

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2022-0254.0A**COMMISSION DATE:** January 24, 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).

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions for the approval are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

**STAFF RECOMMENDATION:**

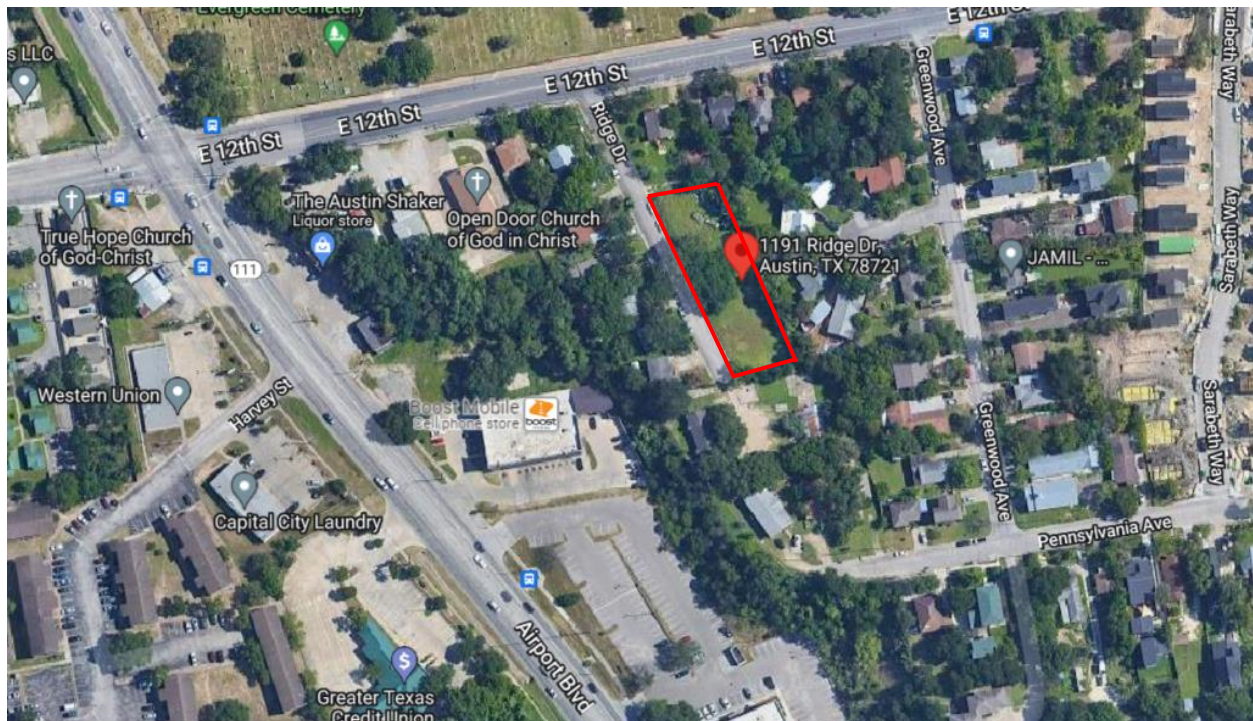
Staff recommends approval of the plat, subject to the conditions listed in the comment report attached as Exhibit C.

