

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0057.3A**COMMISSION DATE:** January 10, 2023**SUBDIVISION NAME:** Pearson Ranch Phase 2B Final Plat**ADDRESS:** 14320 N FM 620 Road**APPLICANT:** Brett Ames (Pearson Ranch, LLC)**AGENT:** Vanessa Mendez (Dunaway Associates)**AREA:** 22.85 acres**LOTS:** 4**COUNTY:** Williamson**DISTRICT:** 6**WATERSHED:** Lake Creek**JURISDICTION:** Limited Purpose**SIDEWALKS:** Sidewalks will be constructed along Inspire Drive.**DEPARTMENT COMMENTS:**

The request is for the approval of Pearson Ranch West Phase 2B Final Plat, a proposed subdivision out of the approved Pearson Ranch West Preliminary Plan, comprised of 4 lots on 22.85 acres.

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

STAFF RECOMMENDATION:

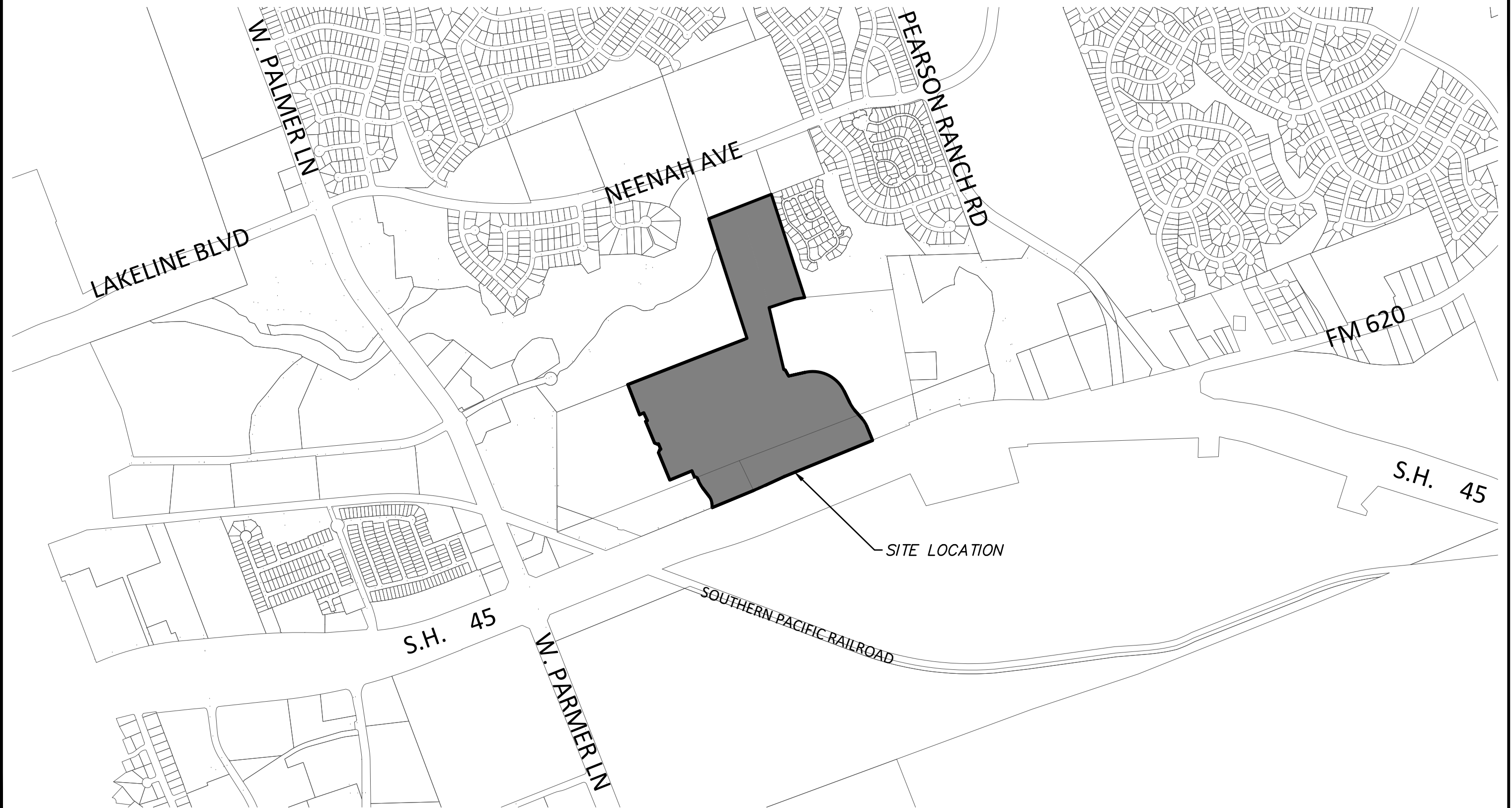
Staff recommends disapproval of the plat for the reasons listed in the comment report dated January 4, 2023 and attached as Exhibit C.

