

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2020-0057.1A

ZAP DATE: December 6, 2022

SUBDIVISION NAME: Slaughter Lane 90 Acre Tract, Phase 1 Small Lot Final Plat

AREA: 64.8855 acres

LOT(S): 127

OWNER/APPLICANT: M/I Homes of Austin, LLC
(William Peckman)

AGENT: LJA Engineering, Inc
(Russell Kotara)

ADDRESS OF SUBDIVISION: Slaughter Lane

GRIDS: J11

COUNTY: Travis

WATERSHED: Marble Watershed

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD PLAN: N/A

PROPOSED LAND USE: 123 single family lots, 4 open space/water quality/PUE/drainage/landscape/park easement lots, and public ROW

VARIANCES: None

SIDEWALKS: Sidewalks will be provided along all internal streets and the boundary street.

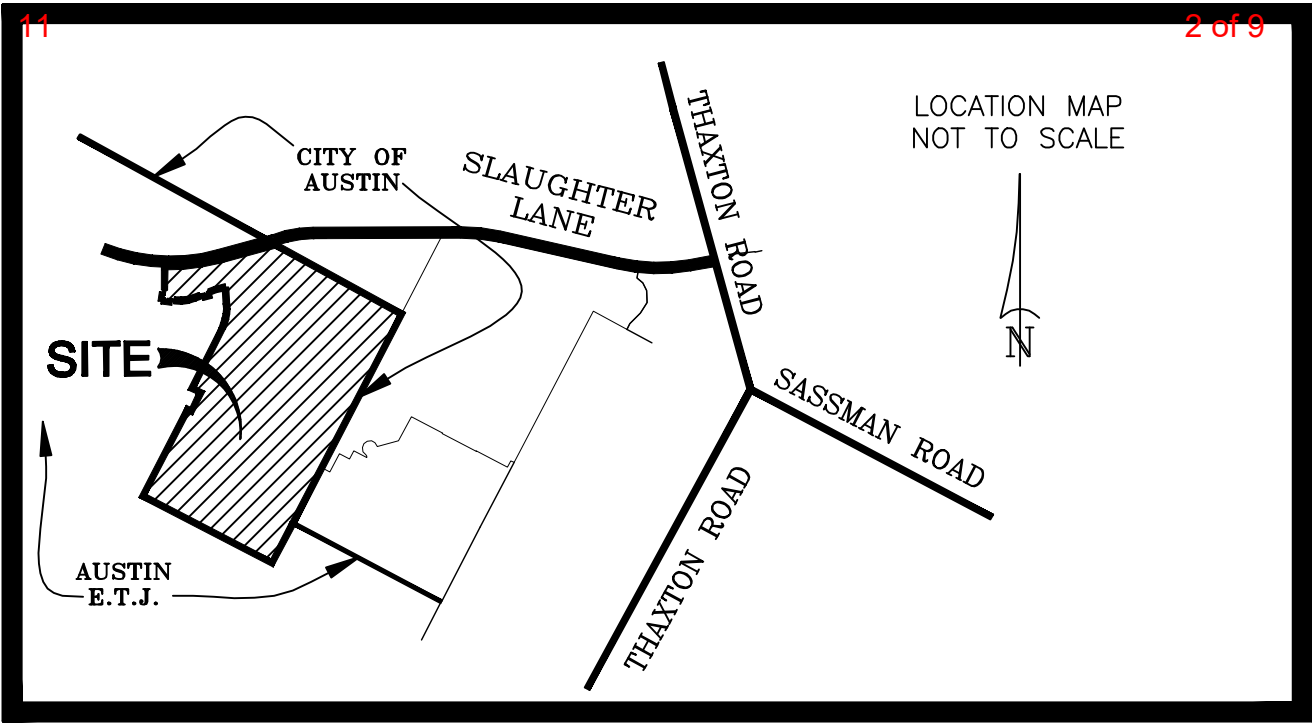
DEPARTMENT COMMENTS: The request is for the approval of the Slaughter Lane 90 Acre Tract, Phase 1 Small Lot Final Plat out of an approved Preliminary Plan. The plan is comprised of 123 single family lots, 4 open space/water quality/PUE/drainage/landscape/park easement lots, and approximately 4,448 linear feet of right-of-way/streets. Sidewalks are proposed on all streets. Parkland will be in compliance with City of Austin requirements. Water and wastewater will be provided by the City of Austin.

Staff recommends approval of the final plat, 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 County Clerk's name, verify lot count, and provide information as required in the report. 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.

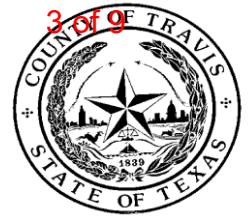
STAFF RECOMMENDATION: Staff recommends approval of the preliminary plan, subject to the conditions listed in the comment report dated November 30, 2022 and attached as Exhibit C.

