

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0254.0A

COMMISSION DATE: January 3, 2023

SUBDIVISION NAME: 1191 Ridge Drive Subdivision

ADDRESS: 1191 Ridge Drive

APPLICANT: Tejas 1 QOZB, LP. (Gary G. Gill)

AGENT: Southwest Engineering, Inc. (Kody Schouten)

ZONING: SF-3-NP (single family)

NEIGHBORHOOD PLAN: M.L.K.

AREA: 0.52 acre (22651.2 sf)

LOTS: 6

COUNTY: Travis

DISTRICT: 1

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along streets.

VARIANCE: None

DEPARTMENT COMMENTS:

The request is for the approval of 1191 Ridge Drive Subdivision final plat comprised of 6 lots on 0.52 acres (22651.2 sf).

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

STAFF RECOMMENDATION:

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

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

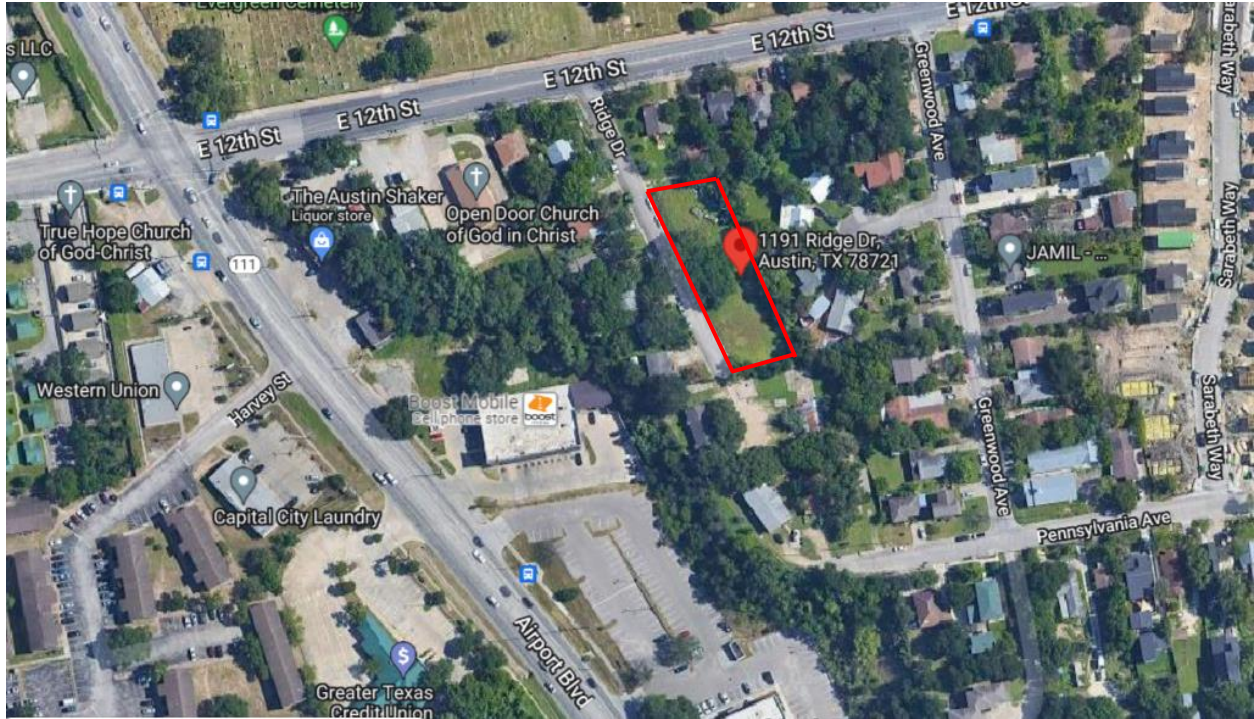
E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed final plat

