

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0257.0A

COMMISSION DATE: November 15, 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 recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions include a couple of plats notes; continue discussions with PARD regarding construction and timing of trail easement; and making 911 addressing corrections on the plat. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

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

CASE MANAGER: Juan Enriquez, Senior Planner

PHONE: 512-974-2767

E-mail: juan.enriquez@austintexas.gov

ATTACHMENTS

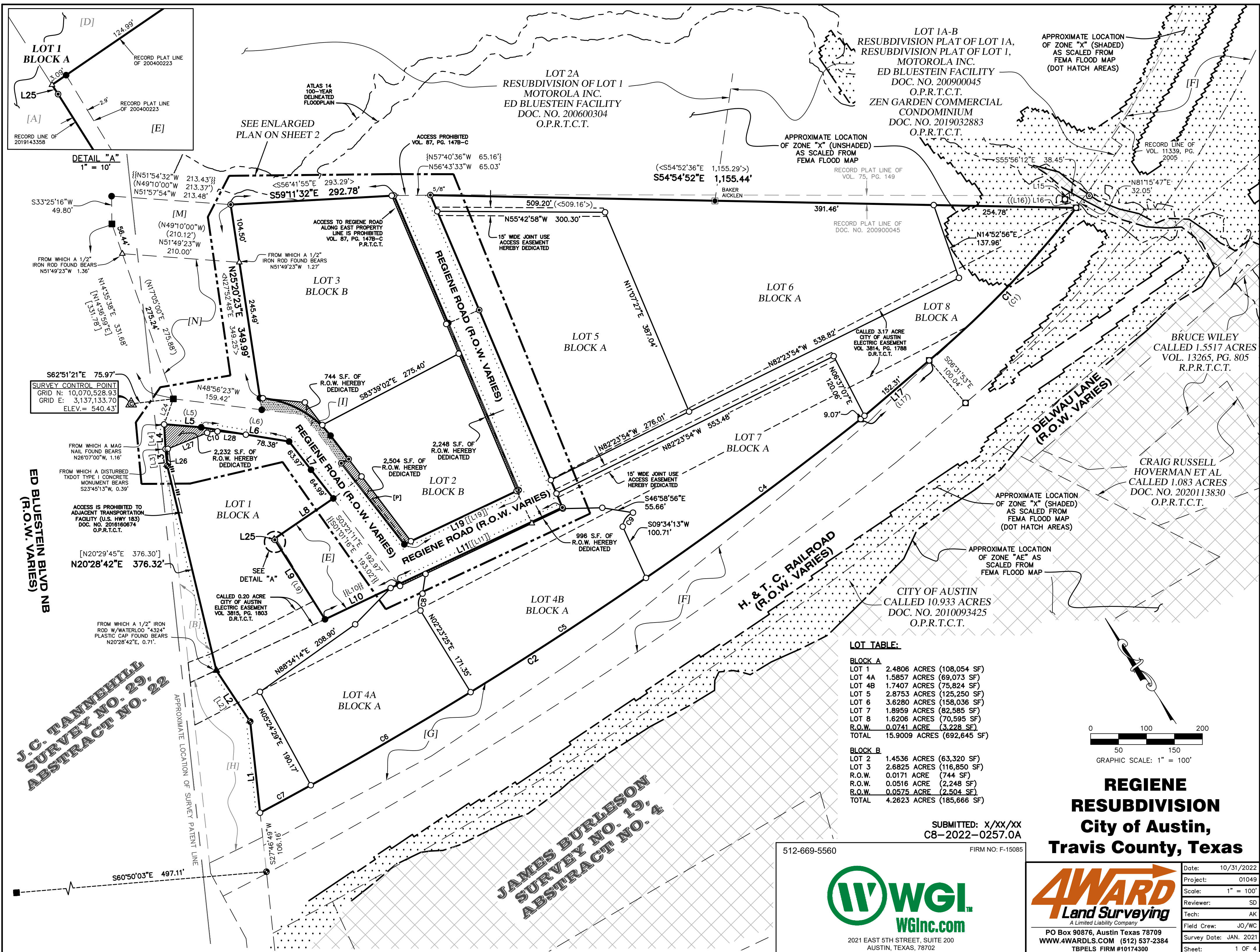
Exhibit A: Vicinity Map

Exhibit B: Proposed Final Plat

Exhibit C: Comment Report Dated November 9, 2022



Exhibit B



**REGIENE
RESUBDIVISION**
City of Austin,
Travis County, Texas

512-669-5560

FIRM NO: F-15085



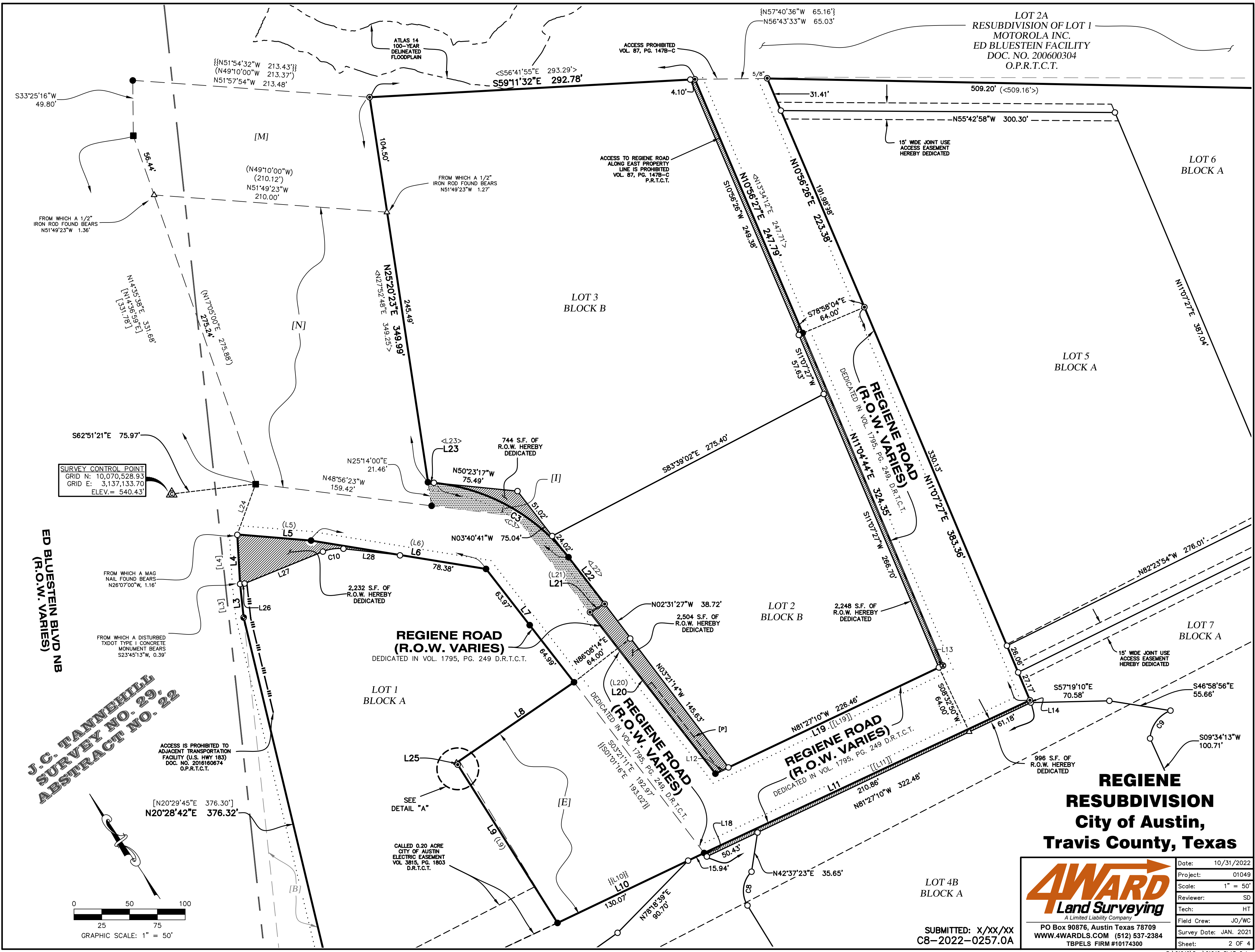
2021 EAST 5TH STREET, SUITE 200
AUSTIN, TEXAS, 78702