CASE MANAGER: Joey de la Garza**PHONE:** 512-974-2664**E-mail:** joey.delagarza@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

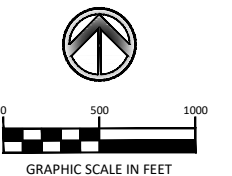
Exhibit B: Proposed plat

Exhibit C: Comment report dated January 4, 2023



5707 Southwest Pkwy • Bldg. 2 • Suite 250 • Austin, Texas 78735
Tel: 512.306.8252
(TX REG. F-1114)

SITE LOCATION MAP PEARSON RANCH WEST PH 2 & 2B





VICINITY MAP
1" = 2000'

OWNER: PEARSON RANCH, LLC
ADDRESS: 702 N. COMMONS FORD ROAD
AUSTIN, TEXAS 78733
858-945-6777

ACREAGE: 22.85 ACRES
NUMBER OF LOTS: 4

SURVEY: RACHEL SAUL SURVEY, ABSTRACT NO. 551

ENGINEERING BY: DUNAWAY ASSOCIATES, LLC
5707 SOUTHWEST PARKWAY, BLDG 2
SUITE 250
AUSTIN TEXAS, 78735

SURVEYING BY: DUNAWAY ASSOCIATES, LLC
5707 SOUTHWEST PARKWAY, BLDG 2
SUITE 250
AUSTIN TEXAS, 78735

METES AND BOUNDS

BEING a 22.85 acre tract of land situated in the Rachael Saul Survey, Abstract Number 551 in the City of Austin, Williamson County, Texas, being a portion of the tract of land described as Tract Two in the deed to Pearson Ranch, LLC recorded in Document Number 2019122036, Official Public Records of Williamson County, Texas, said 22.85 acre tract of land being more particularly described as follows;

BEGINNING at a found 1/2-inch iron rod for the southwest corner of the tract of land described in the deed to The Most Reverend Gregory M. Aymond, Bishop of the Diocese of Austin and his Successors in Office, recorded in Document Number 2004087973, Official Public Records of Williamson County, Texas and being in the east line of a remainder tract of land described in the deed to Davis Springs Properties, Ltd. recorded in Volume 2199, Page 202, Official Public Records of Williamson County, Texas;

THENCE North 68 degrees 59 minutes 52 seconds East, departing the east line of said Davis Springs Properties, Ltd. tract and along the south line of said The Most Reverend Gregory M. Aymond tract, a distance of 708.02 feet to a found 6-inch cedar post found for the northwest corner of Pearson Place Section Five, an addition to the City of Austin according to the plat recorded in Document Number 2015051028, Official Public Records of Williamson County, Texas;

THENCE South 17 degrees 54 minutes 30 seconds East, departing the south line of said The Most Reverend Gregory M. Aymond tract and along the southwest line of said Pearson Place Section Five, a distance of 1,137.92 feet to found 1/2-inch iron rod for the southwest corner of said Pearson Place Section Five;

THENCE South 80 degrees 45 minutes 28 seconds West, crossing said Pearson Ranch, LLC tract, a distance of 109.75 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE South 71 degrees 38 minutes 38 seconds West, continuing across said Pearson Ranch, LLC tract, a distance of 266.98 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE South 12 degrees 16 minutes 02 seconds East, continuing across said Pearson Ranch, LLC tract, a distance of 662.03 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" for the beginning of a circular curve to the left, having a radius of 15.00 feet and whose chord bears South 20 degrees 20 minutes 56 seconds East, a chord distance of 4.22 feet;

THENCE Southeasterly, continuing across said Pearson Ranch, LLC tract and said circular curve to the left, through a central angle of 16 degrees 09 minutes 49 seconds, an arc length of 4.23 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" at the end of said curve;

