

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8J-2021-0112**ZAP DATE:** December 6, 2022**SUBDIVISION NAME:** Easton Park Section Section 5A Preliminary Plan**AREA:** 58.63 acres**LOT(S):** 9**OWNER/APPLICANT:** Carma Easton, LLC  
(AJ Zorn)**AGENT:** Carlson, Brigance, and Doering, Inc  
(Charles Brigance)**ADDRESS OF SUBDIVISION:** William Cannon and Hwy 183**GRIDS:** L12**COUNTY:** Travis**WATERSHED:** North Fork Dry Creek**JURISDICTION:** Limited Purpose**EXISTING ZONING:** Planned Unit Development (PUD)**MUD PLAN:** Pilot Knob MUD**PROPOSED LAND USE:** Multi-Family Residential, commercial, drainage/water quality, parkland and public ROW**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided along all internal streets and the boundary street.

**DEPARTMENT COMMENTS:** The request is for the approval of the Easton Park Section 5A Preliminary Plan. The plan is comprised of 9 lots on 58.63 acres, proposing 2 multi-family residential lots, 3 commercial, 3 drainage/water quality, and 1 parkland lot. There is approximately 2,308 linear feet of right-of-way/streets. The property connects to William Cannon Road and Hwy 183. Sidewalks are proposed on all streets. The proposed lots comply with the PUD zoning requirements for use and lot size. Parkland will be in compliance with the PUD. Water and wastewater will be provided by the City of Austin.

Staff recommends approval of the preliminary plan, subject to the conditions listed in the attached comment report. After the conditions are met, the plan will comply with LDC 30-2-84. The conditions include remove or update notes, update engineer's report and drainage information, etc. 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 plan does not need to be heard before the Commission again.

**STAFF RECOMMENDATION:** Staff recommends approval of the preliminary plan, subject to the conditions listed in the comment report dated November 30, 2022 and attached as Exhibit C.

**CASE MANAGER:** Sue Welch, Travis County Single Office  
Email address: [Sue.Welch@traviscountytx.gov](mailto:Sue.Welch@traviscountytx.gov)

**PHONE:** 512-854-7637

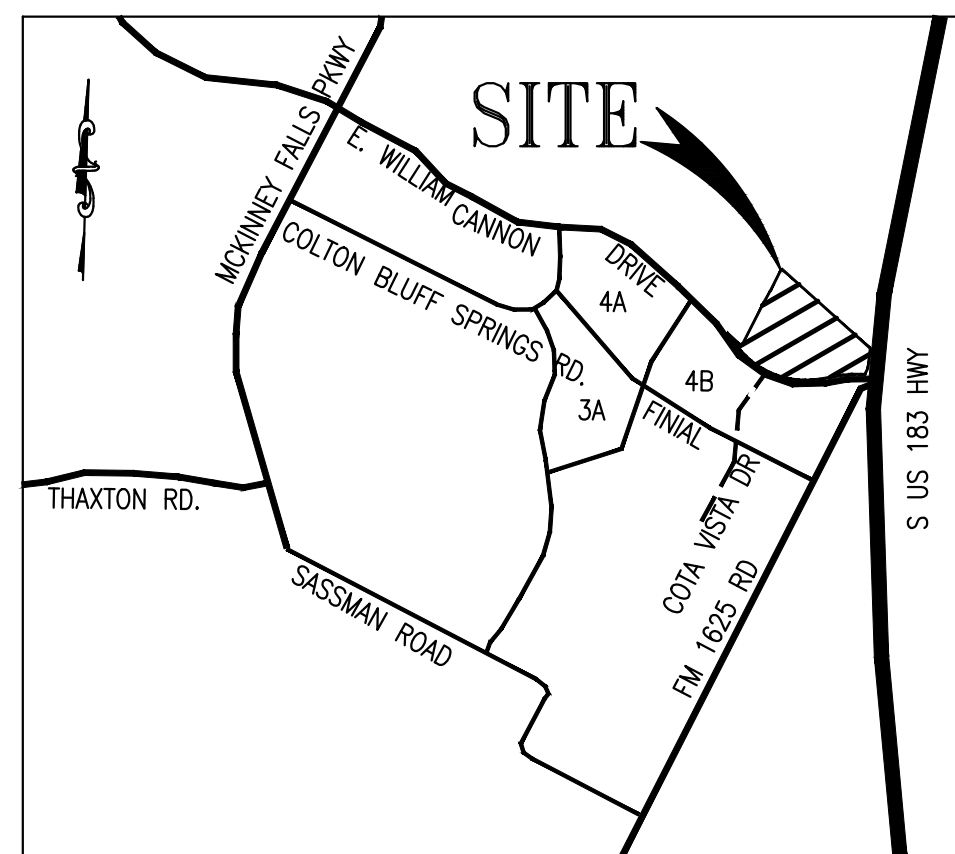
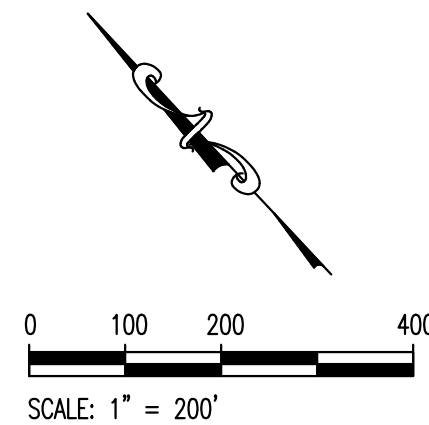
Exhibit A: Easton Park 5A Preliminary Plan

Exhibit B: Easton Park 5A Location Map

Exhibit C: Easton Park 5A Preliminary Plan Comment Report



# PRELIMINARY PLAN FOR EASTON PARK SECTION 5A



VICINITY MAP  
N.T.S.

