

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0146.1A

COMMISSION DATE: January 3, 2023

SUBDIVISION NAME: Thaxton Subdivision, Small Lot Subdivision, Phase One

ADDRESS: E. Slaughter Lane & Thaxton Road (TCAD Parcel: 0339010369)

APPLICANT: M/I Homes of Austin, LLC (Royce Rippy)

AGENT: LJA Engineering (Russell Kotara, P.E)

ZONING: Interim-Annexed 8/8/2022 (single family) **NEIGHBORHOOD PLAN:** n/a

AREA: 56.21 acres (2448507.6 sf)

LOTS: 152

COUNTY: Travis

DISTRICT: 2

WATERSHED: Marble Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along streets.

VARIANCE: None

DEPARTMENT COMMENTS:

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

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions 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 plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Staff recommends approval of the plat subject to the conditions listed in the attached comment report. Refer to Exhibit C to view the comment report with the conditions for the approval of the plat.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

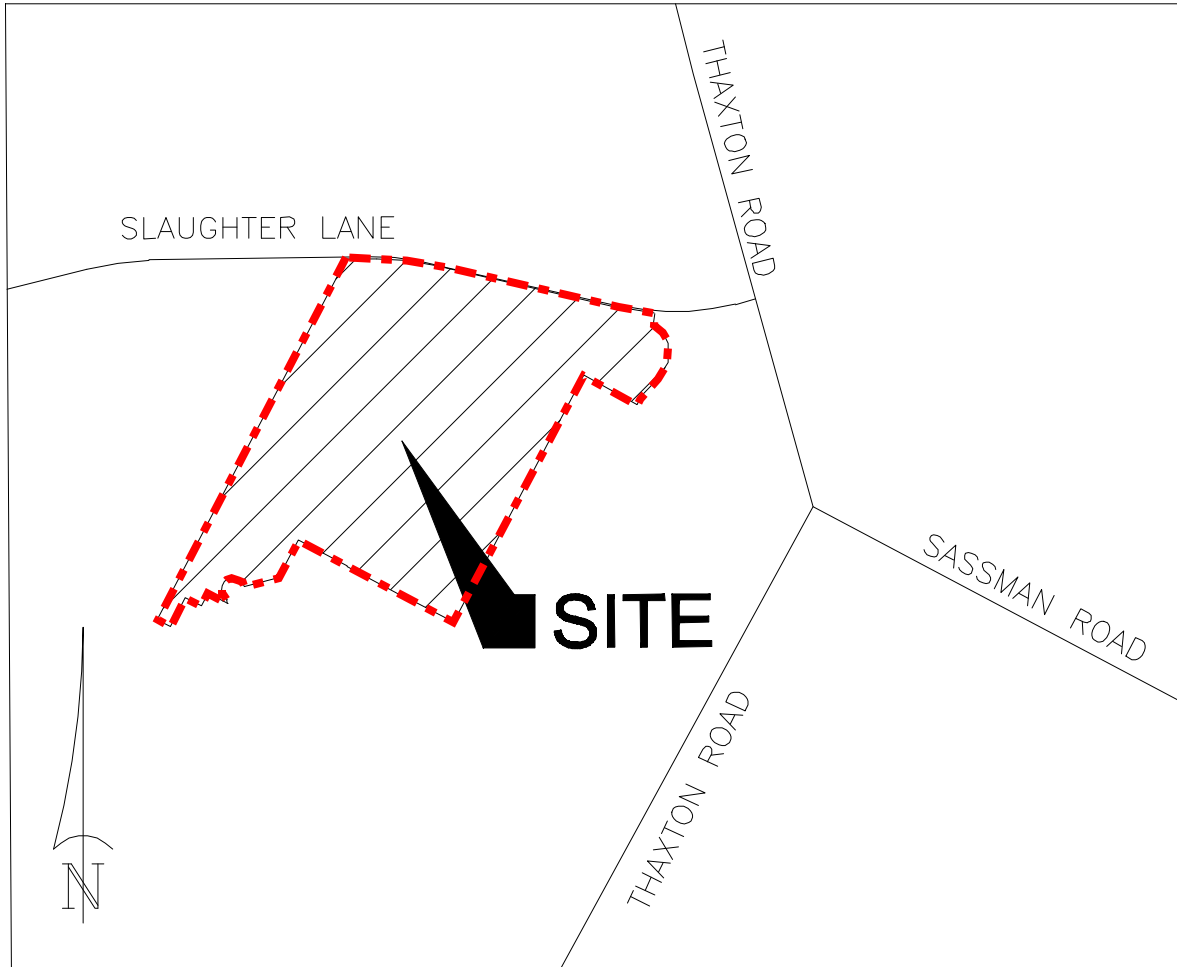
ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed final plat

