

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0267.0A

COMMISSION DATE: January 3, 2023

SUBDIVISION NAME: Resubdivision of Lot 1-A

ADDRESS: 11801-1/2 Research Blvd Service Road

APPLICANT: Karlin Duval, LLC (Matthew Schwab)

AGENT: HRGreen Development TX (Joe Isaja)

ZONING: LI, LI-CO (Limited Industrial)

NEIGHBORHOOD PLAN: n/a

AREA: 53 acres

LOTS: 8

COUNTY: Travis

DISTRICT: 6

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks along state maintained property must be approved by TxDOT.

VARIANCE: None

DEPARTMENT COMMENTS:

The request is for the approval of Resubdivision of Lot 1-A final plat comprised of 8 commercial lots on 53 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 final plat for reasons listed in Exhibit C in the support material.

CASE MANAGER: Nick Coussoulis

PHONE: 512-978-1769

E-mail: nicholas.coussoulis@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

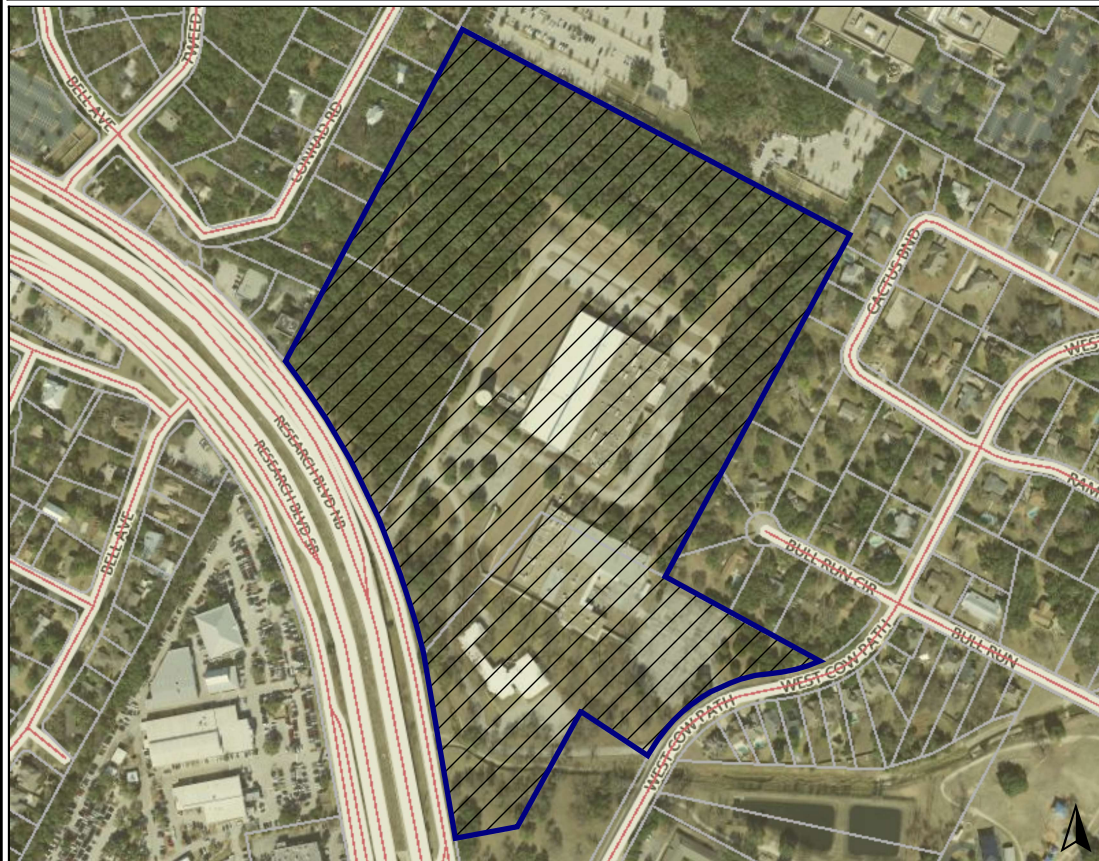
Exhibit B: Proposed final plat

Exhibit C: Comment Report



Property Profile

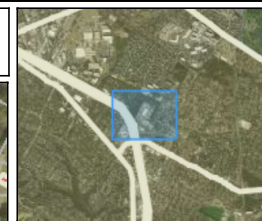
Resubdivision of Lot 1-A



0 500 1000
ft

12/1/2022

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Legend

Property

Streets

—

Jurisdictions (No Fill)

