SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0146.1ACOMMISSION DATE: January 24, 2023SUBDIVISION NAME: Thaxton Subdivision, Small Lot Subdivision, Phase OneADDRESS: E. Slaughter Lane & Thaxton Road (TCAD Parcel: 0339010369)APPLICANT: M/I Homes of Austin, LLC (Royce Rippy)AGENT: LJA Engineering (Russell Kotara, P.E)ZONING: Interim-Annexed 8/8/2022 (single family)AREA: 56.21 acres (2448507.6 sf)LOTS: 152COUNTY: TravisWATERSHED: Marble CreekJURISDICTION: Full Purpose

SIDEWALKS: Sidewalks will be constructed along streets.

VARIANCE: None

DEPARTMENT COMMENTS:

The request is for the approval of Thaxton Subdivision, Small Lot Subdivision, Phase One final plat comprised of 152 lots on 56.21 acres (2448507.6 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 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 attached comment report. Refer to Exhibit C to view the comment report with the conditions for the approval of the plat.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map Exhibit B: Proposed final plat Exhibit C: Comment Report



LOCATION MAP NOT TO SCALE 20

THE STATE OF TEXAS

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COUNTY OF TRAVIS

THAT M/I HOMES OF AUSTIN, LLC, ACTING HEREIN BY AND THROUGH ROYCE RIPPY ITS VICE PRESIDENT OF LAND, BEING THE OWNER OF THAT 87.895 ACRE TRACT, CONVEYED BY DEED AS RECORDED IN DOCUMENT No. 2020205641 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE 56.2078 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS: "THAXTON SUBDIVISION, SMALL LOT SUBDIVISION, PHASE ONE" AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS THE HAND OF ROYCE RIPPY, VICE PRESIDENT OF LAND, THIS THE ____ DAY OF _____, 2022, A.D.

ROYCE RIPPY, VICE PRESIDENT OF LAND M/I HOMES OF AUSTIN, LLC 7600 No. CAPITAL OF TEXAS HWY. BUILDING C, SUITE 250 AUSTIN, TEXAS 78731

THE 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 APPEARED ROYCE RIPPY, VICE PRESIDENT OF LAND, M/I HOMES OF AUSTIN, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE HAS EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE

, RUSSELL KOTARA, 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.

1/9/2023

DATE

RUSSELL KOTARA LICENSED PROFESSIONAL ENGINEER NO. 99350 LJA ENGINEERING 5316 W. HIGHWAY 290 SUITE 150 AUSTIN, TEXAS 78735



THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453CO420 J DATED JANUARY 22, 2020 FOR TRAVIS COUNTY AND INCORPORATED AREAS. -----

Rull Kotu	1/9/2023	STATE OF TETTS
RUSSELL KOTARA LICENSED PROFESSIONAL ENGINEER NO. LJA ENGINEERING 5316 W. HIGHWAY 290 SUITE 150 AUSTIN, TEXAS 78735	DATE 99350	RUSSELL W. KOTARA 99350 2 C. C/STERE SS/ONAL ENG

I. GREGORY A. WAY, 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 SURVEY RELATED PORTIONS OF TITLE 30 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.

Ugon 12-07-22 4.1 DATE GREGORY A. WAY REGISTERED PROFESSIONAL LAND

SURVEYOR NO. 4567 CAPITAL SURVEYING COMPANY 925 CAPITAL OF TEXAS HIGHWAY SOUTH BUILDING B, SUITE 115, AUSTIN, TEXAS 78746



THAXTON SUBDIVISION, SMALL LOT SUBDIVISION, PHASE ONE

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 2022. AD.

CESAR ZAVALA, FOR: DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF _____ 2022.

CHAIR		 SE	CRETA	RY

THE 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 _____, 2022, A.D. AT ____ O'CLOCK _.M., AND DULY RECORDED ON THE ____ DAY OF _____, 2022 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 OFFICE OF THE COUNTY CLERK, THE ____ DAY OF _____, 2022, A.D.

