

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0007.0A

COMMISSION DATE: December 20, 2022

SUBDIVISION NAME: Replat of Lot 2, Drew Lane Addition

ADDRESS: 2414 Drew Lane Austin, Texas, 78748

APPLICANT: Southwest Engineers (Campbell Key)

AGENT: Fortunate Foundations (Laurence Ramirez)

ZONING: SF-3

NEIGHBORHOOD PLAN: NA

AREA: 2.4 acres

LOTS: 10

COUNTY: Travis

DISTRICT: 5

WATERSHED: Slaughter Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along Drew Lane.

VARIANCE: LDC 25-8-641 (heritage tree removal)

DEPARTMENT COMMENTS:

The request is for the approval of Replat of Lot 2 Drew Lane Addition, a resubdivision of Lot 2, Drew Lane Addition, comprised of 10 lots on approximately 2.4 acres.

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 plat for the reasons listed in the comment report dated December 15, 2022, and attached as Exhibit C.

CASE MANAGER: Amy Combs

PHONE: 512-974-3175

E-mail: amy.combs@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated December 15, 2022

Exhibit E: Public Comment Letters

Exhibit A: Vicinity Map

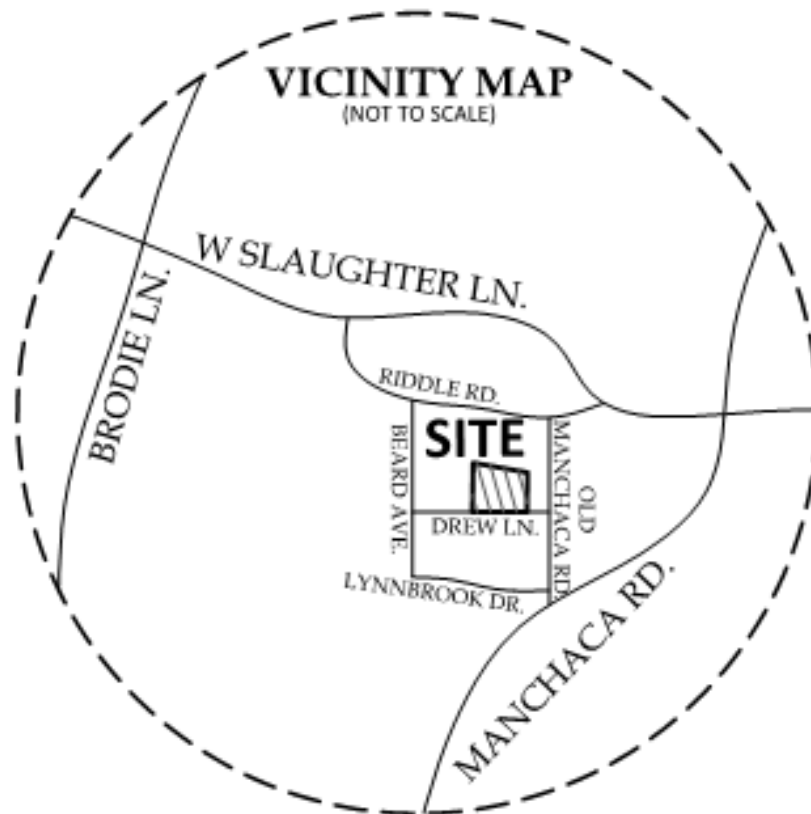
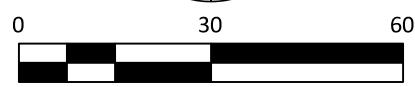
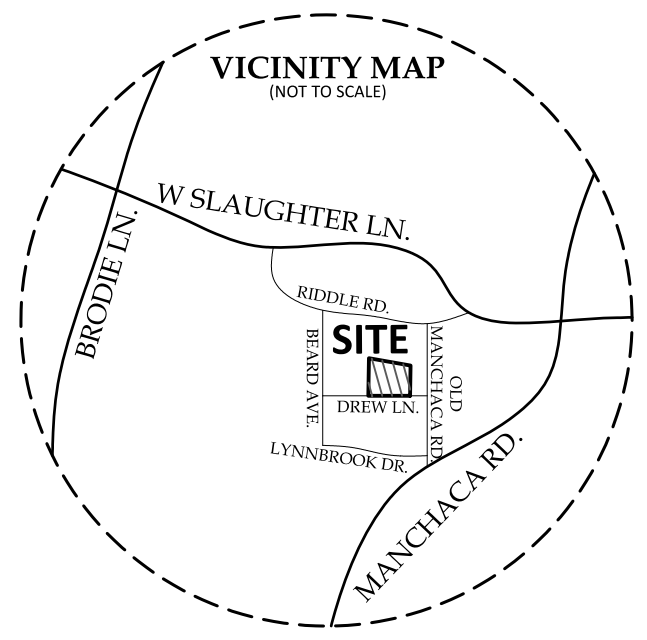


