

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0146.1A**COMMISSION DATE:** December 6, 2022**SUBDIVISION NAME:** Thaxton Subdivision, Small Lot Subdivision, Phase One**ADDRESS:** E. Slaughter Lane & Thaxton Road (TCAD Parcel: 0339010369)**APPLICANT:** M/I Homes of Austin, LLC (Royce Rippey)**AGENT:** LJA Engineering (Russell Kotara, P.E)**ZONING:** Interim-Annexed 8/8/2022 (single family) **NEIGHBORHOOD PLAN:** n/a**AREA:** 56.21 acres (2448507.6 sf)**LOTS:** 152**COUNTY:** Travis**DISTRICT:** 2**WATERSHED:** Marble Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along streets.**VARIANCE:** None**DEPARTMENT COMMENTS:**

The request is for the approval of Thaxton Subdivision, Small Lot Subdivision, Phase One final plat comprised of 152 lots on 56.21 acres (2448507.6 sf).

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

STAFF RECOMMENDATION:

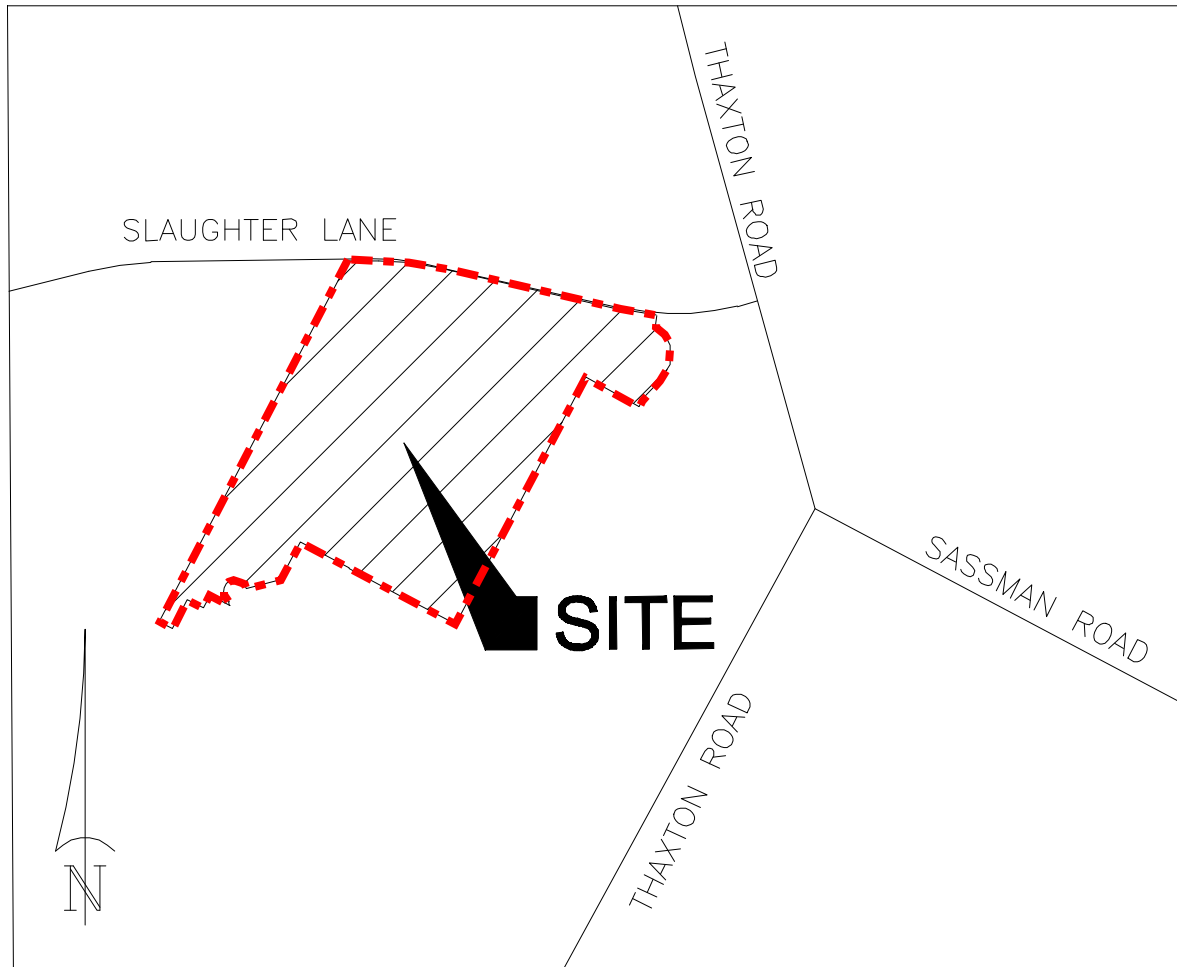
Staff recommends disapproval of the final plat for reasons listed in Exhibit C in the support material.