## SHEET INDEX

1. PRELIMINARY PLAN 200 SCALE
2. GENERAL NOTES
3. PRELIMINARY PLAN 100 SCALE

TOTAL ACREAGE: 58.631 ACRES  
SURVEY: SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24  
F.E.M.A. MAP NO. 4845300614K TRAVIS COUNTY, TEXAS  
DATED: JANUARY 22, 2020

TOTAL OF LOTS: 9  
NO. OF MULTIFAMILY RESIDENTIAL LOTS: 2  
NO. OF COMMERCIAL LOTS: 3  
NO. OF DRAINAGE & WATER QUALITY LOTS: 1  
NO. OF PARKLAND LOTS: 1  
NO. OF BLOCKS: 3

TOTAL LINER FOOTAGE OF STREETS: 2408 L.F.

OWNERS:  
CARMA EASTON, LLC  
11501 ALTEIRA PARKWAY  
SUITE 100  
AUSTIN, TEXAS 78758  
PHONE: (512) 391-1330

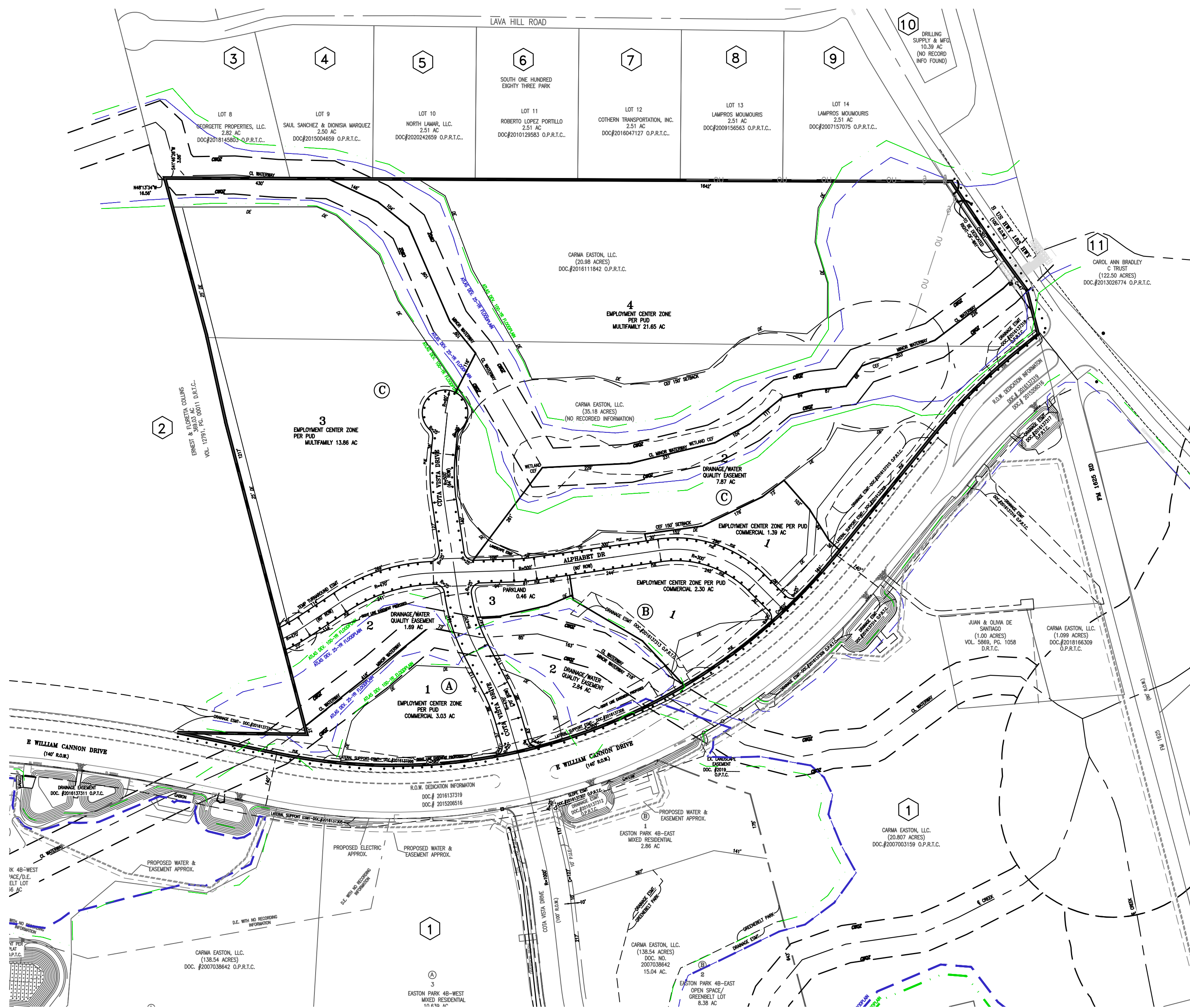
ENGINEER AND SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DR.  
AUSTIN, TEXAS 78749  
PHONE: (512) 280-5160  
FAX: (512) 280-5165

## NOTES:

1. THIS PROJECT IS LOCATED IN THE NORTH FORK DRY CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
2. THIS PROJECT IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE.
3. SEE GENERAL NOTES (SHEET 2) FOR BOUNDARY LINE AND CURVE TABLES.
4. SEE GENERAL NOTES (SHEET 2) FOR ADJOINING PROPERTY OWNER'S INFORMATION.
5. THIS TRACT IS SUBJECT TO THE TIA PHASING AGREEMENT RECORDED IN DOC# 2022033806. DEVELOPMENT SHALL CONFORM WITH THE ASSUMPTIONS OF THE TIA.
6. AN ADMINISTRATIVE VARIANCE FROM LDC 30-5-262 (3)(a) WAS APPROVED. REFER TO FILE # C8J-2021-0112PA.