Exhibit B: Proposed Plat

REPLAT OF LOT 2,
DREW LANE ADDITION

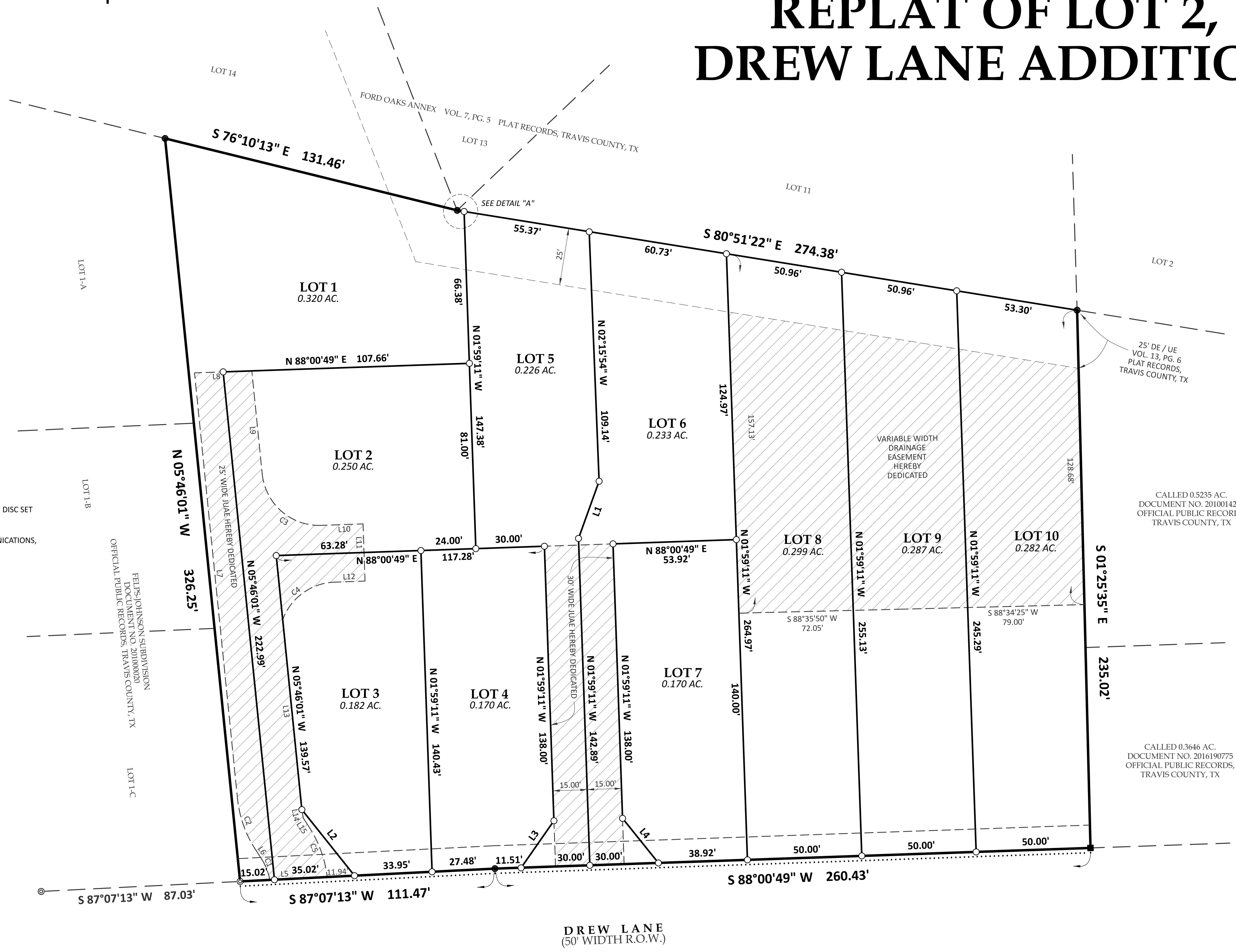
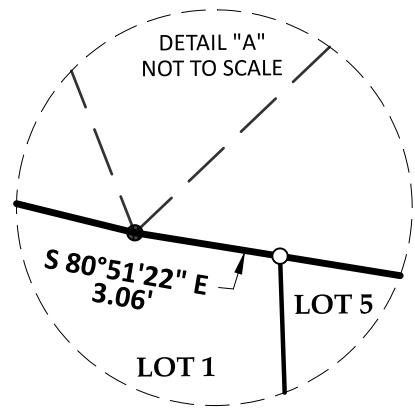


