

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0229.0A

COMMISSION DATE: January 3, 2023

SUBDIVISION NAME: Bristol Subdivision

ADDRESS: 6209 Friendswood Drive

APPLICANT: Bristol Highlands, LLC (Robert Worrall)

AGENT: Civil & Environmental Consultants, Inc (Luis Garcia)

ZONING: SF-3

NEIGHBORHOOD PLAN: Windsor Park

AREA: 5.06 acres

LOTS: 34

COUNTY: Travis

DISTRICT: 4

WATERSHED: Little Walnut Creek

JURISDICTION: Full Purpose

VARIANCE: None

DEPARTMENT COMMENTS:

The request is for the approval of the Bristol Subdivision, consisting of 34 lots on 5.06 acres. This property was previously platted as the Replat of the Highlands of University Hills, Section Two Subdivision. Staff is recommending approval of the replat with the condition that (C8-2015-0165.0A(VAC)) is approved. Please note that this replat application is unique in that it does not require approval of (C8-2015-0165.0A(VAC)) to be approved.

Staff recommends approval of the replat, subject to the condition listed in the attached comment report.

STAFF RECOMMENDATION:

Staff recommends approval with one condition of the Bristol Subdivision plat. This plat meets all applicable State and City of Austin LDC requirements.

CASE MANAGER: Juan Enriquez, Senior Planner

PHONE: 512-974-2767

E-mail: juan.enriquez@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment Report Dated December 29, 2022

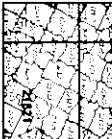
Exhibit A



22221

Revision Date
3/10/2021

0 120 Feet



Year	2000
Age	20
Sex	Male
Height	1.70 m
Weight	65 kg
Body fat	15%
Heart rate	150 bpm
VO2 max	45 ml/kg/min
Max power	2500 W
Max speed	40 km/h
Max torque	120 Nm
Max cadence	100 rpm
Max force	1000 N
Max pressure	120 mmHg
Max temperature	38.5°C
Max heart rate	180 bpm
Max VO2	50 ml/kg/min
Max power	3000 W
Max speed	45 km/h
Max torque	150 Nm
Max cadence	110 rpm
Max force	1200 N
Max pressure	130 mmHg
Max temperature	39.0°C
Max heart rate	190 bpm
Max VO2	55 ml/kg/min
Max power	3500 W
Max speed	50 km/h
Max torque	180 Nm
Max cadence	120 rpm
Max force	1500 N
Max pressure	140 mmHg
Max temperature	39.5°C
Max heart rate	200 bpm
Max VO2	60 ml/kg/min
Max power	4000 W
Max speed	55 km/h
Max torque	200 Nm
Max cadence	130 rpm
Max force	1800 N
Max pressure	150 mmHg
Max temperature	40.0°C
Max heart rate	210 bpm
Max VO2	65 ml/kg/min
Max power	4500 W
Max speed	60 km/h
Max torque	220 Nm
Max cadence	140 rpm
Max force	2000 N
Max pressure	160 mmHg
Max temperature	40.5°C
Max heart rate	220 bpm
Max VO2	70 ml/kg/min
Max power	5000 W
Max speed	65 km/h
Max torque	240 Nm
Max cadence	150 rpm
Max force	2200 N
Max pressure	170 mmHg
Max temperature	41.0°C
Max heart rate	230 bpm
Max VO2	75 ml/kg/min
Max power	5500 W
Max speed	70 km/h
Max torque	260 Nm
Max cadence	160 rpm
Max force	2400 N
Max pressure	180 mmHg
Max temperature	41.5°C
Max heart rate	240 bpm
Max VO2	80 ml/kg/min
Max power	6000 W
Max speed	75 km/h
Max torque	280 Nm
Max cadence	170 rpm
Max force	2600 N
Max pressure	190 mmHg
Max temperature	42.0°C
Max heart rate	250 bpm
Max VO2	85 ml/kg/min
Max power	6500 W
Max speed	80 km/h
Max torque	300 Nm
Max cadence	180 rpm
Max force	2800 N
Max pressure	200 mmHg
Max temperature	42.5°C
Max heart rate	260 bpm
Max VO2	90 ml/kg/min
Max power	7000 W
Max speed	85 km/h
Max torque	320 Nm
Max cadence	190 rpm
Max force	3000 N
Max pressure	210 mmHg
Max temperature	43.0°C
Max heart rate	270 bpm
Max VO2	95 ml/kg/min
Max power	7500 W
Max speed	90 km/h
Max torque	340 Nm
Max cadence	200 rpm
Max force	3200 N
Max pressure	220 mmHg
Max temperature	43.5°C
Max heart rate	280 bpm
Max VO2	100 ml/kg/min
Max power	8000 W
Max speed	95 km/h
Max torque	360 Nm
Max cadence	210 rpm
Max force	3400 N
Max pressure	230 mmHg
Max temperature	44.0°C
Max heart rate	290 bpm
Max VO2	105 ml/kg/min
Max power	8500 W
Max speed	100 km/h
Max torque	380 Nm
Max cadence	220 rpm
Max force	3600 N
Max pressure	240 mmHg
Max temperature	44.5°C
Max heart rate	300 bpm
Max VO2	110 ml/kg/min
Max power	9000 W
Max speed	105 km/h
Max torque	400 Nm
Max cadence	230 rpm
Max force	3800 N
Max pressure	250 mmHg
Max temperature	45.0°C
Max heart rate	310 bpm
Max VO2	115 ml/kg/min
Max power	9500 W
Max speed	110 km/h
Max torque	420 Nm
Max cadence	240 rpm
Max force	4000 N
Max pressure	260 mmHg
Max temperature	45.5°C
Max heart rate	320 bpm
Max VO2	120 ml/kg/min
Max power	10000 W
Max speed	115 km/h
Max torque	440 Nm
Max cadence	250 rpm
Max force	4200 N
Max pressure	270 mmHg
Max temperature	46.0°C
Max heart rate	330 bpm
Max VO2	125 ml/kg/min
Max power	10500 W
Max speed	120 km/h
Max torque	460 Nm
Max cadence	260 rpm
Max force	4400 N
Max pressure	280 mmHg