THENCE South 77 degrees 15 minutes 42 seconds West, continuing across said Pearson Ranch, LLC tract, a distance of 334.18 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC";

THENCE North 12 degrees 44 minutes 18 seconds West, continuing across said Pearson Ranch, LLC tract, a distance of 397.65 feet to a set 5/8-inch iron rod with cap stamped "DUNAWAY ASSOC" in the southerly line of Lot 1, Block A, Spraddle Creek, an addition to the City of Austin according to the plat recorded in Document Number 2000028647, Official Public Records of Williamson County, Texas and from which a found 5/8-inch iron rod bears South 68 degrees 50 minutes 57 seconds West, a distance of 560.15 feet;

THENCE North 68 degrees 50 minutes 57 seconds East, along the southerly line of said Lot 1, Block A, Spraddle Creek, a distance of 30.23 feet to a found 1/2-inch iron rod for the southeast corner of said Lot 1, Block A, Spraddle Creek;

THENCE North 17 degrees 54 minutes 02 seconds West, along the east line of said Lot 1, Block A, Spraddle Creek, a distance of 987.43 feet to a found 1/2-inch iron rod with cap stamped "SAM INC" for the common east corner of said Lot 1, Block A, Spraddle Creek and said Davis Spring Properties, Ltd. remainder tract;

THENCE North 17 degrees 54 minutes 02 seconds West, along the east line of said Davis Spring Properties, Ltd. remainder tract, a distance of 333.01 feet to the POINT OF BEGINNING and CONTAINING a computed area of 22.85 acres or 995,514 square feet of land, more or less.

NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY 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. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
5. 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 CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
6. 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.
7. AUSTIN ENERGY WILL FURNISH ELECTRIC SERVICE TO THIS SUBDIVISION.
8. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG INSPIRE DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO 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.
9. IT IS THE RESPONSIBILITY OF THE OWNERS, NOT THE COUNTY, TO ASSURE COMPLIANCE WITH THE PROVISIONS OF ALL APPLICABLE STATE, FEDERAL, AND LOCAL LAWS AND REGULATIONS RELATING TO THE PLATTING AND DEVELOPMENT OF THIS PROPERTY.
10. A PORTION OF THIS SUBDIVISION IS ENCLOSED BY A SPECIAL FLOOD HAZARD AREA(S) INUNDATED AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48491C0610F, EFFECTIVE DATE OF DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.
11. THIS SITE IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE CITY OF AUSTIN AND TCEQ.
12. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
13. ALL PUBLIC STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS.
14. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

15. 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.

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

17. 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 WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

18. 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 OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

19. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO. 658S OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G) OR A GEOLOGIST'S REPRESENTATIVE.

20. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN OFR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER METHODS UNLESS OTHERWISE APPROVED BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 4, 5, 6, BLOCK B REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

21. A RESTRICTIVE COVENANT REGARDING ALLOCATION OF IMPERVIOUS COVER HAS BEEN RECORDED IN DOCUMENT NO. 2021142333 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

22. AN ADMINISTRATIVE VARIANCE WAS GRANTED AS PART OF THE APPROVED PRELIMINARY PLAN, PEARSON RANCH WEST, C8-2019-0057, FOR CRITICAL ENVIRONMENTAL FEATURE BUFFER OF LESS THAN 150-FT.

23. PARKLAND DEDICATION HAS BEEN SATISFIED VIA THE PRIVATE PARKLAND EASEMENT AND IN ACCORDANCE WITH SECTION 25-1-602(B) AND 25-1-604.

24. THE PRIVATE PARK EASEMENT SHOWN HEREON IN LOT 7, BLOCK B IS DEDICATED AS A NON-EXCLUSIVE EASEMENT GRANTING PUBLIC ACCESS TO RECREATIONAL FACILITIES (PRIVATE PARK) FOR THE PURPOSE OF ACCESS, OPERATION, USE, MAINTENANCE, REPAIR, MONITOR, INSPECT, REPLACEMENT, MAKE CONNECTIONS WITH, AND REMOVAL OF RECREATIONAL FACILITIES AND APPURTENANCES. ANY USE OF LOT 7, BLOCK B MAY NOT INTERFERE IN ANY MATERIAL WAY OR BE INCONSISTENT WITH THE PURPOSE OF THIS EASEMENT FOR RECREATIONAL FACILITIES (PRIVATE PARK). THE EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.