FULL PURPOSE

Appraisal Districts

TCAD Parcels

□

Jurisdictions Fill

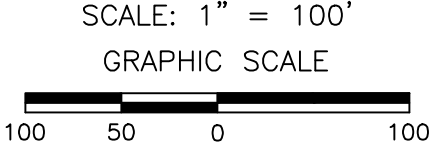
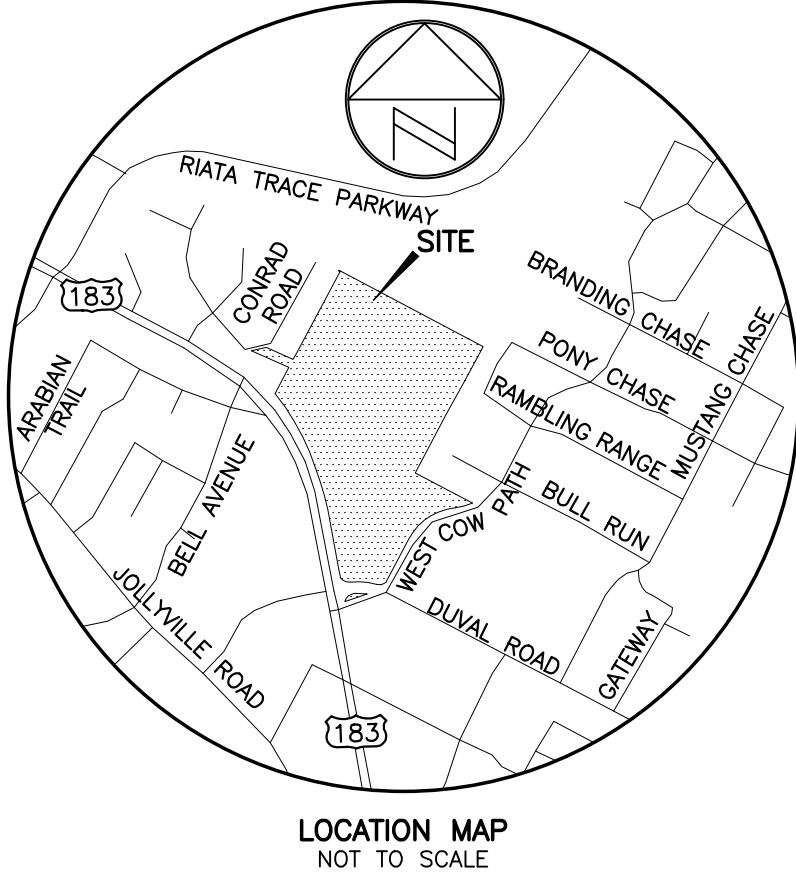
Jurisdiction

FULL PURPOSE

Notes

11801-1/2 Research Blvd Service Road

THE RESUBDIVISION OF
LOT 1-A, RESUBDIVISION OF A 35.207 ACRE
PORTION OF LOT 1, RESEARCH, PARK,
LOT 2 AND A PORTION OF LOT 3,
RESEARCH PARK



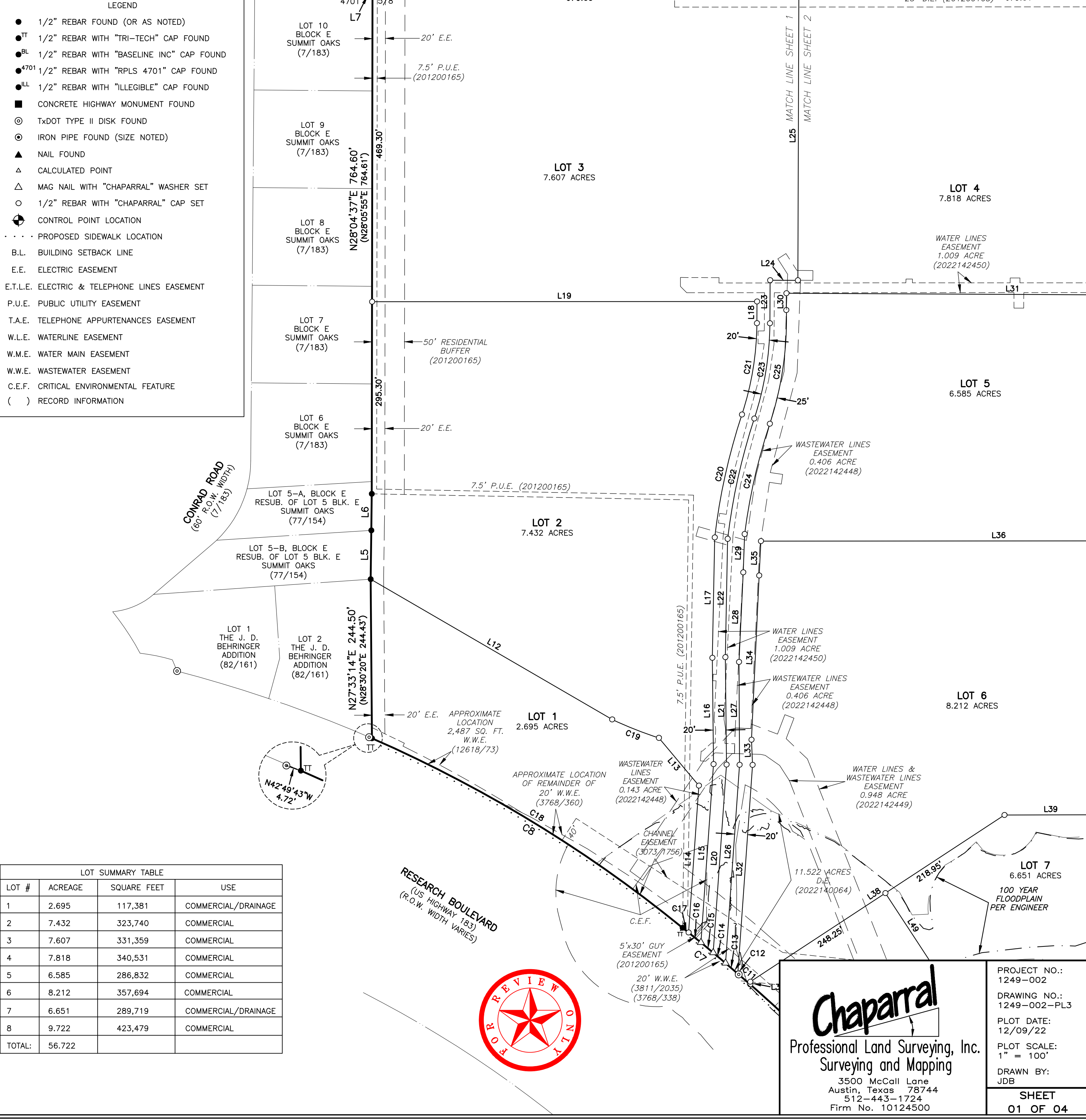
LOT 2
BLOCK A
(9.473 ACRES)
RIATA CORPORATE PARK
SECTION 1
A RESUBDIVISION OF
LOT 9 BLOCK B OF RIATA
SECTION TWO
(200100358)