TBM 1:  
MAGNETIC NAIL WITH SHINER FOUND IN CONCRETE IN THE SOUTHWEST RIGHT OF WAY LINE OF COLTON BLUFF ROAD, +\- 3600 FEET SOUTHEAST OF THE INTERSECTION OF MCKINNEY FALLS PARKWAY AND COLTON BLUFF ROAD, SAME BEING N18°48'00"W, A DISTANCE OF 1099.5 FEET FROM THE CONCRETE MONUMENT SET AT THE NORTHEAST CORNER OF LOT 18, BLOCK 9, OF EASTON PARK, SECTION 2B, PHASE 2, HAVING GRID COORDINATES OF N = 10029427.18, E = 3123005.56, ELEVATION = 602.61'

TBM 2:  
MAGNETIC NAIL WITH SHINER SET IN THE TOP OF THE EAST END OF A CONCRETE HEADWALL ON THE SOUTH SIDE OF SASSMAN ROAD, BEING 77 FEET WEST OF A DRIVEWAY TO THE NORTH, BEING APPROX. 2600 FEET EAST OF THE INTERSECTION OF SASSMAN ROAD AND THAXTON ROAD, HAVING GRID COORDINATES OF N = 10,023,838.51, E = 3,121,948.38, ELEVATION = 614.69'



## LEGAL DESCRIPTION:

BEING ALL OF THAT CERTAIN 58.631 ACRE TRACT OR PARCEL OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 138.54 ACRE TRACT OF LAND CONVEYED TO CARMA EASTON, LLC. IN DOCUMENT NUMBER 2007038642, AND THE 20.98 ACRE PARCEL DESCRIBED IN DOCUMENT NUMBER 2016111842 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

## ENGINEERS CERTIFICATION

I, CHARLES R. BRIGANCE, JR., P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

WITNESS MY HAND THIS 26 TH DAY OF SEPTEMBER, 2022

CHARLES R. BRIGANCE, JR.

P.E. NO. 64346

PRELIMINARY SUBDIVISION APPROVAL SHEET \_\_\_ OF \_\_\_.

FILE NUMBER \_\_\_\_\_ APPLICATION

DATE \_\_\_\_\_ 2022

APPROVED BY LUC ON \_\_\_\_\_

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

EXPIRATION DATE (LDC 25-4-62/30-2-62) \_\_\_\_\_

CASE MANAGER:

DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT FOR:

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CURRENT CODE AT THE TIME OF FILING, AND REQUIRE NOTICE OF CONSTRUCTION, MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.



PRELIMINARY SUBDIVISION APPROVAL:  
SUBDIVISION NO.: \_\_\_\_\_  
APPLICATION DATE: \_\_\_\_\_  
APPROVED BY COMMISSIONERS COURT ON: \_\_\_\_\_  
PRELIMINARY PLAN EXPIRATION DATE: \_\_\_\_\_

CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR

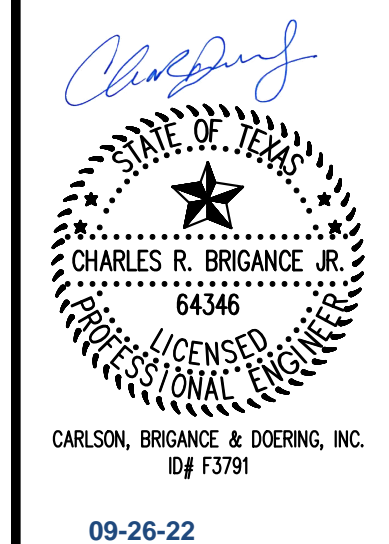
DATE:

All final plats must be recorded or have alternative fiscal approved before the preliminary plan expiration date. Revisions do not extend the expiration date. If the preliminary plan expires, unplatted land is subject to current regulations for development.

DESIGNED BY:	CB
DRAFTED BY:	CP
DATE	
REVISION	

**Carlson, Brigance & Doering, Inc.**  
Civil Engineering & Surveying  
FIRM ID #13791  
Main Office: 5501 West William Cannon Dr., Austin, Texas 78749  
Phone No. (512) 280-5160  
North Office: 12120 West Loop Dr., Austin, Texas 78750  
www.cbdteng.com

SHEET NAME: **PRELIMINARY PLAT - 200 SCALE**  
JOB NAME: **EASTON PARK SECTION 5A**  
PROJECT: **PRELIMINARY PLAN**



DATE: **JUNE 2021**  
JOB NUMBER: **5367**

SHEET 1 OF 3

C8J-2021-0112



GENERAL NOTES:

1. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATING.
2. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. 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.
4. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT OF EXISTING CONDITIONS BY PONDING OR OTHER APPROVED MEANS.
5. DRIVEWAY LOCATIONS SHALL CONFORM TO CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG BOTH SIDES OF COTA VISTA DRIVE, ALPHABET DRIVE AND THE SUBDIVISION SIDE OF E. WILLIAM CANNON BLVD. AND US 183 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS ARE REQUIRED TO BE IN PLACE PRIOR TO THE LOTS 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.
8. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
9. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
10. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20161110-032 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION.
11. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
12. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 8,000 SQFT PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SURETY SHALL BE PROVIDED IN ACCORDANCE WITH THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
- A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING AND SIDEWALKS, FOR THE FOLLOWING PUBLIC STREETS:
- COTA VISTA DRIVE  
ALPHABET DRIVE
- B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED: TERMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY POND, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING PUBLIC STREETS:
- COTA VISTA DRIVE  
ALPHABET DRIVE
14. THIS SUBDIVISION IS LIMITED PURPOSE IN THE CITY LIMITS OF THE CITY OF AUSTIN. LOTS WITHIN THE CITY LIMITS OF AUSTIN SHALL BE IN CONFORMANCE WITH THE PILOT KNOB PUD ZONING ORDINANCE REQUIREMENTS. (ORDINANCE # 20161110-032 AND 20170302-014)
15. TRAVIS COUNTY AND THE CITY OF AUSTIN DEVELOPMENT PERMIT REQUIRED PRIOR TO SITE DEVELOPMENT FOR THIS PROJECT.
16. THE MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
17. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
18. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
19. APPROVAL OF THIS 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 OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
20. A 10 FOOT (10') P.U.E. IS HEREBY DEDICATED ADJACENT TO ALL STREETS, UNLESS NOTED OTHERWISE
21. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:
- WATER & WASTEWATER – CITY OF AUSTIN  
ELECTRIC – BLUEBONNET ELECTRIC CO-OP  
GAS – CENTERPOINT
22. TWO-YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
23. LOT 2 BLOCK A, LOTS 2 AND 3 BLOCK B, AND LOT 2 BLOCK C ARE TO BE OWNED AND MAINTAINED BY THE OWNER OR HIS ASSIGNEES.