5707 SOUTHWEST PARKWAY, BLDG 2 SUITE 250
AUSTIN, TEXAS 78735
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

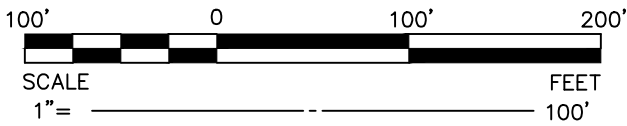
LOT SUMMARY		
DESCRIPTION	NUMBER	ACREAGE
ETJ LOTS	4	20.91 ACRES
RIGHT-OF-WAY	—	1.936 ACRES
TOTAL	—	22.85 ACRES

FINAL PLAT
PEARSON RANCH WEST
PHASE 2B

A Subdivision of 22.85 Acres
Situated in the Rachel Saul Survey, Abstract No. 551
Williamson County, Texas

Line Table		
Line Number	Bearing	Distance
L1	S61°42'01"W	6.99'
L2	N24°17'25"W	10.01'
L3	N63°53'01"W	32.95'

THE MOST REVEREND GREGORY M. AYMOND, BISHOP OF THE DIOCESE OF AUSTIN, AND HIS
SUCCESSORS IN OFFICE
DOCUMENT NUMBER
2004087973
O.P.R.W.C.T.



This survey is based on the Texas State Coordinate System (NAD83), Central Zone 4203, and by GPS observations. Distances hereon are surface values. A combined scale factor of 0.99988452 was used for this project.

LEGEND

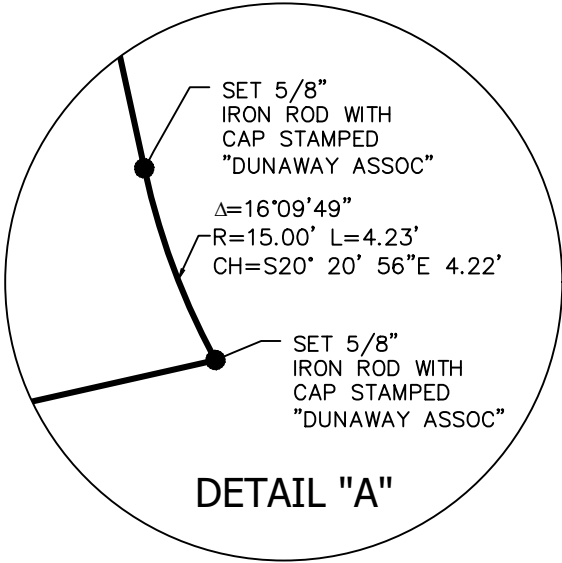
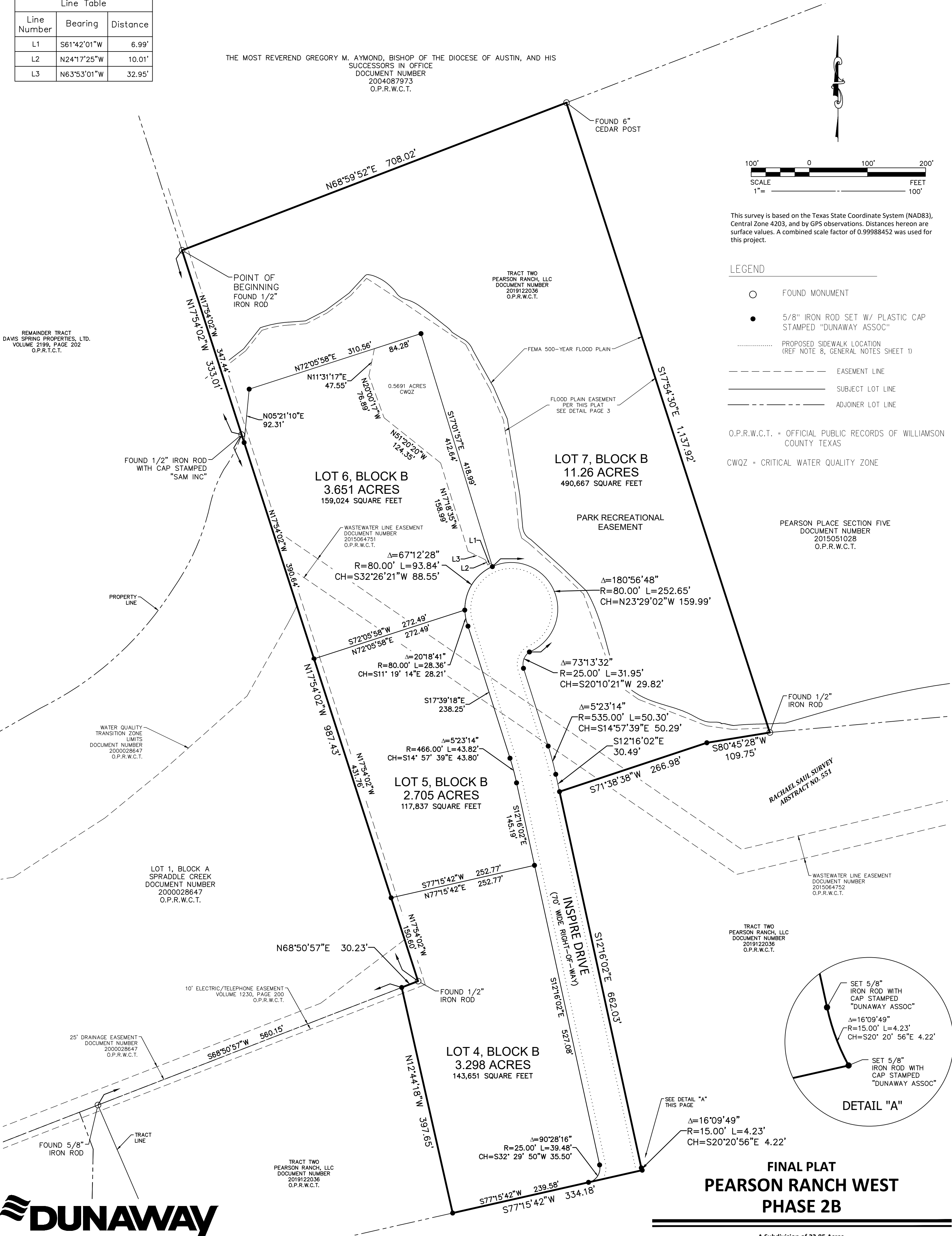
- FOUND MONUMENT
- 5/8" IRON ROD SET W/ PLASTIC CAP STAMPED "DUNAWAY ASSOC"
- PROPOSED SIDEWALK LOCATION (REF NOTE 8, GENERAL NOTES SHEET 1)
- - - - - EASEMENT LINE
- _____ SUBJECT LOT LINE
- _____ ADJOINER LOT LINE