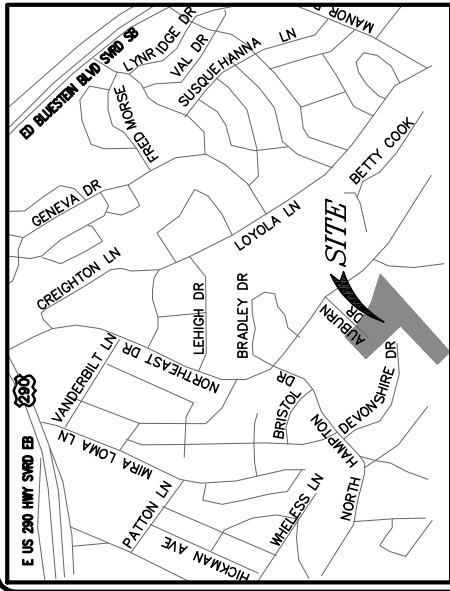
NAD_1983_StatePlane_
Texas_Central_FIPS_4203_Feet
Projection: Lambert Conformal Conic



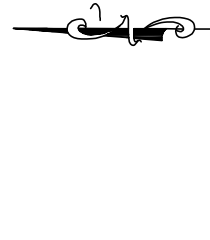
This text map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

Travis Central Appraisal District
6314 Cross Park Drive P.O. Box 149012
Austin, Texas 78754 Austin, Texas 78714
Internet Address: www.traviscad.org
Main Telephone Number (512) 834-9317
Appraisal Information (512) 834-8318
TDD (512) 836-3328

REPLAT OF LOTS 2-8, 11-12, 15, 17-19 AND 22-25, BLOCK A, AND LOTS 2-4, BLOCK B, LOTS 1-11, BLOCK C, AND LOTS 6-8, BLOCK D, THE HIGHLANDS OF UNIVERSITY HILLS, SECTION TWO SUBDIVISION.