STREET STANDARDS CHART

STREET NAME	STREET LENGTH	R.O.W. WIDTH	PAVEMENT WIDTH	SIDEWALKS	CLASSIFICATION	DESIGN SPEED
COTA VISTA DRIVE	986 L.F.	70'/64'	48'/44' F-F	5' BOTH SIDES	RESIDENTIAL COLLECTOR	30 MPH
ALPHABET DRIVE	1422 L.F.	60'	40' F-F	5' BOTH SIDES	RESIDENTIAL COLLECTOR	30 MPH
2308 LF TOTAL						

24. 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 RE-PLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
25. RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON ALL NON-RESIDENTIAL LOTS.
26. 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.
27. THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (ECM) STATES THAT IN AREAS WHERE UTILITY LINES ARE PRESENT OR PROPOSED ONLY TREES FROM THE UTILITY COMPATIBLE SHADE TREES LIST (SEE APPENDIX F) SHALL BE PLANTED WITHIN 30 TO 40 LATERAL FEET FROM ANY OVERHEAD TRANSMISSION CONDUCTOR, UNLESS A MORE RESTRICTIVE DEDICATED RIGHT-OF-WAY HAS BEEN ESTABLISHED. ALL TREES ARE PROHIBITED TO BE PLANTED WITHIN 25 FEET OF THE BASE OF TRANSMISSION STRUCTURES.
28. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE AND WALLS PLACED IN THE ELECTRIC EASEMENT CAUSED BY BLUEBONNET ELECTRIC CO-OP DURING MAINTENANCE AND REPAIRS.
29. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
30. ALL BUILDING LINES WILL BE IN ACCORDANCE WITH PUD ZONING REQUIREMENTS.
31. THE HOMEOWNERS ASSOCIATION OR MUD IS REQUIRED TO MOW AND MAINTAIN LANDSCAPING IN THE OPEN CHANNELS, DETENTION AND WATER QUALITY AREAS.
32. WITHIN A SIGHT LINE EASEMENT, ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
33. ALL PROPOSED DRIVEWAYS MUST MEET DESIRABLE MINIMUM SIGHT-DISTANCE REQUIREMENTS, AS SPECIFIED IN THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
34. ON-SITE WATER QUALITY AND DETENTION WILL BE PROVIDED AT THE SITE PLAN STAGE FOR LOTS 3 AND 4, BLOCK C. WATER QUALITY AND DETENTION FOR LOT 1 BLOCK A, LOT 1 BLOCK B, AND LOT 1 BLOCK C WILL BE PROVIDED WITH THE SUBDIVISION INFRASTRUCTURE.
35. WATERWAY SETBACKS AS DEFINED BY THE PILOT KNOB PUD ARE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
36. 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.
37. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH THE REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, AS AMENDED.
38. ALL ACTIVITIES WITHIN THE CEF AND 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.
39. LOTS 3/C AND 4/C ARE PROPOSED MULTIFAMILY LOTS. PARKLAND REQUIREMENTS FOR THE PUD PARKLAND TRACKER WILL BE UPDATED WITH THE SITE PLANS FOR EACH LOT.
40. DRIVEWAY ACCESS TO US 183 WILL REQUIRE A TxDOT DRIVEWAY PERMIT.

FLOOD NOTES:

1. THE ATLAS 14 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT AS SHOWN HEREON. A PORTION OF THE TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0614K TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020.
2. MINIMUM FINISHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALL BE TWO (2) FEET ABOVE THE ELEVATION OF THE ATLAS 14 100 YEAR FLOODPLAIN AS SHOWN HEREON AND SHALL BE DEFINED ON THE FINAL PLAT.
3. FLOOD INSURANCE IS MANDATORY FOR BUILDINGS IN FEMA-IDENTIFIED HIGH RISK FLOOD AREAS, WHICH ARE DESIGNATED FLOOD HAZARD AREAS (FHAs). THIS REQUIREMENT APPLIES TO BUILDINGS LOCATED IN FHAs ON FEMA'S FLOOD MAPS INCLUDING LOANS FOR MANUFACTURED (MOBILE) HOMES AND COMMERCIAL BUILDINGS. WHENEVER FEDERALLY BACKED LENDERS MAKE, INCREASE, EXTEND, OR RENEW A MORTGAGE, HOME EQUITY, HOME IMPROVEMENT, COMMERCIAL, OR FARM CREDIT LOAN IN AN FHA, THE LENDER MUST REQUIRE FLOOD INSURANCE.

PARKLAND DEDICATION CREDITS TABLE	
UPLAND AREA (100%) CREDIT	0.46 AC
ATLAS 25-yr & 100-yr. FLOODPLAIN 3.76 AC (50%) CREDIT	1.88 AC.
DRAINAGE EASEMENT (NO CREDIT)	5.16 AC
TOTAL PARKLAND DEDICATION CREDIT	2.34 AC.

PER TRAVIS CENTRAL APPRAISAL DISTRICT

ADJOINER OWNERS:

- 1 CARMA EASTON, LLC  
11501 ALTERRA PARKWAY  
SUITE 100  
AUSTIN, TEXAS 78758
- 2 ERNEST & FLORETTA COLLINS  
16903 WINDYPINE DRIVE  
SPRING, TEXAS 77379
- 3 GEORGETTE PROPERTIES, LLC.  
1501 LAWE HILL ROAD  
AUSTIN, TEXAS 78744
- 4 SAUL SANCHEZ & DIONISIA MARQUEZ  
3616 ROCKY FORD ROAD  
AUSTIN, TEXAS 78749
- 5 NORTH LAMAR, LLC.  
9000 WINTERCREEPER COVE  
AUSTIN, TEXAS 78735
- 6 ROBERTO LOPEZ PORTILLO  
4605 QUICKSILVER BLVD.  
AUSTIN, TEXAS 78744
- 7 COTHERN TRANSPORTATION, INC.  
1007 CANYON BEND DRIVE  
DRIPPING SPRINGS, TEXAS 78620
- 8 LAMPROS MOUMOURIS  
301 WEST AVENUE APT. 3603  
AUSTIN, TEXAS 78701
- 9 LAMPROS MOUMOURIS  
15805 BOOTH CIRCLE  
LEANDER, TEXAS 78641
- 10 DRILLING SUPPLY & MFG, INC.  
7301 U.S. HWY 183 SOUTH  
AUSTIN, TEXAS 78744
- 11 CAROL ANN BRADLEY C-TRUST  
PO BOX 841  
MASON, TEXAS 76856

PRELIMINARY SUBDIVISION APPROVAL SHEET \_\_\_\_ OF \_\_\_\_.