O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY TEXAS

CWQZ = CRITICAL WATER QUALITY ZONE

PEARSON PLACE SECTION FIVE
DOCUMENT NUMBER
2015051028
O.P.R.W.C.T.

REMAINDER TRACT
DAVIS SPRING PROPERTIES, LTD.
VOLUME 2199, PAGE 202
O.P.R.T.C.T.

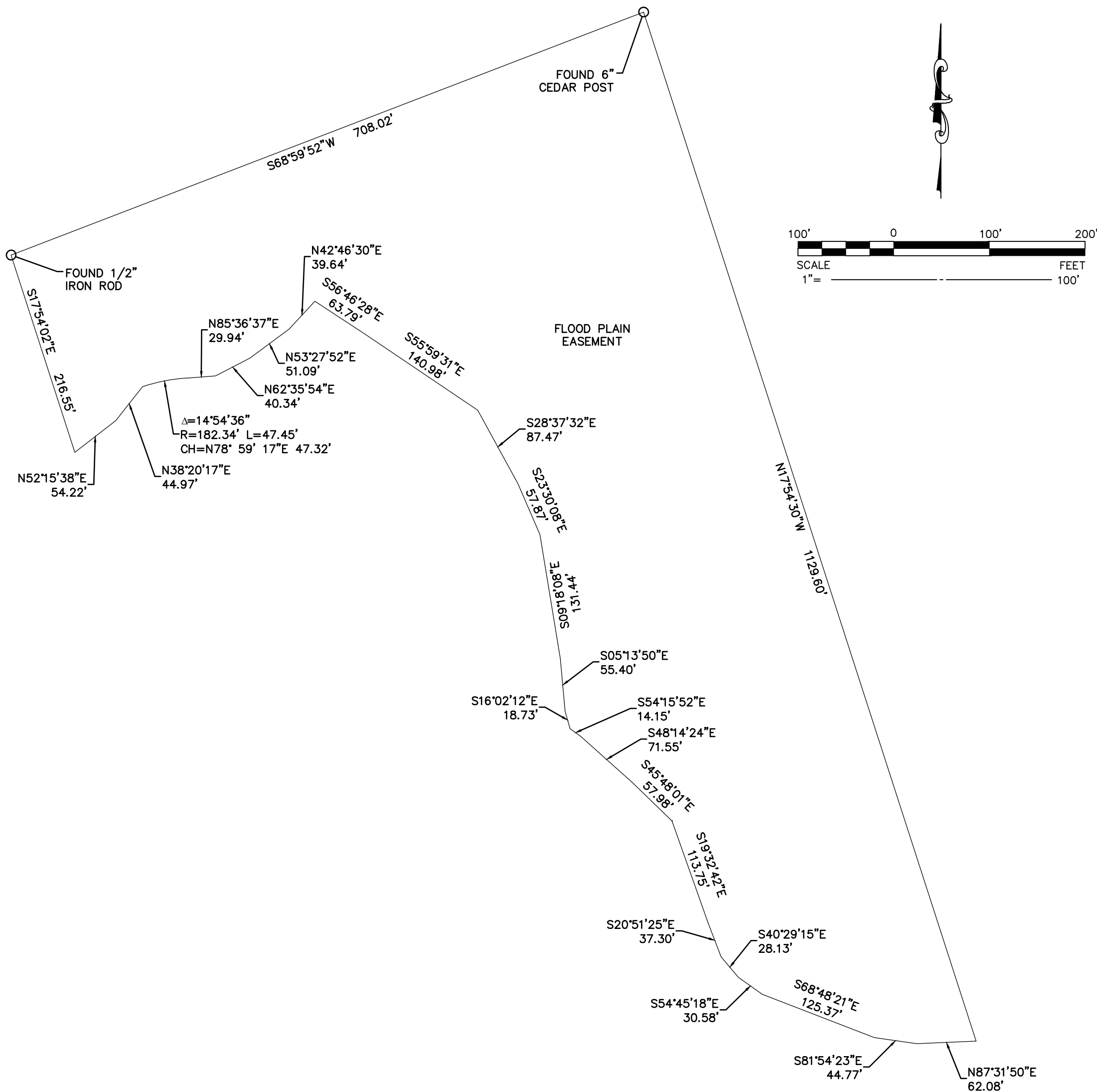


FINAL PLAT
PEARSON RANCH WEST
PHASE 2B

A Subdivision of 22.85 Acres
Situated in the Rachel Saul Survey, Abstract No. 551
Williamson County, Texas



5707 SOUTHWEST PARKWAY, BLDG 2 SUITE 250
AUSTIN, TEXAS 78735
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



ENGINEER'S CERTIFICATE:

I, CALEB A. MILLIGAN, P.E. NO. 113119, 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.

Caleb A. Milligan
CALEB A. MILLIGAN, P.E.
DUNAWAY ASSOCIATES, LLC

11/11/2022
DATE

TX FIRM *F-114
5707 SOUTHWEST PARKWAY, BLDG 2
SUITE 250
AUSTIN TEXAS, 78735
(152) 306-8252



SURVEYOR'S CERTIFICATE:

I, ALAN MOORE, 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 SURVEY OF THE PROPERTY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION ON AUGUST 23, 2022.

Alan Moore
ALAN MOORE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5537

August 23, 2022
DATE

TBPLS FIRM No. 10098100
DUNAWAY ASSOCIATES, LLC
550 BAILEY AVENUE, SUITE 400
FORT WORTH, TEXAS 76107
(817) 335-1121



FINAL PLAT
PEARSON RANCH WEST
PHASE 2B

A Subdivision of 22.85 Acres
Situated in the Rachel Saul Survey, Abstract No. 551
Williamson County, Texas



5707 SOUTHWEST PARKWAY, BLDG 2 SUITE 250
AUSTIN, TEXAS 78735
TEXAS REGISTERED SURVEYING FIRM NO. 10098100

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



CASE NUMBER: C8-2019-0057.3A
 UPDATE: U0
 CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: Pearson Ranch Phase 2B Final Plat
 LOCATION: 14320 N FM 620 RD SB

SUBMITTAL DATE: December 12, 2022
 FINAL REPORT DATE: January 4, 2023

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 13, 2023**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

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

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

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

REVIEWERS:

Planner 1: Chima Onyia
 Electric Review: Andrea Katz
 911 Addressing Review: Janny Phung
 PARD/Planning & Design Review: Thomas Rowlinson
 Subdivision Review: Joey de la Garza
 Water Quality Review: Kyle Virr

Drainage Engineering Review: Kyle Virr
 Environmental Review: Enrique Maiz-Torres
 Site Plan Plumbing: Cory Harmon

Electric Review - Andrea Katz - Andrea.Katz@austinenergy.com

EL 1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Ten (10') foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all street R.O.W. Show the easements on the face of the plat.

