

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2021-0205.0A

COMMISSION DATE: January 3, 2023

SUBDIVISION NAME: Resubdivision of Valley Side Heights Section One

ADDRESS: 11309 Wedgewood Drive

APPLICANT: Atlantic Urbana II Braker Lane LLC.

AGENT: HR Green Development (Farris Abboushi , P.E)

ZONING: MF-2 (multi family)

NEIGHBORHOOD PLAN: n/a

AREA: 20.118 acres (876,340.08 sf)

LOTS: 2

COUNTY: Travis

DISTRICT: 1

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along streets.

VARIANCE:

1. A Land Use Commission variance is requested to the Land Development Code Section 25-4-151 Street Alignment and Connectivity which requires a subdivision to align and connect to existing street. The plat proposed to not connect or extend Bronze Drive, Cloverlawn Drive, and Silverlawn Drive.

DEPARTMENT COMMENTS:

The request is for the approval of Resubdivision of Valley Side Heights Section One plat comprised of 2 lots on 20.118 acres (876,340.08 sf).

Staff recommends approval of the variance, and 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 listed in the comment report 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 variance as proposed by the Austin Transportation Department (ATD), and 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, and Exhibit D for the recommendation from ATD for the approval of the variance to section 25-4-151 of the Land Development Code.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

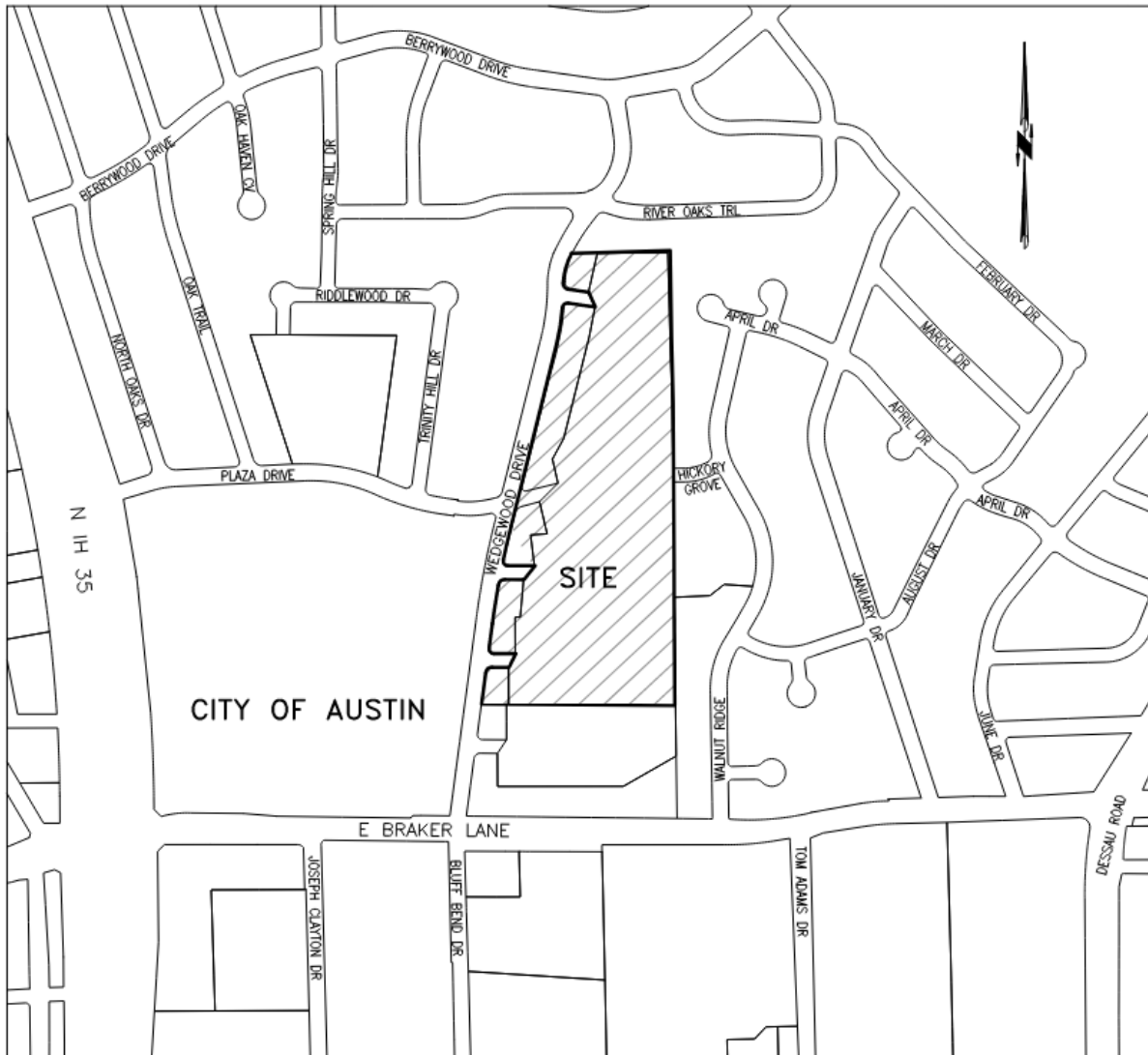