F.G. SECREST
SURVEY NO. 23
ABSTRACT NO. 725

LOT 1
(16.859 ACRES)
RESUBDIVISION OF
LOT 1, BLOCK A,
RIATA CORPORATE PARK, SECTION II AND
A 10.91 ACRE PORTION OF LOT 1,
RESEARCH PARK
(201200164)

S62°02'31"E 1349.60'
(S62°00'43"E 1349.46')

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - ^{TT} 1/2" REBAR WITH "TRI-TECH" CAP FOUND
 - ^{BL} 1/2" REBAR WITH "BASELINE INC" CAP FOUND
 - ⁴⁷⁰¹ 1/2" REBAR WITH "RPLS 4701" CAP FOUND
 - ^{LL} 1/2" REBAR WITH "ILLEGIBLE" CAP FOUND
 - CONCRETE HIGHWAY MONUMENT FOUND
 - ⊙ TxDOT TYPE II DISK FOUND
 - ⊙ IRON PIPE FOUND (SIZE NOTED)
 - ▲ NAIL FOUND
 - △ CALCULATED POINT
 - △ MAG NAIL WITH "CHAPARRAL" WASHER SET
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - ⊕ CONTROL POINT LOCATION
 - PROPOSED SIDEWALK LOCATION
 - B.L. BUILDING SETBACK LINE
 - E.E. ELECTRIC EASEMENT
 - E.T.L.E. ELECTRIC & TELEPHONE LINES EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - T.A.E. TELEPHONE APPURTENANCES EASEMENT
 - W.L.E. WATERLINE EASEMENT
 - W.M.E. WATER MAIN EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - C.E.F. CRITICAL ENVIRONMENTAL FEATURE
 - () RECORD INFORMATION

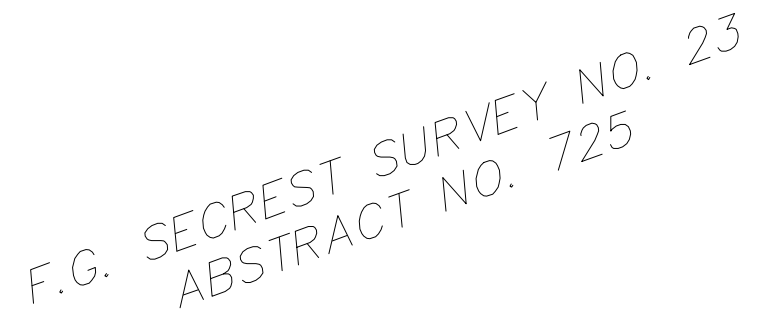


LOT SUMMARY TABLE			
LOT #	ACREAGE	SQUARE FEET	USE
1	2.695	117,381	COMMERCIAL/DRAINAGE
2	7.432	323,740	COMMERCIAL
3	7.607	331,359	COMMERCIAL
4	7.818	340,531	COMMERCIAL
5	6.585	286,832	COMMERCIAL
6	8.212	357,694	COMMERCIAL
7	6.651	289,719	COMMERCIAL/DRAINAGE
8	9.722	423,479	COMMERCIAL
TOTAL:	56.722		