FILE NUMBER \_\_\_\_\_ APPLICATION

DATE \_\_\_\_\_ 2022

APPROVED BY LUC ON \_\_\_\_\_

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

EXPIRATION DATE (LDC 25-4-62/30-2-62) \_\_\_\_\_

CASE MANAGER:

\_\_\_\_\_ FOR:  
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT



PRELIMINARY SUBDIVISION APPROVAL:  
SUBDIVISION NO: \_\_\_\_\_  
APPLICATION DATE: \_\_\_\_\_  
APPROVED BY COMMISSIONERS COURT ON: \_\_\_\_\_  
PRELIMINARY PLAN EXPIRATION DATE: \_\_\_\_\_

CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR \_\_\_\_\_ DATE: \_\_\_\_\_

All final plats must be recorded or have alternative fiscal approved before the preliminary plan expiration date. Revisions do not extend the expiration date. If the preliminary plan expires, unplatted land is subject to current regulations for development.

DESIGNED BY: CB

DRAFTED BY: CP

DATE

REVISION

Carlson, Brigrance & Doering, Inc.

Civil Engineering Surveying

FIRM ID #F3791

North Office  
12120 West Loop Dr.  
Austin, Texas 78750  
www.cbdteng.com

GENERAL NOTES

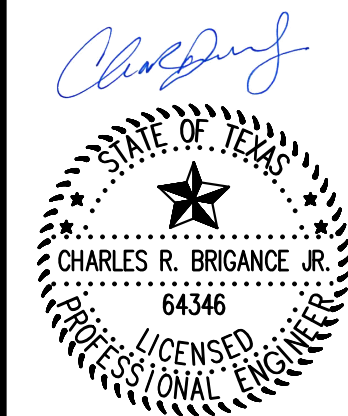
SHEET NAME:

JOB NAME:

PROJECT:

EASTON PARK SECTION 5A

PRELIMINARY PLAN



CARLSON, BRIGRANCE & DOERING, INC.  
ID# F3791

09-26-22

DATE:

JUNE 2021

JOB NUMBER

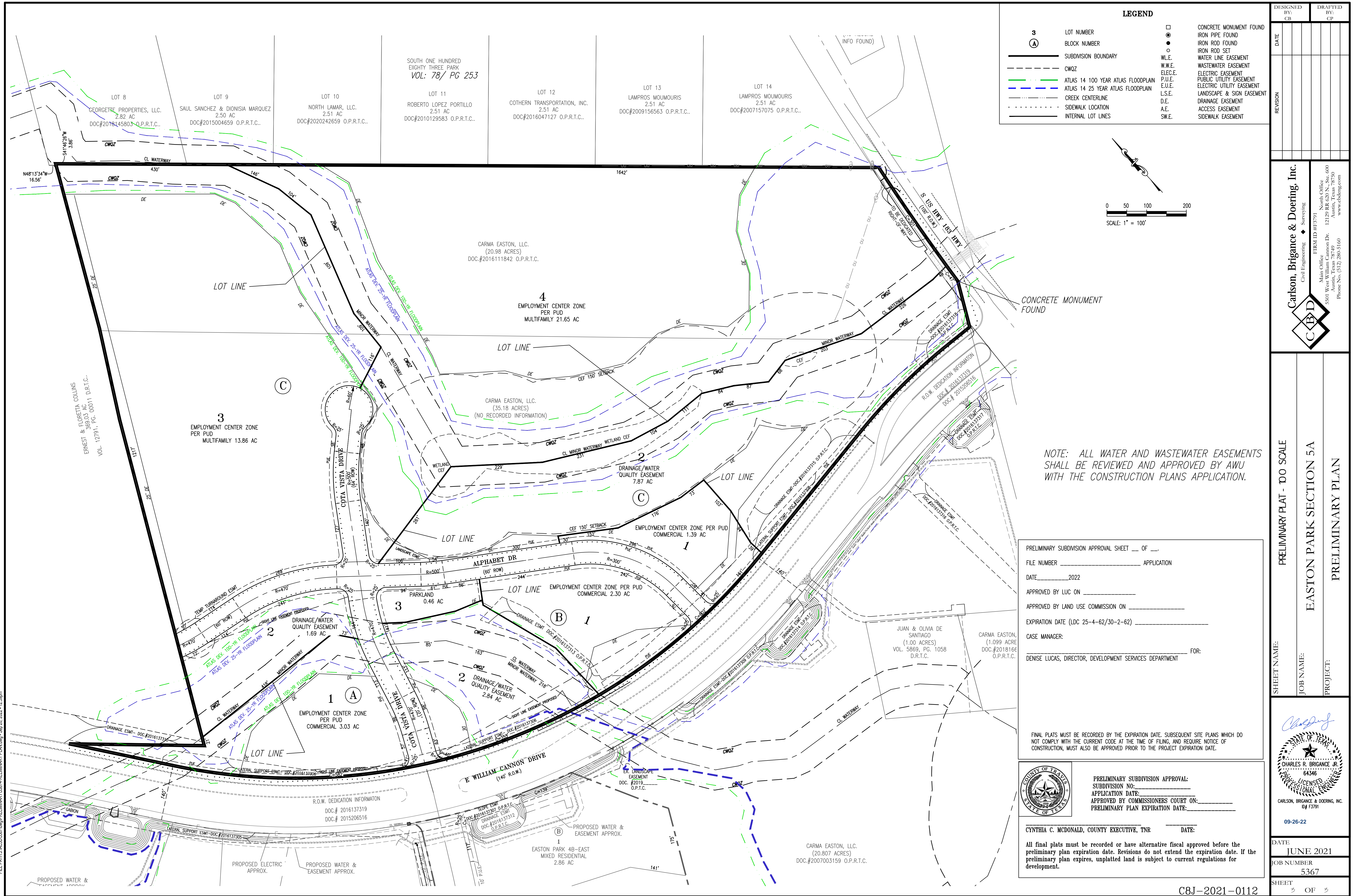
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SHEET