Exhibit C: Comment Report


EXHIBIT A



LOCATION MAP
NOT TO SCALE

1. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL USES AND SHALL BE BUILT TO CITY OF AUSTIN STANDARDS.
4. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
5. PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON THESE LOTS REQUIRES APPROVAL OF A DEVELOPMENT.
6. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
8. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED _____, 20____, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. _____, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
9. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
10. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

1. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
12. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY FOR THE ROADWAYS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT.
13. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE FOLLOWING PUBLIC STREETS, AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: BOZEMAN DRIVE, CORVALLIS DRIVE, FAYETTEVILLE DRIVE, FURMAN DRIVE, SLAUGHTER LANE, PULLMAN COVE AND TEMPE DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
14. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN ORDINANCE.
15. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
16. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
17. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
18. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THEIR INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
19. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
20. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
21. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
22. WATER AND WASTEWATER WILL BE PROVIDED BY AUSTIN WATER UTILITY.
23. ACCESS TO FURMAN DRIVE IS DENIED FOR THE FOLLOWING LOTS: LOT 28, BLOCK A, LOT 19, BLOCK B, LOTS 1 AND 11, BLOCK D, LOT 1, BLOCK E AND LOT 30, BLOCK F. ACCESS TO CORVALLIS DRIVE IS DENIED FOR THE FOLLOWING LOTS: LOT 18, BLOCK B, LOTS 1, 18 AND 32, BLOCK C, LOTS 12 AND 23, BLOCK D, LOT 30, BLOCK E, LOTS 33 AND 44, BLOCK I AND LOT 45, BLOCK H.
24. DETENTION REQUIREMENTS FOR ALL LOTS WITHIN THE THAXTON ROAD PRELIMINARY PLAN (C8J-2019-0146), INCLUDING THE DEVELOPMENT OF BLOCK C, LOT 78, WITH 65% IMPERVIOUS COVER, WILL BE PROVIDED BY A PROPOSED DETENTION POND(S) IN THIS PHASE.
25. BYLAWS FOR HOMEOWNERS ASSOCIATION PERTAINING TO THIS SUBDIVISION ARE RECORDED BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
26. THIS SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS AND CONDITIONS, RESTRICTIONS AND ASSOCIATED AMENDMENTS AS RECORDED IN DOCUMENT No. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
27. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RELATING MAY BE REQUIRED. AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
28. WATERWAY SETBACKS, AS DEFINED BY THE LAND DEVELOPMENT CODE, MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENTS IS LIMITED WITHIN WATERWAY SETBACKS.
29. SLOPES IN EXCESS OF 15 PERCENT EXIST ON BLOCK 'A', LOTS 33 AND 34, BLOCK 'B' LOTS 5, 20 AND 33. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
30. PARKLAND DEDICATION IS SATISFIED BY THE DEDICATION OF 28.39 ACRES IN BLOCK 'A', LOT 66. FISCAL SURETY WAS POSTED WITH THE CITY OF AUSTIN UNTIL SUCH TIME THE PARKLAND IS DEDICATED.
31. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING, BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.
32. EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

	CAPITAL SURVEYING COMPANY INCORPORATED
	FIRM REGISTRATION No. 101267-0
925 Capital of Texas Highway South Building 9, Suite 115 Austin, Texas 78746 (512) 327-4006	
DRAWN BY: WAL	DATE: N/A
JOB NO.: 19523.11	SCALE: DECEMBER 7, 2022
DRAWING NO.: 19523P3	CRD #: 19522
SHEET NO.: <div style="font-size: 2em; font-weight: bold;">1 OF 4</div>	

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

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

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


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

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

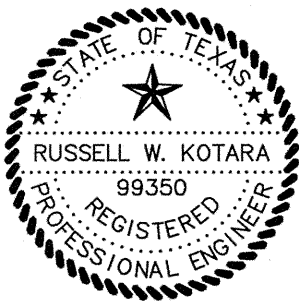
BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY DID PERSONALLY APPEAR ROYCE RIPPY, VICE PRESIDENT OF LAND, M/I HOMES OF AUSTIN, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS DATE


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


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

12/12/2022
DATE

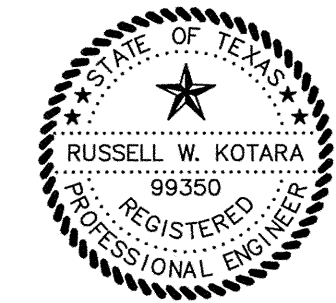


THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0420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