CASE MANAGER: Paul Scoggins, Travis County Single Office **PHONE:** 512-854-7619
Email address: Paul.Scoggins@traviscountytexas.gov

Exhibit A: Slaughter Lane 90 Acre Tract, Phase 1 Small Lot, Final Plat, Exhibit B. Location Map
Exhibit C: Slaughter Lane 90 Acre Tract, Phase 1 Small Lot Final Plat Comment Report



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



CASE NUMBER: C8J-2020-0057.1A
 REVISION #: **00** UPDATE: U0
 CASE MANAGER: Paul J. Scoggins PHONE #: (512)854-7619

PROJECT NAME: Slaughter Ln 90 Ac Tract, Phase One
 LOCATION: 0-826 E SLAUGHTER LN

SUBMITTAL DATE: November 7, 2022
 REPORT DUE DATE: November 28, 2022
 FINAL REPORT DATE: November 30, 2022



STAFF REPORT: 2 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

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. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

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

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is February 8, 2023.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 30-1-119):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

An informal update submittal is required. Please coordinate directly with each reviewer listed below to clear comments.

REVIEWERS:

Planner 1 : Chima Onyia

PARD / Planning & Design : Justin Stewart

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

AD3: **GORMAN CV** is the correct street name for this project including the street name table

AD4: Please remove the punctuation marks in ROSECROWN DR

AD5: Please remove all street names not shown on this plat including WINTER HAVEN RD

STREET LENGTH AND ACREAGES

Street Names	Acres	Linear Feet
ROSECROWN DR. (E)	0.0300	20 LF
ROSECROWN DR (W)	1.2982	920 LF
WINTER HAVEN ROAD	0.2777	200 LF
THRONE DRIVE	0.4049	275 LF
SOLDIER DRIVE	0.0265	21 LF
SKYWATCH DRIVE	1.4675	1213 LF
SOLOMON DRIVE	1.0767	934 LF
SIZELOVE DRIVE	0.3364	321 LF
WOODRUSH COVE	0.4195	304 LF
GORMAN DRIVE	0.3308	240 LF
Total	5.6682	4,448 LF

NOTE: Punctuation or diacritical marks cause confusion for first responders

NOTE: Directionals (East/West/South/North) when used, should be represented by a single letter, (not spelled out), and appear in front of the street name. (Example: E Parmer Ln or E Yager Ln instead of East Parmer Ln or Yager Ln East)

NOTE1: GORMAN CV is incorrectly labeled as GORMAN DR on all sheets.

NOTE: Before adding new street names to the plat, you may verify that the names are not duplicates. Street names that are already in use or Reserved for use can be found at:

<https://www.austintexas.gov/page/street-name-database>

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

End of Comments

Flood Plain Review - Sona Singh - 512-658-5695

- FP 1: As required by LDC 25-7-33 and/or LDC 30-4-33, please update the floodplain note to indicate that there are portions of the tract that are within the FEMA 100-year floodplain. Update the FIRM panel number and effective date to the most current map. For this site, the current effective FIRM panel number is (Map number) effective (effective date).
- FP 2: 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. Please provide documentation demonstrating this or provide requisite easement. Please verify that the drainage easement shown contains the limits of the floodplains.
- FP 3: Because encroachment of development in a waterway (including the floodplain) is prohibited per LDC 25-7-3 and/or LDC 30-4-3, and access to the easement must be maintained as outlined in DCM 1.2.4.G, include plat note indicating that no objects, including but not limited to buildings, fences, landscaping, or other obstructions are permitted in any drainage easement except as approved by the City of Austin.
- FP 4: Because access to easements is required per DCM 1.2.4.G, include a plat note indicating that the property owner and/or assigns shall provide access to the drainage easement as may be necessary and shall not prohibit access by the City of Austin or assigns for inspection or maintenance of said easement.
- FP 5: Due to the City participating in the NFIP in compliance with Texas State Water Code Title 2, subtitle C, chapter 16.315, and including keeping easements free and clear of encroachments as outlined in LDC 25-7-3 and DCM 1.2.4.G, maintenance of drainage easements is required to ensure that there are no adverse impacts to flooding. Include a plat note indicating that drainage easements on private property shall be maintained by the property owner and his/her assigns.

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

Update: 0

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 parkland will be required. Please create a parkland exhibit with a table that shows acres in 25 yr, 100 yr, unencumbered, and within other easements. Please reference PED for other details.

PR 2: Add the following note to the plat:

Parkland dedication has been satisfied for XXX units by the dedication of XXX acres of parkland within block XX Lot XX.

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

AW1. Per Utility Criteria Manual Section 2 and §30-1-71:

There is an existing 15" Sanitary Sewer Easement within the boundaries of the property. All existing easements must be shown on the plat. If no easements can be found for the existing infrastructure, new ones must be dedicated prior to plat submittal. Please contact AW Maps and Records at 512-972-0282 for assistance in locating the easement.

AW2. Per Utility Criteria Manual Section 2, §15-9, §30-2, §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.