Exhibit B: Proposed Plat

Exhibit C: Comment Report

Exhibit D: Variance Memo

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EXHIBIT A



VICINITY MAP

RESUBDIVISION OF
VALLEY SIDE HEIGHTS SECTION ONE

20.118 ACRES IN THE
THOMAS H. MAYS SURVEY NO. 89, A-562 AND
THE J.C. HARRELSON SURVEY NO. 78, A-352
TRAVIS COUNTY, TEXAS

OWNER: ATLANTIC URBANA II BRAKER LANE LLC
255 NORTH ROSEMONT #14890
TUCSON, AZ 85732
JIM CAMPBELL

SURVEYOR: ERNESTO NAVARRETE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6642 – STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6696
ernesto.navarrete@hrgreen.com
TBPLS FIRM NO. 10194101

ENGINEER: FARIS ABBOUSHI
REGISTERED PROFESSIONAL ENGINEER
NO. 94360 – STATE OF TEXAS
HR GREEN DEVELOPMENT TX, LLC
5508 HWY 290 WEST #150,
AUSTIN, TEXAS 78735
512.872.6696
faris.abboushi@hrgreen.com
TBPE FIRM NO. F-16384

SURVEY: THOMAS H. MAYS SURVEY NO. 89, A-562 AND
THE J.C. HARRELSON SURVEY NO. 78, A-352

ACREAGE: 20.118
LOT ACREAGE: 19.324
ROW AND ALLEY ACREAGE: 0.794

TOTAL NUMBER OF BLOCKS: 2
TOTAL NUMBER OF LOTS: 2

MULTI-FAMILY: 2

LINEAR FEET OF NEW STREET

STREET NAME	LENGTH	WIDTH
PLAZA DRIVE	578 L.F.	60'
TOTAL	578 L.F.	

LOT AREA SUMMARY

BLOCK A	
LOT NO.	AREA (ACRES)
1	8.102

BLOCK B	
LOT NO.	AREA (ACRES)
1	11.222

NOTES:

- BEARINGS AND DIRECTIONAL CONTROL ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, 4203 NAD83.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY A COMBINED SCALE FACTOR.
- THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99991274.