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

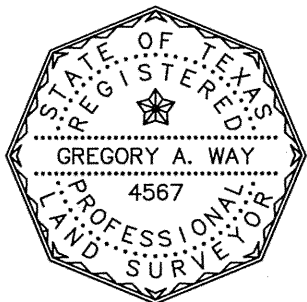
12/12/2022
DATE



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

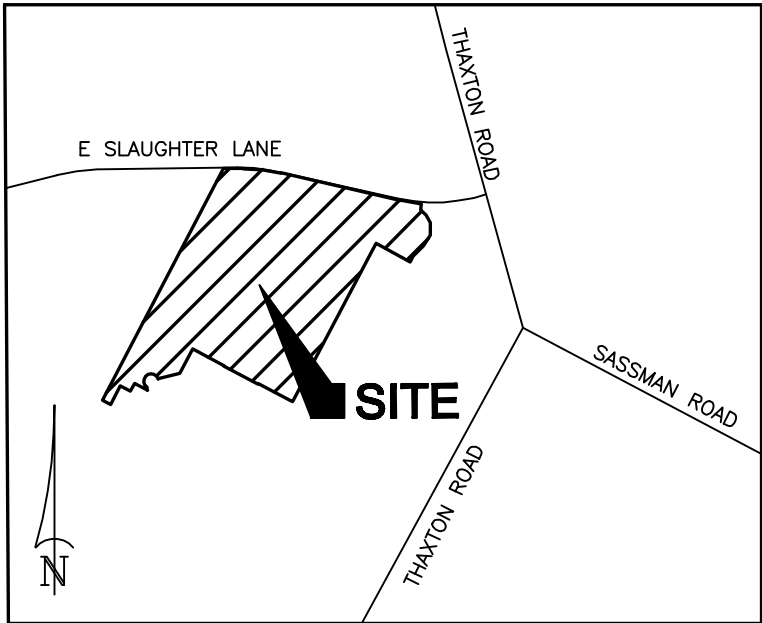

GREGORY A. WAY
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 4567
CAPITAL SURVEYING COMPANY
925 CAPITAL OF TEXAS HIGHWAY SOUTH
BUILDING B, SUITE 115, AUSTIN, TEXAS 78746