Exhibit C: Comment Report

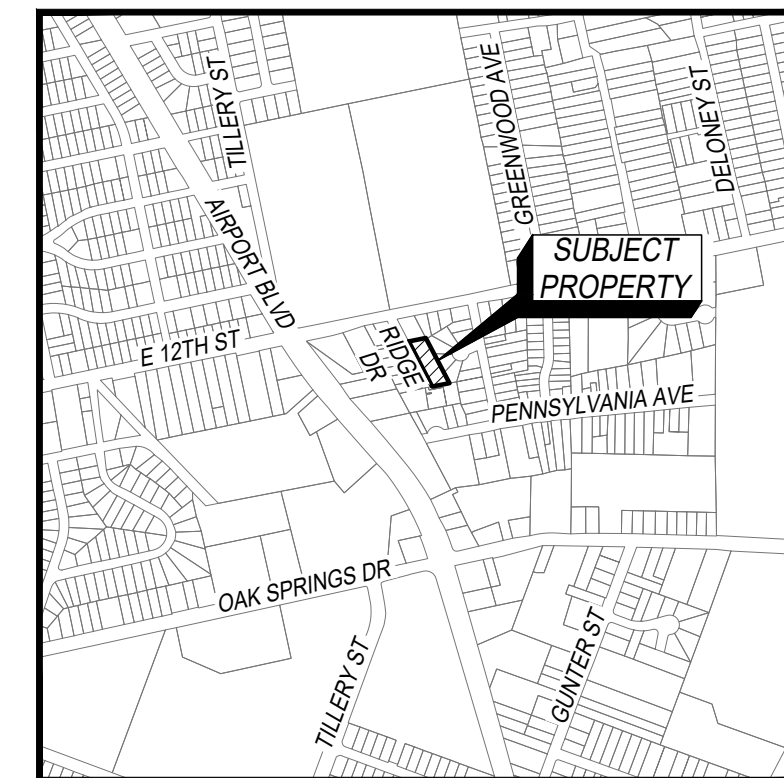


Location Map

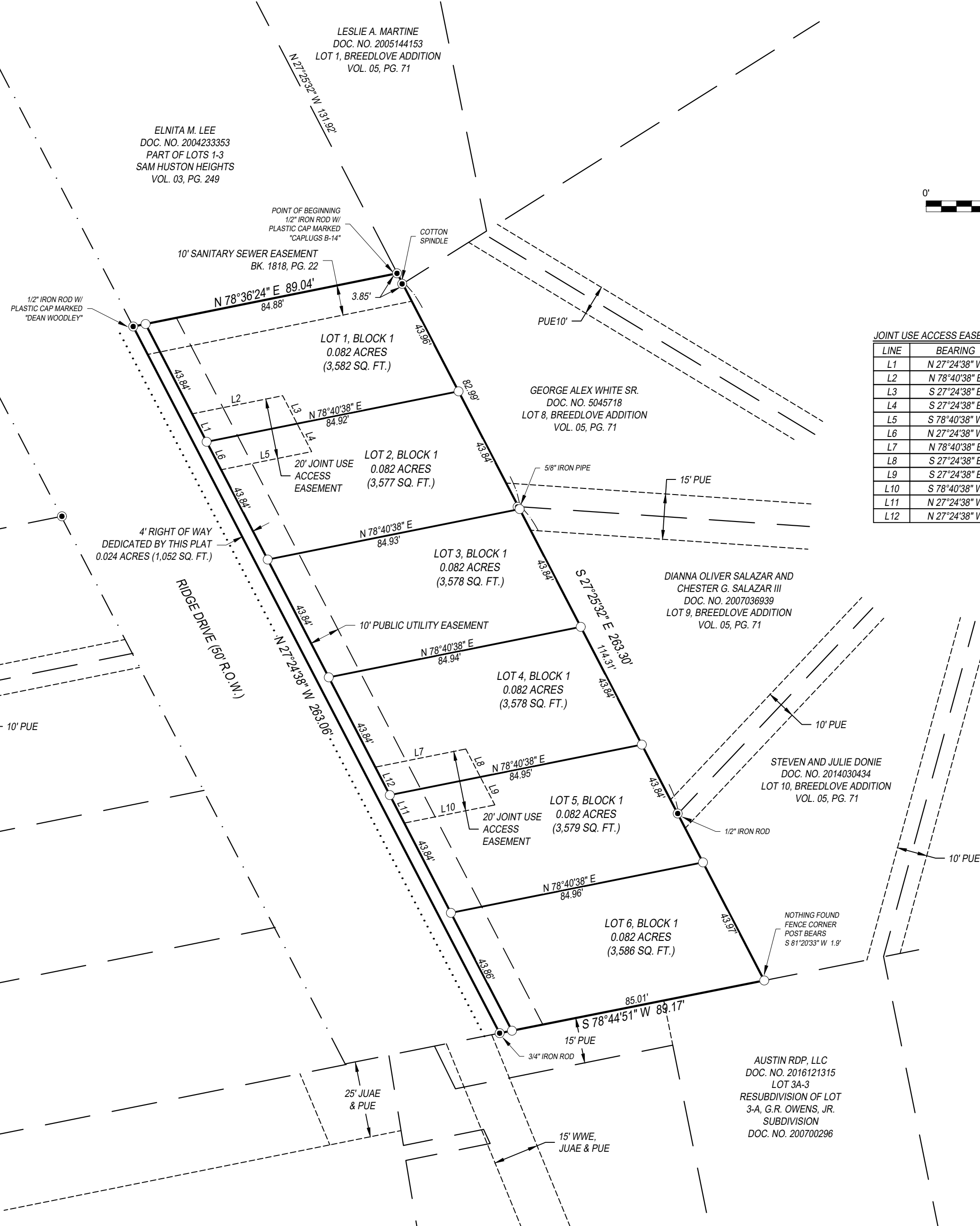
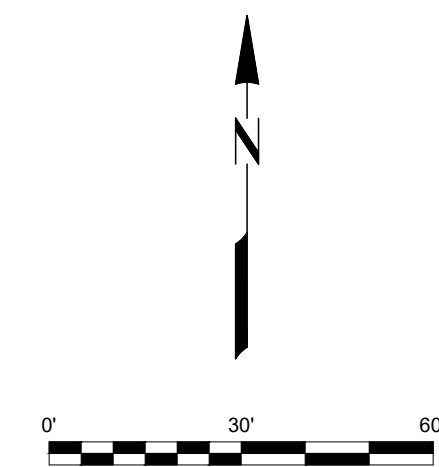
*1191 Ridge Drive,
Austin, Texas 78721*