TRAVIS COUNTY, TEXAS

GENERAL NOTES:

- 1. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER 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. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL USES AND SHALL BE BUILT TO CITY OF AUSTIN STANDARDS.
- 4. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 5. PRIOR TO CONSTRUCTION ON 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. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON THERE LOTS REQUIRES APPROVAL OF A DEVELOPMENT.
- 6. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
- 7. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
- 8. 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 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 SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. 9. 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.
- 10. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

DEPUTY, COUNTY CLERK

KNOW ALL MEN BY THESE PRESENTS:

EXHIBIT B

___, 20___, THE SUBDIVIDER IS RESPONSIBLE _. OF

GENERAL NOTES CONTINUED:

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

- 12. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL RIGHT-OF-WAY FOR THE ROADWAYS INCLUDED WITHIN THE BOUNDARY OF THIS PLAT.
- 13. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE FOLLOWING PUBLIC STREETS, AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT BOZEMAN DRIVE, CORVALLIS DRIVE, FAYETTEVILLE DRIVE, FURMAN DRIVE, SLAUGHTER LANE, PULLMAN COVE AND TEMPE DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. A SIDEWALK BUILT TO CITY OF AUSTIN STANDARDS IS REQUIRED WITHIN LOT 38, BLOCK 'B'. THE SIDEWALK WILL CONNECT TO THE 20' WIDE TRAIL EASEMENT SHOWN IN LOT 66, BLOCK 'A'.
- 14. ALL SIGNS SHALL COMPLY WITH THE CITY OF AUSTIN ORDINANCE.
- 15. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.
- 16. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT. 17. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 18. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 19. 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.
- 20. 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.
- 21. 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 LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. 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.
- 22. WATER AND WASTEWATER WILL BE PROVIDED BY AUSTIN WATER UTILITY. 23. ACCESS TO FURMAN DRIVE IS DENIED FOR THE FOLLOWING LOTS: LOT 28, BLOCK A, LOT 19, BLOCK B, LOTS 1 AND 11, BLOCK D, LOT 1, BLOCK E AND LOT 30, BLOCK F. ACCESS TO CORVALLIS DRIVE IS DENIED FOR THE FOLLOWING LOTS: LOT 18, BLOCK B, LOTS 1, 18 AND 32, BLOCK C, LOTS 12 AND 23, BLOCK D, LOT 30, BLOCK E, LOTS 33 AND 44, BLOCK I AND LOT 45, BLOCK H.
- 24. DETENTION REQUIREMENTS FOR ALL LOTS WITHIN THE THAXTON ROAD PRELIMINARY PLAN (C8J-2019-0146), INCLUDING THE DEVELOPMENT OF BLOCK C, LOT 78, WITH 65% IMPERVIOUS COVER, WILL BE PROVIDED BY A PROPOSED DETENTION POND(S) IN THIS PHASE.
- 25. BYLAWS FOR HOMEOWNERS ASSOCIATION PERTAINING TO THIS SUBDIVISION ARE RECORDED BY SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 26. THIS SUBDIVISION IS SUBJECT TO THE DECLARATIONS OF COVENANTS AND CONDITIONS, RESTRICTIONS AND ASSOCIATED AMENDMENTS AS RECORDED IN DOCUMENT No. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 27. 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 RELATTING MAY BR REQUIRED, AT THE OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 28. WATERWAY SETBACKS, AS DEFINED BY THE LAND DEVELOPMENT CODE, MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENTS IS LIMITED WITHIN WATERWAY SETBACKS
- 29. SLOPES IN EXCESS OF 15 PERCENT EXIST ON BLOCK 'A', LOTS 33 AND 34, BLOCK 'B' LOTS 5, 20 AND 33. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
- 30. PARKLAND DEDICATION HAS BEEN SATISFIED FOR 145 UNITS BY THE DEDICATION OF 23.06 ACRES IN BLOCK 'A', LOT 66. AND THE CONSTRUCTION OF A PARK TRAIL. FISCAL SURETY WAS POSTED WITH THE CITY OF AUSTIN UNTIL SUCH A TIME THE PARKLAND IS DEDICATED.
- 31. 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.