12-07-22
DATE

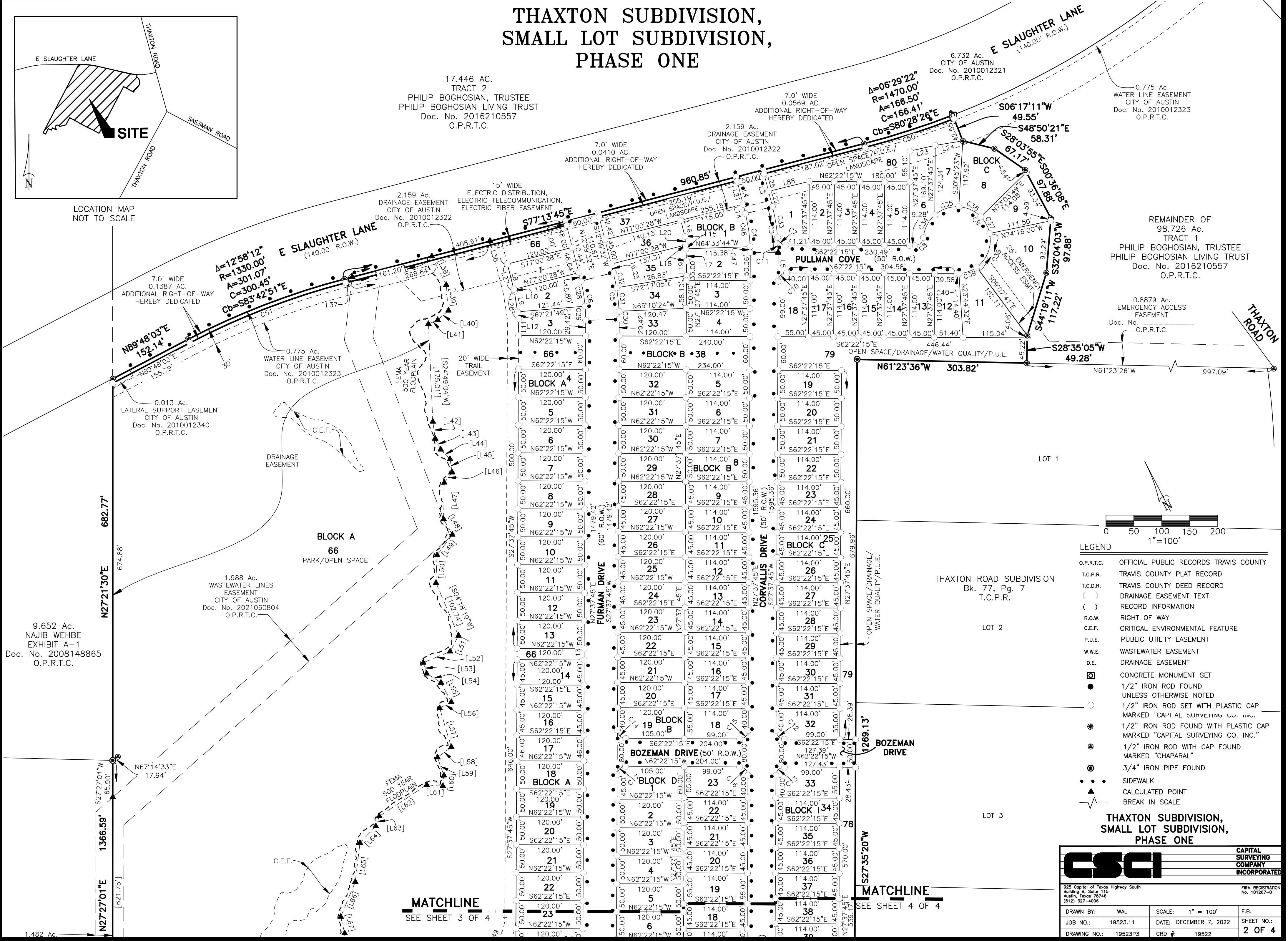


THAXTON SUBDIVISION,
SMALL LOT SUBDIVISION,
PHASE ONE

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



LOCATION MAP
NOT TO SCALE



LEGEND

O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
T.C.P.R.	TRAVIS COUNTY PLAT RECORD
T.C.D.R.	TRAVIS COUNTY DEED RECORD
[]	DRAINAGE EASEMENT TEXT
()	RECORD INFORMATION
R.O.W.	RIGHT OF WAY
C.E.F.	CRITICAL ENVIRONMENTAL FEATURE
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
D.E.	DRAINAGE EASEMENT
☐	CONCRETE MONUMENT SET
●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
○	1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
⊗	1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
⊙	1/2" IRON ROD WITH CAP FOUND MARKED "CHAPARAL"
⦿	3/4" IRON PIPE FOUND
...	SIDEWALK
▲	CALCULATED POINT
— —	BREAK IN SCALE

**THAXTON SUBDIVISION,
SMALL LOT SUBDIVISION,
PHASE ONE**

CSCI CAPITAL SURVEYING COMPANY INCORPORATED

925 Capital of Texas Highway South
Building B, Suite 115
Austin, Texas 78746
(512) 327-4066

FIRM REGISTRATION
No. 101267-D

DRAWN BY:	WAL	SCALE:	1" = 100'	F.B.
JOB NO.:	19523.11	DATE:	DECEMBER 7, 2022	SHEET NO.:
DRAWING NO.:	19523P3	CRD #:	19522	2 OF 4

1.482 Ac.
WASTEWATER LINES
EASEMENT
CITY OF AUSTIN
Doc. No. 2021060803
O.P.R.T.C.

1.988 AC.
WASTEWATER LINES
EASEMENT
CITY OF AUSTIN
Doc. No. 2021060804
O.P.R.T.C.

FEMA
500 YEAR
FLOODPLAIN

BLOCK A
66
PARK/OPEN SPACE

SEE SHEET 2 OF 4
MATCHLINE

BLOCK A
66
PARK/OPEN SPACE

FAYETTEVILLE DRIVE (50' R.O.W.)
BLOCK A 35

BLOCK F
30

TEMPE DRIVE
(50' R.O.W.)