**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed final plat

Exhibit C: Comment Report

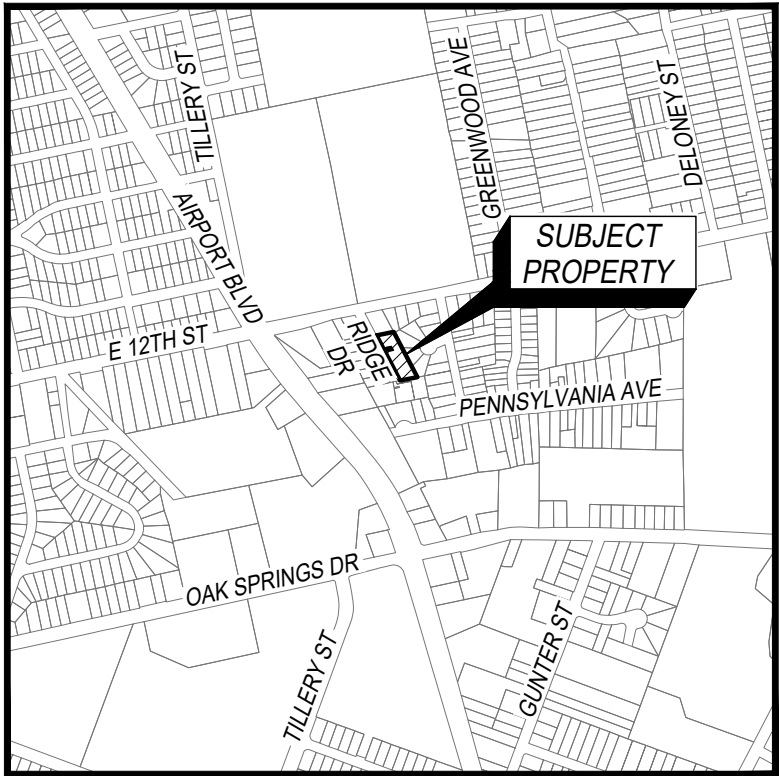


# *Location Map*

*1191 Ridge Drive,  
Austin, Texas 78721*

1191 RIDGE DRIVE SUBDIVISION

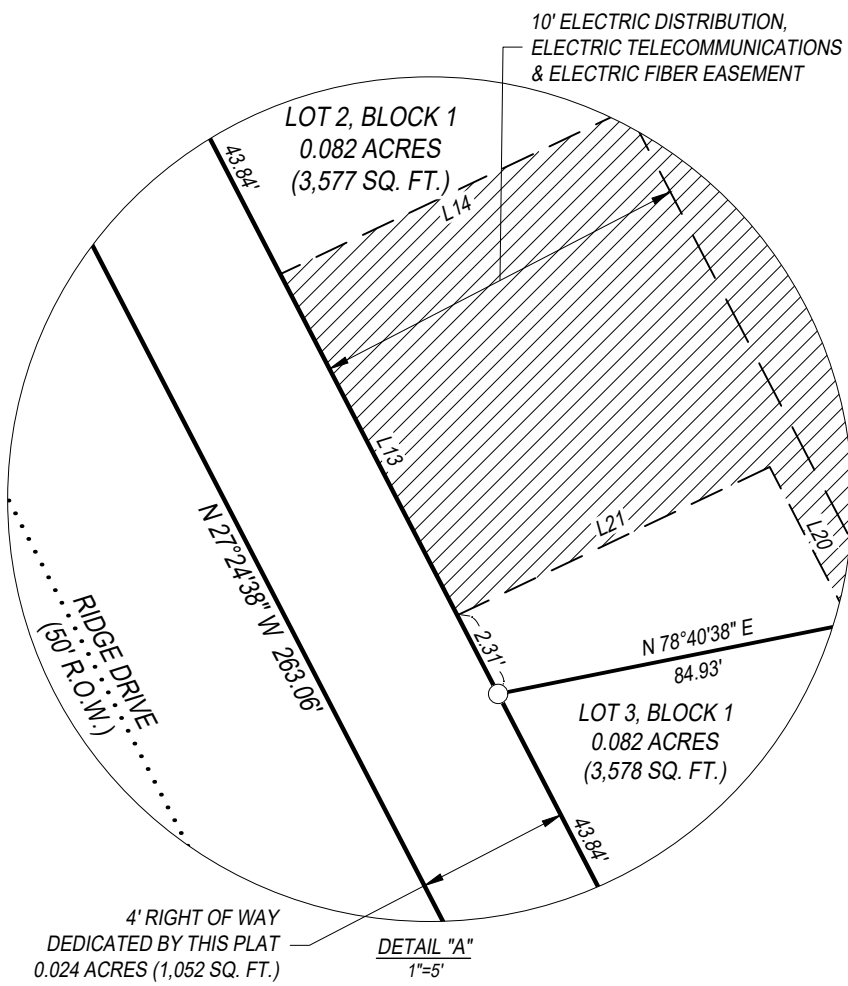
0.517 ACRE PARCEL BEING A PORTION OF LOTS 2 AND 3, SAM HUSTON HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF FILED FOR RECORD IN VOLUME 3, AT PAGE 249, PLATS RECORDS, TRAVIS COUNTY TEXAS (P.R.T.C.), CITY OF AUSTIN, COUNTY OF TRAVIS, STATE OF TEXAS



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'

DRAINAGE EASEMENTS LINE TABLE		
LINE	BEARING	DISTANCE
L13	N 27°24'38" W	10.01'
L14	N 64°36'49" E	11.01'
L15	N 78°52'58" E	29.43'
L16	S 27°24'38" E	14.99'
L17	S 27°24'38" E	10.60'
L18	S 78°42'05" W	31.49'
L19	N 27°24'38" W	10.59'
L20	N 27°24'38" W	4.59'
L21	S 64°36'49" W	9.01'



COTTAGE 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'

DATE: 05/27/22

JOB NO.: T229005

JOB NAME: 1191 RIDGE DR

DRAWN: JAH

REV: E

AFE NO:

CLIENT NAME: TEJAS TIERRA 1 QOZB, LP

REV. #

E

B

C

D

REVISION DATE

REVISED PER CITY MASTER COMMENT REPORT - 01/05/2023

REVISED NOTE 24 - 09/08/2022

REVISED PER CITY COMPLETENESS CHECK COMMENTS - 10/05/2022

REVISED PER CITY MASTER COMMENT REPORT - 12/12/2022

Acklam, Inc.