CASE MANAGER: Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed final plat

Exhibit C: Comment Report



LOCATION MAP
NOT TO SCALE

THE STATE OF TEXAS)
COUNTY OF TRAVIS)
KNOW ALL MEN BY THESE PRESENTS:

THAT M/I HOMES OF AUSTIN, LLC, ACTING HEREIN BY AND THROUGH ROYCE RIPPY ITS VICE PRESIDENT OF LAND, BEING THE OWNER OF THAT 87.895 ACRE TRACT, CONVEYED BY DEED AS RECORDED IN DOCUMENT No. 2020205641 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 56.2078 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS: "THAXTON SUBDIVISION, SMALL LOT SUBDIVISION, PHASE ONE" AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS THE HAND OF ROYCE RIPPY, VICE PRESIDENT OF LAND, THIS THE ____ DAY OF _____, 2022, A.D.

ROYCE RIPPY, VICE PRESIDENT OF LAND
M/I HOMES OF AUSTIN, LLC
7600 No. CAPITAL OF TEXAS HWY.
BUILDING C, SUITE 250
AUSTIN, TEXAS 78731

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ROYCE RIPPY, VICE PRESIDENT OF LAND, M/I HOMES OF AUSTIN, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED HE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

I, RUSSELL KOTARA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

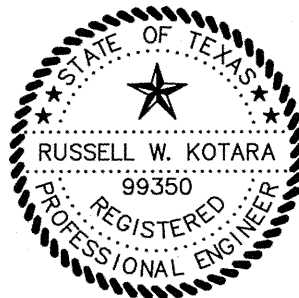
9/29/2022
DATE



THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0420 J DATED JANUARY 22, 2020 FOR TRAVIS COUNTY AND INCORPORATED AREAS.

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

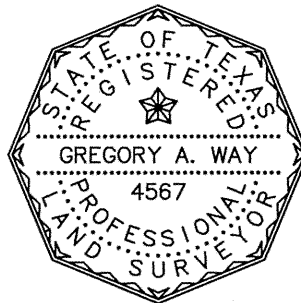
9/29/2022
DATE



I, GREGORY A. WAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

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

8/10/22
DATE



THAXTON SUBDIVISION, SMALL LOT SUBDIVISION, PHASE ONE

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

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

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____, 2022.

NADIA BARRERA-RAMIREZ, CHAIR

DAVID KING, SECRETARY

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2022, A.D. AT ____ O'CLOCK ____M., AND DULY RECORDED ON THE ____ DAY OF _____, 2022 A.D, AT ____ O'CLOCK ____M., IN DOCUMENT No. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY ,TEXAS.

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

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY:
DEPUTY

GENERAL NOTES:

1. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
2. 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.
3. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL USES AND SHALL BE BUILT TO CITY OF AUSTIN STANDARDS.
4. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
5. PRIOR TO CONSTRUCTION ON 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 ON THERE LOTS REQUIRES APPROVAL OF A DEVELOPMENT.
6. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.

GENERAL NOTES CONTINUED:

8. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
9. 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.
10. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
11. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
12. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY FOR THE ROADWAYS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT.
13. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE FOLLOWING PUBLIC STREETS, AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT BOZEMAN DRIVE, CORVALLIS DRIVE, FAYETTEVILLE DRIVE, FURMAN DRIVE, SLAUGHTER LANE, PULLMAN COVE AND TEMPE DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
14. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN ORDINANCE.
15. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
16. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
17. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
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. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
18. 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.
19. 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.
20. WATER AND WASTEWATER WILL BE PROVIDED BY AUSTIN WATER UTILITY.
21. ACCESS TO FURMAN DRIVE IS DENIED FOR THE FOLLOWING LOTS: LOT 28, BLOCK A, LOT 19, BLOCK B, LOTS 1 AND 11, BLOCK D, LOT 1, BLOCK E AND LOT 30, BLOCK F. ACCESS TO CORVALLIS DRIVE IS DENIED FOR THE FOLLOWING LOTS: LOT 18, BLOCK B, LOTS 1, 18 AND 32, BLOCK C, LOTS 12 AND 23, BLOCK D, LOT 30, BLOCK E, LOTS 33 AND 44, BLOCK I AND LOT 45, BLOCK H.
22. DETENTION REQUIREMENTS FOR ALL LOTS WITHIN THE THAXTON ROAD PRELIMINARY PLAN (C8J-2019-0146), INCLUDING THE DEVELOPMENT OF BLOCK C LOT 78 WITH 65% OF IMPERVIOUS COVER, WILL BE PROVIDED BY A PROPOSED DETENTION POND(S) IN THIS PHASE.

THAXTON SUBDIVISION, SMALL LOT SUBDIVISION, PHASE ONE

CAPITAL SURVEYING COMPANY INCORPORATED		
825 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4008		
FIRM REGISTRATION No. 101287-0		
DRAWN BY: WAL	SCALE: N/A	F.B.
JOB NO.: 19523.11	DATE: APRIL 14, 2022	SHEET NO.:
DRAWING NO.: 19523P3	CRD #: 19522	1 OF 4

17.446 AC.
TRACT 2
PHILIP BOGHOSIAN, TRUSTEE
PHILIP BOGHOSIAN LIVING TRUST
Doc. No. 2016210557
O.P.R.T.C.

2.159 Ac.
DRAINAGE EASEMENT
CITY OF AUSTIN
Doc. No. 2010012322
O.P.R.T.C.

6.732 Ac.
CITY OF AUSTIN
Doc. No. 2010012321
O.P.R.T.C.

0.775 Ac.
WATER LINE EASEMENT
CITY OF AUSTIN
Doc. No. 2010012323
O.P.R.T.C.


REMAINDER OF
98.726 Ac.
TRACT 1
PHILIP BOGHOSIAN, TRUSTEE
PHILIP BOGHOSIAN LIVING TRUST
Doc. No. 2016210557
O.P.R.T.C.

0.8879 Ac.
EMERGENCY ACCESS
EASEMENT
Doc. No. _____
O.P.R.T.C.

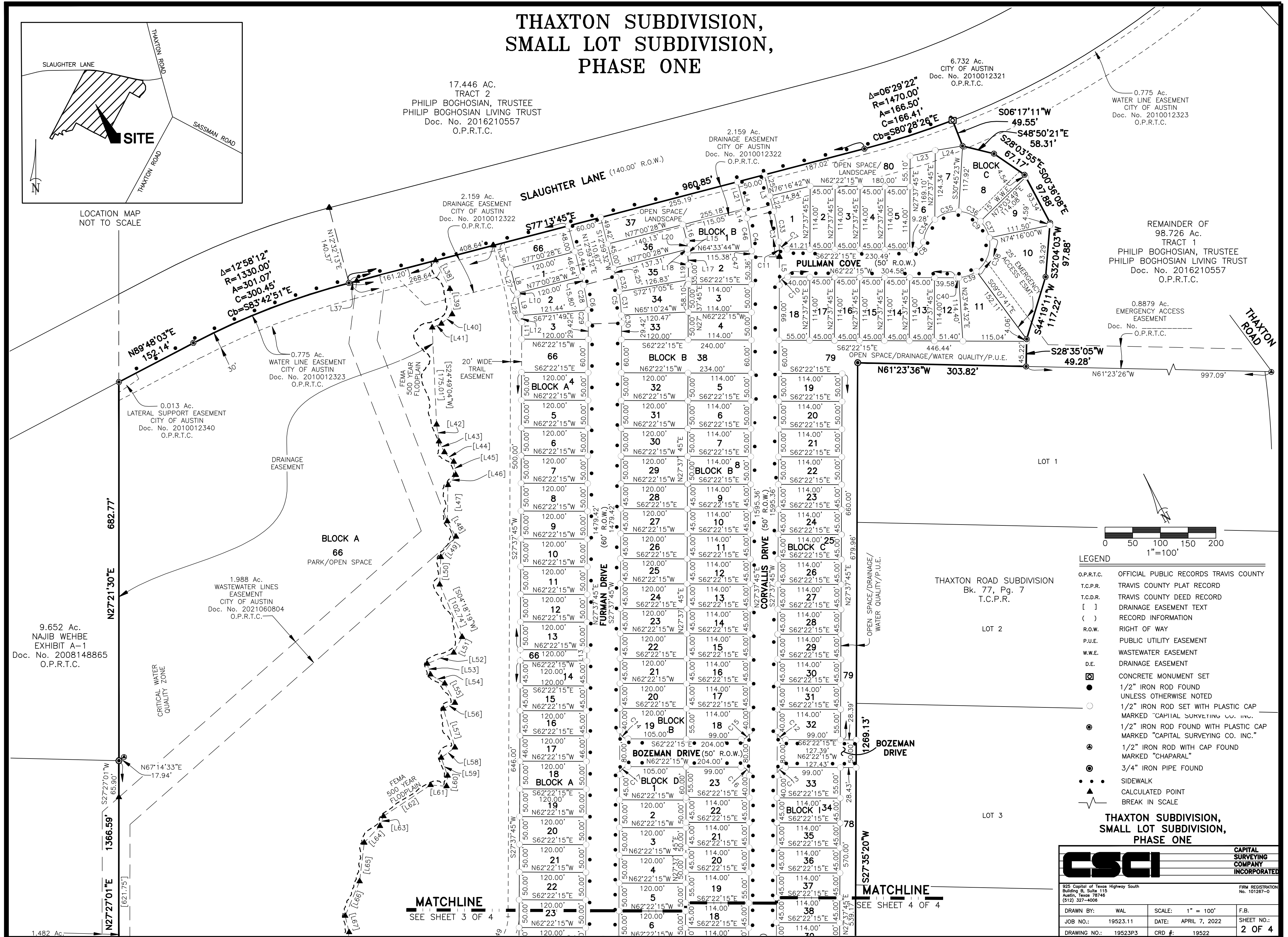
THAXTON ROAD SUBDIVISION
Bk. 77, Pg. 7
T.C.P.R.