87.895 Ac.
(EXHIBIT A)
M/I HOMES OF AUSTIN, LLC
Doc. No. 2020205641
O.P.R.T.C.

LEGEND

O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
T.C.P.R.	TRAVIS COUNTY PLAT RECORD
T.C.D.R.	TRAVIS COUNTY DEED RECORD
[]	DRAINAGE EASEMENT TEXT
()	RECORD INFORMATION
R.O.W.	RIGHT OF WAY
C.E.F.	CRITICAL ENVIRONMENTAL FEATURE
R.O.W.	RIGHT OF WAY
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
D.E.	DRAINAGE EASEMENT
☐	CONCRETE MONUMENT SET
●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
○	1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
⊗	1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
⊙	1/2" IRON ROD WITH CAP FOUND MARKED "CHAPARAL"
⊖	3/4" IRON PIPE FOUND
• • •	SIDEWALK
▲	CALCULATED POINT
—	BREAK IN SCALE

THAXTON SUBDIVISION,
SMALL LOT SUBDIVISION,
PHASE ONE

THAXTON ROAD SUBDIVISION
Bk. 77, Pg. 7
T.C.P.R.
LOT 4

10.00 Ac.
WILLIAM C. & GLADYS C. DUNLAP
Doc. No. 2003174168
O.P.R.T.C.

4.0 Ac.
SERGIO ARTURO & MARIA JIMENEZ
Doc. No. 2006122763
O.P.R.T.C.

5.0 Ac.
BILLY JAMES CAMPBELL
VOL. 10763, Pg. 669
R.P.R.T.C.

7.09 Ac.
MARVIN KUNZ
VOL. 4725, Pg. 1329
T.C.D.R.

6.013 Ac.
JUDITH GAYLE RAMSEY
VERNA MARIE RAMSEY
VIRGINIA DEAN RAMSEY
Doc. No. 201112083
O.P.R.T.C.

THAXTON SUBDIVISION,
SMALL LOT SUBDIVISION.,
PHASE ONE

CSCI		CAPITAL SURVEYING COMPANY INCORPORATED	
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-D	
DRAWN BY:	WAL	SCALE:	1" = 100'
JOB NO.:	19523.11	DATE:	DECEMBER 7, 2022
DRAWING NO.:	19523P3	CRD #:	19522
			SHEET NO.: 3 OF 4

C8J-2019-0146.1A

THAXTON SUBDIVISION,
SMALL LOT SUBDIVISION,
PHASE ONE

Block A — 36 Lots			
Lot	Sq. Ft.	Acres	
1	5597	0.1285	
2	6187	0.1420	
3	5736	0.1317	
4	6000	0.1377	
5	6000	0.1377	
6	6000	0.1377	
7	6000	0.1377	
8	6000	0.1377	
9	6000	0.1377	
10	6000	0.1377	
11	6000	0.1377	
12	6000	0.1377	
13	6000	0.1378	
14	5400	0.1240	
15	5400	0.1240	
16	5400	0.1240	
17	5520	0.1267	
18	6000	0.1377	
19	6000	0.1377	
20	6000	0.1377	
21	6000	0.1377	
22	6000	0.1377	
23	6000	0.1378	
24	6000	0.1378	
25	6000	0.1378	
26	7800	0.1791	
27	6480	0.1488	
28	7152	0.1642	
29	5130	0.1178	
30	5130	0.1178	
31	5130	0.1178	
32	5130	0.1178	
33	5130	0.1178	
34	6270	0.1439	
35	6332	0.1454	
66*	1230736	28.2538	
TOTAL	33.0041		

*DENOTES PARK/
OPEN SPACE

Block B — 38 Lots			
Lot	Sq. Ft.	Acres	
1	7422	0.1704	
2	6708	0.1540	
3	5700	0.1309	
4	5700	0.1309	
5	5700	0.1309	
6	5700	0.1309	
7	5700	0.1309	
8	5700	0.1309	
9	5130	0.1178	
10	5130	0.1178	
11	5130	0.1178	
12	5130	0.1178	
13	5130	0.1178	
14	5130	0.1178	
15	5130	0.1178	
16	5130	0.1178	
17	5130	0.1178	
18	6222	0.1428	
19	6552	0.1504	
20	5400	0.1239	
21	5400	0.1239	
22	5400	0.1239	
23	5400	0.1239	
24	5400	0.1239	
25	5400	0.1239	
26	5400	0.1239	
27	5400	0.1239	
28	5400	0.1239	
29	6000	0.1377	
30	6000	0.1377	
31	6000	0.1377	
32	6000	0.1377	
33	5649	0.1297	
34	6159	0.1414	
35	6456	0.1482	
36	6285	0.1443	
37*	10952	0.2514	
38**	14040	0.3223	
TOTAL	5.2666		

*DENOTES OPEN SPACE/
LANDSCAPE ESMT.