BEARING BASIS
GRID NORTH, TEXAS COORDINATE SYSTEM,
NAD83 (2011) CENTRAL ZONE
UNITS = US SURVEY FEET



- LEGEND**
- 1/2" IRON ROD FOUND
 - 5/8" IRON ROD W/ "WHITECAP SURVEY" CAP SET
 - CONCRETE MONUMENT W/ "WHITECAP SURVEY" DISC SET
 - 3/4" IRON PIPE FOUND
 - JUAE JOINT USE ACCESS EASEMENT
 - EDETEFE ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, ELECTRIC FIBER EASEMENT
 - SIDEWALK
 - PROPOSED EASEMENT LINE
 - EXISTING EASEMENT LINE
 - ADJOINER TRACT BOUNDARY
 - LOT BOUNDARY
 - SITE BOUNDARY

LOT SUMMARY TABLE		
LOT	ACREAGE	LAND USE
1	0.320	RESIDENTIAL
2	0.250	RESIDENTIAL
3	0.182	RESIDENTIAL
4	0.170	RESIDENTIAL
5	0.223	RESIDENTIAL
6	0.233	RESIDENTIAL
7	0.170	RESIDENTIAL
8	0.299	RESIDENTIAL
9	0.287	RESIDENTIAL
10	0.282	RESIDENTIAL



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
1	9.94'	25.00'	22°47'10"	N 21°29'12" W	9.88'
2	23.66'	50.00'	27°06'45"	N 19°19'24" W	23.44'
3	37.62'	25.00'	86°13'10"	S 48°52'36" E	34.17'
4	29.64'	25.00'	67°56'19"	S 54°02'39" W	27.94'
5	23.04'	50.00'	26°24'01"	S 19°40'46" E	22.84'

LINE TABLE		
LINE	BEARING	DISTANCE
1	N 19°49'08" E	26.57'
2	N 38°33'22" W	36.88'
3	S 34°53'00" W	25.00'
4	N 38°51'23" W	25.00'
5	S 87°07'13" W	25.10'
6	N 32°52'47" W	5.06'
7	N 05°46'01" W	186.91'
8	N 88°00'49" E	25.05'
9	S 05°46'01" E	45.25'
10	N 88°00'49" E	18.34'
11	S 01°59'11" E	25.00'
12	S 88°00'49" W	13.38'
13	S 05°46'01" E	83.41'
14	S 09°33'17" E	3.74'
15	S 32°52'47" E	5.06'