1191 RIDGE DRIVE SUBDIVISION

0.517 ACRE PARCEL BEING A PORTION OF LOTS 2 AND 3, SAM HUSTON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF FIELD FOR RECORD IN VOLUME 3, AT PAGE 249, PLATS RECORDS, TRAVIS COUNTY TEXAS (P.R.T.C.), CITY OF AUSTIN, COUNTY OF TRAVIS, STATE OF TEXAS



VICINITY MAP
N.T.S.



JOINT USE ACCESS EASEMENTS LINE TABLE

LINE	BEARING	DISTANCE
L1	N 27°24'38" W	10.41'
L2	N 78°40'38" E	30.51'
L3	S 27°24'38" E	10.41'
L4	S 27°24'38" E	10.41'
L5	S 78°40'38" W	30.51'
L6	N 27°24'38" W	10.41'
L7	N 78°40'38" E	30.51'
L8	S 27°24'38" E	10.41'
L9	S 27°24'38" E	10.41'
L10	S 78°40'38" W	30.51'
L11	N 27°24'38" W	10.41'
L12	N 27°24'38" W	10.41'

LOT SUMMARY TABLE

LOT NO.	LOT AREA (SQ. FT.)	LOT AREA (ACRES)
1	3,586	0.082
2	3,579	0.082
3	3,578	0.082
4	3,578	0.082
5	3,577	0.082
6	3,582	0.082
RIGHT OF WAY DEDICATION	1,052	0.024
TOTAL AREA	22,532	0.516

LEGEND

●	PROPERTY CORNER FOUND AS NOTED	—	SITE BOUNDARY
○	SET 1/2" ROD WITH ORANGE PLASTIC CAP RPLS 5367	---	ADJOINER PARCEL LINE
—	JUAE JOINT UTILITY/ACCESS EASEMENT	- - - -	RIGHT OF WAY LINE
- - - -	PUE PUBLIC UTILITY EASEMENT	SIDEWALK TO BE CONSTRUCTED
- - - -	WWE WASTE WATER EASEMENT		

SCALE: 1"=30'	CLIENT NAME: TEJAS TIERRA 1 QOZB, LP	SHEET:
DATE: 05/27/22	REV. #	1 OF 2
JOB NO.: T229005	REVISION DATE	<p>Acklam, Inc. 133 S. 27th Avenue Brighton, CO 80601 11713 Shoreview Overlook Austin, TX 78732 Texas Firm#10194171</p>
JOB NAME: 1191 RIDGE DR	A ADDRESS 8/03 COMMENTS - 08/11/2022	
DRAWN: JAH CHK: DWC	B REVISED NOTE 24 - 09/08/2022	
REV: D	C REVISED PER CITY COMPLETENESS CHECK COMMENTS - 10/05/2022	
AFE NO:	D REVISED PER CITY MASTER COMMENT REPORT - 12/12/2022	C8-2022-025.0A