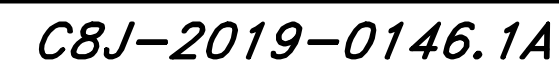
LOT 3

THAXTON SUBDIVISION,
SMALL LOT SUBDIVISION,
PHASE ONE

		CAPITAL SURVEYING COMPANY INCORPORATED
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-0
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 19523.11	DATE: APRIL 7, 2022	SHEET NO.: <div style="text-align: center; font-size: 1.5em; font-weight: bold;">2 OF 4</div>
DRAWING NO.: 19523.11	CRD #: 19522	

C8J-2019-0146.1A





THAXTON SUBDIVISION, SMALL LOT SUBDIVISION, PHASE ONE

Block A — 36 Lots		
Lot	Acres	
1	0.1285	
2	0.1420	
3	0.1317	
4	0.1377	
5	0.1377	
6	0.1377	
7	0.1377	
8	0.1377	
9	0.1377	
10	0.1377	
11	0.1377	
12	0.1377	
13	0.1378	
14	0.1240	
15	0.1240	
16	0.1240	
17	0.1267	
18	0.1377	
19	0.1377	
20	0.1377	
21	0.1377	
22	0.1377	
23	0.1378	
24	0.1378	
25	0.1378	
26	0.1791	
27	0.1488	
28	0.1642	
29	0.1178	
30	0.1178	
31	0.1178	
32	0.1178	
33	0.1178	
34	0.1439	
35	0.1454	
66*	28.3925	
TOTAL	33.1428	

* DENOTES PARK/
OPEN SPACE

Block B — 38 Lots		
Lot	Acres	
1	0.1704	
2	0.1540	
3	0.1309	
4	0.1309	
5	0.1309	
6	0.1309	
7	0.1309	
8	0.1309	
9	0.1178	
10	0.1178	
11	0.1178	
12	0.1178	
13	0.1178	
14	0.1178	
15	0.1178	
16	0.1178	
17	0.1178	
18	0.1428	
19	0.1504	
20	0.1239	
21	0.1239	
22	0.1239	
23	0.1239	
24	0.1239	
25	0.1239	
26	0.1239	
27	0.1240	
28	0.1240	
29	0.1377	
30	0.1377	
31	0.1377	
32	0.1377	
33	0.1297	
34	0.1414	
35	0.1482	
36	0.1443	
37*	0.2924	
38**	0.3223	
TOTAL	5.3076	

* DENOTES OPEN SPACE/
LANDSCAPE ESMT.