WHITECAP
—SURVEY COMPANY—

WHITECAP SURVEY COMPANY, LLC
TBPELS FIRM NO. 10194424
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.COM

REPLAT OF LOT 2, DREW LANE ADDITION

PLAT NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY.
2. ELECTRIC SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY.
3. WATER / WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN WATER & WASTEWATER UTILITY.
4. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS MUST BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AN ASSIGNS, ASSUMES RESPONSIBILITY FOR THE 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.
7. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE I.D.C. AND THE ENVIRONMENTAL CRITERIA MANUAL.
8. THE WATER AND WASTEWATER UTILITY SYSTEM SERVICING 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.
9. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# _____, IN THE OFFICIAL PUBLIC RECORDS OF _____ COUNTY, TEXAS.
10. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG DREW LANE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
11. A 10 FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG THE ROW OF DREW LANE.
12. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, DREW LANE ADDITION, AS RECORDED IN VOLUME 13, PAGE 6, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
13. 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.
14. A FEE-IN LEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR THREE RESIDENCES NO FEE WAS CHARGED FOR EXISTING RESIDENCE.
15. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.
16. MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
17. ALL VEHICLES SHALL BE PARKED OFF OF THE JOINT USE DRIVEWAY SURFACE EXCEPT FOR INDIVIDUAL LOT DRIVEWAYS.
18. WATER METERS AND WASTEWATER CLEANOUTS SHALL NOT BE INSTALLED IN DRIVEWAYS OR SIDEWALKS.
19. 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.
20. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND TO REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP ALL ELECTRIC FACILITY EASEMENTS CLEAR.
21. THE SUBDIVISION OWNER MUST PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO PROVIDE ELECTRIC SERVICE TO THE DEVELOPMENT AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
22. THE OWNER IS RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER IS RESPONSIBLE FOR THE PERFORMANCE OF ANY REQUIRED INITIAL TREE PRUNING AND TREE REMOVAL FOR VEGETATION THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE LIMITS OF CONSTRUCTION FOR THE OWNER'S PROJECT SHALL INCLUDE AUSTIN ENERGY'S WORK AREA.
23. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, NATIONAL ELECTRICAL CODE, 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 BY AE AS A RESULT OF AN OWNER'S FAILURE TO MAINTAIN REQUIRED CLEARANCES WILL BE CHARGED TO AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
24. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN ANY DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
25. 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.
26. DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.
27. THIS SUBDIVISION PLAT IS LOCATED WITHIN _____ JURISDICTION OF THE CITY OF AUSTIN ON THIS _____ DAY OF _____, 20____.
28. AFD ACCESS APPROVED BY THE FIRE MARSHAL SHALL BE BUILT PRIOR TO VERTICAL CONSTRUCTION FOR LOTS 1-7.

SURVEYOR'S CERTIFICATION:

I, WILLIAM R. HERRING, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED UNDER MY SUPERVISION.

WILLIAM R. HERRING, RPLS NO. 6355 - STATE OF TEXAS
WHITECAP SURVEY COMPANY, LLC
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512)808-0102

DATE



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT, 2021TX-04, LLC, BEING OWNER OF LOT 2, DREW LANE ADDITION, A SUBDIVISION OF RECORD IN VOL. 13, PG. 6, PLAT RECORDS, TRAVIS COUNTY, TX, CONVEYED BY DEED IN DOCUMENT NO. 2021268201, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOT 2, DREW LANE ADDITION, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

REPLAT OF LOT 2, DREW LANE ADDITION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

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

MEMBER
2021TX-04, LLC
1718 CAPITOL AVENUE
CHEYENNE, WY 82001

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SWORN AND SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

EXPIRATION DATE

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20____ A.D.

CHAIR

SECRETARY

CITY COUNCIL APPROVAL:

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

CHAIRPERSON, CITY COUNCIL

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____ A.D.

AMY COMBS, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS

THAT I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK ____ M., DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK ____ M., OF SAID COUNTY AND STATE IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

I, MATTHEW A. DRINGENBERG, 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 PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD ADMINISTRATION FIRM PANEL 48453C0590J, DATED JANUARY 22, 2020.

