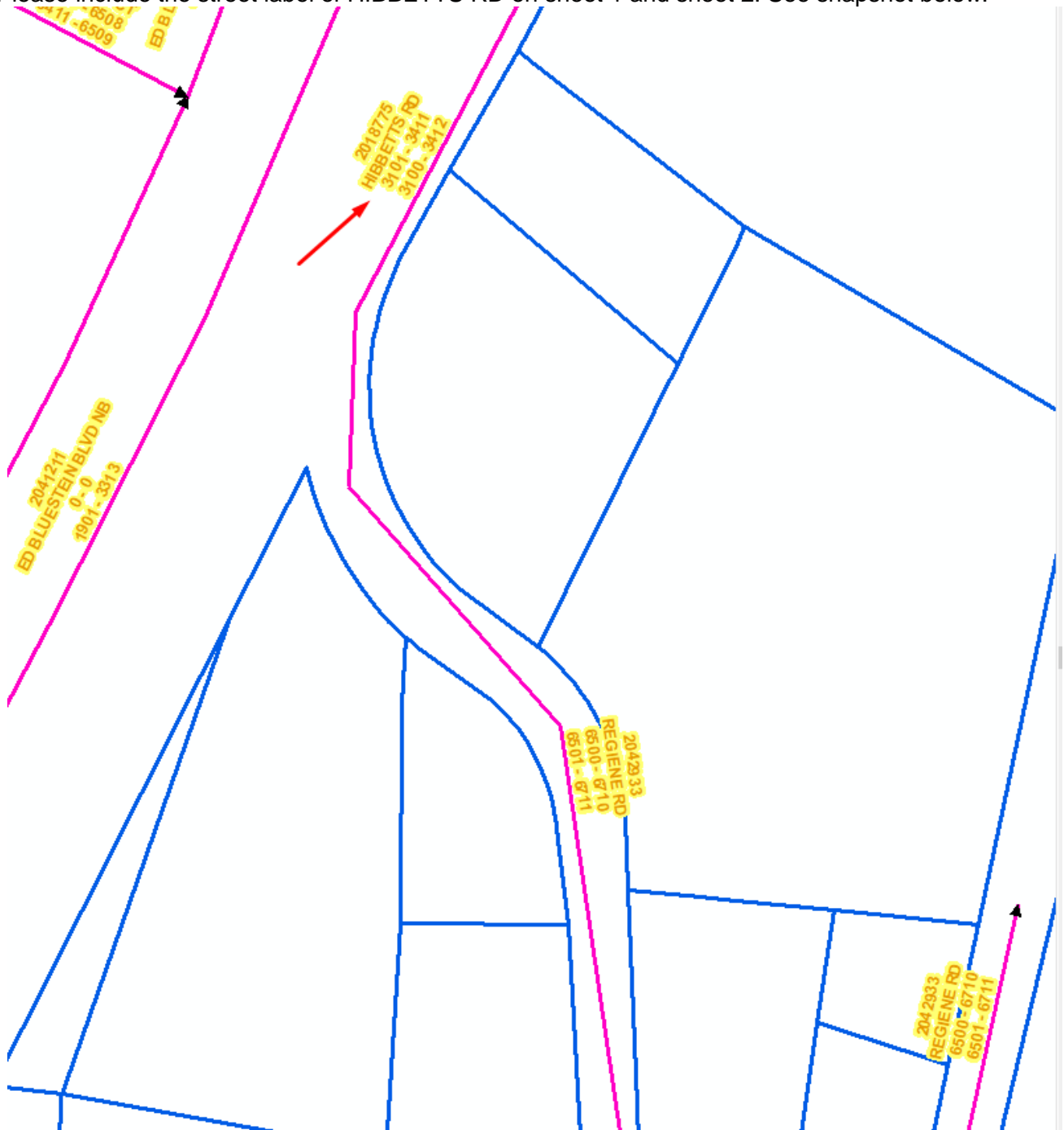
AD4: Include the three street labels for REGIENE ROAD within the ROWs on sheet 1, similar to the street labels on sheet 2. Include the street label of REGIENE ROAD between LOT 1, LOT 2 and LOT 3

AD5: In the vicinity map replace BLUESTINE with BLUESTEIN DR as it reads here.