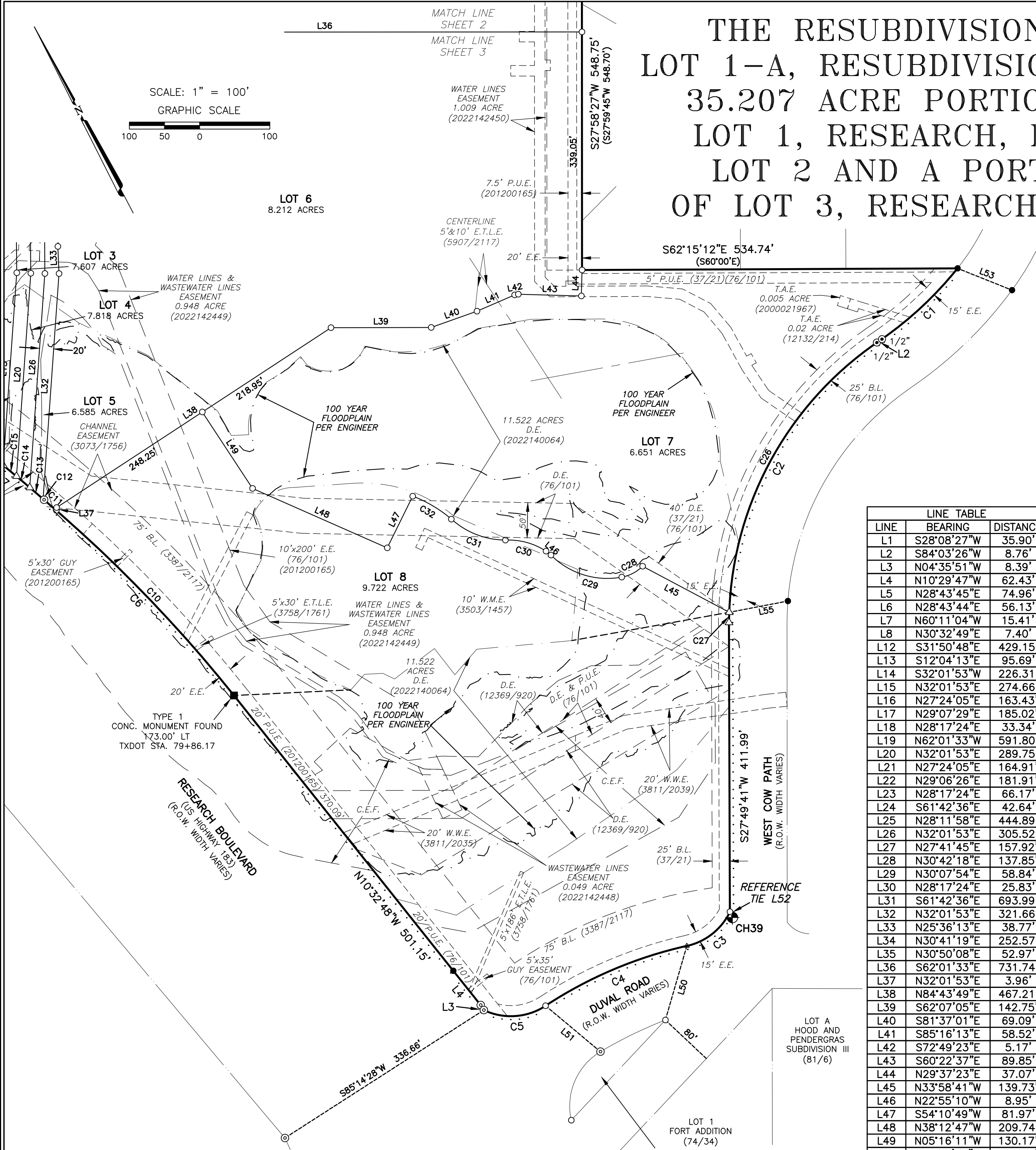


Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1249-002
DRAWING NO.:
1249-002-PL3
PLOT DATE:
12/09/22
PLOT SCALE:
1" = 100'
DRAWN BY:
JDB
SHEET
01 OF 04



THE RESUBDIVISION OF
LOT 1-A, RESUBDIVISION OF A
35.207 ACRE PORTION OF
LOT 1, RESEARCH, PARK,
LOT 2 AND A PORTION
OF LOT 3, RESEARCH PARK



LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S28°08'27"W	35.90'	(S28°09'45"W 35.81')
L2	S84°03'26"W	8.76'	(S85°26'W 9.04')
L3	N04°35'51"W	8.39'	
L4	N10°29'47"W	62.43'	(N08°16'W 62.00')
L5	N28°43'45"E	74.96'	(N30°12'W 75.0')
L6	N28°43'44"E	56.13'	
L7	N60°11'04"W	15.41'	(N60°09'27"W 15.46')
L8	N30°32'49"E	7.40'	(N31°00'04"E 7.43')
L12	S31°50'48"E	429.15'	
L13	S12°04'13"E	95.69'	
L14	S32°01'53"W	226.31'	
L15	N32°01'53"E	274.66'	
L16	N27°24'05"E	163.43'	
L17	N29°07'29"E	185.02'	
L18	N28°17'24"E	33.34'	
L19	N62°01'33"W	591.80'	
L20	N32°01'53"E	289.75'	
L21	N27°24'05"E	164.91'	
L22	N29°06'26"E	181.91'	
L23	N28°17'24"E	66.17'	
L24	S61°42'36"E	42.64'	
L25	N28°11'58"E	444.89'	
L26	N32°01'53"E	305.52'	
L27	N27°41'45"E	289.92'	
L28	N30°42'18"E	137.85'	
L29	N30°07'54"E	58.84'	
L30	N28°17'24"E	25.83'	
L31	S61°42'36"E	693.99'	
L32	N32°01'53"E	321.66'	
L33	N25°36'13"E	38.77'	
L34	N30°41'19"E	252.57'	
L35	N30°50'08"E	52.97'	
L36	S62°01'33"E	731.74'	
L37	N32°01'53"E	3.96'	
L38	N84°43'49"E	467.21'	
L39	S62°07'05"E	142.75'	
L40	S81°37'01"E	69.09'	
L41	S85°16'13"E	58.52'	
L42	S72°49'23"E	5.17'	
L43	S60°22'37"E	89.85'	
L44	N29°37'23"E	37.07'	
L45	N33°58'41"W	139.73'	
L46	N22°55'10"W	8.95'	
L47	S54°10'49"W	81.97'	
L48	N38°12'47"W	209.74'	
L49	N05°16'11"W	130.17'	
L50	S44°07'01"W	109.86'	
L51	S22°03'49"E	101.88'	
L52	S04°44'47"W	8.85'	
L53	S40°12'17"E	83.46'	
L55	S72°52'04"E	85.06'	