MATTHEW A. DRINGENBERG, PE NO. 114250
SOUTHWEST ENGINEERS
205 CIMARRON PARK LOOP, SUITE B
BUDA, TEXAS 78610
FIRM NO. 1909

DATE

SHEET 2 OF 2

WHITECAP
—SURVEY COMPANY—

WHITECAP SURVEY COMPANY, LLC
TBPELS FIRM NO. 10194424
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.COM

CASE # C8-2022-0007.0APA

Exhibit C: Comment Report

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



CASE NUMBER: C8-2022-0007.0A
UPDATE: U0
CASE MANAGER: Amy Combs PHONE #: (512) 974-2786

PROJECT NAME: Replat of Lot 2, Drew Lane Addition
LOCATION: 2414 DREW LN

SUBMITTAL DATE: November 21, 2022
FINAL REPORT DATE: December 15, 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 **February 21, 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 (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
ATD Engineering Review: Dari Majd
Drainage Engineering Review: David Gomez
Environmental Review: Enrique Maiz-Torres
Flood Plain Review: Sona Singh
Water Quality Review: David Gomez
Wetlands Biologist Review: Eric Brown
911 Addressing: Janny Phung
City Arborist Review: Taylor Horton
Site Plan Plumbing: Juan Beltran

PARD: Thomas Rowlinson
Subdivision Review: Amy Combs
AW Utility Services: Bradley Barron
Water Quality Review: David Gomez

- 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 58 feet of right-of-way for Drew Lane. Dedicate 29 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).
- ATD4.** If more than 3 residences are served by a single joint use driveway, the following requirements shall apply in accordance with LDC 25-6-451; TCM, 5.3.1.H: (1) - The developer must construct a driveway, designed by a professional engineer, to have an all-weather surface. The joint access easement agreement must include a clause indicating that the driveway may be used by public service personnel and equipment for servicing public utilities; (iv) -If the developer does not use a restrictive covenant to require homeowners to park all vehicles off the joint use driveway surface, then the joint use driveway surface must be at least 24 feet wide. Otherwise, the driveway surface may be no less than 20 feet wide. Clarify if parking is proposed along the joint use driveway surface; (v) -The developer must erect signs indicating "private driveway" at the driveway entrance. *Provide as a plat note.*
- ATD5.** Vehicular access to a tract of land through a joint-use driveway is permitted as an alternative to direct access to an abutting public or private street. LDC 25-6-451(B). The use of joint use driveways does not eliminate the requirements of adequate road frontage for each lot. The developer must include a plat note and provide dedication documents indicating that maintenance of the joint use driveway shall be the responsibility of the lot owners served by the joint use driveway. TCM 5.3.1.H.
- ATD6.** Maximum number of driveways permitted on a street with 300-600 feet frontage is 2. TCM Table 7-4. *Please revise the 5 driveway approaches on Drew Lane.*
- ATD7.** All residential subdivisions utilizing a flag lot design must submit a driveway plan for review and approval by the transportation reviewer with the final plat application. LDC 25-4-175. Please show and dimension the driveway width and curb return radii, show and dimension adjacent driveways, and show and label the proposed single family residential dwelling units. Additional notes will need to be added to the plat per LDC 25-6-451; TCM, 5.3.1.H once the driveway profile plan has been submitted. A final driveway profile plan PDF shall be provided to the transportation reviewer prior to approval. Once the driveway profile plan has been approved by all necessary staff, provide the plan as a PDF to the reviewer (dari.majd@austintexas.gov). The final plan is required prior to approval. *Attach the PDF to the folder in AMANDA for future review staff (mainly Residential Staff).*

Drainage Engineering Review - David Gomez - 512-974-7706

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.** Demonstrate compliance with drainage requirements per LDC 25-7-61.
- DE 2.** Subdivision construction plans are required for this subdivision. LDC 25-4-101
- DE 3.** LDC 25-7-153 H, "The City shall be responsible for maintenance of a residential basin only after the residential basin has been accepted for maintenance by the City. The City will accept a residential basin upon determining that it meets all requirements of the Drainage Criteria Manual." Please demonstrate compliance.
- DE 4.** Demonstrate compliance with all applicable DCM 1.2.4.E requirements.
- DE 5.** Please add the following note, "Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods." DCM 1.2.0
- DE 6.** Please add the following note, [LDC 25-5-1] "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."
- DE 7.** It appears that there are concentrated flows and/or floodplain through the property. A drainage easement is required to the limits of the 100-year fully developed flow elevation per LDC 25-7-152. Please submit the easement with exhibits to this reviewer for processing. The standard drainage easement document may be found through the following link: <http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>. The proposed drainage easement must meet the minimum easement width requirements found in DCM 1.2.4.G.
- DE 8.** DCM 1.2.3 C, states, "If a development is located within 550 feet of an existing storm drain system, the developer shall provide all the necessary infrastructure designed in accordance with the criteria in this manual to connect appropriately to the storm drain system." Please demonstrate compliance.
- DE 9.** Please provide a sealed fiscal estimate for construction of the water quality and detention pond(s). Fiscal may be returned when an engineer's concurrence letter has been received by the City of Austin. [LDC 25-1-112]