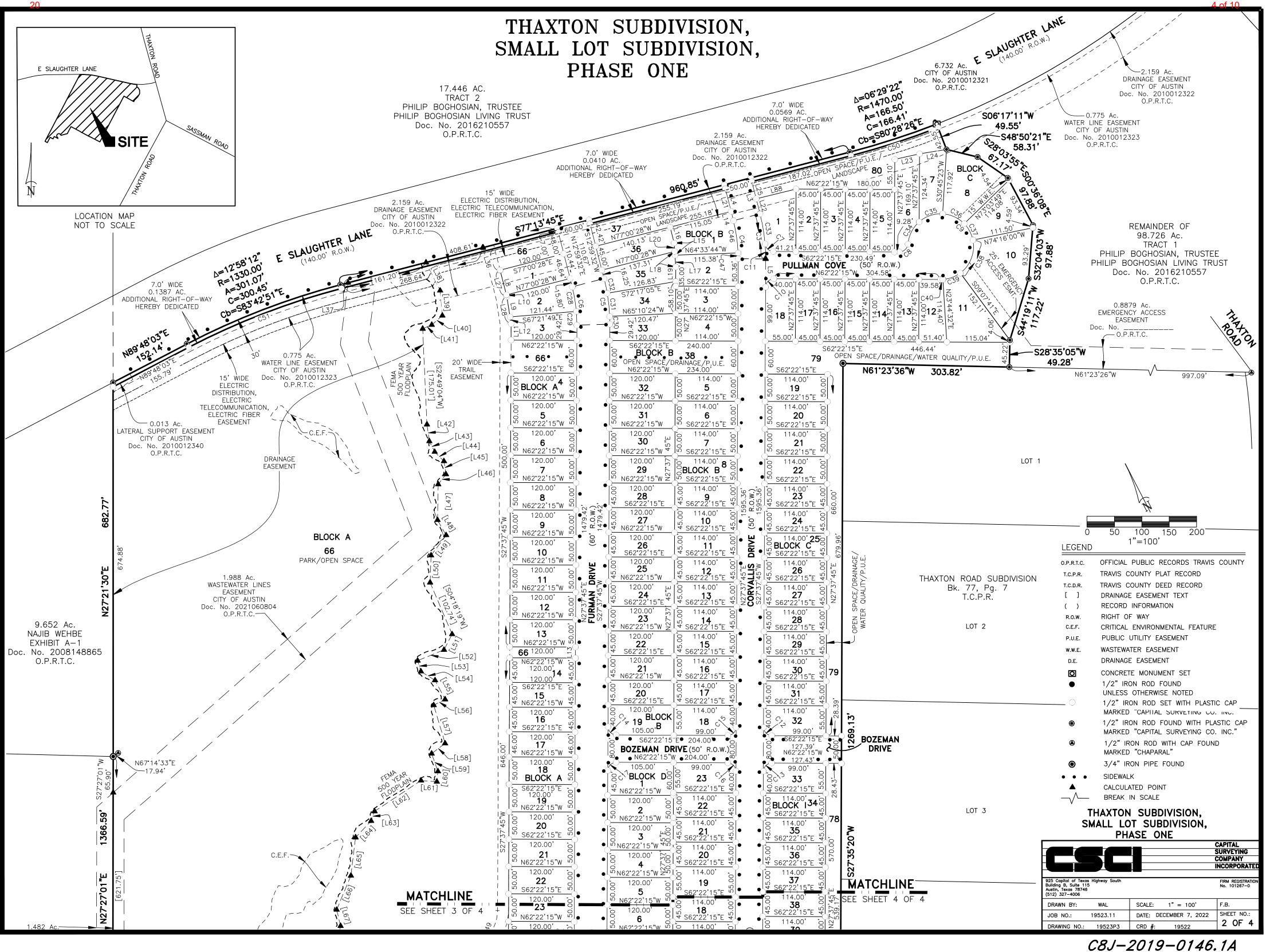
GENERAL NOTES ARE CONTINUED ON SHEET 3 OF 4.