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

Block E — 2 Lots			
Lot	Sq. Ft.	Acres	
1	7152	0.1642	
2	6222	0.1428	
TOTAL	0.3070		

Block F — 2 Lots			
Lot	Sq. Ft.	Acres	
1	6222	0.1428	
2	7152	0.1642	
TOTAL	0.3070		

Block C — 34 Lots			
Lot	Sq. Ft.	Acres	
1	6567	0.1507	
2	5130	0.1178	
3	5130	0.1178	
4	5130	0.1178	
5	5130	0.1178	
6	6950	0.1596	
7	5403	0.1240	
8	9956	0.2286	
9	7147	0.1641	
10	15618	0.3585	
11	9240	0.2121	
12	5418	0.1243	
13	5130	0.1178	
14	5130	0.1178	
15	5130	0.1178	
16	5130	0.1178	
17	5130	0.1178	
18	6222	0.1428	
19	5700	0.1308	
20	5700	0.1308	
21	5700	0.1308	
22	5700	0.1308	
23	5130	0.1178	
24	5130	0.1178	
25	5130	0.1178	
26	5130	0.1178	
27	5130	0.1178	
28	5130	0.1178	
29	5130	0.1178	
30	5130	0.1178	
31	5130	0.1178	
32	6222	0.1428	
79**	40068	0.9198	
80*	16346	0.3753	
TOTAL	5.7461		

* DENOTES OPEN SPACE/
LANDSCAPE ESMT.

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

Block H — 1 Lot			
Lot	Sq. Ft.	Acres	
1	6222	0.1428	
TOTAL	0.1428		

Block D — 23 Lots			
Lot	Sq. Ft.	Acres	
1	7152	0.1642	
2	6000	0.1377	
3	6000	0.1377	
4	6000	0.1377	
5	6000	0.1377	
6	6000	0.1377	
7	6000	0.1377	
8	6000	0.1377	
9	6000	0.1377	
10	6000	0.1377	
11	7152	0.1642	
12	6222	0.1428	
13	5130	0.1178	
14	5130	0.1178	
15	5130	0.1178	
16	5130	0.1178	
17	5130	0.1178	
18	5130	0.1178	
19	6070	0.1439	
20	5130	0.1178	
21	5130	0.1178	
22	5130	0.1178	
23	6222	0.1428	
TOTAL	3.0575		

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	223°15'37"	60.00'	233.80'	111.55'	S53°26'13"W
C2	89°03'02"	15.55'	24.17'	21.81'	S13°35'54"E
C3	14°38'13"	325.00'	83.03'	82.80'	S20°18'39"W
C4	14°38'13"	275.00'	70.25'	70.06'	N20°18'39"E
C5	14°38'13"	330.00'	84.30'	84.07'	S20°18'39"W
C6	14°38'13"	270.00'	68.98'	68.79'	N20°18'39"E
C7	85°10'06"	15.00'	22.30'	20.30'	S19°47'11"E
C8	85°49'20"	15.50'	23.22'	21.11'	N74°43'05"E
C9	265°49'21"	60.00'	278.37'	87.89'	S15°16'55"E
C10	90°00'00"	15.00'	23.56'	21.21'	S72°37'45"W
C11	4°49'54"	325.00'	27.41'	27.40'	N25°12'49"E
C12	90°00'00"	15.00'	23.56'	21.21'	S17°22'15"E
C13	90°00'00"	15.00'	23.56'	21.21'	S72°37'45"W
C14	90°00'00"	15.00'	23.56'	21.21'	S17°22'15"E
C15	90°00'00"	15.00'	23.56'	21.21'	N72°37'45"E
C16	90°00'00"	15.00'	23.56'	21.21'	N17°22'15"W
C17	90°00'00"	15.00'	23.56'	21.21'	S72°37'45"W
C18	90°00'00"	15.00'	23.56'	21.21'	N72°37'45"E
C19	90°00'00"	15.00'	23.56'	21.21'	N17°22'15"W
C20	90°00'00"	15.00'	23.56'	21.21'	S17°22'15"E
C21	90°00'00"	15.00'	23.56'	21.21'	N72°37'45"E
C22	90°00'00"	15.00'	23.56'	21.21'	N17°22'15"W
C23	90°00'00"	15.00'	23.56'	21.21'	S72°37'45"W
C24	90°00'00"	15.00'	23.56'	21.21'	S17°22'15"E
C25	90°00'00"	15.00'	23.56'	21.21'	S72°37'45"W
C26	90°00'00"	15.00'	23.56'	21.21'	N17°22'15"W
C27	90°00'00"	15.00'	23.56'	21.21'	S72°37'45"W
C28	9°38'38"	270.00'	45.45'	45.39'	S17°48'51"W
C29	4°59'35"	270.00'	23.53'	23.52'	S25°07'58"W
C30	2°33'08"	330.00'	14.70'	14.69'	N26°21'11"E
C31	7°22'01"	330.00'	42.43'	42.40'	N21°23'37"E
C32	4°43'04"	330.00'	27.17'	27.16'	N15°21'04"E
C33	9°48'19"	325.00'	55.62'	55.55'	N17°53'42"E
C34	44°33'07"	60.00'	46.65'	45.49'	S54°04'58"W
C35	44°23'52"	60.00'	46.49'	45.34'	N81°26'32"W
C36	42°18'26"	60.00'	44.30'	43.30'	N38°05'23"W
C37	32°40'11"	60.00'	34.21'	33.75'	N00°36'06"W
C38	65°08'19"	60.00'	68.21'	64.60'	N48°18'10"E
C39	32°52'13"	60.00'	34.42'	33.95'	S82°41'34"E
C40	3°53'13"	60.00'	4.07'	4.07'	S64°18'48"E
C41	38°16'10"	20.00'	13.36'	13.11'	S81°30'21"E
C42	63°32'25"	20.00'	22.18'	21.06'	N47°35'23"E
C43	125°40'10"	80.00'	175.47'	142.35'	N78°39'15"E
C44	66°25'19"	20.00'	23.19'	21.91'	S71°43'19"E
C45	47°26'17"	50.00'	41.40'	40.23'	N51°20'54"E
C46	12°26'44"	275.00'	59.73'	59.62'	S19°12'54"W
C47	2°11'29"	275.00'	10.52'	10.52'	S26°32'02"W
C48	75°00'00"	60.00'	78.54'	73.05'	N65°07'45"E
C49	75°00'00"	70.00'	91.63'	85.23'	N65°07'45"E
C50	6°29'22"	1477.00'	167.29'	167.20'	S80°28'26"E
C51	12°58'12"	1323.00'	299.49'	298.85'	S83°42'51"E