Environmental Review - Enrique Maiz-Torres – Enrique.maiz-torres@austintexas.gov

- EV 1.** Using the impervious cover assumptions in LDC 25-8-64, provide an ECM Appendix Q2 impervious cover table.
- EV 2.** Add the following 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, Subchapter A, Article 7]

EV 3. If grading is proposed for the road. Provide an exhibit showing:

- Cut from 4 to 8 feet;
- Fill from 4 to 8 feet;
- Cut over 8 feet; and
- Fill over 8 feet.

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

FP 1: The drainage easement on the plat is shown but it does not appear to contain the floodplain shown in Exhibit B of the engineering report. Please clarify.

FP 2: Notes for final plat that should be added:

Because encroachment of development in a waterway (including the floodplain) is prohibited per LDC 25-7-3, 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.

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.

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 - Thomas Rowlinson - 512-974-9372

PR 1: The parkland dedication and park development fee is required (City Code §25-1-601) and must be paid prior to approval. Due to SF-3 zoning and the minimum lot sizes, the fee for 20 units must be paid (medium density rate for density greater than 6 units per acre, but less than 12) because each lot is large enough for a two-family residential use. Park fee bills will be issued with the next update when the number of units has been confirmed.

PR 2: To demonstrate compliance with City Code Title 25, Article 14, add the following note to the plat:

A fee-in-lieu of parkland dedication and park development has been paid for 20 dwelling units due to SF-3 zoning.

Subdivision Review - Amy Combs - (512) 974-2786

SR1. This application was submitted on November 21, 2022, and is subject to the following deadlines (25-1-83; 25-4-84; 25-4-85):

Update deadline: February 21, 2023

Fiscal due: May 22, 2023

Recording due: June 13, 2023

SR2. Revise Case # to C8-2022-0007.0A in the bottom right-hand corner of each sheet. 25-1-83

SR3. The site contains existing structures. The structures must meet setbacks from the new lot lines, and the new lots must comply with any applicable impervious cover (IC) and building cover (BC) limits. Include calculations for IC and BC. 25-1-83; 25-2-492

- If the structures will be removed or demolished, that must occur before the end of the update period (90 calendar days after formal submittal of the plat). 25-1-83
- If the structures will remain, submit a scaled drawing that shows the existing structures and the new lot lines. 25-1-83, 25-2-492

It was stated during PA that the existing structures were to be demolished. In order to clear this comment please send pictures of the cleared site showing no remaining structures on any of the land in the proposed subdivision

SR4. This application is requesting a variance from the City Arborist Review. Please contact intake to pay the fee for the variance. 25-1-83

SR5. Revise plat note 6, which is required by LDC 25-4-83:

“The owner of this subdivision and the owner's successors and assigns are responsible for construction of subdivision improvements that comply with City of Austin regulations. The owner understands that plat vacation or replating may be required, at the owner's expense, if plans to construct this subdivision do not comply with the regulations.”

SR6. There is a new county clerk starting soon please revise the name in the county recordation block to “Dyana Limon-Mercado” (25-1-83)

SR7. The fiscal estimate must be approved by the Update Deadline above; fiscal must be posted by the Fiscal Due Date above; please work with the fiscal office to pay fiscal and complete the Subdivision Construction Agreement. The Construction Agreement needs to be complete before the plat can be recorded 25-4-84(D)

SR8. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. 25-1-83

SR9. An administrative waiver to §25-4-175(A)(2) is required to create residential flag lots out of previously platted land. The waiver will be processed with the plat and requires a separate fee. Contact the “Intake Center” at 512-974-1770 to pay the fees.