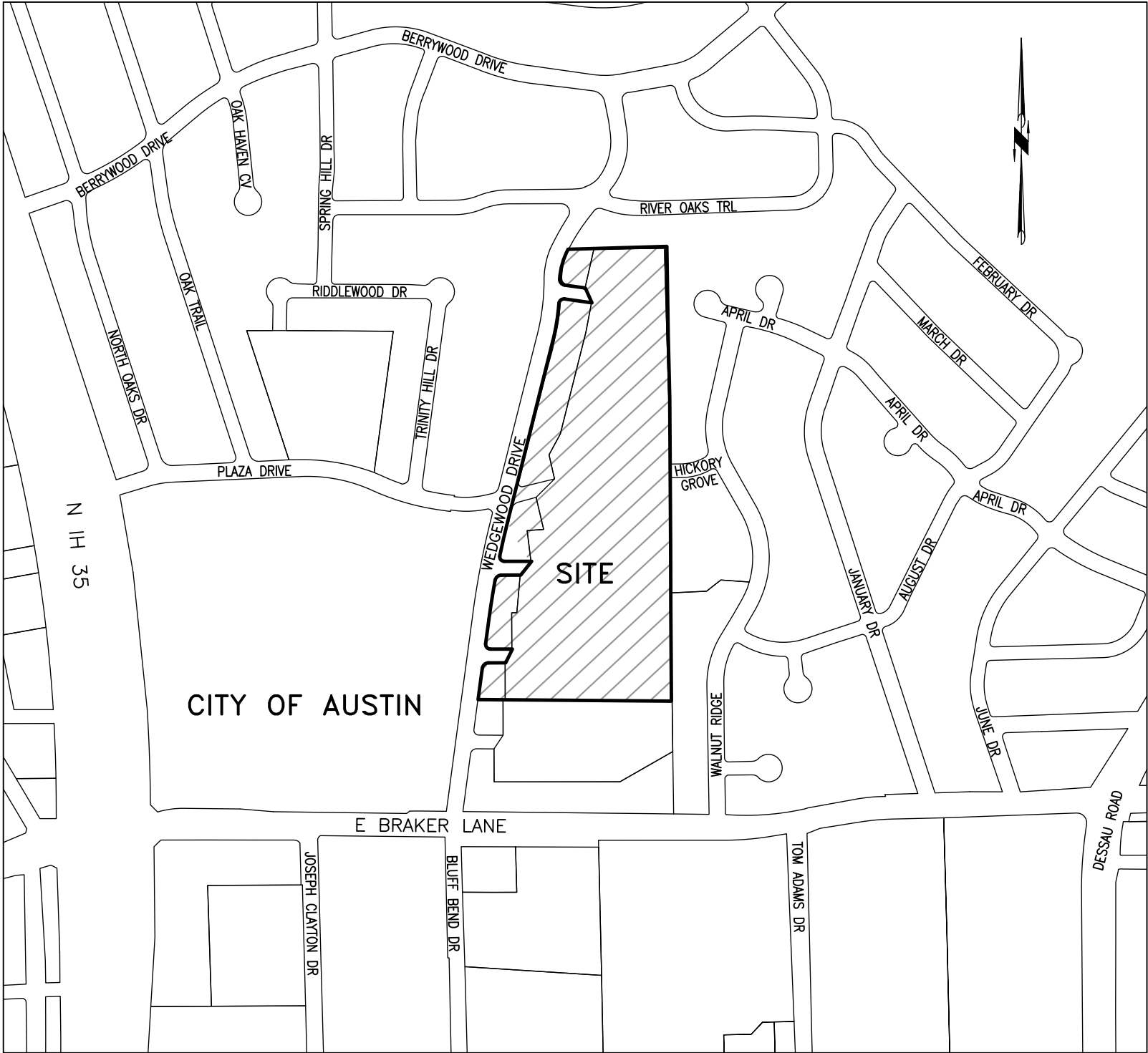
BENCHMARK: NAVD 88 – OPUS

BM:1434_01: MAG NAIL WITH A WASHER STAMPED "LANDDEV" SET ON CONCRETE ELECTRIC VAULT NEAR THE INTERSECTING NORTH RIGHT-OF-WAY LINE OF E BRAKER LANE AND THE EAST RIGHT-OF-WAY LINE OF WEDGEWOOD DRIVE.
ELEVATION = 727.19'

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 48453C0270J, MAP REVISED AUGUST 18, 2014 AND MAP NO. 48453C0460K, MAP REVISED JANUARY 6, 2016.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).