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

BLOCK "A"	35 Single Family Lots	4.7503 Ac.
	1 Park/Open Space Lot – Lot 66	28.2538 Ac.
BLOCK "B"	36 Single Family Lots	4.6929 Ac.
	1 Open Space/Landscape Lot – Lot 37	0.2514 Ac.
	1 Open Space/Drainage/Water Quality/P.U.E. Lot – Lot 38	0.3223 Ac.
BLOCK "C"	32 Single Family Lots	4.4511 Ac.
	1 Open Space/Landscape Lot – Lot 80	0.4321 Ac.
	1 Open Space/Drainage/Water Quality/P.U.E. Lot – Lot 79	0.9198 Ac.
BLOCK "D"	23 Single Family Lots	3.0575 Ac.
BLOCK "E"	2 Single Family Lots	0.3070 Ac.
BLOCK "F"	2 Single Family Lots	0.3070 Ac.
BLOCK "H"	1 Single Family Lot	0.1428 Ac.
BLOCK "I"	12 Single Family Lots	1.8642 Ac.
	1 Open Space/Drainage/Water Quality/P.U.E. Lot – Lot 78	0.3745 Ac.
Total Lots 150 (145 S.F. Lots, 5 Non Single Family Lots)		49.7695 Ac.
Total Right of Way		6.5125 Ac.
Total Acreage of Subdivision		56.2078 Ac.

EXHIBIT C

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

CASE NUMBER: C8-2019-0146.1A
REVISION #: 00 **UPDATE:** U1
CASE MANAGER: Cesar Zavala **PHONE #:** 512-974-3404

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



SUBMITTAL DATE: December 19, 2022
REPORT DUE DATE: January 2, 2023
FINAL REPORT DATE: December 29, 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 6, 2023**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

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

1. Applicants must make an appointment with Intake Staff (512- 974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. The revised plat/plan in pdf format
 - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Chima Onyia
Drainage Engineering Review - Kyle Virr
PARD / Planning & Design Review - Robynne Heymans

Subdivision Review - Cesar Zavala
AW Utility Development Services - Derek Tucker
ATD Engineering Review - Danielle Morin

EXHIBIT C

Electric Review - Andrea Katz - 512-322-6957

Comments cleared

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

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review. §25-4-155

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

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE1 to DE4: CLEARED

DE5: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.

U1: Pending receipt of fiscal surety.

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

EV 1-4 Cleared

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

EV 5 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

U1 Comment pending. The erosion control fiscal has been accepted. Please post the approved amount with the Fiscal Office (FiscalSurety@austintexas.gov).