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

SHEET:

1 OF 2

C8-2022-0254.0A



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 FILED 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:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- ELECTRIC SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY.
- WATER / WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN WATER & WASTEWATER UTILITY.
- 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.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 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).
- 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.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE L.D.C. AND THE ENVIRONMENTAL CRITERIA MANUAL.
- THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE.
- 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.
- 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.
- 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.
- 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.
- 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.
- PARKLAND DEDICATION HAS BEEN SATISFIED THROUGH PAYMENT OF FEE-LIEU OF LAND DEDICATION AND PARK DEVELOPMENT FOR SIX (6) UNITS.
- 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.
- 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.
- 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.
- 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.
- 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.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
- LOTS IN THE SUBDIVISION WILL HAVE COTTAGE USE AS DEFINED IN 25-2-1442.
- 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)

- 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.
- 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 #48453C0465K, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY.
- VEHICULAR ACCESS FROM RIDGE DRIVE TO LOTS 1,2,4,5 SHALL ONLY BE TAKEN THROUGH THE RESPECTIVE JOINT USE ACCESS EASEMENT AS SHOWN HEREON.

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 0.517 ACRES OF LAND 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:

- THIS SURVEY WAS PERFORMED BETWEEN FEBRUARY 28 AND MARCH 16, 2022.
- THE PURPOSE OF THIS SURVEY IS TO DEPICT EXISTING CONDITIONS FOUND AT THE TIME OF THIS SURVEY.
- 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.
- 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.
- 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.
- 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.
- 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, MATTHEW A. DRINGENBERG, 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.

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		<div>ACKLAM, INC.</div> <div>133 S. 27th Avenue Brighton, CO 80601</div> <div>11713 Shoreview Overlook Austin, TX 78732</div> <div>Texas Firm#10194171</div>	SHEET:  2 OF 2  C8-2022-0254.0A
DATE: 05/27/22	REV. #	REVISION DATE		
JOB NO.: T229005	E	REVISED PER CITY MASTER COMMENT REPORT - 01/05/2023		
JOB NAME: 1191 RIDGE DR	B	REVISED NOTE 24 - 09/08/2022		
DRAWN: JAH	C	REVISED PER CITY COMPLETENESS CHECK COMMENTS - 10/05/2022		
CHK: DWG	D	REVISED PER CITY MASTER COMMENT REPORT - 12/12/2022		
REV: E				
AFE NO:				

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



CASE NUMBER: C8-2022-0254.0A  
UPDATE: U2  
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

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

SUBMITTAL DATE: January 9, 2023  
FINAL REPORT DATE: January 18, 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 **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 (974-1770) in order to submit an update.
2. Your update must include the following items:
  - a. This report
  - b. The revised plat/plan in pdf format
  - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

**REVIEWERS:**

Planner 1: Chima Onyia  
Subdivision: Cesar Zavala  
Drainage: Kyle Virr

Water Quality: Kyle Virr  
PARC / Planning & Design: Paul Books



**EXHIBIT C****Electric Review - Cody Shook - Cody.Shook@austinenergy.com**

Approved.

**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.

U2: Pending legal approval and recordation.

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.

U2: Please demonstrate no adverse impacts to the existing inlet.

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.

U2: Pending receipt of fiscal surety.

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

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](mailto:paul.books@austintexas.gov). When payment has been made, email the receipt to this reviewer to clear this comment.

**U2: Comment pending receipt of payment.**

**Subdivision – Cesar Zavala – [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)**

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. – SR 16. Comments Cleared.

SR 17. F.Y.I. - 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:

**Update 2:** A request to the Intake group has been sent to verify fees. Comment can be addressed by submitting any applicable fees.

**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: CLEARED

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/departments/stormwater-management>

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

U2: Please email an updated Appendix T form including all proposed impervious cover and a breakdown of the building component to this reviewer.

WQ3: CLEARED

**End of Master Comment Report**