VICINITY MAP

SCALE: 1" = 500'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 61°07'00" E	24.19'
L2	N 61°07'00" W	25.46'
L3	N 47°55'14" W	59.89'
L4	N 47°48'55" W	59.88'
L5	N 54°25'03" W	59.87'
L6	S 62°07'05" E	62.25'
L7	N 54°04'19" E	55.71'
L8	N 62°07'05" W	80.00'
L9	N 35°39'55" E	89.85'
L10	S 62°04'59" E	70.05'
L11	N 66°24'53" E	63.96'
L12	N 62°04'59" W	100.05'
L13	S 54°00'39" E	99.77'
L14	N 03°51'21" E	59.04'
L15	N 54°00'39" W	75.70'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	3,277.72' {3,277.72'}	362.36' {362.31'}	N 38°51'45" E	362.18' {362.13'}
C2	808.82' {808.82'}	206.67' {206.57'}	N 34°39'35" E	206.11' {206.01'}
C3	263.75' {263.75'}	132.62' {132.80'}	N 41°51'02" E	131.23' {131.40'}
C4	1,030.00'	254.11'	N 68°11'03" W	253.46'
C5	970.00'	239.30'	S 68°11'03" E	238.70'
C6	22.92'	32.89'	N 76°45'55" E	30.14'
C7	17.45'	29.79'	N 13°14'05" W	26.30'
C8	3,277.72'	142.51'	N 36°56'27" E	142.50'
C9	23.94'	33.26'	N 78°04'01" E	30.65'
C10	16.24'	28.85'	N 11°08'59" W	25.20'
C11	3,277.72'	128.90'	N 40°54'11" E	128.90'
C12	808.82'	135.88'	N 37°10'01" E	135.72'
C13	18.98'	31.00'	N 79°11'21" E	27.67'
C14	21.40'	32.10'	N 11°08'39" W	29.17'
C15	263.75'	112.86'	N 43°59'18" E	112.00'

PRELIMINARY, THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT BE
USED OR VIEWED OR RELIED UPON AS A FINAL
SURVEY DOCUMENT.

CASE #: C8-2021-0205.0A

FILE # 1434
SHEET 1 OF 3

PLAT PREPARATION DATE: JULY, 2022
APPLICATION SUBMITTAL DATE:

No:	REVISION:	BY:	DATE:



5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

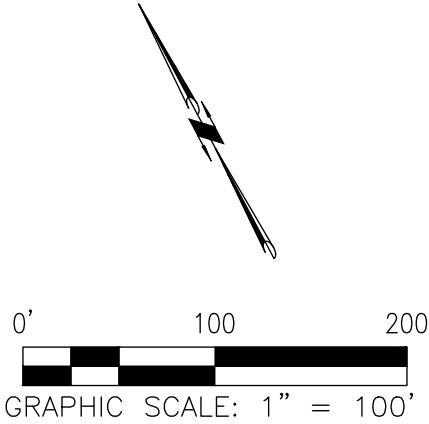
RESUBDIVISION OF
VALLEY SIDE HEIGHTS
SECTION ONE

20.118 ACRES IN THE
THOMAS H. MAYS SURVEY NO. 89, A-562 AND
THE J.C. HARRELSON SURVEY NO. 78, A-352
TRAVIS COUNTY, TEXAS

RESUBDIVISION OF
VALLEY SIDE HEIGHTS
SECTION ONE

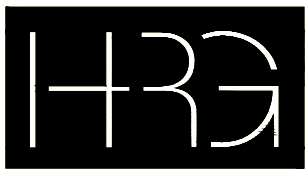
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- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD IN CONCRETE FOUND
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "CAPITOL SURVEYING" FOUND
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "LANDDEV" PREVIOUSLY SET
 - 1/2" IRON ROD W/ PLASTIC CAP STAMPED "HR GREEN" SET
 - △ CALCULATED POINT
 - ⊙ BENCHMARK
 - { } RECORD INFORMATION PER VOL. 7, PG. 31, P.R.T.C.TX.
 - () RECORD INFORMATION PER DOC. NO. 2020033183, O.P.R.T.C.TX.
 - < > RECORD INFORMATION PER DOC. NO. 2021210112, O.P.R.T.C.TX.
 - [] ADJOINER INFORMATION
 - D.R.T.C.TX. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - P.R.T.C.TX. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.TX. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - E.T.E. AUSTIN ENERGY ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATIONS, AND ELECTRIC FIBER EASEMENT
 - B.S.L. BUILDING SETBACK LINE
 - NTS NOT TO SCALE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - FUTURE SIDEWALK