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

AD1: This plat review is Rejected;

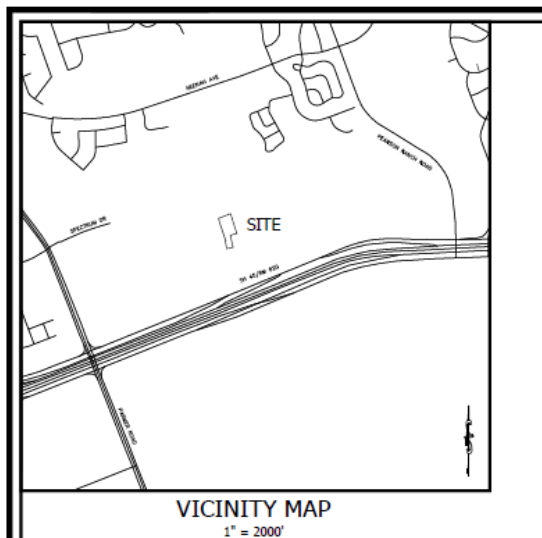
AD2: Please update label for **N SH 45 W** the directional N must be included label the name as shown here in the vicinity map

AD3: Please remove all forms of punctuation after abbreviating street types or directionals

AD4: Please update the extent of the site within the vicinity map. See below for reference.

AD5: Please provide the overall subdivision plat with all phases to examine street name continuity.

AD6: Please update label for **W PARMER RD** the directional W must be included label the name as shown here in the vicinity map



DE2: The owner of real property proposed to be developed shall dedicate to the public an easement or right-of way for a drainage facility, open or enclosed, and stormwater flow to the limits of the 100-year floodplain. [LDC 25-7-152]

DE3: Show drainage area maps and calculate fully developed condition flows for the offsite contributing areas passing through site. Drainage easements are required for conveyance of offsite flows through the site. [LDC 25-7-151 & 25-7-152].

DE4: Add the following Floodplain Note [LDC 25-7-152]:

"The 100 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) 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 # _____, dated _____ for _____ (name of city of county)."

This must be certified by registered professional engineer.

DE5: Please demonstrate compliance with applicable sections of DCM 1.2.4.E.

Environmental Review - Enrique Maiz-Torres - Enrique.maiz-torres@austintexas.gov

Update 0 1/3/2023

EV 1 Add the following note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 25-8, Article 7]

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

EV 2 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]

Flood Plain Review - Zach Kretsch - 512-974-3363

DATE REVIEWED: 11/1/2022

UPDATE # U0

General notes: According to property profile, there is a portion of the FEMA 500-year floodplain that encroaches on the lot both on the east AND west side. The applicant states in their engineering report that they have used the cities model and mapped the FEMA 500-year floodplain to 2019 survey and 2012 LiDAR data. **U0: The floodplain model provided has been looked at, and the floodplain on the west side of Lot 6 Block B does not encroach onto the site. There is a small ridge that holds back the floodplain along the property boundary. The floodplain delineation looks accurate. No formal comments at this time.**

Hydro Geologist Review - Eric Brown - 512-978-1539

Applicable EARZ note included on Plat as Note 11. No other known HG CEFs on or within 150' of parcel. No additional comments at this time.