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

Date: 10/31/2022
Project: 01049
Scale: 1" = 100'
Reviewer: SD
Tech: AK
Field Crew: JO/WC
Survey Date: JAN. 2021
Sheet: 1 OF 4

P:\01049\dwg\01049_PLAT-2.dwg

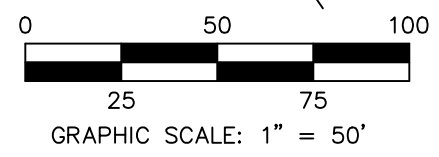


LOT 2A
RESUBDIVISION OF LOT 1
MOTOROLA INC.
ED BLUESTEIN FACILITY
DOC. NO. 200600304
O.P.R.T.C.T.

SURVEY CONTROL POINT
GRID N: 10,070,528.93
GRID E: 3,137,133.70
ELEV. = 540.43'

ED BLUESTEIN BLVD NB
(R.O.W. VARIES)

J.C. TANNEHILL
SURVEY NO. 29,
ABSTRACT NO. 22



REGIENE RESUBDIVISION City of Austin, Travis County, Texas



SUBMITTED: X/XX/XX
C8-2022-0257.0A

Date:	10/31/2022
Project:	01049
Scale:	1" = 50'
Reviewer:	SD
Tech:	HT
Field Crew:	JO/WC
Survey Date:	JAN. 2021
Sheet:	2 OF 4

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 (NAVD88) 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.

GENERAL NOTES:

1) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, BURR–DAY PARTNERSHIP, RECORDED IN VOLUME 87, PAGE 74D AND THE REMAINDER OF LOT 1 OF THE C. BEN HIBBETTS REALTY, INC., SUBD. NO. 2, RECORDED IN VOLUME 75, PAGE 149, BOTH OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS PLAT EXCEPT AS SHOWN HEREON.

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

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

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 SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

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

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) 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.

20) 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.

21) 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.

22) 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.

23) DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25–13) AS AMENDED).

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.

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'
C10	18.89'	38.00'	28°28'35"	N63°58'45"W	18.69'

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'
L14	S11°07'29"W	2.25'

LINE TABLE		
LINE #	DIRECTION	LENGTH
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'
L26	N62°18'27"W	4.02'
L27	N78°13'03"W	76.05'
L28	N49°44'27"W	51.09'

[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.