CASE #: C8-2021-0205.0A



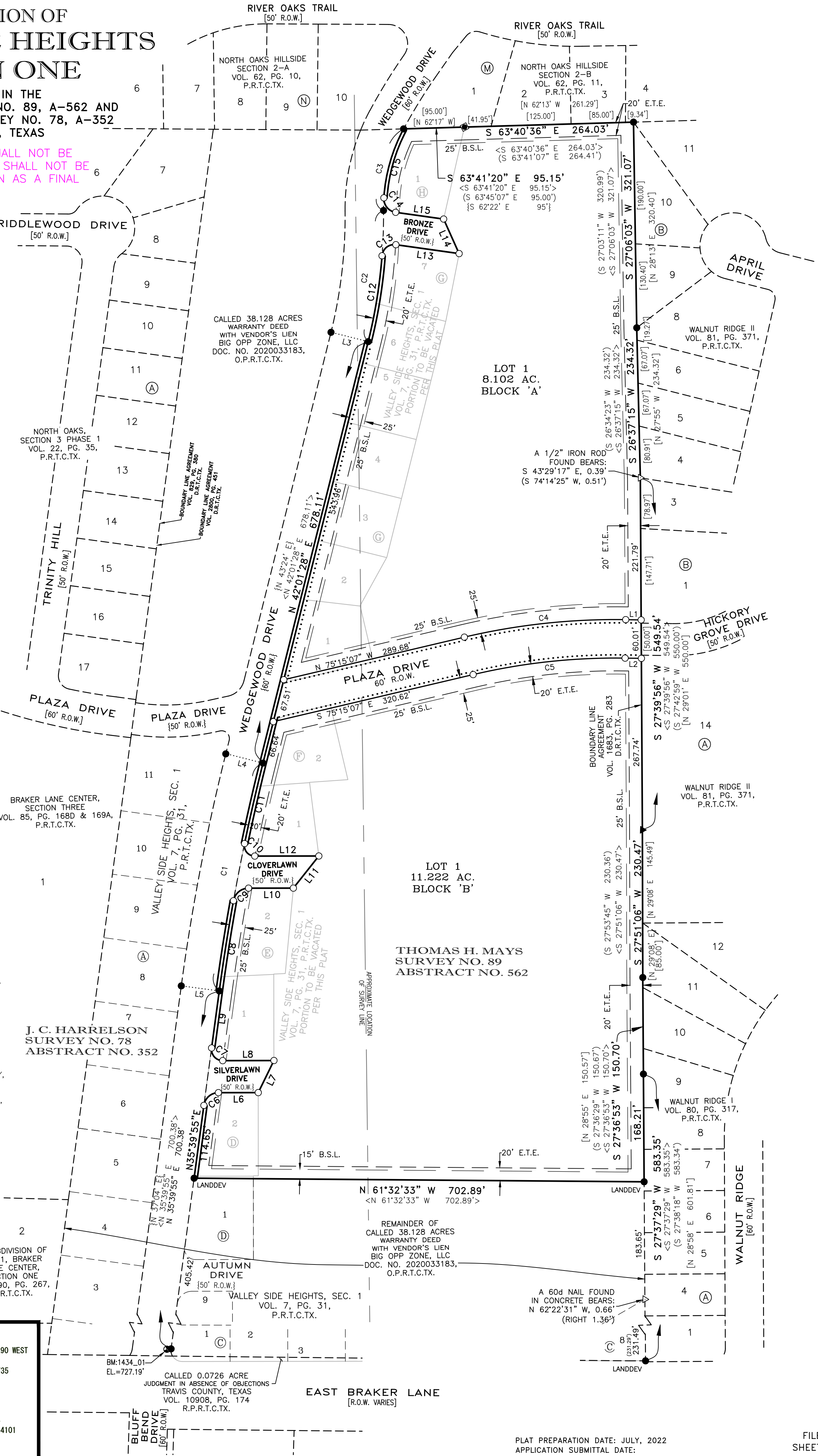
HRGreen®

DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

L:\Projects\1434-914 E Braker Lane\600-Survey\607-CADD\Final\Plat\1434 Urban at Braker Ln final plat.dwg
PLOT DATE: Nov 21, 2022 - 11:35am



PLAT PREPARATION DATE: JULY, 2022
APPLICATION SUBMITTAL DATE:

FILE # 1434
SHEET 2 OF 3

20.118 ACRES IN THE
THOMAS H. MAYS SURVEY NO. 89, A-562 AND
THE J.C. HARRELSON SURVEY NO. 78, A-352
TRAVIS COUNTY, TEXAS

THAT, ATLANTIC URBANA II BRAKER LANE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING OWNER OF 20.118 ACRES OF LAND OUT OF THE THOMAS H. MAYES SURVEY NO. 89, ABSTRACT NO. 562 AND THE J.C.H. HARRELSON SURVEY NO. 78, ABSTRACT NO. 352, SITUATED IN TRAVIS COUNTY, TEXAS, SAID 20.118 ACRES BEING COMPRISED OF LOTS 1 AND 2 BLOCK E, LOTS 1 AND 2 BLOCK F, LOTS 1 THRU 7, BLOCK G, LOT 1, BLOCK H, AND A PORTION OF LOT 1 AND ALL OF LOT 2 BLOCK D, VALLEY SIDE HEIGHTS, SECTION ONE, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 7, PAGE 31, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO SAID 20.118 ACRES BEING A PORTION OF THAT CERTAIN CALLED 20.478 ACRE PLAT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2021210112, 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 A PORTION OF VALLEY SIDE HEIGHTS, SECTION ONE, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

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

CASE NUMBER: C8-2021-0205.0A
UPDATE: U0
CASE MANAGER: Cesar Zavala **PHONE #:** 512-974-3404

PROJECT NAME: Resubdivision of Valley Side Heights Section One
LOCATION: 11309 Wedgewood Drive

SUBMITTAL DATE: December 5, 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 **March 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 (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
911 Addressing: Janny Phung
ATD Engineering: Daniil Kontsevov
Drainage Engineering: Yanjun (Julia) Chu
Environmental: David Michael

PARD / Planning & Design: Scott Grantham
Subdivision: Cesar Zavala
Water Quality: Yanjun (Julia) Chu
City Arborist: Caitlin Campbell

Approved

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

- AD1: This plat review is Rejected;
- AD2: Please update label for **HICKORY GROVE DR** the street type DR must be included in both the exhibit and the vicinity map
- AD3: Please update label for **TRINITY HILL DR** the street type DR must be included
- AD4: Please update label for **WALNUT RIDGE DR** the street type DR must be included in both the exhibit and the vicinity map
- AD5: The EAST before BRAKER LN is a directional and should be abbreviated, not spelled out. The correct name for this street is **E BRAKER LN**. Please re-label and resubmit.
- AD6: The street labeled "PLAZA DR" and "HICKORY GROVE DR" on this plat is a continuation of a named street on an existing plat and must continue with the same street name. The plat shows the name changing in the middle of the block. If the segments are connected, then the name should change at an intersection and not in the middle of the block.



NOTE: Directionals such as E, W, S, N when required before a street name, should be represented by a single letter, (not spelled out), and appear before the street name. (Example: W PARMER LN or N LAMAR BLVD)

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 what is shown
<https://maps.austintexas.gov/GIS/PropertyProfile/> §25-4-155

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

- ATD 1. ATD is in communication with DSD regarding the review fee amount.
- ATD 2. 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.

- ATD 3. 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.
- ATD 4. Sidewalks are required on both sides of Plaza Drive (extension) and Wedgewood Dr. Identify the location of the sidewalks by a dotted line on the final plat and include the sidewalk symbol within the Legend. LDC 25-6-351. TCM, 4.1.1.
Extend the dotted line along the remainder of the lot on Wedgewood Dr.
- ATD 5. Provide the following plat note: "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: PLAZA DR, WEDGEWOOD DR. 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." LDC 25-6-351.
- ATD 6. ATD is in support of the variance request regarding existing ROW stub-outs. Commission Approved Variance fee has been assessed. The comment will be cleared once the fee is paid. Please, see ATD 6 and ATD 7.
- ATD 7. Sidewalks are required on both sides of AUTUMN DR, SILVERLAWN DR, CLOVERLAWN DR and BRONZE DR. Identify the location of the sidewalks by a dotted line on the final plat and include the sidewalk symbol within the Legend. LDC 25-6-351. TCM, 4.1.1.
- ATD 8. Provide the following plat note: "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: AUTUMN DR, SILVERLAWN DR, CLOVERLAWN DR, BRONZE DR. 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." LDC 25-6-351.

Drainage Engineering Review - Yanjun (Julia) Chu - yanjun.chu@austintexas.gov
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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.