LOCATION MAP (NOT TO SCALE)



LOT SUMMARY	
BLOCK A = 17 LOTS 2,379 ACRES	
BLOCK B = 3 LOTS 0.397 ACRES	
BLOCK C = 11 LOTS 1.644 ACRES	
BLOCK D = 3 LOTS 0.642 ACRES	
TOTAL NUMBER OF LOTS = 34	
TOTAL LOT ACREAGE = 5.062 ACRES	

- LEGEND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
 - 1/2" IRON ROD SET W/CAP "DODD SURVEYING"
 - C.E.F. CRITICAL ENVIRONMENTAL FEATURE
 - D.E.F. DRAINAGE EASEMENT
 - E.T.E. ELECTRIC AND TELECOMMUNICATIONS EASEMENT
 - E.E. ELECTRIC EASEMENT
 - W.W.E. WASTE WATER LINE EASEMENT
 - J.A.E. JOINT USE ACCESS EASEMENT
 - O.E.E. OVERHEAD ELECTRIC EASEMENT
 - () RECORD INFORMATION per 201700024
 - D.R.T.C. DEED RECORDS, TRAVIS COUNTY, TEXAS
 - O.P.R.T.C. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - P.R.T.C. PLAT RECORDS, TRAVIS COUNTY, TEXAS
 - R.P.R.T.C. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
 - SIDEWALK SHALL BE BUILT

LOT TABLE		LOT #	AREA	BLOCK	AREA
2	BLOCK 'A'	5782 SF	2	BLOCK 'B'	5750 SF
3	BLOCK 'A'	5750 SF	3	BLOCK 'B'	5775 SF
4	BLOCK 'A'	5980 SF	4	BLOCK 'B'	5778 SF
5	BLOCK 'A'	5750 SF	1	BLOCK 'C'	6572 SF
6	BLOCK 'A'	5750 SF	2	BLOCK 'C'	5952 SF
7	BLOCK 'A'	5750 SF	3	BLOCK 'C'	6127 SF
8	BLOCK 'A'	5752 SF	4	BLOCK 'C'	6301 SF
11	BLOCK 'A'	5767 SF	5	BLOCK 'C'	6444 SF
12	BLOCK 'A'	6677 SF	6	BLOCK 'C'	6498 SF
15	BLOCK 'A'	8679 SF	7	BLOCK 'C'	7410 SF
17	BLOCK 'A'	5971 SF	8	BLOCK 'C'	6500 SF
18	BLOCK 'A'	5800 SF	9	BLOCK 'C'	6500 SF
19	BLOCK 'A'	5750 SF	10	BLOCK 'C'	6500 SF
22	BLOCK 'A'	5750 SF	11	BLOCK 'C'	6825 SF
23	BLOCK 'A'	5751 SF	6	BLOCK 'D'	5753 SF
24	BLOCK 'A'	5757 SF	7	BLOCK 'D'	5750 SF
25	BLOCK 'A'	7212 SF	8	BLOCK 'D'	16484 SF

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DODD SURVEYING & MAPPING CO., INC.

TBPELS FIRM NO. 10194646
P.O. BOX 1695 LIBERTY HILL, TX 78642
OFFICE: (512) 953-5705
WWW.DODDSURVEYING.COM

DATE OF PLAT: 12/07/2021
APPLICATION SUBMITTAL DATE: 09/26/2022

SHEET 1 OF 2 SHEETS

STATE OF TEXAS
COUNTY OF TRAVIS

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

CHAD KIMBELL, P.E. NO. 99810
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
3711 S. MOPAC EXPRESSWAY, BUILDING 1, SUITE 550
AUSTIN, TEXAS 78746
(512) 439-0400

STATE OF TEXAS
COUNTY OF TRAVIS

I, FRED L. DODD, JR., 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.