AD6: In the vicinity map remove the 183 label and replace it with ED BLUESTEIN BLVD SB as it reads here. Please add this label west of the street segment as shown in the snapshot below.



AD7: Please include the street label of HIBBETTS RD on sheet 1 and sheet 2. See snapshot below:



§25-4-155

End of Comments

ATD Engineering Review – Daniil Kontsevov – 512-978-1561

ATD 1. Please add the following note to the subdivision:

“Development of structures that require a building permit on this plat will be subject to the City of Austin Street Impact Fee as applicable prior to acquiring the building permit.”

- ATD 2. The Building Permits for this final plat are required to comply with the City's Street Impact Fee. The fee was adopted by City Council in December 2020 and is applicable to all Building Permits submitted on or after June 22, 2022. (For more information: <https://www.austintexas.gov/department/street-impact-fee>). Please complete a copy of the SIF worksheet and submit it for review via the TDS KNACK Portal: <https://atd.knack.com/development-services#sif-worksheet-portal/>. Once the SIF estimator worksheet is finalized ATD staff will use the worksheet to generate a SIF Formal Calculation Memo to summarize potential future payments, including applicable reductions and Offset Agreements.
- ATD 3. This plan does not qualify as a final plat without a preliminary plan because an extension of a street (REGIENE RD) is needed to provide adequate traffic circulation. Currently the proposed Lot 6 does not abut an existing dedicated public street. Submit a preliminary plan per LDC 25-4-51 and the TIA Final Memo for Zoning Case C14-2020-050



- ATD 4. Please show the joint use access easements on the plat for flag lots' "poles" (lot 6, lot 8).
- ATD 5. Commercial and industrial block lengths may not exceed 2000 feet in length (Block A), LDC, 25-4-153.
 Recommendation: The plat shall be transected by a 15 foot public access easement for a pedestrian/bicycle path connecting Lot 8 (Block A) and Southern Walnut Creek Trail. The pedestrian/bicycle path shall comply with City of Austin standards. Alignment and design of the pedestrian/bicycle path shall be reviewed and constructed at the time of site plan application.
- ATD 6. Sidewalks are required on the subdivision side of ED BLUESTEIN BLVD NB. Identify the location of the sidewalks by a dotted line on the final plat and include the sidewalk symbol within the legend. LDC 25-6-351. TCM, 4.1.1.
- ATD 7. Sidewalks are required on both sides of REGIENE RD. Identify the location of the sidewalks by a dotted line on the final plat and include the sidewalk symbol within the Legend. LDC 25-6-351. TCM, 4.1.1.
- ATD 8. **Revise subdivision note #25 to read as follows:** "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: REGIENE RD. 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.
- ATD 9. **Provide the following plat note:** "Public sidewalks, built to City of Austin standards, are required along ED BLUESTEIN BLVD NB as shown by a dotted line on the face of the plat. The sidewalks along ED BLUESTEIN BLVD NB are subject to the approval of the Texas Department of Transportation at the site plan phase. The required 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.

Drainage Engineering Review - Don Heisch – (512) 978-1736 - 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. Provide a final plat that has been signed, sealed, and dated by the design engineer per LDC 25-7-62.
- DE 2. Provide a final plat hat has been signed, sealed, and dated by the record surveyor per LDC 25-7-62
- DE 3. Explain why General Note 24 is included with this plat. Note that ponds are not designed based on the amount of impervious cover. Ponds are designed collect and release stormwater runoff peak flows at levels less than existing conditions. This note is misleading. [LDC 25-1-83]
- DE 4. Provide the current pond design associated with General Note 24. [LDC 25-1-83]
- DE 5. Revise General Note 24. [LDC 25-1-83]
- DE 6. FYI: An erosion hazard zone analysis may be required for development on Lot 8 Block A.