CURVE TABLE						(RECORD)
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	
C1	517.99'	16°22'46"	148.08'	S74°54'01"W	147.58'	(S77°15'W 147.40')
C2	486.81'	55°09'06"	468.59'	S55°50'14"W	450.71'	(S57°54'W 450.02')
C3	90.01'	51°31'00"	80.93'	S79°36'58"W	78.23'	(N79°36'33"E 78.25')
C4	608.52'	20°40'27"	219.57'	N84°57'46"W	218.38'	(N84°57'33"W 218.36')
C5	90.01'	58°39'52"	92.16'	N65°58'03"W	88.19'	(S65°57'55"E 88.18')
C6	2020.06'	11°01'59"	388.99'	N16°08'45"W	388.39'	
C7	2020.06'	3°10'56"	112.19'	N22°13'36"W	112.18'	(N21°43'11"W 107.79')
C8	2020.06'	15°54'53"	561.10'	N30°37'46"W	559.30'	(N29°43'48"W 559.20')
C10	2020.06'	10°22'27"	365.76'	N15°49'00"W	365.26'	
C11	2020.06'	0°39'32"	23.23'	N21°19'59"W	23.23'	
C12	2020.06'	0°02'55"	1.71'	N20°42'00"W	1.71'	
C13	2020.06'	0°42'34"	25.01'	N21°04'09"W	25.01'	
C14	2020.06'	0°42'11"	24.79'	N21°45'27"W	24.79'	
C15	2020.06'	0°41'50"	24.58'	N22°26'23"W	24.58'	
C16	2020.06'	0°41'29"	24.37'	N23°06'58"W	24.37'	
C17	2020.06'	0°19'57"	11.72'	N23°36'54"W	11.72'	
C18	2020.06'	15°54'53"	561.10'	N30°37'46"W	559.30'	
C19	624.75'	7°05'25"	77.31'	S40°26'54"E	77.26'	
C20	954.60'	11°37'52"	193.79'	N40°30'06"E	193.45'	
C21	453.67'	18°01'38"	142.74'	N37°18'13"E	142.15'	
C22	934.59'	11°37'30"	189.63'	N40°30'17"E	189.30'	
C23	473.68'	18°01'38"	149.04'	N37°18'13"E	148.42'	
C24	909.59'	10°58'19"	174.18'	N40°49'45"E	173.92'	
C25	514.06'	19°45'37"	177.29'	N36°16'29"E	176.41'	
C26	486.81'	53°26'38"	454.08'	S56°41'28"W	437.80'	
C27	486.81'	1°42'28"	14.51'	S29°06'55"W	14.51'	
C28	57.01'	34°12'39"	34.04'	N89°37'42"W	33.53'	
C29	113.28'	55°34'33"	109.88'	N44°44'07"W	105.62'	
C30	96.55'	36°10'54"	60.97'	N46°51'24"W	59.96'	
C31	115.26'	41°57'19"	84.40'	N40°46'39"W	82.53'	
C32	191.88'	19°10'58"	64.24'	N31°14'57"W	63.94'	

THIS IS A GRID DRAWING.

ALL DISTANCES, ACREAGE, AND SQUARE FOOTAGE ARE IN SURFACE.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CH39".

MAG NAIL WITH WASHER SET

TEXAS STATE PLANE COORDINATES:
N 10125694.75
E 3112277.43

ELEVATION = 843.70'
VERTICAL DATUM: NAVD 88 (GEOID 18)

COMBINED SCALE FACTOR = 0.999900010
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°20'03"





Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1249-002

DRAWING NO.:
1249-002-PL3

PLOT DATE:
12/09/22

PLOT SCALE:
1" = 100'

DRAWN BY:
JDB

SHEET
03 OF 04

THE RESUBDIVISION OF LOT 1-A, RESUBDIVISION OF A 35.207 ACRE PORTION OF LOT 1, RESEARCH PARK, LOT 2 AND A PORTION OF LOT 3, RESEARCH PARK

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT KARLIN DUVAL, LLC, BEING THE OWNER OF LOT 1-A, RESUBDIVISION OF A 35.207 ACRE PORTION OF LOT 1, RESEARCH PARK, A SUBDIVISION OF RECORD IN VOLUME 201200165 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING ALL OF LOT 2 AND LOT 3, RESEARCH PARK, A SUBDIVISION OF RECORD IN VOLUME 76, PAGE 101, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LOT 3, CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 11361, PAGE 859 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING ALL OF A 5.580 ACRE TRACT IN THE F. SECREST SURVEY, NO. 12, ABSTRACT NO. 725, TRAVIS COUNTY, TEXAS, ALL CONVEYED IN DOCUMENT NO. 2022172064 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS 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 (SUBJECT PROPERTY) IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS;

DO HEREBY SUBDIVIDE 56.722 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

THE RESUBDIVISION OF LOT 1-A, RESUBDIVISION OF A 35.207 ACRE PORTION OF LOT 1, RESEARCH, PARK, LOT 2 AND A PORTION OF LOT 3, RESEARCH PARK

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.

BY: _____

MATTHEW SCHWAB
KARLIN DUVAL, LLC
11755 WILSHIRE BOULEVARD, SUITE 1400
LOS ANGELES, CA 90025

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

SURVEYOR'S CERTIFICATION

I, STEVEN P. TIMBERLAKE, 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 FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION, MADE ON THE GROUND NOVEMBER, 2020.

STEVEN P. TIMBERLAKE, R.P.L.S. 6240

SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1724

ENGINEER'S CERTIFICATION:

I, JOE ISAJA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JOE ISAJA, P.E. LICENSE #99848

ENGINEERING BY:
HR GREEN
5508 U.S. HIGHWAY 290 WEST, SUITE 150, AUSTIN, TX 78735
(512) 872-6696
TEXAS REGISTERED ENGINEERING FIRM

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON

THIS THE ____ DAY OF _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN,

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

CHAIRPERSON

SECRETARY

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

NICK COUSSOULIS FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

1. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.

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

3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY 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.

4. 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/TRAVIS COUNTY REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.

5. 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.

6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

7. 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

8. 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.