FRED L. DODD, JR.
R.P.L.S. NO. 6392
DODD SURVEYING & MAPPING CO., INC.
P. O. BOX 1695
LIBERTY HILL, TEXAS 78642
(512) 953-5705

DATE

CURVE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	19.30'	S 18°43'36" E	27.81'	31.05'
C2	1338.58'	N 64°09'24" W	30.93'	30.93'
C3	1338.58'	N 63°13'23" W	12.69'	12.69'
C4	60.44'	S 85°50'52" E	47.06'	48.33'
C5	60.44'	N 70°52'11" E	0.79'	0.79'
C6	30.00'	N 47°12'52" E	23.71'	24.38'
C7	50.00'	S 56°39'25" W	54.06'	57.11'
C8	50.00'	N 81°30'30" W	15.83'	15.90'
C9	50.00'	N 49°28'53" W	38.94'	40.00'
C10	50.00'	N 07°55'57" W	31.95'	32.52'
C11	50.00'	N 22°42'52" E	20.82'	20.97'
C12	50.00'	N 59°50'02" E	42.43'	43.82'
C13	50.00'	S 78°59'58" E	27.67'	28.03'
C14	30.00'	N 86°13'08" W	23.71'	24.38'
C15	29.19'	S 49°12'14" W	21.20'	21.69'
C16	29.19'	S 13°04'04" W	14.96'	15.13'
C17	89.90'	N 00°15'09" E	6.37'	6.37'
C18	89.90'	N 14°38'13" E	38.47'	38.77'
C19	19.99'	S 15°00'32" E	26.75'	29.31'
C20	147.75'	N 44°05'06" W	67.25'	67.84'
C21	147.75'	N 01°06'34" W	146.95'	153.80'
C22	17.25'	N 70°12'54" E	23.46'	25.80'
C23	1288.66'	N 64°56'16" W	89.94'	89.96'
C24	39.90'	N 17°58'20" W	56.40'	62.63'
C25	86.97'	N 55°57'05" W	3.21'	3.21'
C26	86.97'	N 23°26'16" W	90.77'	95.50'
C27	86.97'	N 18°21'27" E	31.21'	31.38'
C28	156.03'	S 18°45'35" W	53.85'	54.12'
C29	156.03'	S 07°52'32" W	5.16'	5.16'
C30	156.03'	N 07°34'02" E	3.49'	3.49'
C31	156.03'	N 11°04'54" E	15.65'	15.66'
C32	156.03'	N 21°19'33" E	40.03'	40.14'
C33	1288.66'	N 66°38'51" W	13.05'	13.05'
C34	1288.66'	N 65°14'40" W	50.05'	50.05'
C35	1288.66'	N 63°32'05" W	26.85'	26.85'

WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.

UTILITY NOTE

"THE HIGHLANDS OF UNIVERSITY HILLS SECTION TWO" 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.

ALL BEARINGS ARE BASED ON GRID BEARINGS. DISTANCES ARE SURFACE DISTANCES. COORDINATES ARE SURFACE VALUES BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, CENTRAL TEXAS ZONE, USING A COMBINED SCALE FACTOR OF 0.999930 AND CONVERGENCE ANGLE OF 01°22'00.9859".

CASE #C8-2022-0229.0A

LINE	BEARING	DISTANCE
L1	N 28°41'44" E	19.74'
L2	S 06°55'44" W	7.35'
L3	S 28°41'44" W	10.78'
L4	N 61°21'05" W	3.50'
L5	N 26°59'44" E	15.01'
L6	N 26°59'44" E	15.01'
L7	N 27°21'44" E	9.71'
L8	S 79°45'57" E	51.22'
L9	S 60°28'33" W	35.22'
L10	S 70°29'44" W	20.00'
L11	N 70°29'44" W	15.73'
L12	S 26°33'59" W	32.68'
L13	S 27°33'59" W	50.31'
L14	S 27°33'59" W	57.00'
L15	N 61°17'16" W	9.25'
L16	S 28°42'44" W	63.12'
L17	S 43°28'10" W	30.23'
L18	N 26°59'44" E	11.43'
L19	N 57°00'16" W	14.85'
L20	N 62°56'16" W	23.15'
L21	N 85°57'44" E	9.97'