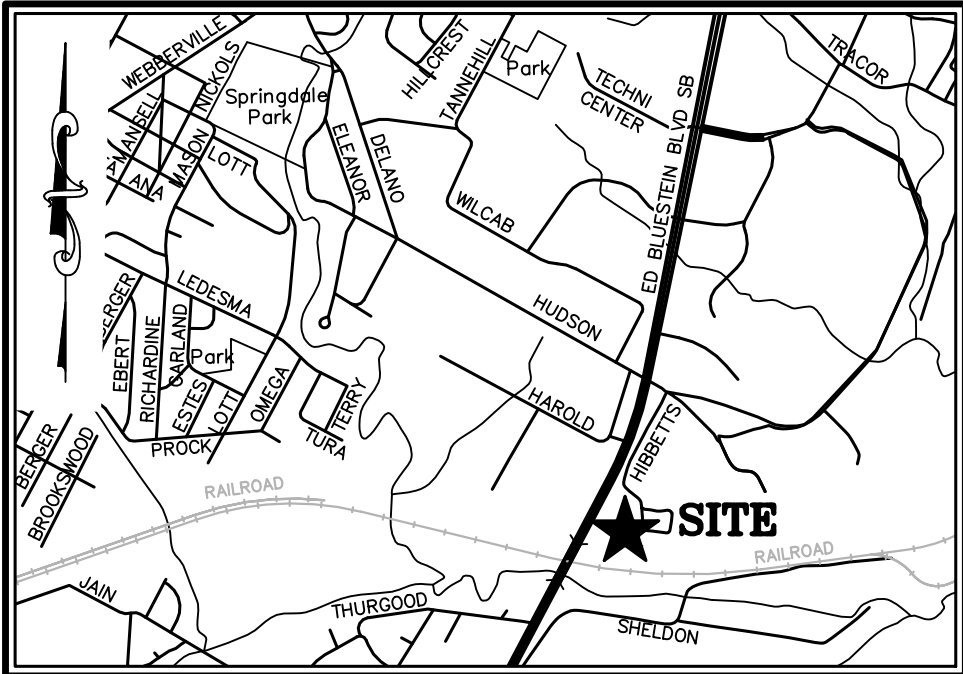
[P]
5' WIDE ELECTRIC AND TELEPHONE
SYSTEMS EASEMENT
VOL. 9404, PG. 668
R.P.R.T.C.T.

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

SUBMITTED: X/XX/XX
C8–2022–0257.OA

REGIENE
RESUBDIVISION
City of Austin,
Travis County, Texas

	Date: 10/31/2022
PO Box 90876, Austin Texas 78709 WWW.4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Project: 01049
	Scale: N/A
	Reviewer: SD
	Tech: HT
	Field Crew: JO/WC
	Survey Date: JAN. 2021
	Sheet: 3 OF 4



VICINITY MAP

SCALE: 1" = 2000'

STATE OF TEXAS §
COUNTY OF TRAVIS §

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, BY DEED OF RECORD 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) A PORTION OF WHICH BEING ALL OF LOT 1 OF THE BURR-DAY PARTNERSHIP, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 74D (P.R.T.C.T.) AND A 0.5145 ACRE TRACT (DESCRIBED AS TRACT TWO) CONVEYED TO REGIENE HOLDINGS, LLC, BY DEED OF RECORD IN DOCUMENT NO. 2021213612 (O.P.R.T.C.T.) 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 SAID 20.1642 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

REGIENE RESUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS 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 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE 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 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT 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

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____ A.D.

APPROVAL BLOCKS

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

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

JUAN ENRIQUEZ 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 _____20____.

CHAIR _____ SECRETARY _____

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., AND

DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D., AT _____

O'CLOCK ____ M., OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OF THE

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

SUBMITTED: X/XX/XX
C8-2022-0257.0A

512-669-5560

FIRM NO: F-15085



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



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

Date:	10/31/2022
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

Exhibit C



CASE NUMBER: C8-2022-0257.0A
UPDATE: U1
CASE MANAGER: Juan Enriquez, Senior Planner juan.enriquez@austintexas.gov

PROJECT NAME: Regiene Resubdivision
LOCATION: 6501 REGIENE RD

SUBMITTAL DATE: October 31, 2022
FINAL REPORT DATE: November 9, 2022

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE 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: Andrea Katz

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

EL 1. U1: **Comment pending.** 10' ETE along ROWs approved. Please show on the face of the plat to clear comment.