EXHIBIT C

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

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

- FP 1. The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Once the floodplain delineation has been confirmed, please provide easement documents with required exhibits to contain the entirety of the 100-year floodplain. The easement document will be processed by the assigned DSD Drainage Reviewer. Once the document has been recorded, please provide a copy of the easement to this reviewer and add the document number to the plan set. If there is already easement which contains the 100-year floodplain, please provide documentation demonstrating this. Comment to remain open until easement has been recorded.

Update 1: Comment cleared. Easement to be done per plat. Thank you.

- FP 2. The drainage report states that Atlas 14 flows were used in the regulatory model to obtain the COA regulatory floodplain but the plat calls out the FEMA 500-yr as a stand-in for the COA regulatory floodplain. Please reconcile the report and the exhibit. Thank you.

Update 1: Comment cleared. Thank you for updating the report.

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

12/27/2022
Update:1

- PR 1: U1: Thank you for providing the exhibit. Please include cost estimate for the proposed trail. Fiscal surety will be issued at the next update for land and park improvements. This comment will be cleared when fiscal has been posted.

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

- PR 2: Thank you for adding the note, please revise to read:

Parkland dedication has been satisfied for 145 units by the dedication of 23.06 acres in block A Lot 66 and the construction of a park trail. Fiscal surety was posted with the City of Austin until such a time the parkland is dedicated.

Subdivision Review - Cesar Zavala - 512-974-3404

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

EXHIBIT C

- Update deadline: February 7, 2023
- Fiscal due (if any): May 8, 2023
- Recording due: May 31, 2023

SR 2. Comment Cleared.
SR 3. Comment Cleared.
SR 4. Comment Cleared.
SR 5. Comment Cleared.

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

Update 1: The provided note listing Lot 78 to be in Block C, however Lot 78 appears to be in Block I. Correct the note to show Lot 78 in the correct block.

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

Update 1: The provided H.O.A document will be forwarded to the Legal Department for review. The legal department will contact the applicant to request additional information or request edits to the documents.

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

Update 1: On sheet 2, annotate the use for Lot 38 Block B.

SR 9. Comment Cleared.
SR 10. Comment Cleared.

SR 11. **Update 1:** On Sheet 4 in the lot table verify the listed number of lots for each block, the Lots for Block C do not match the number of lots listed in the Block C lot table.

AW Utility Development Services - Derek Tucker - 512-972-0077
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AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:

Water and wastewater easements are generally exclusive. There are multiple easements proposed overlapping existing water and wastewater easements.

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

Wetlands Biologist Review - Leslie Lilly - Leslie.lilly@austintexas.gov
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WB1. Comment cleared

WB2. Comment cleared

EXHIBIT C

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

APPROVED

The proposed final plat (C8-2019-0146.1A) is approved from a plumbing code perspective.

ATD Engineering Review - Danielle Morin - 512-974-1605

- ATD 1. The ASMP requires 154' of right-of-way for E. Slaughter Lane. Dedicate 7 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).
U2: Comment cleared; ROW has been dedicated on the Final Plat.
- ATD 2. New subdivisions must have at least two access streets, and each must connect to a different external street, unless otherwise approved by the Director. LDC 30-2-158.
U2: Comment pending Legal review of emergency access easement document.
- ATD 3. Street right-of-way widths shall not be less than those specified in the TCM for Level 1 streets (TCM 3.4.0).
U2: Comment cleared; ROW widths previously approved via Preliminary Plan.
- ATD 4. In the approved Preliminary Plan (C8J-2019-0146) Block B 38 includes a sidewalk connection; include this in the Final Plat. Additionally, it is recommended to continue the sidewalk through Block 66 to connect to the trail easement. Edit General Note 13 to reflect this requirement.
U2: Comment pending; please edit general Note 13 to reflect this requirement.
- ATD 5. Common areas such as medians, traffic circles, and pedestrian access ways are separate lots to be owned and maintained by the Homeowners Association for this subdivision. Draft copies of the following documents must be submitted during review of the preliminary plan, and approved copies must be recorded with the final plat: Covenants, Conditions, and Restrictions (outlining ownership, maintenance, fee assessment, association dues, and any other requested restrictions); Association Bylaws (outlining membership, voting rights, and similar items). Provide a note on the plat showing recording information for the CCR's and HOA Bylaws. Label common areas with lot numbers.
U2: Comment cleared.
- ATD 6. Additional comments may be provided when more complete information is obtained.
U2: Comment cleared.

End of Comment Report