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

REPLACE NOTE 1 WITH THE FOLLOWING:

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

AW4. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

REPLACE NOTE 2 WITH THE FOLLOWING:

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

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

WQ4: 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.

Wetlands Biologist Review - Hank Marley - hank.marley@austintexas.gov

Update 0 11/20/2022

- WB1 Clearly show the boundary of all wetland CEFs and clearly label the features: "WETLAND CEF". Reference the approved preliminary plan.
- WB2 Pursuant to LDC 25-8-281(C)(2)(a), please add a note stating that: "The presence of a Critical Environmental Feature on or near a property may affect development. All activities within the CEF buffer must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited."

Travis Co. Subdivision Review - Paul J. Scoggins - (512)854-7619

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Comments subject to Title 30-2-84.

1. Provide a copy of the proposed CCR/HoA documents for this plat. Is there a proposed Drainage Maintenance Agreement?
 - a. DCCRs uploaded look to be for The Hills of Marble Falls. Please verify and correct the name of the subdivision if needed. Also include a plat note stating the plat is subject to those DCCRs along with a blank for the document #.
2. Please pay Travis County review fees (\$14,361.70).
3. Please add the parkland note as requested by the City's parks department.
4. Please show that the plat is located in the 2-mile ETJ of the City of Austin, not Full Purpose. Also include this information in a plat note.
5. Please add a plat note stating a Travis County driveway permit is required.
6. Please include the C8J # at the bottom of each page.
7. Please include a plat note stating ALL utility providers for the plat. Electric provider looks to be missing.
8. Please show a survey tie across Slaughter Lane.
9. Please include the Title 30 code reference in Note 22.
10. Please update County Clerk's name to Dyana Limon-Mercado.
11. Please clarify why Block I's lots are not continuous. Jumps from Lot 42 to Lot 55. Lot 55 is labeled as a Park/Open Space Lot, but is denoted as a Drainage/Open Space/Water Quality Lot in the lot table.

Travis Co. Transportation Review - Teresa Calkins - 512-854-7569

- TR 1. Include a plat note indicating that a Travis County Driveway permit is required prior to construction of any driveway connecting to Travis County right of way.
- TR 2. Please note that the fiscal related to Slaughter Lane Improvements identified in the Traffic Mitigation Agreement will be required to be posted with Travis County prior to the deadline for posting fiscal for this final plat. If already posted, please include the fiscal posting receipt in the approved amount.

Travis Co. Drainage Construction Review - Teresa Calkins - 512-854-7569

- DR 1. In Note 5, include "and Travis County" regarding the submittal of drainage plans. Correct typo "BE" instead of "BR". Correct typo "THESE LOTS" instead of "THERE LOTS." Complete the last sentence: "Development Permit" instead of "Development."

ERM Review - Hank Marley - hank.marley@austintexas.gov

No comments at this time.

City Arborist Review - Taylor Horton - 512-974-1218

DATE:11/28/22

Note: Property Profile indicates site is within the City of Austin Full Purpose Jurisdiction

- CA1 More information is required to give specific feedback related to tree regulations. Please provide a tree survey conducted within the last 5 years showing all trees (19 inches and greater DBH for residential uses and 8 inches and greater for commercial uses) located within or adjacent to the boundary of the plat.

Tree Survey (plan) to include:

- Tree ID numbers
- ROW trees indicated by an "R" within circle/ CRZ
- Trees to be removed shown with dashed circle/ CRZ
- Trees to be preserved shown with solid circle/ CRZ
- Heritage trees shown with hatching within circle/CRZ
- Date of survey

Tree Survey (chart) to include:

- Tree ID numbers
- Caliper inches, (measured at DBH as per ECM)
- Species (include type of Oak or Ash etc.)
- "M" to indicate multi- trunk; include all stem diameters
- Heritage tree annotated with an "H"
- Right of Way tree annotated with "ROW"
- saved/removed status clearly noted

- CA2 Removal of heritage trees is not allowed by code. Demonstrate compliance with LDC 25-8-641. Provide conceptual buildability exhibits for all lots with heritage trees. Include existing regulated trees shown with conceptual footprints, driveway, and all utilities required to serve each lot.

- CA3 If Heritage trees will be impacted greater than what is required to be considered preserved (outlined below) then redesign or request a recommendation for a variance from LDC 25-8-641

through the Project Assessment process. The recommendation for a variance request is required for the subdivision application submittal to be considered complete.

Trees proposed to be preserved must meet the following criteria:

- (1) a minimum of 50% of the critical root zone must be preserved at natural grade, with natural ground cover;
- (2) cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and
- (3) no cut or fill is permitted within the 1/4 critical root zone.
- (4) No more than 25% of a tree's canopy can be removed.

CA4 Provide a completed City Arborist Addendum. The City Arborist Review Addendum can be found here:

http://www.austintexas.gov/sites/default/files/files/Development_Services/Applications/siteplan/TreeReview_Addendum_20190221.pdf

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

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **Each lot within this subdivision shall have separate sewer taps, separate water meter, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**