FILE: T:\AUSTIN JOBS\2022\OTHERS\T229005_1191 RIDGE DR\DRAWINGS\T229005_1191 RIDGE DR SUB (W-O PUE)_REV_D.DWG PLOTTED Dec 13, 2022 8:16am

1191 RIDGE DRIVE SUBDIVISION

0.517 ACRE PARCEL BEING A PORTION OF LOTS 2 AND 3, SAM HUSTON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF FIELD FOR RECORD IN VOLUME 3, AT PAGE 249, PLATS RECORDS, TRAVIS COUNTY TEXAS (P.R.T.C.), CITY OF AUSTIN, COUNTY OF TRAVIS, STATE OF TEXAS

PLAT NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
2. 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.
3. ELECTRIC SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY.
4. WATER / WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN WATER & WASTEWATER UTILITY.
5. 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.
6. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
7. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS MUST BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. (RAINFALL-RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS).
8. 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.
9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
10. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE L.D.C. AND THE ENVIRONMENTAL CRITERIA MANUAL.
11. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE.
12. 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.
13. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG RIDGE DRIVE 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.
14. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: RIDGE DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOTS 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.
15. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, SAM HUSTON HEIGHTS, AS RECORDED IN VOLUME 3, PAGE 249, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
16. 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.
17. PARKLAND DEDICATION HAS BEEN SATISFIED THROUGH PAYMENT OF FEE-LIEU OF LAND DEDICATION AND PARK DEVELOPMENT FOR SIX (6) UNITS.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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 TRAVIS COUNTY, TEXAS.
23. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
22. LOTS IN THE SUBDIVISION WILL HAVE COTTAGE USE AS DEFINED IN 25-2-1442.
25. A FULL RESIDENTIAL SPRINKLER SYSTEM DESIGNED, INSTALLED AND TESTED IN ACCORDANCE WITH THE 2019 NFPA 13D OR THE 2021 IRC P2904 STANDARDS WILL BE INSTALLED IN THIS PROPERTY. THE PLANS FOR THE SPRINKLER SYSTEM MUST BE DESIGNED AND INSTALLED BY A TEXAS LICENSED SPRINKLER CONTRACTOR FOR NFPA 13D SYSTEMS OR A TEXAS LICENSED PLUMBER WITH THE MULTIPURPOSE RESIDENTIAL FIRE PROTECTION SPRINKLER SPECIALIST (MRFPSS) ENDORSEMENT. THE SPRINKLER PLANS MUST BE SUBMITTED, REVIEWED, APPROVED, TESTED AND INSPECTED BY AFD PRIOR TO COVERING THE WALLS AND CEILINGS. A FLOW TEST OF THE MOST DEMANDING AREA WILL BE REQUIRED.

PLAT NOTES: (CONTINUED)

26. 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.
27. THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #484530465K, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY.

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

THAT TEJAS TIERRA 1 QOZB, LP, REPRESENTED BY GARY G. GILL VICE PRESIDENT, BEING OWNERS OF THAT 0.517 ACRE PARCEL SITUATED IN OUTLOTS 16 AND 17, DIVISION "B" OF THE OUTLOT OF THE CITY OF AUSTIN, BEING ALSO A PORTION OF LOTS 2 AND 3, SAM HUSTON HEIGHTS, A SUBDIVISION OF RECORD IN VOLUME 3, AT PAGE 249, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2022032938 OF THE REAL PROPERTY 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: 1191 RIDGE DRIVE SUBDIVISION 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.

WITNESS MY HAND, THIS THE _____ DAY _____ OF 20____, AD,

GARY G. GILL
VICE PRESIDENT OF TEJAS 1 QOZB, LP.

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY DID PERSONALLY APPEAR GARY G. GILL, 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 _____

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

CESAR ZAVALA FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS:

I, DANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHORIZATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY _____ OF 20____, AD, AT _____, O'CLOCK, __M., DULY RECORDED ON THE _____ DAY _____ OF 20____, AD, AT _____, O'CLOCK, __M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS

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

CHAIR SECRETARY

SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED BETWEEN FEBRUARY 28 AND MARCH 16, 2022.
2. THE PURPOSE OF THIS SURVEY IS TO DEPICT EXISTING CONDITIONS FOUND AT THE TIME OF THIS SURVEY.
3. THIS SURVEY IS BASED ON GPS OBSERVATIONS.
DATUM IS:
HORIZONTAL: MODIFIED TEXAS STATE PLANE COORDINATES, CENTRAL ZONE, NORTH AMERICAN DATUM, 1983 (US SURVEY FEET), GROUND. THE COMBINED FACTOR USED TO OBTAIN GRID DISTANCES IS 0.999939279.
4. ALL FEATURE LOCATION WORK, INCLUDING FEATURE COORDINATE VALUES AND THE RESULTANT MAPPING GENERALLY COMPLIES WITH FGDC GEOSPATIAL POSITIONING ACCURACY STANDARDS, PART 4: STANDARDS FOR ARCHITECTURE, ENGINEERING, CONSTRUCTION (A/E/C) AND FACILITY MANAGEMENT.
5. LOCATIONS OF UTILITIES AND FOREIGN PIPELINES WERE DETERMINED FROM VISIBLE SURFACE EVIDENCE AND THE RESULTS OF AN 811 ONE-CALL, TICKET NO. 2255440552. THESE LOCATIONS IF SHOWN MAY NOT BE ACCURATE OR COMPLETE. OTHER UTILITIES MAY EXIST AND ARE TO BE FIELD LOCATED BY OTHERS PRIOR TO EXCAVATION. ACKLAM, INC. IS NOT RESPONSIBLE FOR THE EXACT LOCATION OF SUBSURFACE UTILITIES, NOR FOR ANY DAMAGES BY CONSTRUCTION OR EXCAVATION ON OR NEAR SAID UTILITIES.
6. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, THEREFORE ACKLAM, INC. HAS NOT RESEARCHED OR SHOWN ANY OTHER EASEMENTS, RIGHTS OF WAY, VARIANCES AND OR AGREEMENTS OF RECORD EXCEPT AS SHOWN HEREON.
7. THIS SURVEY IS NOT A LAND TITLE SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. BOUNDARY LINES SHOWN HEREON ARE BASED UPON FIELD EVIDENCE AND THE RECORD INFORMATION FOR THE PARCEL DESCRIBED HEREON.

ENGINEER'S CERTIFICATION:

I, DOUGLAS W. CHINN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH 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.

MATTHEW A. DRINGENBERG, P.E. NO. 114250 DATE _____
SOUTHWEST ENGINEERING, INC.
REGISTERED ENGINEERING FIRM NO. F-1909
205 CIMARRON PARK LOOP, SUITE B
BUDA, TX 78610

SURVEYOR'S CERTIFICATION:

I, DOUGLAS W. CHINN, 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.

DOUGLAS W. CHINN
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR
NUMBER 5367

FOR AND ON BEHALF OF:
ACKLAM, INC.
133 S. 27TH AVENUE
BRIGHTON, CO 80601
303 659-6267

SCALE: N/A	CLIENT NAME: TEJAS TIERRA 1 QOZB, LP		SHEET:
DATE: 05/27/22	REV. #	REVISION DATE	2 OF 2
JOB NO.: T229005	A	ADDRESS 8/03 COMMENTS - 08/11/2022	
JOB NAME: 1191 RIDGE DR	B	REVISED NOTE 24 - 09/08/2022	
DRAWN: JAH CHK: DWV	C	REVISED PER CITY COMPLETENESS CHECK COMMENTS - 10/05/2022	
REV: D	D	REVISED PER CITY MASTER COMMENT REPORT - 12/12/2022	
AFE NO:			

Acklam, Inc.
133 S. 27th Avenue
Brighton, CO 80601
11713 Shoreview Overlook
Austin, TX 78732
Texas Firm#10194171

C8-2022-025.0A

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



CASE NUMBER: C8-2022-0254.0A
UPDATE: U1
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: 1191 Ridge Drive Subdivision
LOCATION: 1191 RIDGE DR

SUBMITTAL DATE: December 19, 2022
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
Electric Review: Cody Shook
Drainage Engineering Review: Kyle Virr

PARD / Planning & Design Review: Paul Books
Subdivision Review: Cesar Zavala
Water Quality Review: Kyle Virr

Electric Review - Cody Shook - Cody.Shook@austinenergy.com

EL 1. U1: **Comment stands.** Please label 10' easement adjacent to Ridge Dr as an **electric distribution, electric telecommunications, and electric fiber easement**, not a public utility easement. If this is a conflict please email Cody.Shook@austinenergy.com to discuss. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

911Addressing 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

ATD Engineering Review – Daniil Kontsevoy – 512-978-1561

ATD 1. 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.

U1: Comment cleared.

ATD 2. 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/department/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.