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

General notes: This site is located in the Boggy Creek Watershed at the Colorado River. The FEMA 500-yr floodplain from the Colorado River encroaches on the property though for the Colorado River the FEMA 100-yr is the regulatory floodplain. There is a portion of the CWQZ that encroaches on the southeastern portion of the lot per COA Property Profile but there is also a studied floodplain from Boggy Creek at this point. This floodplain does not encroach onto the site per GIS, the contours are quite steep at this location, and there appears to be no development near this location. An easement does not appear to be required. **No floodplain comments at this time.**

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

Update 0:

- PR1. A Parkland Early Determination (PED #1565) was issued in 2022, which stated that parkland dedication would be required for this development.
“PARD will require dedication of parkland with development of the proposed project. PARD will not require the dedication of a stand-alone park, rather the parkland should serve as a public trail connection in a park easement. The easement and trail should extend from the southern portion of the site, cross the unbuilt MOKAN corridor, and link to the South Walnut Creek Trail, avoiding extreme grades to the fullest extent possible. The exact location and width of the park easement will be determined at the time of site plan.”
- PR2. This reviewer has been in correspondence with the applicant concerning the timing of construction of the trail and dedication. Please continue the conversation via email, or request a meeting if you feel it could be more productive.
- PR3. The development will receive credit for parkland to be dedicated and park improvements, the trail to be constructed. Any remaining parkland requirements will be converted to fees. Application lists number of units as TBD. Please provide an estimate of the unit count for the subdivision.

Subdivision Review - Juan Enriquez – juan.enriquez@austintexas.gov

- SR 1. FYI – This plat proposes more than 4 lots and therefore will require land use commission approval. This case is scheduled to go before the land use commission on Tuesday October 18, 2022. You are not required to attend this meeting as you will be receiving a “Disapproved with Reasons” recommendation. This just means that you still have comments that have to be addressed but the city needs to take action within the first 30 days to comply with HB 3167 (shot clock law). You may attend the meeting if you would like to attend. Once you submit another update, this case will go back to the land use commission. Please reach out to me if you have any questions about the recommendation. I will be sending you a packet/link and agenda later this week.
- SR 2. This application was submitted on September 19, 2022, and is subject to the following deadlines (25-1-83; 25-4-84; 25-4-85):
- Update/Expiration deadline: **Monday December 19, 2022**
 - Fiscal due: **Monday March 20, 2023**
 - Recording due: **Thursday April 13, 2023**
- SR 3. Add Case # C8-2022-0257.0A in the bottom right hand corner of each sheet in a visible and prominent location. 25-1-83
- SR 4. The following note is required to be placed on the plat by the County. This note can be placed on sheet 3 or 4. The county clerk will not record the plat without this note: 25-1-83:
- “This subdivision plat is located within the full purpose jurisdiction of the City of Austin on this the _____ day of _____ 20__.”*
- SR 5. Please revise the following administrative approval block: 25-1-83
- APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20__, AD.
- _____
- Juan Enriquez for:
- Denise Lucas, Director
- Development Services Department
- SR 6. The proposed application for a resubdivision plat must include a legible copy of the existing recorded plat(s). After the plat(s) is provided, there may be additional comments. 25-1-83 and TX LGC 212.014 (resubdivisions)
- SR 7. Make sure that the notary block includes the written name of the person (Daryl Kunik): 25-1-83
- SR 8. The site contains existing structures. The structures must meet setbacks from the new lot lines, and the new lots must comply with any applicable impervious cover (IC) and building cover (BC) limits. Include calculations for IC and BC. 25-1-83; 25-2-492
- SR 9. If the structures will be removed or demolished, that must occur before the end of the update period (90 calendar days after formal submittal of the plat). 25-1-83
- SR 10. If the structures will remain, submit a scaled drawing that shows the existing structures and the new lot lines. 25-1-83, 25-2-492
- SR 11. This plat is subject to the current Land Development Code within the City of Austin (Title 25). There are some references in the plat notes and signature blocks to Title 30 which is for properties in the County/ETJ. Amend references to Chapter 25. 25-4-1
- SR 12. Revise the **engineer’s certification** as follows: 25-1-83:

"I, (name of engineer), 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 City of Austin Land Development Code, and is true and correct to the best of my knowledge."