** DENOTES OPEN SPACE/
DRAINAGE/WATER QUALITY/
PUBLIC UTILITY ESMT.

Block C — 34 Lots		
Lot	Acres	
1	0.1507	
2	0.1178	
3	0.1178	
4	0.1178	
5	0.1178	
6	0.1596	
7	0.1240	
8	0.2286	
9	0.1641	
10	0.3585	
11	0.2121	
12	0.1243	
13	0.1178	
14	0.1178	
15	0.1178	
16	0.1178	
17	0.1178	
18	0.1428	
19	0.1308	
20	0.1308	
21	0.1308	
22	0.1308	
23	0.1178	
24	0.1178	
25	0.1178	
26	0.1178	
27	0.1178	
28	0.1178	
29	0.1178	
30	0.1178	
31	0.1178	
32	0.1428	
79**	0.9198	
80*	0.4321	
TOTAL	5.8030	

* DENOTES OPEN SPACE/
LANDSCAPE ESMT.

** DENOTES OPEN SPACE/
DRAINAGE/WATER QUALITY/
PUBLIC UTILITY ESMT.

Block D — 23 Lots		
Lot	Acres	
1	0.1642	
2	0.1377	
3	0.1377	
4	0.1377	
5	0.1377	
6	0.1377	
7	0.1377	
8	0.1377	
9	0.1377	
10	0.1378	
11	0.1642	
12	0.1428	
13	0.1178	
14	0.1178	
15	0.1178	
16	0.1178	
17	0.1178	
18	0.1178	
19	0.1439	
20	0.1178	
21	0.1178	
22	0.1178	
23	0.1428	
TOTAL	3.0575	

Block E — 2 Lots		
Lot	Acres	
1	0.1642	
2	0.1428	
TOTAL	0.3070	

Block F — 2 Lots		
Lot	Acres	
1	0.1428	
2	0.1642	
TOTAL	0.3070	

Block H — 1 Lot		
Lot	Acres	
1	0.1428	
TOTAL	0.1428	

Block I — 13 Lots		
Lot	Acres	
33	0.1428	
34	0.1178	
35	0.1178	
36	0.1178	
37	0.1178	
38	0.1178	
39	0.1178	
40	0.1178	
41	0.1178	
42	0.1178	
43	0.1439	
44	0.1428	
78	0.3745	
TOTAL	1.8642	