SR10. It looks like there is a different deed number stated in the plat than uploaded with the application? Please clarify and update if needed (25-1-83)

SR11. Please completely fill out the PDF application for Section 12 (25-1-83)

FYI: Since this application will take access from a county road, please contact Travis County as driveway permits may be required.

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

Replace note 1 with the following note:

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

Water Quality Review - David Gomez - 512-974-7706

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.

WQ 1. Demonstrate compliance with water quality requirement per LDC 25-8-211.

WQ 2. LDC 25-8-231 H, "The City shall be responsible for maintenance of a residential pond only after the residential pond has been accepted for maintenance by the city. The city will accept a residential pond upon determining that it meets the requirements of the Environmental Criteria Manual and, if applicable, Section 25-8-234 (Fiscal Security In The Barton Springs Zone)." Please demonstrate compliance.

WQ 3. ECM 1.6.5 A, "Full sedimentation/filtration or full sedimentation/biofiltration systems shall be required where the City is responsible for maintenance..." Please demonstrate compliance.

WQ 4. Please provide the water quality pond calculations in the updated Appendix R-2 format provided in the Environmental Criteria Manual. [ECM 1.6.2]

WQ 5. Per LDC 25-8-211, add the following note to the plat, "Water quality controls are required for all development pursuant to the Land Development Code."

WQ 6. Please provide Certification of Compliance LDC 25-1-84 – 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 - Eric Brown - 512-978-1539

A site visit on December 6, 2022, revealed no wetland CEF indicators. No additional wetland comments at this time.

911 Addressing – Janny Phung - 512-972-2095

AD1. Please update label for **MENCHACA RD** in the vicinity map §25-4-155

AD2. Please remove all forms of punctuation after abbreviating street types or directionals §25-4-155

FYI: Punctuation causes confusion for first responders

FYI: MENCHACA RD is incorrectly labeled as MANCHACA RD on all sheets.

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

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

- CA1.** Cleared
- CA2.** Cleared
- CA3.** Cleared
- CA4.** Cleared
- CA5.** Mitigation calculations are not clear/correct. Please adjust the calculations to clearly indicate the following:
- Required number of inches to be replaced
 - Number of inches to be planted on site (in addition to standard tree requirement per lot)
 - Number of inches to be mitigated by payment (\$200/inch) into the Urban Forestry Replenishment Fund. Note: please confirm the intent to plant 5" trees.
- CA6.** Fiscal for the amount of trees to be planted for mitigation must be posted prior to subdivision approval. Fiscal will be released upon planting and C of O for final lot with a mitigation tree.

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

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

End of Master Comment Report

Exhibit D: Public Comment Letters

Case Number: C8-2022-0007.0A Contact: Amy Combs, 512-974-2786 or Chima Onyia, 512-974-3103 Public Hearing: December 20, 2022, Planning Commission	
<u>Sharon M. Conoly</u> Your Name (please print)	<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
<u>10305 Wommack Rd Austin 78748</u> Your address(es) affected by this application	
<u>Sharon Conoly</u> Signature	<u>12/07/2022</u> Date
Daytime Telephone: <u>512 917 0818</u>	
Comments: <u>The roads are not</u> <u>able to handle this much</u> <u>traffic. Old Manchaca Rd is</u> <u>heavily used and poorly</u> <u>maintained.</u>	
If you use this form to comment, it may be returned to: City of Austin – Development Services Department Amy Combs P. O. Box 1088 Austin, TX 78767-8810	

Case Number: C8-2022-0007.0A

Contact: Amy Combs, 512-974-2786 or

Chima Onyia, 512-974-3103

Public Hearing: December 20, 2022, Planning Commission

Nadma Dunham

Your Name (please print)

10206 Old Manchaca Rd

Your address(es) affected by this application

[Signature]

Signature

12/5/22

Date

Daytime Telephone: 512-944-7277

Comments:

Density too high in comparison
to other lots in Ford Oaks Subdiv.
Too much impermeable surface
will effect water drainage and may
lead to flooding.

I would insist on a study to
determine drainage and how that
would affect my property.

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department

Amy Combs

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object