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

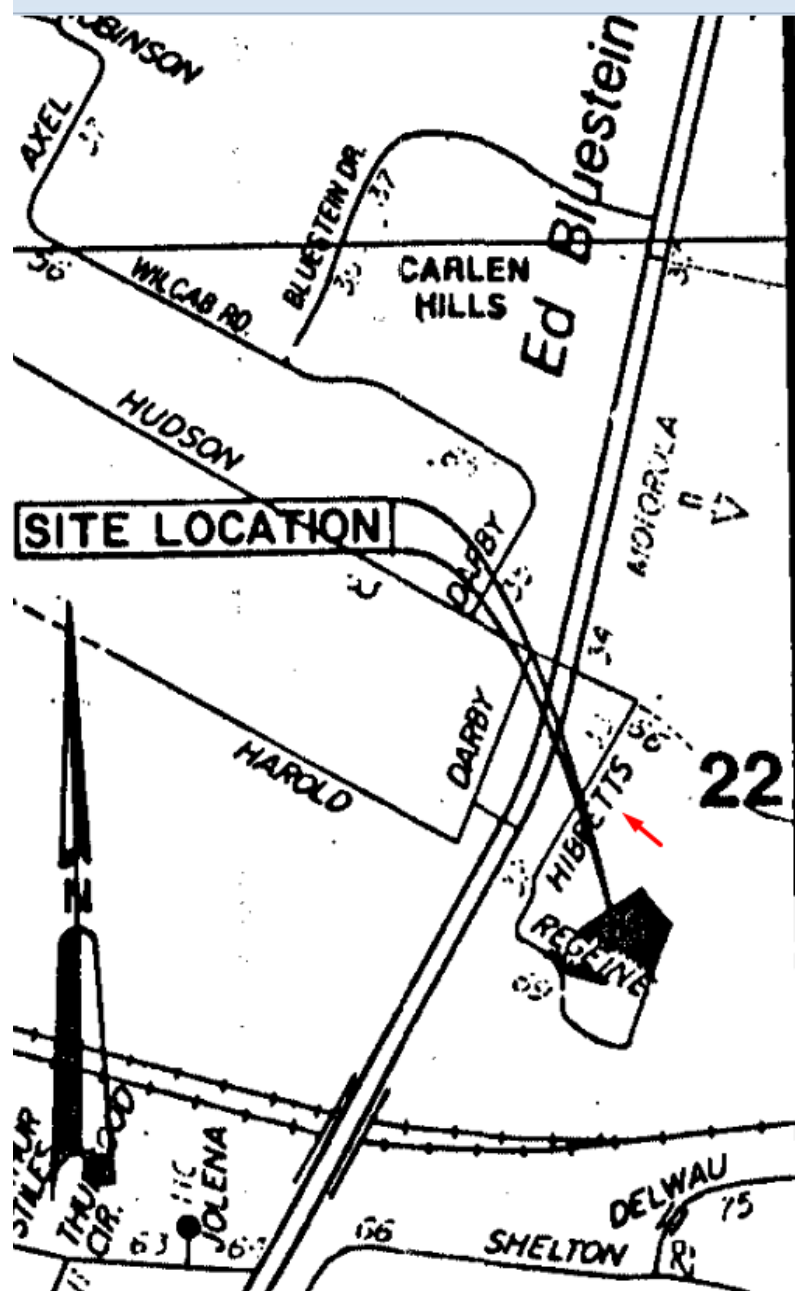
AD1: This plat review is rejected for the following reasons:

AD2: Please include the street label of HIBBETTS RD on sheet 1 and sheet 2. See snapshot below: Green arrow in aerial below is HIBBETTS RD. Two street signs of HIBBETTS RD at the intersection of REGIENE RD/HIBBETTS RD and HUDSON ST/HIBBETTS RD, included below. Also included is a subdivision below which includes HIBBETTS RD.