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

- PR 1: Parkland dedication is required per Chapter 25-1, Article 14 (Parkland Dedication) of the City Code prior to approval of this subdivision, and in accordance with the early determination letter number 1576. The parkland may be provided on-site or within ½ mile of the project in another location approved by PARD. Indicate on the plat the park lots to be dedicated as part of the Phase 2 development. Label as "Dedicated Parkland – Parkland Recreational Easement" to comply with City Code 25-1-602. Any remaining fees must be paid in accordance with 25-1-605. Please provide a final dwelling unit count to calculate the requirement.
- PR 2: The park development fee is also required per City Code 25-1-606. This fee may be offset by the construction of approved recreational amenities on the parkland or easement to be dedicated. Expenditures on park amenities approved by PARD can be credited toward the fee up to this amount. Provide a schematic plan and cost estimate for park improvements and show park amenities on the subdivision construction plans. Fiscal surety for park amenities must be posted in accordance with a subdivision construction agreement or before final plat approval.
- PR 3: To comply with 25-1-603, provide to this reviewer a table showing the acreages of parkland dedication that is in the following categories: (A) 25-year floodplain, (B) critical water quality zone, 100-year floodplain, or CEF buffer NOT in 25-year floodplain, (C) any existing or proposed easements outside of A and B, and (d) land unencumbered by the above mentioned restrictions.
- PR 4: To demonstrate compliance, revise note 23 to the following note to the plat:

Parkland dedication has been provided for [XXX] residential units by the dedication of [Y.Y] acres of land, a credit for amenities to be constructed, and fees in-lieu. The area to be dedicated is shown on this plat as Lot XX Block YY through private parkland easement allowing public use. This lot is to be dedicated to and maintained by the Homeowners Association/Property Owners Association upon approval of this plat. Upon annexation for all purposes, this lot shall be dedicated to the City of Austin. The park development fee will be satisfied by construction of amenities and/or fee in-lieu thereof prior to final plat approval.

Remove note 24 – parkland easements are exclusive

- PR 5: Complete parkland easement template found on the PARD website to comply with 25-1-604. Send to this reviewer: Thomas.rowlinson@austintexas.gov
<https://www.austintexas.gov/department/forms-applications#easement>

Subdivision Review - Joey de la Garza - 512-974-2664

- SR 1. This application was submitted on Dec. 12, 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 13, 2023
 - Fiscal due: June 12, 2023
 - Recording due: July 6, 2023
- SR 2. Add Case #C8-2019-0057.3A in the bottom right hand corner of each sheet. 25-1-83 or 30-1-113

SR 3. Remove the tract line and "Rachel Saul Survey Abstract No. 551" from face of plat on sheet 2. 25-1-83

SR 4. Please amend the following administrative approval block: 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.

Joey de la Garza for:
Denise Lucas, Director
Development Services Department

SR 5. One concrete monument is required to be placed at or near a major property corner, if one is not located and shown within 1300 feet on previously recorded property. 25-4-131 or 30-2-131

SR 6. The plat diagram(s) must be on the first sheet(s) with plat notes, signature/approval boxes and legal descriptions of the property on the following sheet(s). 25-1-83 or 30-1-113

SR 7. Provide documentation the person signing the plat has the authority to sign the plat on behalf of the owner. 25-1-83 or 30-1-113

SR 8. 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 _____, 20__.

Todd W. Shaw, Chair

Yvette Flores, Secretary

SR 9. Revise the Williamson County Clerk recording certificate as follows: 25-1-83

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS;

I, Nancy Rister, Clerk of the County Court of said County, do hereby certify that the foregoing instrument in writing, with its Certificate of Authentication, was filed for record in my office on the ____ day of _____, A.D. 20__, at _____ o'clock, ____ M., and duly recorded this ____ day of _____, 20__ A.D., at _____ o'clock ____ M., in the Official Records of said county in Instrument No. _____.

TO CERTIFY WHICH, WITNESS my hand and seal at the County Court of said County, at my office in Georgetown, Texas. The date last shown above written.

Nancy E. Rister, Clerk of the County Court
of Williamson County, Texas

BY: _____, Deputy

SR 10. FYI, the fiscal estimate must be approved by the update deadline (March 13, 2023). 25-4-84(D)

SR 11. Add the following note to the plat: 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 12. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. 25-1-83 or 30-1-113

SR 13. FYI, after the plat is approved, it must be printed on mylar that is no less than 18x24 and no larger than 24x36. 25-1-83 or 30-1-113

SR 14. FYI, §25-4-171 requires that "each lot in a subdivision abut a dedicated public street". Since this proposed plat does not yet satisfy this requirement, the approval of this plat is contingent upon approval of Pearson Ranch Phase 2A Final Plat (C8-2019-0057.2A) which has ROW frontage along SH-45/RM 620 RD.

Water Quality 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.

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.

WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

Wetlands Biologist Review - Eric Brown - 512-978-1539

No wetland CEFs on or within 150' of parcel boundaries. No additional comments at this time.

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

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **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.**

End of Report