LINE LEGEND

- ADJOINER LOT LINES
- EASEMENTS
- RIGHTS-OF-WAY
- SUBJECT BOUNDARY

REPLAT OF LOTS 2-8, 11-12, 15, 17-19 AND 22-25, BLOCK A, AND LOTS 2-4, BLOCK B, LOTS 1-11, BLOCK C, AND LOTS 6-8, BLOCK D, THE HIGHLANDS OF UNIVERSITY HILLS, SECTION TWO SUBDIVISION.

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

THAT BRISTOL HIGHLANDS LLC, BEING OWNER OF LOTS 2-8, 11-12, 15, 17-19, 22-25, BLOCK A, LOTS 2-4, BLOCK B, AND LOTS 1-11, BLOCK C, LOT 8, BLOCK D, REPLAT OF THE HIGHLANDS OF UNIVERSITY HILLS SECTION TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201700024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2018000964 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THAT KYLE DANIEL STABLES AND DEE ELLYN TEKELL, BEING OWNERS OF LOT 6, BLOCK D, REPLAT OF THE HIGHLANDS OF UNIVERSITY HILLS SECTION TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201700024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2021224250 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND THAT NICHOLAS RYAN CRUM AND SILVANA MOKBEL NASREDDINE, BEING OWNERS OF LOT 7, BLOCK D, REPLAT OF THE HIGHLANDS OF UNIVERSITY HILLS SECTION TWO, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201700024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2021138580 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOTS 2-8, 11-12, 15, 17-19, 22-25, BLOCK A, LOTS 2-4, BLOCK B, AND LOTS 1-11, BLOCK C, LOTS 6-8, BLOCK D, REPLAT OF THE HIGHLANDS OF UNIVERSITY HILLS SECTION TWO IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

REPLAT OF LOTS 2-8, 11-12, 15, 17-19 AND 22-25, BLOCK A, AND LOTS 2-4, BLOCK B, LOTS 1-11, BLOCK C, AND LOTS 6-8, BLOCK D, THE HIGHLANDS OF UNIVERSITY HILLS, SECTION TWO SUBDIVISION

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

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

ROBERT MATTHEW WOPRALL
OWNER/REPRESENTATIVE
BRISTOL HIGHLANDS, LLC
17129 WHISPERING BREEZE DRIVE
AUSTIN, TEXAS 78738

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 ROBERT MATTHEW WOPRALL, 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 TEXAS

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

KYLE DANIEL STABLES
6112 FRIENDSWOOD DRIVE
AUSTIN, TEXAS 78723

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 KYLE DANIEL STABLES, 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 TEXAS

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 DEE ELLYN TEKELL, 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 TEXAS

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

NICHOLAS RYAN CRUM
6108 FRIENDSWOOD DRIVE
AUSTIN, TEXAS 78723

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 NICHOLAS RYAN CRUM, 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 TEXAS

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 SILVANA MOKBEL NASREDDINE, 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 TEXAS

NOTES:

1. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, REPLAT OF THE HIGHLANDS OF UNIVERSITY HILLS, SECTION TWO SUBDIVISION, RECORDED IN DOCUMENT NO. 201700024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SHALL APPLY TO THIS PLAT WITH THE EXCEPTION OF NOTE 26.

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

3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

4. THE 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 THE AUSTIN WATER UTILITY.

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

6. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.

8. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

9. 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 REPLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

10. 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.

11. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

12. AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

13. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT MAY PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUNDS ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS SUBDIVISION/LOT. THESE EASEMENTS/ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

14. 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 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.

15. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY 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.