SR 13. Revise the **surveyor's certification** as follows 25-1-83:

"I, (name of surveyor), 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 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."

hereon, subject to any easements and/or restrictions heretofore granted and not released.

SR 14. Because this area falls within the Airport Overlay, add a plat note that states: "Development of these lots shall comply with requirements of the Airport Hazard and compatible land use regulations, (Chapter 25-13) as amended."

SR 15. This property is within the City limits and platting authority of the City of Austin. Remove the signature block for Travis County (Cynthia McDonald) and add the City of Austin's Land Use Commission approval block as follows 25-1-83:

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 16. Modify the recordation block exactly as shown. Remove Dana Debeauvoir's name since she is no longer the County Clerk: 25-1-83

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 17. Remove plat note #20. Land uses are regulated by the City's Zoning Ordinance and not by plat. 25-1-83

SR 18. Remove plat note #21 as this type of requirement is regulated during the site plan process and not through the platting process. 25-1-83

SR 19. Please verify with the PARD reviewer that plat note #26 can remain on the plat or if they want it revised. 25-1-83

SR 20. Plat notes #2, 3, 13, 22 all reference Travis County with jurisdiction over this property. This property is located within the City of Austin's platting/permitting jurisdiction. Please either remove the notes or modify accordingly. 25-1-83

SR 21. **If fiscal is not required** to be posted, add the following note: 25-1-83

"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."

SR 22. **If fiscal is required**, add the following note. 25-1-83, 25-4-38, 25-4-84

"This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated _____, 20____, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc#. _____, in the Official Public Records of _____ County, Texas."

SR 23. **Resubdivision. Add the following note and move to #1.** 25-1-83; TX LGC 212.014 (resubdivisions):

"All restrictions and notes from the previous existing subdivision, (name of existing plat) recorded in (doc. #/Vol. & Pg) of the plat records of _____ County, shall apply to this plat."

SR 24. **Resubdivision.** Revise the Owner's dedication statement as follows: 25-1-83, TX LGC 212.014 and 212.004(c)

That (owner) being owner of (legal description of subject property, lot, block, subdivision) a subdivision of record in document No. XXX of the official public records of _____ County, Texas, conveyed by deed of record (vol/pg, instrument #) of the real property records of _____ County, Texas, and said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby resubdivide (subject property) in accordance with the map or plat attached hereto, to be known as:

(Name of resubdivision plat goes here).

And do hereby dedicate to the public the use of all streets and easement shown hereon, subject to any and all easements or restrictions heretofore granted and not released.

FYI - The official name of the plat must include resubdivision somewhere in the name ("Regiene Resubdivision" or "Regiene Subdivision --- A resubdivision of _____. The official name must match on each sheet as well as on the owner's signature block.

SR 25. FYI. After the plat is approved, it **must be printed on mylar** that is no less than 18x24 and no larger than 24x36. 25-1-83

AW Utility Development Services - Bradley Barron - 512-972-0078
--

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:

The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

AW2. Uniform Plumbing Code:

Obtain copies of your current tap records from the AW TAPs office at (512)-972-0000 and contact the assigned Site Plan Plumbing Reviewer. Written approval from the Site Plan Plumbing Reviewer will be required for successful plat release.

AW3. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Replace note 9 with the following note:

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - Don Heisch – (512) 978-1736 - 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.

No Comments

Wetlands Biologist Review - Eric Brown - 512-978-1539

No CEFs identified on site. No additional comments at this time.

City Arborist Review - Taylor Horton-taylor.horton@austintexas.gov

Date: 10/11/22

- CA1 Tree review, mitigation and transplant approval is deferred to Subdivision Construction Plan Review or Site Plan Review. No tree removals or transplanting proposals are approved with this review.
Note: no trees will be allowed to be transplanted into an electric easement and appropriateness of tree condition including species will be reviewed with the Subdivision Construction Plan Review or Site Plan Review.

Site Plan Plumbing - Juan Beltran - 512-972-2095

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **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.**

End of Master Comment Report