9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: U.S. HIGHWAY 183, WEST COW PATH, DUVAL ROAD, AND CONRAD ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

11. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY OF AUSTIN STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

12. ALL EASEMENTS, RESTRICTIONS AND NOTES FROM THE PREVIOUS SUBDIVISIONS OF RESEARCH PARK, A SUBDIVISION OF RECORD IN VOLUME 76, PAGE 101 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, RESUBDIVISION OF A 35.207 ACRE PORTION OF LOT 1, RESEARCH PARK, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200165 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE RESUBDIVISION OF LOT 5, BLOCK E, SUMMIT OAKS, A SUBDIVISION OF RECORD IN VOLUME 77, PAGE 154 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.

13. THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY TCEQ TEXAS ADMINISTRATIVE CODE (30 TAC) CHAPTER 213.

14. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURES (CEF) SETBACK 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.

15. 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.

16. WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.

17. EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS AND PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.

18. 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.

19. 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.

20. DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.

21. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

22. 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 AUSTIN ENERGY 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.

23. ALL LOTS IN THIS SUBDIVISION ARE SERVED BY JOINT USE ACCESS UNDER THE UNIFIED DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2022102928, MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

24. 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.

25. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, RESEARCH PARK RECORDED IN VOLUME 76, PAGE 101 OF THE PLAT RECORDS OF TRAVIS COUNTY AND LOT 1-A RESUBDIVISION OF A 35.207 ACRE PORTION OF LOT 1, RESEARCH PARK RECORDED IN DOCUMENT NO. 201200165 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SHALL APPLY TO THIS PLAT.

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

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____ A.D. 20____ AT ____ O'CLOCK ____ M., AND DULY

RECORDED ON THE ____ DAY OF _____, A.D. 20____ AT ____ O'CLOCK ____ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

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

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY _____
DEPUTY

 Chaparral Professional Land Surveying, Inc. Surveying and Mapping 3500 McCall Lane Austin, Texas 78744 512-443-1724 Firm No. 10124500	PROJECT NO.: 1249-002
	DRAWING NO.: 1249-002-PL3
	PLOT DATE: 12/09/22
	PLOT SCALE: 1" = 100'
	DRAWN BY: JDB
	SHEET 04 OF 04

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



CASE NUMBER: C8-2022-0267.0A
UPDATE: U1
CASE MANAGER: Nicholas Coussoulis Email: Nicholas.Coussoulis@austintexas.gov

PROJECT NAME: Resubdivision of Lot 1-A
LOCATION: 11801-1/2 RESEARCH BLVD SVRD NB

SUBMITTAL DATE: December 19, 2022
FINAL REPORT DATE: December 28, 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 13, 2023**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 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	Site Plan Plumbing: Cory Harmon
911 Addressing Review: Janny Phung	ATD Engineering Review: Renee Johns
Drainage Engineering Review: David Gomez	Subdivision Review: Nicholas Coussoulis
Wetlands Biologist Review: Miranda Reinhard	

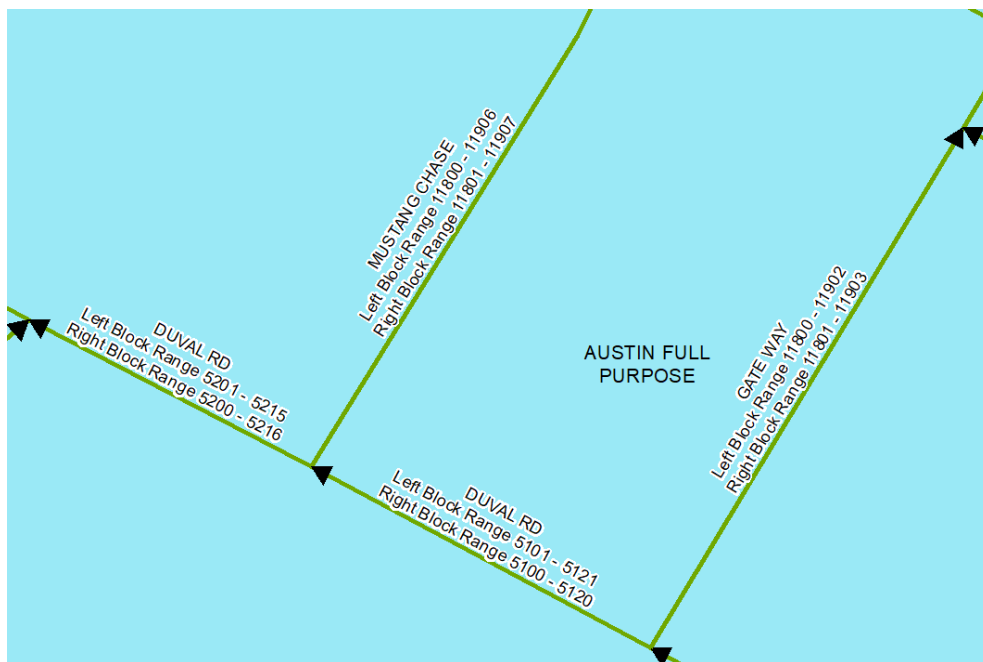
Electric Review - Andrea Katz - 512-322-6957

Comment cleared

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

AD1: This plat review is Rejected;

AD2: GATE WAY is the correct street name for this project



NOTE1: GATE WAY (two words) is incorrectly labeled as GATEWAY (one word) on location map.

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

Active streets and address points can be viewed on Property Profile. Please label to what is shown <https://maps.austintexas.gov/GIS/PropertyProfile/>

§25-4-155

ATD Engineering Review - Renee Johns - (512) 974-6486

ACCESS TO LOTS

ATD 1. 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. Please state which lots will be served by the joint use access easement in the requested plat note. TCM 5.3.1.H.