- DE 1. Submit a final plat that has been sign, sealed, and dated by a professional engineer that is licensed in the State of Texas. [LDC 25-7-62]
- DE 2. Submit a final plat that has been sign, sealed, and dated by a registered professional land surveyor licensed in the State of Texas. [LDC 25-7-62]
- DE 3. For resubdivision of platted lots a copy of the existing recorded plat must be provided with the resubdivision submittal. Please provide a copy of the existing recorded final plat.
- DE 4. Show drainage area maps and provide fully developed condition flows for the offsite contributing areas passing through site. Drainage easements will be required for conveyance of offsite flows [LDC 25-7-61 & 25-7-151].

Environmental Review - David Michael - david.michael@austintexas.gov

EV 01 Provide an ECM Appendix Q-2 table to demonstrate compliance with the allowable impervious cover regulations and rules for a project located in a Suburban watershed. Impervious cover in a Suburban watershed is based on gross site area. [LDC 25-8, Subchapter A, Article 9; ECM Appendix Q-2]

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

Update 0:

PR1. A Parkland Early Determination (PED #1572) was issued in 2022, which stated that fees in lieu of parkland dedication and park development would be required for this project.

PR2. Parkland requirements are deferred to the time of site plan. Please add this 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.

Subdivision Review - Cesar Zavala - 512-974-3404

SR 1. This application was submitted on December 5, 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: March 6, 2023
- Fiscal due (if any): June 5, 2023
- Recording due: June 28, 2023

SR 2. On the cover sheet of the plat, remove the reference to multi-family use below the lot information table.

SR 3. On the plat sheets, place the case number on the lower right margin of each sheet, C8-2021-0205.0A . 25-1-83 or 30-1-113

SR 4. On Sheet 2 of the plat, remove the original lots and block, as well as the survey line from inside the proposed lots. 25-1-83, 30-1-113:

SR 5. Remove the application submittal date from the sheet. 25-1-83, 30-1-113:

SR 6. Remove the building setback lines from the plat. 25-1-83, 30-1-113:

SR 7. Verify the scale on plat is correct to avoid amending the plat during the residential or site plan phases. LDC 25-1-83, 30-1-113

SR 8. On Sheet 3 of the plat, in the owner's dedication statement, place the sentence highlighted in yellow after the survey and abstract information where the red dot is demonstrated below, and delete "and also" highlighted in blue. Verify that the description and ownership for the portion of Lot 1 Block D is correct. 25-1-83 (or 30-1-113), TX LGC 212.014 and 212.004(c)

THAT, ATLANTIC URBANA II BRAKER LANE LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING OWNER OF 20.118 ACRES OF LAND OUT OF THE THOMAS H. MAYS SURVEY NO. 89, ABSTRACT NO. 562 AND THE J.C. HARRELSON SURVEY NO. 78, ABSTRACT NO. 352, SITUATED IN TRAVIS COUNTY, TEXAS, SAID 20.118 ACRES BEING COMPRISED OF LOTS 1 AND 2 BLOCK E, LOTS 1 AND 2 BLOCK F, LOTS 1 THRU 7, BLOCK G, LOT 1, BLOCK H, AND A PORTION OF LOT 1 AND ALL OF LOT 2 BLOCK D, VALLEY SIDE HEIGHTS, SECTION ONE, A SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN VOLUME 7, PAGE 31, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND ALSO SAID 20.118 ACRES BEING A PORTION OF THAT CERTAIN CALLED 20.478 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED OF RECORD IN DOCUMENT NO. 2021210112, 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 A PORTION OF VALLEY SIDE HEIGHTS, SECTION ONE, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

SR 9. Add/revise the notary signature block as follows: 25-1-83 or 30-1-113

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

SR 10. If fiscal is required, replace Note #17 on the plat with the following note. 25-1-83, 25-4-38, 25-4-84 or 30-1-113, 30-2-38, 30-2-84

"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."

SR 11. Add the following note to the plat: 25-1-83 "A variance to Section 25-4-151, of the Land Development Code, was granted by the Land Use Commission on January 3, 2023"

SR 12. Update the administrative approval block to list the current case manager: 25-1-83, 30-1-113
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

SR 13. The case requires commission approval since the plat has five or more lots. Add/revise 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 _____ 2023.