U1: Comment cleared.

ATD 3. ASMP calls for 58 feet of right-of-way for RIDGE DR. Dedicate 29 feet of right-of-way from the existing centerline along RIDGE DR in accordance with the Austin Strategic Mobility Plan (ASMP) [LDC 25-6-51 and 25-6-55].

U1: Comment cleared.

ATD 4. Per Engineering Summary Letter all 6 proposed lots will have access to Ridge Drive through individual or **joint-use driveways**.

Please, show the joint use access easements on the plat (if proposed).

U1: Comment cleared.

ATD 5. Remove the plat note # 12. The proposed lots do not abut SHERWOOD RD and FOREST WOOD DR.

U1: Comment cleared.

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

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

DE1: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.

U1: Please provide a legal document that clearly ties these lots together for the construction, use, and maintenance of the proposed water quality/detention facility for the proposed site plan. The most recent version of the standard legal documents is available online at <http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>. Please submit the complete document with exhibits to this reviewer. Once received, this reviewer will coordinate with Legal staff for review and approval of the legal documents and the City survey for review of the exhibits. Please contact Annette Bogusch at (512) 974-6483 with specific questions regarding the legal documents.

DE2: Provide detention pond details. Please show the elevations for the 2, 10, 25, and 100-year storm events in the detention pond and outlet structure details.

U1: DCM 5.2.0 H. states that No storm drain system shall discharge into or through an inlet box. Instead the inlet shall discharge to the trunk line through a lateral line. A single connection from a one-lot or two-lot commercial subdivision or an irrigation system may discharge to an existing inlet if it does not impede the function of the inlet, and if the receiving storm drain system has the capacity to convey the additional flows. Please provide the information necessary to verify compliance.

DE3 to DE6: CLEARED

DE7: 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.

PARD / Planning & Design Review - Paul Books - 512-974-9372

U1 -

PR1: The parkland dedication fee bills have now been issued in AMANDA. The person named as an "Applicant" may pay in person with the cashier at the Permitting and Development Center or online at Austin Build + Connect. The fee can be made in one payment. Email this reviewer to request the bill numbers: paul.books@austintexas.gov. When payment has been made, email the receipt to this reviewer to clear this comment.

PR 2: Comment cleared.

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):

- Update deadline: February 6, 2023
- Fiscal due (if any): May 8, 2023
- Recording due: May 31, 2023

SR 2. Comment Cleared.

SR 3. **Update 1:** the case number on the lower right margin of each sheet, C8-2022-0254.0A . LDC 25-1-83, 30-1-113

SR 4. Comment Cleared.

SR 5. Provide Lot Summary Table, the table should include lot acreages, square footage, and totals. LDC 25-1-83, 30-1-113

Update 1: Label the lot summary table as Cottage Lot Summary Table.

SR 6. Comment Cleared.

SR 7. Comment Cleared.

SR 8. Comment Cleared.

SR 9. Comment Cleared.

SR 10. Revise the Owner's dedication statement as follows, list the owner first as shown on the current deed followed by individual representing the company or group. Remove the meets and bounds for the property, this information is not needed to approve the case. 25-1-83 (or 30-1-113), 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.

Update 1: In the owner's preamble replace (subject tract) with the acreage of the property or property description.

SR 11. Comment Cleared.

SR 12. Comment Cleared.

SR 13. Comment Cleared.

SR 14. The case requires commission approval since the plat has five or more lots. Add the Land Use Commission approval block as follows 25-1-83 (or 30-1-113):
Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the _____ day of _____ 20__.

Chair

Secretary

Update 1: Provide a signature line for the chair and secretary to provide signatures on the plat as shown above.

SR 15. Comment Cleared.

SR 16. Comment Cleared.

SR 17. 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, 30-1-113:

SR 18. Contact the Intake group to verify application fees for the resubdivision. The plat is a resubdivision with commission approval and notice of approval. 25-1-83, 30-1-113:

Water Quality Review - Kyle Virr - 512-974-2538
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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.

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

U1: Is there no driveway proposed for the southern most lot? This could affect the payment in lieu calculations.

WQ2: If payment in lieu is requested, please provide justification of Type 1 per ECM 1.6.4.B.1. Please also use the most current Appendix T form located online. You can email the completed form to this reviewer. <https://www.austintexas.gov/department/stormwater-management>

U1: Please provide justification for Type 1 (see ECM 1.6.4.B.1). Pending WQ1.

WQ3: CLEARED

End of Comment Report