U1: Comment partially cleared. The note should be updated to not include the UDA. A joint use access easement should be dedicated via plat if a subdivision is under review. A UDA expires if a site plan expires.

- ATD 2. 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). Provide the joint use access easement for review.

U1: Comment partially cleared. The note should be updated to not include the UDA. A joint use access easement should be dedicated via plat if a subdivision is under review. A UDA expires if a site plan expires. Please delineate the joint use access area on the plat.

SIDEWALKS

- ATD 3. Sidewalks on state-maintained roadways must be approved by the Texas Department of Transportation. TCM, 4.1.4.2. TxDOT approval will be required during the site plan application

U1: Comment cleared.

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. Please provide an offsite drainage area map to show that there is no offsite drainage or demonstrate adequate conveyance of off-site runoff through the site per LDC 25-7-151.

U1: Please clarify if the floodplain is the only off-site flow onto the property.

- DE 2. Engineer's and surveyor's signature and date are required. [application packet]

U1: Engineer's and surveyor's signature and date are required on the plat. Please provide.

- DE 3. 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>.

U1: Response by the applicant was read and noted. It appears as if the floodplain easement was taken care of with the site plan phase of the development process. Comment cleared.

- DE 4. Unless this subdivision intends on using an existing regional detention pond, please remove Note 5 "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 established by the regional detention plans approved by the City of Austin, except that run-off in excess of the amount established for the regional detention system shall be detained by the use of onsite ponding or other approved methods." DCM 1.2.2 (A)

U1: Note was removed. Comment cleared.

DE 5. If this subdivision does not intend on using an existing regional detention pond, 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

U1: Note was observed. Comment cleared.

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."

U1: Note was observed. Comment cleared.

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

Update 1:

PR1. A Parkland Early Determination (PED #1290) was issued in 2021 which stated that there would be no parkland requirements per current code in effect at the time, and based on no proposed residential or hotel units.

U1: Comment cleared.

PR2. Please add the following note to the plat:

Parkland dedication is required per City Code §25-1-601, as amended, prior to approval of a site plan in this subdivision for any applicable uses.

U1: Thank you for note and response. 245 determination will be evaluated with the case manager at the time of site plan. Comment cleared.

Subdivision Review - Nicholas Coussoulis - Nicholas.Coussoulis@austintexas.gov

SR 1. This application was submitted on **November 14, 2022**, and is subject to the following deadlines (25-1-83; 25-4-84; 25-4-85):

- Update deadline: **February 13, 2023**
- Fiscal due: **May 15, 2023**
- Recording due: **June 7, 2023**

SR 2. Add Case # **C8-2022-0267.0A** in the bottom right-hand corner of each sheet. 25-1-83

- **U1: Comment Cleared.**

SR 3. Provide a lot summary table near the legend. Indicate the acreage of the overall subdivision, the size of each lot (in square footage), and the number and total of each land use (open space, drainage, parkland, etc.) 25-1-83

- **U1: Remove the "Commercial" use language under the use category in the lot summary table.**

SR 4. Please revise the following administrative approval block: 25-1-83

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

Nick Coussoulis for:
Denise Lucas, Director
Development Services Department

- **U1: Comment Cleared.**

SR 5. Add/revise the notary signature block as follows: 25-1-83

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

- **U1: Comment Cleared.**

SR 6. Revise the lines as follows: 25-1-83

- a. The boundary line must be solid and the heaviest weighted line. Verify the boundary line accurately encompasses only the area inside the preliminary plan.
- b. All proposed lot lines must be solid and the second heaviest line.
- c. Easement lines (existing and proposed) must be broken, and a lighter weight than lot lines. The easement area may be shaded or hatched.
- d. Lot lines outside but adjacent to the project must be broken and the lightest weight.

- **U1: Comment Cleared.**

SR 7. The match line needs to reference the other sheet which it is to match. Match lines should be on lot lines or right-of-way lines. 25-1-83

- **U1: Comment Cleared.**

SR 8. 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

- **U1: Comment Cleared.**

SR 9. 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

- **U1: Comment Cleared.**

SR 10. 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

- **U1: Comment Cleared.**

SR 11. Provide documentation the person signing the plat has the authority to sign the plat on behalf of the owner. 25-1-83

- **U1: Comment Cleared. FYI: Please indicate the title of the person signing the plat (owner, owner's rep, manager, etc.)**

SR 12. Revise the surveyor's certification as follows 25-1-83:

"I, (name of surveyor), 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 from an actual on the ground survey of the property made under my direction and supervision.”

- **U1: Comment Cleared.**

SR 13. Revise the engineer’s certification as follows 25-1-83:

“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 25 of the City of Austin Land Development Code, and is true and correct to the best of my knowledge.”

- **U1: Comment Cleared.**

SR 14. If fiscal is required, replace note #11 and add the following note. 25-1-83, 25-4-38, 25-4-84

"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."

- **U1: Comment Cleared.**

SR 15. Add the following note. 25-1-83; TX LGC 212.014(resubdivisions): “All restrictions and notes from the previous existing subdivision, (name of existing plat) recorded in (doc. #/Vol. & Pg) of the plat records of _____ County, shall apply to this plat.”