Chair

Secretary

SR 14. Modify the recordation block to list the new County Clerk as shown: 25-1-83, 30-1-113
STATE OF TEXAS
COUNTY OF TRAVIS

I, Dyana Limon-Mercado, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the ____ day of _____, 20__, A.D., at ____ o'clock ____M., duly recorded on the ____ day of _____, 20__, A.D., at ____ o'clock ____M. of said County and State in Document 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

SR 15. Submit payment for the Balance of Tract waiver. LDC 25-4-34, 25-1-83, 30-1-113:

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, 30-1-113:

SR 17. Contact the Intake group to verify application fees for the resubdivision. The plat is a resubdivision with commission approval and notice of approval, submit payment for the commission hearing and notice fees. 25-1-83, 30-1-113:

Water Quality Review - Yanjun (Julia) Chu - yanjun.chu@austintexas.gov

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. Add water quality plat note to read as follows: [LDC 25-8-211]
"Water quality controls are required for all development pursuant to the Land Development Code"

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 A site visit was conducted by Miranda Reinhard and Mark Ridley on December 22, 2022. No wetland CEFs were identified on-site.

Thank you for the opportunity to review and comment on this case. Due to the lack of wetland CEFs and CEF setbacks within the LOC, I have no comments for your consideration.

City Arborist Review - Caitlin Campbell - caitlin.campbell@austintexas.gov

Date: 12/21/2022

- CA1** For the resubmittal of platted lots, a copy of the exiting recorded plat must be provided with the permit so City Arborist staff can review the proposed changes under the resubdivision application in regard to existing trees on site.
- CA2** Per the tree survey provided, there will be at least one, possibly two, Heritage trees that will be removed to enter the site. Heritage tree 9889 – 36" multi-trunk Live Oak is located within the ROW of Bronze Drive. In addition, tree 8506 (labeled as Cedar but unknown if Ashe Juniper or Cedar Elm since specific species is not provided) is a 24.5" tree that is proposed for removal for extension of Plaza Drive. Please note, resubdivisions must not create a hardship that would require the removal of Heritage trees.

If Heritage trees will be impacted greater than what is required to be considered preserved (outlined below) then redesign or request a recommendation for a variance from LDC 25-8-641 through the Project Assessment process. The recommendation for a variance request is required for the subdivision application submittal to be considered complete.

Trees proposed to be preserved must meet the following criteria:

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

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

APPROVED

The proposed final plat (C8-2021-0205.0A) is approved from a plumbing code perspective.

End of Master Comment Report



EXHIBIT D

TO: Members of the Zoning & Platting Commission

FROM: Amber Hutchens, Capital Program Consultant | Supervisor
Austin Transportation Department

DATE: December 28, 2022

SUBJECT: **Resubdivision of Valley Side Heights Section One: C8-2021-0205.0A**
Variance of Title 25, Section 25-4-151

The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151, which requires extending of three ROW stub-outs that are part of the resubdivision of Valley Side Heights Section One for the property at 11309 Wedgewood Dr, Austin, Texas 78753.

Per LDC 25-4-151, Streets of a new subdivision shall be aligned with and connect to existing streets on adjoining property unless the Land Use Commission determines that the Comprehensive Plan, topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment or connection.

The proposed tract is located at 11309 Wedgewood Drive, within the full purpose limits of the City of Austin, and consists of approximately 20.4 acres near the intersection of Wedgewood Drive and Braker Lane in north Austin. The site is located entirely within the Walnut Creek Watershed which is classified as a Suburban Watershed, is currently undeveloped. The proposed development will consist of one residential lot. A Project Assessment (PA) was submitted and reviewed by City of Austin staff to help shorten the timeline and simplify the process for the subject tracts. The Project Assessment case number is C8-2021-0205.0APA

Staff recommends approval of the variance for the following reasons:

- These three ROW stub-outs are unimproved and are not identified for extension per the ASMP.
- The applicant has agreed to dedicate adequate ROW for the extension of Plaza Drive in accordance with the ASMP.

If you should have any questions or require additional information, please feel free to contact me at 512-974-5646.

CC: Cesar Zavala, Senior Planner (DSD)