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	223°15'37"	60.00'	233.80'	111.55'	S53°26'13"W
C2	89°03'02"	15.55'	24.17'	21.81'	S13°35'54"E
C3	14°38'13"	325.00'	83.03'	82.80'	S20°18'39"W
C4	14°38'13"	275.00'	70.25'	70.06'	N20°18'39"E
C5	14°38'13"	330.00'	84.30'	84.07'	S20°18'39"W
C6	14°38'13"	270.00'	68.98'	68.79'	N20°18'39"E
C7	85°10'06"	15.00'	22.30'	20.30'	S19°47'11"E
C8	85°49'20"	15.50'	23.22'	21.11'	N74°43'05"E
C9	265°49'21"	60.00'	278.37'	87.89'	S15°16'55"E
C10	90°00'00"	15.00'	23.56'	21.21'	S72°37'45"W
C11	4°49'54"	325.00'	27.41'	27.40'	N25°12'49"E
C12	90°00'00"	15.00'	23.56'	21.21'	S17°22'15"E
C13	90°00'00"	15.00'	23.56'	21.21'	S72°37'45"W
C14	90°00'00"	15.00'	23.56'	21.21'	S17°22'15"E
C15	90°00'00"	15.00'	23.56'	21.21'	N72°37'45"E
C16	90°00'00"	15.00'	23.56'	21.21'	N17°22'15"W
C17	90°00'00"	15.00'	23.56'	21.21'	S72°37'45"W
C18	90°00'00"	15.00'	23.56'	21.21'	N72°37'45"E
C19	90°00'00"	15.00'	23.56'	21.21'	N17°22'15"W
C20	90°00'00"	15.00'	23.56'	21.21'	S17°22'15"E
C21	90°00'00"	15.00'	23.56'	21.21'	N72°37'45"E
C22	90°00'00"	15.00'	23.56'	21.21'	N17°22'15"W
C23	90°00'00"	15.00'	23.56'	21.21'	S72°37'45"W
C24	90°00'00"	15.00'	23.56'	21.21'	S17°22'15"E
C25	90°00'00"	15.00'	23.56'	21.21'	S72°37'45"W
C26	90°00'00"	15.00'	23.56'	21.21'	N17°22'15"W
C27	90°00'00"	15.00'	23.56'	21.21'	S72°37'45"W
C28	9°38'38"	270.00'	45.45'	45.39'	S17°48'51"W
C29	4°59'35"	270.00'	23.53'	23.52'	S25°07'58"W
C30	2°33'08"	330.00'	14.70'	14.69'	N26°21'11"E
C31	7°22'01"	330.00'	42.43'	42.40'	N21°23'37"E
C32	4°43'04"	330.00'	27.17'	27.16'	N15°21'04"E
C33	9°48'19"	325.00'	55.62'	55.55'	N17°53'42"E
C34	44°33'07"	60.00'	46.65'	45.49'	S54°04'58"W
C35	44°23'52"	60.00'	46.49'	45.34'	N81°26'32"W
C36	42°18'26"	60.00'	44.30'	43.30'	N38°05'23"W
C37	32°40'11"	60.00'	34.21'	33.75'	N00°36'06"W
C38	65°08'19"	60.00'	68.21'	64.60'	N48°18'10"E
C39	32°52'13"	60.00'	34.42'	33.95'	S82°41'34"E
C40	3°53'13"	60.00'	4.07'	4.07'	S64°18'48"E
C41	38°16'10"	20.00'	13.36'	13.11'	S81°30'21"E
C42	63°32'25"	20.00'	22.18'	21.06'	N47°35'23"E
C43	125°40'10"	80.00'	175.47'	142.35'	N78°39'15"E
C44	66°25'19"	20.00'	23.19'	21.91'	S71°43'19"E
C45	47°26'17"	50.00'	41.40'	40.23'	N51°20'54"E
C46	12°26'44"	275.00'	59.73'	59.62'	S19°12'54"W
C47	2°11'29"	275.00'	10.52'	10.52'	S26°32'02"W
C48	75°00'00"	60.00'	78.54'	73.05'	N65°07'45"E
C49	75°00'00"	70.00'	91.63'	85.23'	N65°07'45"E

L1	N62°22'15"W	28.99'
L2	S27°37'46"W	55.00'
L3	S12°59'32"W	67.86'
L4	N12°59'32"E	67.66'
L5	N27°37'45"E	51.36'
L6	N27°37'45"E	40.00'
L7	S27°37'45"W	40.00'
L8	N12°59'32"E	46.64'
L9	N18°24'38"E	37.49'
L10	N12°59'32"E	3.36'
L11	N27°37'45"E	30.00'
L12	N18°24'38"E	12.51'
L13	S27°37'45"W	20.00'
L14	S12°59'32"W	17.25'
L15	N23°39'09"E	22.02'
L16	N12°59'32"E	30.02'
L17	N23°39'09"E	21.52'
L18	S23°39'09"W	28.29'
L19	S27°37'45"W	26.90'
L20	S23°39'09"W	15.24'
L21	S12°59'32"W	50.41'
L22	N13°10'00"E	28.42'
L23	S75°18'54"E	46.17'
L24	S71°50'15"E	49.96'
L25	N12°52'00"E	39.43'
L26	S27°29'56"W	30.84'
L27	S12°59'32"W	50.00'
L28	S18°24'38"W	50.00'
L29	S62°22'14"E	59.15'
L30	N79°21'35"E	140.10'
L31	N75°04'02"E	111.12

CITY OF AUSTIN
SUBDIVISION APPLICATION – MASTER COMMENT REPORT

CASE NUMBER: C8-2019-0146.1A
 REVISION #: 00 UPDATE: U0
 CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Thaxton Subdivision, Phase One
 LOCATION: 8617-8924 THAXTON RD



SUBMITTAL DATE: November 7, 2022
 REPORT DUE DATE: December 2, 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 INFORMATION (LDC 25-4-56; 25-4-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of **May 31, 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 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (512- 974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. 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:

Planner 1 : Chima Onyia
 911 Addressing: Janny Phung
 Drainage Engineering: Kyle Virr
 Flood Plain: Kena Pierce
 Subdivision: Cesar Zavala
 Water Quality: Kyle Virr
 Site Plan Plumbing: Cory Harmon

Electric: Andrea Katz
 ATD Engineering: Danielle Morin
 Environmental: Pamela Abee-Taulli
 PARD: Justin Stewart
 Austin Water Utility: Dereck Tucker
 Wetlands: Leslie Lilly

ATD Engineering Review - Danielle Morin - 512-974-6407

- ATD 1. The ASMP requires 154' of right-of-way for E. Slaughter Lane. Dedicate 7 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).
- ATD 2. New subdivisions must have at least two access streets, and each must connect to a different external street, unless otherwise approved by the Director. LDC 30-2-158.
- ATD 3. Street right-of-way widths shall not be less than those specified in the TCM for Level 1 streets (TCM 3.4.0).
- ATD 4. In the approved Preliminary Plan (C8J-2019-0146) Block B 38 includes a sidewalk connection; include this in the Final Plat. Additionally, it is recommended to continue the sidewalk through Block 66 to connect to the trail easement. Edit General Note 13 to reflect this requirement.
- ATD 5. Common areas such as medians, traffic circles, and pedestrian access ways are separate lots to be owned and maintained by the Homeowners Association for this subdivision. Draft copies of the following documents must be submitted during review of the preliminary plan, and approved copies must be recorded with the final plat: Covenants, Conditions, and Restrictions (outlining ownership, maintenance, fee assessment, association dues, and any other requested restrictions); Association Bylaws (outlining membership, voting rights, and similar items). Provide a note on the plat showing recording information for the CCR's and HOA Bylaws. Label common areas with lot numbers.
- ATD 6. Additional comments may be provided when more complete information is obtained.

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 E Slaughter Ln. Show the easement on the face of the plat.
- EL 2. Change landscape/open space easements to landscape/open space/public utility easements

911 Addressing Review - Janny Phung - janny.phung@austintexas.gov

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

AD2: Please update label for **E SLAUGHTER LN** the directional E must be included on all pages including the location map

NOTE: Directionals (such as N, E, W or S) are required before a street name when a street crosses over designated zero range boundaries. Without the directional, duplicate addresses would occur. It is important to include the directional in the street name label.

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 §25-4-155

Drainage Engineering Review - Kyle Virr - 512-974-2538

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.

- DE1: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.
- DE2: DCM 8.3.4(G) states, "Detailed hydraulic design calculations shall be provided for all SWM ponds. Stage-discharge rating data shall be presented in tabular form with all discharge components, such as orifice, weir, and outlet conduit flows, clearly indicated. Stage-storage table shall also be provided. In all cases the effects of tailwater or other outlet control considerations should be included in the rating table calculations". Please provide this table.
- DE3: Add the following note [LDC 25-4-83]:
- "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."
- DE4: Add the following Floodplain Note [LDC 25-7-152]:
- "The 100 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # _____, dated _____ for _____ (name of city of county)."
- This must be certified by registered professional engineer.
- DE5: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.

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

PLAT NOTES [LDC 25-1, Article 4]

- EV 1 Add the following plat note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 25-8, Article 7]
- EV 2 Remove critical water quality zone buffers from the plat.
- EV 3 Provide a slope exhibit with clear, differentiating hatches or colors for the following slope categories:
- No color or hatch for slopes less than 15%

- 15-25%
 - 25-35%
 - 35% and greater
- [LDC 25-8, Article 7; ECM 1.8.0, 1.11.0]

EV 4 This subdivision plan proposes single-family residential lot(s) on a slope with a gradient in excess of 15%. Provide a note stating: *"Slopes in excess of 15 percent exist on [insert Block __, Lot __]. Construction on slopes is limited per the Land Development Code and Environmental Criteria Manual."*

[LDC 25-8, Subchapter A, Article 7; ECM 1.8.0, 1.11.0]

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

- EV 5 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.
- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
 - The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

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

Reviewer's Notes: The FEMA 500-yr is being used in place of the 100-yr Atlas 14 COA regulatory floodplain. FEMA note provided on front cover. Report includes the best data and electronic model confirmation statements.