2 OF 3

C8J-2021-0112







**CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8J-2021-0112  
 REVISION #: 00 UPDATE: U0  
 CASE MANAGER: Sue Welch PHONE #: 512-854-7637

PROJECT NAME: Easton Park Section 5A Preliminary Plan  
 LOCATION: 8300-8923 E WILLIAM CANNON DR

SUBMITTAL DATE: November 14, 2022  
 REPORT DUE DATE: December 1, 2022  
 FINAL REPORT DATE: November 30, 2022



**STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed.

If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

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

**UPDATE DEADLINE (LDC 30-2-56; 30-2-82):**

All comments must be addressed by filing an updated submittal prior to the update deadline of (90 days from submittal) **February 13, 2023**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC).

**UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):**

1. Applicants must contact Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
  - a. The revised plat/plan in pdf format
  - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

**REVIEWERS:**

**A formal update submittal is required.**

**REVIEWERS:**

Planner 1: Chima Onyia  
 Flood Plain: Kena Pierce  
 ATD – Dari Majd  
 PARD – Robyne Heymans  
 Drainage Engineering Review - Judy Anderson  
 Water Quality: Judy Anderson  
 Floodplain – Kena Pierce

Environmental – Mel Fuechec  
 Travis Co. Subdivision: Sue Welch  
 911 Addressing: Janny Phung  
 Travis Co. Transportation: Christine Connor  
 Travis Co. Drainage Construction: Christine Connor

### ATD Engineering Review - Dari Majd - 512-974-4024

- ATD1. 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.
- ATD2. 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/departments/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. LDC 25-6-662
- ATD3. The ASMP requires 154 of right-of-way for East William Cannon Drive. Dedicate 77 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).
- ATD4. This preliminary plan must comply with the block length and connectivity requirements of the Pilot Knob PUD, Ordinance 20161110-032, Exhibit S, PUD notes 6 and 8. Please demonstrate compliance with these notes with the update. You may request relief from Note 8. If you wish to do so, please include the request with your next update.

### PARD / Planning & Design Review - Robynne Heymans - 512-974-9549

11/23/2022  
Update 0

- PR 1: Please clarify if any parkland, greenbelt parks are proposed to be dedicated within this preliminary plan. Park trails should connect any proposed multifamily units to the rest of the Easton Park trail system. All units must be within a ¼ mile walking distance of a park.
- PR 2: Please adjust the parkland note to include the lots proposed for parkland
- PR 3: Please provide a trails exhibit showing the trail alignment in this preliminary plan.
- PR 4: Please provide an open space and parkland calculator and master parkland tracking sheet for the proposed units in this preliminary plan.

### Electric Review - Andrea Katz - 512-322-6957

**No Review Required. Out of Austin Energy service area**, served by Bluebonnet Electric Cooperative, Inc.

### 911 Addressing Review - Janny Phung - [janny.phung@austintexas.gov](mailto:janny.phung@austintexas.gov)

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

AD2: S US 183 HWY is the correct name for this project

NOTE: S US 183 HWY is incorrectly labeled as S US HWY 183 HWY

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

[http://www.austintexas.gov/sites/default/files/files/Information\\_Technology/911Addressing/Street\\_Name\\_Standards.pdf](http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf)

§30-2-155

End of Comments

**Drainage Engineering Review - Judy Anderson - [Judy.Anderson@austintexas.gov](mailto:Judy.Anderson@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. The preliminary plan proposes shared use water quality and detention facilities for public ROW, and multiple private commercial and multifamily lots. A legal document is required for shared drainage infrastructure, please address. If applicable, the final plat may require a note referencing the legal document. [LDC 30-4-61 and 171-172]
- DE 2. Show all proposed drainage easements on the preliminary plan. There are concentrated offsite flows and/or floodplain through the property. A drainage easement is required to the limits of the 100 year fully developed flow elevation. Please address whether easements shown on the preliminary plan will be dedicated by plat or separate instrument. Clarify the drainage easement label on the plat. If any easements are proposed by separate instrument, when processing the final plat please submit easements with exhibits for processing. The drainage easement may be found through the following link: <http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>. Update the engineering report to reference offsite flows and easements. [LDC 25-4-151 & 152]
- DE 3. Address the unconcentrated offsite flows contributing to Lot 3/Block C. Clarify whether the proposed 25' DE will be by plat or separate instrument. [LDC 30-4-151 & 152]
- DE 4. Address the existing drainage easement, Doc. No. 2016137313, which encroaches onto a proposed commercial lot. If an easement release is required, demonstrate the easement release will maintain compliance with all offsite conveyance requirements according to LDC 30-4-152 and 151. If the easement is dedicated to the City of Austin, the City's Land Management Division administers an easement release application separately. [LDC 30-4-151 & 152]
- DE 5. Verify that drainage facilities (headwalls, open channels, storm sewers, area inlets, detention, retention, water quality controls) comply with Section 1.2.4 of the Drainage Criteria Manual. Especially consider, access drives (widths, grades), fences, staging areas, etc. Update the engineering report to clarify proposed pond location and footprints. [LDC 30-4-61 & 62]
- DE 6. The engineering report internal drainage area map uses an outdated street and lot layout. Update calculations and maps. Demonstrate impervious cover for the proposed parkland lot is considered, if applicable. [LDC 30-4-61 & 62]