16. THE LAND OWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER IMPROVEMENTS.

NOTES: (CONTINUED)

17. NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD ADMINISTRATION FIRM PANEL 48453C0470K, DATED JANUARY 06, 2016. DEVELOPMENT CODE, WAS GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE 10TH DAY OF JANUARY, 2017.

18. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL (ECM).

19. 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 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.

20. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.

21. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: AUBURN DRIVE, BRISTOL DRIVE AND FRIENDSWOOD DRIVE. 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.

22. A MINIMUM OF TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.

23. A 10' ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY FOR THE ROADWAYS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT.

24. ALL ACTIVITIES WITHIN A CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

25. A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 44 DWELLING UNITS WITH C8-2015-0165.OA. AN ADDITIONAL FEE-IN-LIEU HAS BEEN PAID FOR 24 DWELLING UNITS WITH C8-2022-0229.OA.

26. A 30' JOINT ACCESS EASEMENT (J.A.E.) AS SHOWN ALONG ALL FLAG LOTS SHARING A DRIVEWAY IS HEREBY DEDICATED.

27. LOT 8, BLOCK D IS NOT FOR RESIDENTIAL USE.

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

29. 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.

30. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.

31. EXTENDED OR OBSTRUCTED FIRE ACCESS SHALL BE MITIGATED WITH AN AFD APPROVED SPRINKLER SYSTEM FOR BUILDINGS ON LOTS 16, 20 & 21 OF BLOCK A.

32. 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.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20____.

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

JUAN ENRIQUEZ FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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

CHAIR SECRETARY

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 NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS



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



CASE NUMBER: C8-2022-0229.0A
UPDATE: U1
CASE MANAGER: Juan Enriquez, Senior Planner juan.enriquez@austintexas.gov

PROJECT NAME: Bristol Subdivision
LOCATION: 6209 FRIENDSWOOD DR

SUBMITTAL DATE: December 19, 2022
FINAL REPORT DATE: December 29, 2022

STAFF REPORT:

Staff is recommending approval of the replat with the condition that (C8-2015-0165.0A(VAC)) is approved at the ZAP meeting on January 3, 2023. Please note that this replat application is unique in that it does not require approval of (C8-2015-0165.0A(VAC)) to be approved. Reach out to the case manager to receive instructions on the next steps.

REVIEWERS:

Planner 1: Chima Onyia
PARD / Planning & Design: Thomas Rowlinson
Electric Review: Andrea Katz
911 Addressing Review: Janny Phung

ATD Engineering Review: Daniil Kontsevov
AW Utility Development Services: Bradley Barron
Site Plan Plumbing: Cory Harmon

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

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. Sidewalks are required on both sides of AUBURN DR, BRISTOL DR and FRIENDSWOOD 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.

U1: Comment cleared.

ATD 4. Indicate 30' J.A.E. between Lot 19 and Lot 22; 30' J.A.E. between Lot 6 and Lot 3 on the final plat.

U1: Comment cleared.

PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372

PR 1: The parkland dedication and park development fee is required (City Code §25-1-601) and must be paid prior to approval. This development had previously satisfied the requirement under case number C8-2015-0165.0A for 44 dwelling units. The application proposes 68 dwelling units in all, a difference of 24 dwelling units that must be paid prior to approval. Park fee bills will be issued with the next update when the number of units has been confirmed.

U1: Fees have been issued and must be paid prior to approval.

PR 2: To demonstrate compliance with City Code Title 25, Article 14, and Article 3, Division 5, revise note #24 on the plat:

A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 44 DWELLING UNITS WITH C8-2015-0165.0A. AN ADDITIONAL FEE-IN-LIEU HAS BEEN PAID FOR 24 DWELLING UNITS WITH C8-2022-0229.0A.

U1: Cleared.

AW Utility Development Services - Bradley Barron - 512-972-0078

Approved with condition that replacement wastewater easement for existing main previously dedicated by plat is recorded simultaneous to plat vacation and plat recordation.

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

APPROVED - The proposed final plat (C8-2022-0229.0A) is approved from a plumbing code perspective.

End of Master Comment Report