- FP 1. The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Once the floodplain delineation has been confirmed, please provide easement documents with required exhibits to contain the entirety of the 100-year floodplain. The easement document will be processed by the assigned DSD Drainage Reviewer. Once the document has been recorded, please provide a copy of the easement to this reviewer and add the document number to the plan set. If there is already easement which contains the 100-year floodplain, please provide documentation demonstrating this. Comment to remain open until easement has been recorded.
- FP 2. The drainage report states that Atlas 14 flows were used in the regulatory model to obtain the COA regulatory floodplain but the plat calls out the FEMA 500-yr as a stand-in for the COA regulatory floodplain. Please reconcile the report and the exhibit. Thank you.

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

- PR 1: Parkland dedication is required per Section 30-2-213 of the City Code. The City of Austin is the nearest park provider, and land will be required as noted in PED. Please create a draft park exhibit. On the exhibit, please include a table with acres of parkland within 25, 100, other easements, and unencumbered. This reviewer will be particularly looking for ROW frontage and access to neighborhood. Please label park lot "parkland dedicated to COA."
- PR 2: Add the following note to the plat:

Parkland dedication has been satisfied by the dedication of XX acres in block XX Lot X.

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

- AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: Water and wastewater easements are generally exclusive. There are multiple easements proposed overlapping existing water and wastewater easements.

Easements shown on the plat must be approved by Pipeline Engineering as to form, width, and type. Contact Jason Inge (or his designee) with AW Pipeline Engineering at (512)-972-2042 or Jason.Inge@austintexas.gov for review and approval of the water and wastewater easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

- AW2. Per Utility Criteria Manual Section 2, §25-4, §25-9:

Add the following note to the plat:

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

- 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.

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 - Kyle Virr - 512-974-2538

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.

- WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.
- WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.
- WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

Wetlands Biologist Review - Leslie Lilly - Leslie.lilly@austintexas.gov

WB1. Update0. Please demonstrate compliance to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a).

Additional information: { *This comment can be addressed by adding a note on all sheets stating that: "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."* }

WB2. Update0. Please demonstrate compliance with LDC 25-8-281 or 30-5-281; LDC 25-8-282 or LDC 30-5-282.

Additional information: { *This reviewer cannot establish wetland CEF protection provisions. e.g. Clearly show the boundary of the wetland CEFs and clearly label the features: "WETLAND CEF" on all plan sheets where they exist.* }

ERM Review - Leslie Lilly - Leslie.lilly@austintexas.gov

No comments at this time.

Site Plan Plumbing - Cory Harmon - 512-974-2882

- 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.**

Subdivision Review - Cesar Zavala - cesar.zavala@austintexas.gov

SR 1. This application was submitted on November 7, 2022, and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):

- Update deadline: November 28, 2022
- Fiscal due (if any): May 8, 2023
- Recording due: May 31, 2023

SR 2. Update the notary block on the plat to read as follows: 25-1-83 or 30-1-113

State of _____ §

County of _____ §

Before me, the undersigned authority, a notary public in and for the State of _____, on this day did personally appear _____, known to be the person whose name is subscribed to the foregoing instrument and has acknowledged to me that they have executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public – State of _____

Date

SR 3. Revise the engineer's certification as follows: ;25-1-83, 30-1-113:

"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 30 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge."

SR 4. Revise the Land Use Commission approval block as follows 25-1-83 (or 30-1-113):

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 5. Modify the recordation block to list the current County Clerk as shown: 25-1-83, 30-1-113

STATE OF TEXAS

COUNTY OF TRAVIS

I, Dyana Limon-Mercado, 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 6. Provide a note on the plat listing the lots that will be maintained by a home owner's association or other group, include on the note that no residential uses are allowed on the lots. 25-1-83 or 30-1-113

SR 7. Add a note on the plat to list the recording information for the restrictive covenant required by [LDC 30-2-232\(D\)](#) for small lot subdivision. Provide the restrictive covenant document for review by our Legal Department. 25-1-83 or 30-1-113

SR 8. On sheet 2, annotate Lot 66 Block A and Lot 38 Block B accordingly. 25-1-83 or 30-1-113

SR 9. On sheet 4 of the plat, update the lot tables to show the square footage for each lot, show totals in sq. ft. and acreage. 25-1-83 or 30-1-113

SR 10. In the block summary table, verify that the number of lots are listed correctly for each block. The number of lots in Block C do not appear to match the lots listed in Lot Table. 25-1-83 or 30-1-113

End of Master Comment Report