- **U1: Comment Cleared.**

SR 16. New or current tax certificates will be needed showing that property taxes are paid for the 2022 year if the plat is recorded after January 31, 2023. 25-1-83

- **U1: Comment Cleared.**

SR 17. Revise the Owner’s dedication statement as follows: 25-1-83, TX LGC 212.014 and 212.004(c)

That (owner) being owner of (legal description of subject property, lot, block, subdivision) a subdivision of record in document No. XXX of the official public records of _____ County, Texas, conveyed by deed of record (vol/pg, instrument #) of the real property records of _____ County, Texas, 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 (subject property) in accordance with the map or plat attached hereto, to be known as:

(Name of resubdivision plat)

And do hereby dedicate to the public the use of all streets and easement shown hereon, subject to any and all easements or restrictions heretofore granted and not released.

- **U1: Comment Cleared.**

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

U1: Landfill Certification Form was observed. Comment cleared.

WQ. 2. 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.”

U1: Note was observed. Comment cleared.

Wetlands Biologist Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

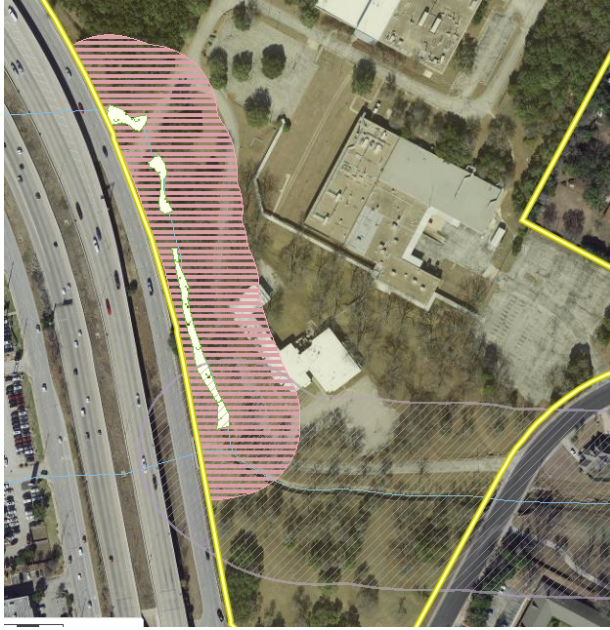
Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes.

FYI Three wetland CEFs (BRG IDs 207775, 207776 and 207777) were previously identified and field verified by WPD staff. These three CEFs coincide with the wetland CEFs identified in the ERI conducted by Terracon (dated July 2019). Please the screenshots of the approximate location and boundaries of the wetland CEFs on Property Profile Tool. In addition, the Shapefiles for the wetland CEFs are available on Property Profile to be downloaded.

Overall Wetland CEFs:



Zoomed in Wetland CEFs:

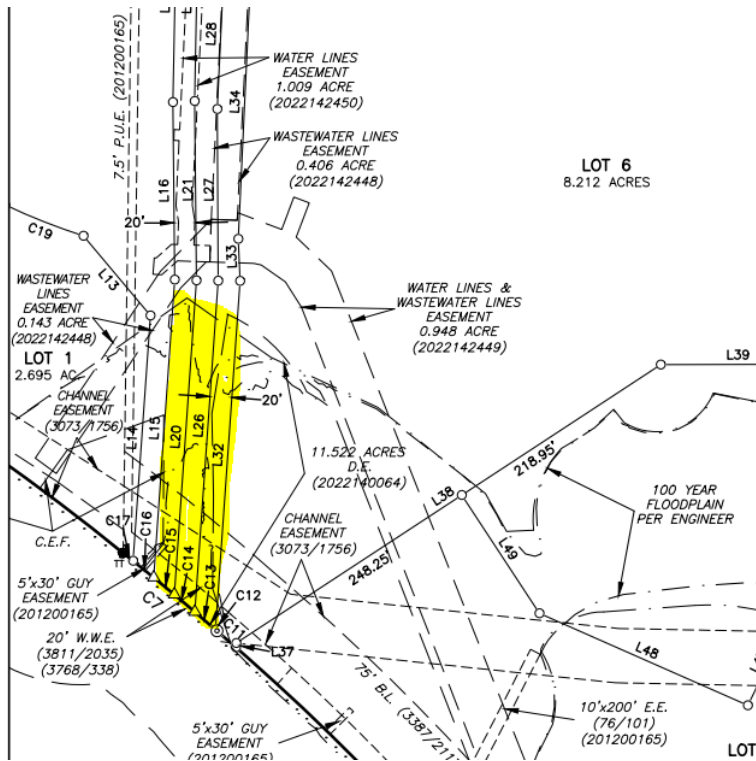


WB1. Update0. Please demonstrate compliance with LDC 25-8-281 or 30-5-281; LDC 25-8-282 or LDC 30-5-282.

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 plat sheets where they exist. Please show the wetlands as shown in the Environmental Resource Inventory and on Property Profile Tool see screenshots above.}

Update1. Repeat comment.

- a) Clearly show and label the wetland CEFs as stated above.
- b) Remove the modified wetland CEF setback from the plat.
- c) The proposed water and wastewater line easements (highlighted in yellow in the screenshot below) appear to be bisecting/crossing one of the wetland CEFs. If this is accurate, the encroachment of these easements was not incorporated in the approved wetland CEF mitigation plan for SP-2021-0108D and additional 1:1 mitigation pursuant to ECM 1.10.4 will be required for this additional encroachment/impact to the wetland CEF and associate CEF setback.



WB2. 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 the plat stating that:
 “The presence of CEFs on or near the property may affect development. 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. CEF setbacks will be determined with the site development permit.”}
Update1. Comment cleared. (CEF Note is included as Note #14 on the plat.)

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

- Pursuant to verifying compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, provide an existing conditions exhibit that illustrates the locations of all existing septic tank(s), sewer tap(s), water well(s), water meter(s), domestic water piping, building sewer piping, etc. (second request)

End of Master Comment Report