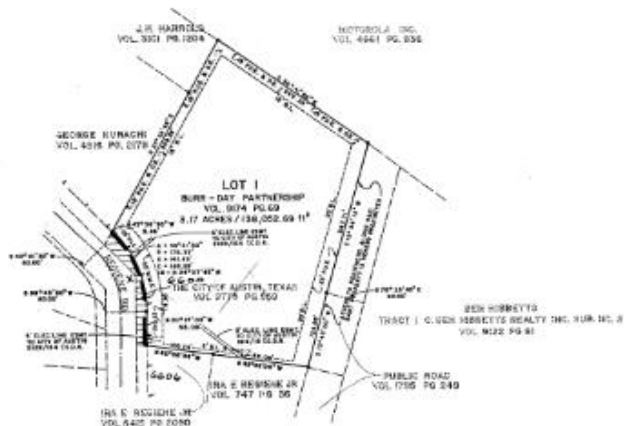
7547

BURR - DAY PARTNERSHIP SUBDIVISION

7547



ORIGINAL-CITY OF AUSTIN



LAND USE SUMMARY:
TOTAL AREA OF SITE: 8.17 ACRES

LEGEND:
D.E. - DRAINAGE EASEMENT
P.U.E. - PUBLIC UTILITY EASEMENT
W.M.E. - WATER METER EASEMENT
B.L. - BUILDING LINE
C.M.S. - CONCRETE MONUMENT SET

LAND DEVELOPMENT SERVICES
ADDRESS PLAT

SCALE 1"=100'

TEXAS TANK & PUMP
6604 REGIENE RD.
AUSTIN, TEXAS 78725

APR 21 1987
M-22

OWNER:
BURR - DAY - DAY PARTNERSHIP
3201 LONGHORN BLVD. #117
AUSTIN, TEXAS 78759

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C8s-87-003

ADD
7547

C8s-87-003

7547

§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.

U1: Comment cleared.

- 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.
U1: Comment cleared.
- 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 C14-2020-0150
U1: Comment cleared.
- ATD 4. Please show the joint use access easements on the plat for flag lots' "poles" (lot 6, lot 8).
U1: Comment cleared.
- 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.
U1: Comment remains. The Public Access Easement path must extend to the property boundary transecting the Block. The easement must be located within either Lot 4B, Lot 7 or Lot 8 to satisfy the requirement.
- 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.
U1: Comment cleared.
- 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.
U1: Comment cleared. Please, make sure the dotted line extends to the end of the Lot 3 Block B western border (it's currently not visible).
- 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.
U1: Comment cleared.
- 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.

U1: Comment cleared.

Drainage Engineering Review - Joydeep Goswami - 512-974-3521

DATE REVIEWED: 11/07/22

UPDATE: U1

FORMAL UPDATE REQUIRED.

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.

UPDATE #1: Comment pending submittal of signed, sealed, and dated plat.

- DE 2. Provide a final plat hat has been signed, sealed, and dated by the record surveyor per LDC 25-7-62.

UPDATE #1: Comment pending submittal of signed, sealed, and dated plat.

- 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]

UPDATE #1: Comment cleared.

- DE 4. Provide the current pond design associated with General Note 24. [LDC 25-1-83]

UPDATE #1: Comment cleared.

- DE 5. Revise General Note 24. [LDC 25-1-83]

UPDATE #1: Comment cleared.

- DE 6. FYI: An erosion hazard zone analysis may be required for development on Lot 8 Block A.

UPDATE #1: Informational comment only. Comment cleared.

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

Update 1:

- 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."

U1: Comment cleared.

- 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.

U1: Please continue to discuss. Comment cleared.

- 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.

U1: Thank you for previous discussion. Fiscal may be posted for parkland dedication and construction of a trail, once items are finalized and fiscal surety memo is provided. PARD staff will help determine how many units may be credited at subdivision based on the following. Any future units not credited at the time of subdivision will be required to satisfy parkland dedication at site plan. Next steps and deliverables at this point include:

- a. Receipt of confirmation from relevant staff at Capital Metro that the trail is buildable within the Mogan corridor.
- b. Sketch of easement and square footage.
- c. Cost estimate of trail construction on your site, and within the Mogan corridor (development fee can be applied to both).
- d. **Please add the following note to plat:**
"Parkland dedication has been provided for ___ units by the dedication of ___ acres of land by easement and a credit for amenities to be constructed. Fiscal surety was posted with the City until such time as the amenities are constructed and approved by the Parks and Recreation Department."

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

The proposed final plat (C8-2022-0257.0A) is approved from a plumbing code perspective.

End of Master Comment Report