- DE 7. Demonstrate fully developed condition flows for the offsite contributing areas passing through site. The engineering report references 45% impervious cover on page 63, please provide supporting code/criteria. [LDC 30-4-61 & 62]
- DE 8. The existing internal drainage area map is missing, please provide. Demonstrate the same analysis points as shown on the proposed internal drainage area map. Additional analysis point locations may be necessary to demonstrate no increase in flows offsite. [LDC 30-4-61 & 62]
- DE 9. Engineering report Part I, Section 4, is missing detention information for proposed ROW and Lots 1/A, 1/B, and 1/C. The location for the proposed pond, or whether stacked detention on Pond 1 and 2 is proposed is unclear. Part V, Internal Detention, appears to be for a single "Pond A", and the single analysis point is not identified in an associated map. Please clarify the plan for detention and demonstrate a comprehensive plan for no increase in runoff. [LDC 30-4-61 & 62]
- DE 10. Address drainage infrastructure for the minor waterway crossings required for both Costa Vista Drive and driveway access to Lot 4/Block C. Note, storm drain infrastructure within easements are required to comply with the DCM. Address this topic in the engineering report. [LDC 30-4-151 and 152, LDC 30-4-62, DCM Section 5 and 7]
- DE 11. Proposed multifamily and commercial lots encroach on the Erosion Hazard Zone Buffer established by Watershed Protection Department. Conduct an analysis in accordance with City of Austin Drainage Criteria Manual Appendix E, Criteria for Establishing an Erosion Hazard Zone. Address lot conflicts and encroachments by subdivision infrastructure that effect the EHZ. Address this item in the engineering report. [LDC 30-4-32, DCM Appendix E]
- DE 12. Please add the following note, "An Erosion Hazard Zone Analysis was done with the preliminary plan for this subdivision." [LDC 30-4-32, DCM Appendix E]
- DE 13. Please add the following note, "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." [LDC 30-4-61]
- DE 14. Please add the following note, "No structure shall be occupied until the water quality control and detention facility have been constructed, inspected, and accepted by the City of Austin. [LDC 30-4-61]

**Environmental Review - Mel Fuechec - [mel.fuechec@austintexas.gov](mailto:mel.fuechec@austintexas.gov)**

**IMPERVIOUS COVER COMMENTS [LDC 25, Subchapter A, Articles 9 through 13; ECM Appendices Q1 and Q2]**

- EV 1 Provide the applicable ECM Appendix Q-2 table for the proposed impervious cover for the roadway pavement. The total proposed impervious cover must comply with the applicable watershed impervious cover limit in relation to the area of the right-of-way. For a commercial subdivision with an internal roadway, the platted lots will need to account for the roadway if the roadway exceeds the impervious cover limits within the right-of-way.
- \*Note:** Impervious cover for a Suburban watershed is based on Gross Site Area. Impervious cover for a Water Supply Suburban/Water Supply Rural/Barton Springs Zone watershed is based on Net Site Area and an ECM Appendix Q-1 table will also be required to be submitted with the ECM Appendix Q-2 table.

<b>Flood Plain Review - Kena Pierce - 512-978-1832</b>
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Reviewer's Notes: This application started the model review under the Project assessment. The remaining comments were provided upon submittal as well as the electronic floodplain model. Cleared comments have been removed.

General notes: There are 3 tributaries located on the lot. The tributary on the far east has not been studied regarding the floodplain. The available COA and FEMA floodplains are caused from the main North Fork Dry Creek that is located to the south of the lot. There is no floodplain exhibit for either the tributary on the far east or the one that runs directly through Easton Park Section 5A project assessment. Please state which tributaries have been reviewed and approved in the past, after discussion with Katina Bohrer it sounds like some of this floodplain has been reviewed in the past. Since these are critical components of conducting a thorough review, a full floodplain model review will be conducted once the following comments have been addressed. UPDATE 1: Case transferred to Katina Bohrer (so all Easton Park cases in Dry Creek/North Fork are reviewed by the same reviewer) Comments under LDC 30-4-33.

- FP1. Only post project HMS modeling has been provided. Please provide pre-project HMS modeling as well.

UPDATE 2: Only post project modeling is provided. However, in order to move this project forward faster, I will only review aspects that are directly related to section 5A – it is possible that section 5A has no difference between pre project (fully developed) and post project conditions as only roadways appear to be proposed at this time. Please confirm.

**Update 3: Comment cleared. Response states that there is no difference in flows.**

- FP2. HMS/RAS Flows Post Project Conditions - Provide information on how the first three flows on Trib 3 were determined – they do not correlate to any specific element in HMS. This should be explained somewhere in the report.

UPDATE 2: comment not addressed. There is only 1 subbasin for Trib 3 (E1) which has a total outflow of 1396 cfs which is used in the RAS model at cross section 1265.61, but there are 3 flow change locations on this tributary upstream of this point and it is unclear how those flows were determined. Please explain where the flows for XS 4350, XS 3100, and XS 2100 came from.

**Update 2: Comment cleared. Flows are distributed along the tributary in the drainage area. It appears to be in a conservative manner.**

- FP3. RAS – There are rises upstream of this project area. Confirm the flow change locations between existing and proposed – in existing conditions, the flow change happens well downstream of where the proposed 5A roadway crossing is, while in proposed conditions, there is a flow change just upstream of the bridge. This flow change almost triples the flows in the creek.

UPDATE 2: There are rises upstream of this project due to the installation of the proposed roadway crossing. As the rises due to this project do not adversely affect William Cannon, and because the other projects upstream are owned by the same applicant, these rises may be addressed by dedication of drainage easement. Please confirm that applicant plans to mitigate rises with drainage easement dedication on affected properties.

**Update 3: Comment cleared. The rises upstream area located in a recorded drainage easement #2020132293 and again verified under under SP-2021-0235C.**

- FP4. RAS – There are rises upstream of this project area. These rises are likely due to the blocked obstructions in post project conditions; these blocked obstructions should be in both pre and post



project conditions. See cross sections 3582.32 [also fix the fact that bank stations are in different locations between pre/post], 3319.4, 3087.72, 2892.91 [should have blocked obstructions for areas which are detention ponds, but doesn't]. These blocked obstructions do change the WSEL and I suspect that once they are addressed properly, there won't be any rises in outside of the 5A project area.

UPDATE 2: There are rises upstream of this project due to the installation of the proposed roadway crossing (i.e. I tried to update the pre/post models to be the same off-site. I may have made an error somewhere as I was doing the updates quickly). As the rises due to this project do not adversely affect William Cannon, and because the other projects upstream are owned by the same applicant, these rises may be addressed by dedication of drainage easement. Please confirm that applicant plans to mitigate rises with drainage easement dedication on affected properties.

**Update 3: Comment cleared. The rises upstream area located in a recorded drainage easement #2020132293 and again verified under SP-2021-0235C.**

- FP5. RAS/HMS – I believe the last update I heard from Leif Moore was that the fill proposed in Joanne's project was causing more water to get downstream faster thus creating an adverse impact. As adverse impacts can be addressed holistically for an overall project area, The 5A project area COULD potentially be used to ensure that water leaving the Easton Park development is slowed down enough so as not to cause an adverse impact (e.g. via an in-line pond). Please let reviewer know how Easton Park holistically plans to address the increase in flows (remember, it is always an option that Joann's project be changed to ensure that flows do not get downstream faster).

UPDATE 2: Pending review and acceptance of SP-2021-0235C

**Update 3: Comment pending.**

- FP6. Confirm there are no proposed grading changes in Trib 3. If there are, a pre-project conditions model must be included for this tributary to compare pre/post.

UPDATE 2: Applicant confirms there are no proposed grading changes on Trib 3.

**Update 3: Comment cleared. See U2 comments.**

- FP7. Be aware that n-values appear appropriate around the proposed roadway at this time. As plans are fleshed out and environmental mitigation is determined, be aware that n-values may need to be altered in the future (likely to be addressed during subdivision construction when grading plans for the roadway are known).

**Update 3: Comment cleared. Noted.**

- FP8. Be aware that to be compliant with LDC 25-7-33 and/or LDC 30-4-33, the FEMA floodplain which affects the eastern part of this area needs to be delineated and shown to be contained to drainage easement. Will be required during formal review of the Prelim.

**Update 3: Comment cleared. Drainage easements are shown and it appears that the floodplain is contained.**

- FP9. Be aware that to be compliant with LDC 25-7-33 and/or LDC 30-4-33, the COA floodplain must be delineated on the prelim and shown to be contained to the drainage easement. Will be required during formal review of the Prelim.

**Update 3: Comment cleared. Drainage easements are shown and it appears that the floodplain is contained.**

Reviewer's Notes

**FYI:** HMS modeling provided matches previous HMS models; the storm event used is hypothetical type III instead of frequency, but the two storm types effectively return the same flows for this area, so no changes are needed to the model at this time.

**FYI:** RAS modeling provided generally matches previously submitted RAS models; the flow change locations are a bit on the liberal side for the tributaries, but not egregiously so, thus no changes are needed to flow change locations. Trib 3 is ONLY shown in post project conditions (not inherently a problem as long as no grading is being proposed within the floodplain area, though it is odd to have it only in post project and not in both pre and post project conditions)

**Water Quality Review - Judy Anderson - [Judy.Anderson@austintexas.gov](mailto:Judy.Anderson@austintexas.gov)**

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- WQ 1. The preliminary plan proposes shared use water quality facilities for public ROW, and multiple private commercial and multifamily lots. A legal document is required for shared drainage infrastructure, please address. If applicable, the final plat may require a note referencing the legal document. [LDC 30-5-211]
- WQ 2. The R-Tables provided are missing an estimated required water quality volume. Demonstrate sufficient space for water quality infrastructure is planned for. [LDC 30-5-211]
- WQ 3. Verify water quality facilities have sufficient footprint to comply with Section 1.2.4 of the Drainage Criteria Manual. Especially consider, access drives (widths, grades), fences, staging areas, etc. [LDC 30-5-211]

**Wetlands Biologist Review - Leslie Lilly - [Leslie.lilly@austintexas.gov](mailto:Leslie.lilly@austintexas.gov)**

No comments at this time.

**Travis Co. Subdivision Review - Sue Welch - 512-854-7637**

- 1. An Educational Impact Statement may be required. Refer to Exhibit IV of the application. It is the responsibility of the applicant to submit the EIS to the appropriate school district. 30-1-113
- 2. Please provide the balance of the tract letter from the owner or verify if the PUD waives this requirement. 30-2-34
- 3. It appears a portion of this tract is within the COA Airport Overlay. Please add the note: "Development of these lots shall comply with the requirements of the Airport Hazard and compatible land use regulations (Chapter 25-13) as amended." 30-1-113



4. Verify if an administrative block length waiver is required for lot 4. 30-1-113
5. Once all comments are cleared, provide the signatures, signed and sealed mylars (pdf). Please contact this reviewer. 30-1-113

<b>Travis Co. Transportation Review - Christine Connor - 512-854-7215</b>
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- 1) Provide proof of coordination with the adjacent land owner for the road extension. (30-2-59)

<b>Travis Co. Drainage Construction Review - Christine Connor - 512-854-7215</b>
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- 1) Provide a signed and sealed copy of the Title 30 Compliance Summary.

**End of Master Comment Report**



# 7 Property Profile

## Easton Park 5A Site Location

14 of 14  
Legend



- Street Labels
- Jurisdiction
  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
- TCAD Parcels
- TCAD Parcel IDs
- Jurisdiction
  - FULL PURPOSE
  - LIMITED PURPOSE
  - EXTRATERRITORIAL JURISDICTION
  - 2 MILE ETJ AGRICULTURAL AGR
  - OTHER CITY LIMITS
  - OTHER CITIES ETJ
- Subdivision Review Cases (All)
- Zoning
  - Lake Austin, Rural Residence (LA;
  - Single Family (SF-1; SF-2; SF-3; SI
  - Mobile Home (MH)
  - Multi-family (MF-1; MF-2; MF-3; MF
  - Commercial (CH; CR; CS; CS-1; G
  - Office (GO; LO; NO)
  - Industrial (IP; LI; MI; R&D; W/LO)
  - CBD; Downtown Mixed Use (DMU)
  - ERC; NBG; TND; TOD
  - Planned Unit Development (PUD)
  - Agriculture, Development Reserve
  - Aviation, Public, Unzoned (AV; P; L
  - Unclassified
- Zoning Text

### Notes

Easton Park 5A Preliminary Plan

0.2 0 0.08 0.2 Miles

NAD\_1983\_StatePlane\_Texas\_Central\_FIPS\_4203\_Feet

7-16-21

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