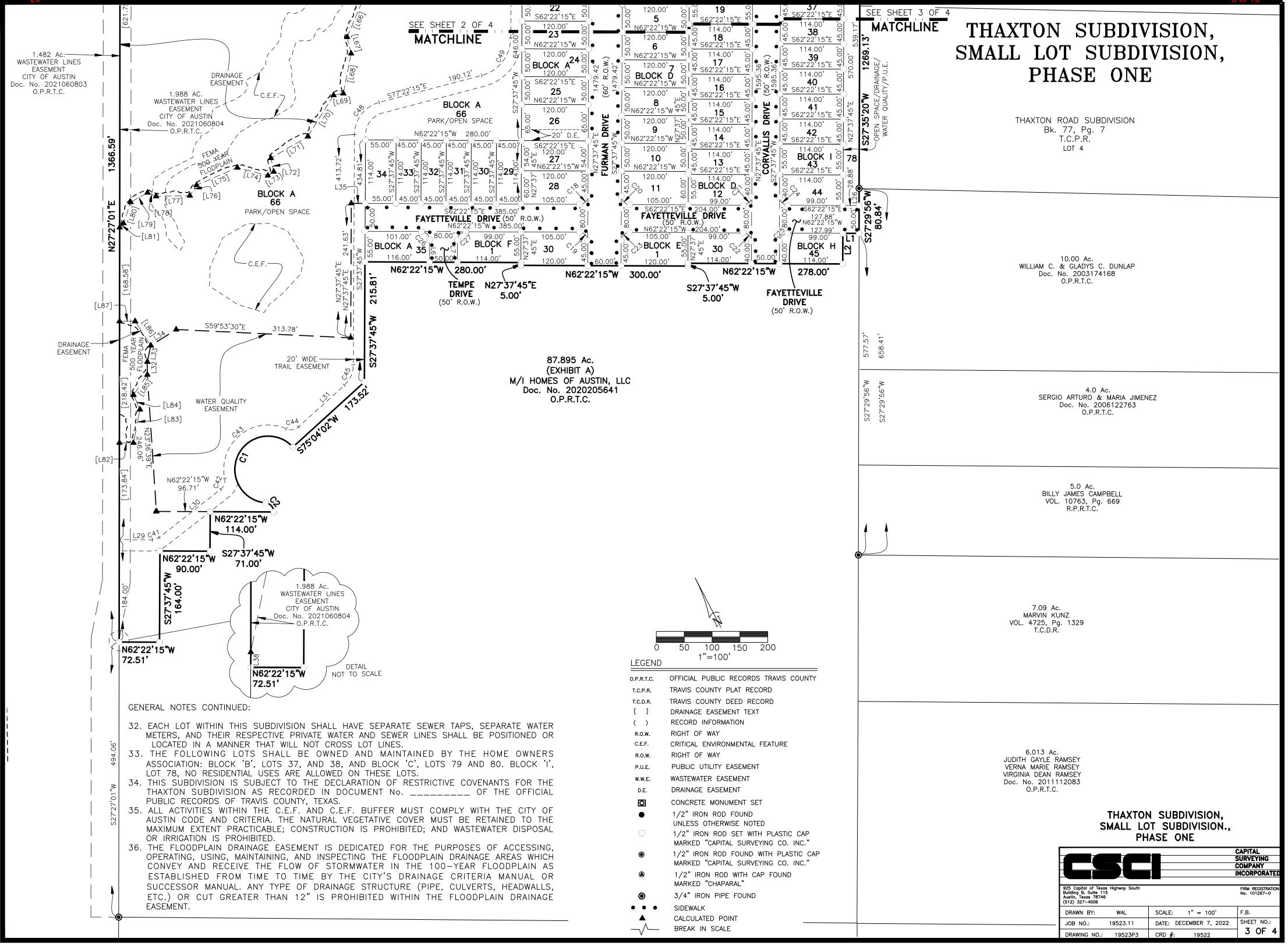
THAXTON SUBDIVISION, SMALL LOT SUBDIVISION, PHASE ONE

			CAPITAL
			SURVEYING
A CONTRACT OF A		24 24	COMPANY
	Å		INCORPORATED
			1
925 Capital of Texas Building B, Suite 115 Austin, Texas 78746 (512) 327-4006	Highway South		FIRM REGISTRATION No. 101267-0
DRAWN BY:	WAL	SCALE: N/A	F.B.
JOB NO .:	19523.11	DATE: DECEMBER 7, 2022	SHEET NO .:
DRAWING NO .:	19523P3	CRD #: 19522	1 UF 4

C8J-2019-0146.1A







C8J-2019-0146.1A

E of 10

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OPEN SPACE

Bloc	:k B − 3	8 Lots		
Lot	Sq. Ft.	Acres		
1234567890112345678901123456789012345678901234567890123456789012345678901234567890123345678890123345678800000000000000000000000000000000000	Sq. Ft. 7422 6708 5700 5700 5700 5700 5700 5700 5130 5130 5130 5130 5130 5130 5130 51	0.1704 0.1540 0.1309 0.1309 0.1309 0.1309 0.1309 0.1309 0.1309 0.1309 0.1309 0.1178 0.1178 0.1178 0.1178 0.1178 0.1178 0.1178 0.1178 0.1178 0.1178 0.1178 0.1178 0.1178 0.1239		
TOTAL		5.2666	ļ	
		IN SPACE	/	
LANDSCAPE ESMT. **DENOTES OPEN SPACE/				
		N SPACE/ C UTILITY		

Block C - 34 Lots Lot Sq. Ft. Acres 0.1507 6567 5130 0.1178 2 3 5130 0.1178 5130 0.1178 4 5130 0.1178 5 6 6950 0.1596 7 5403 0.1240 9956 0.2286 8 7147 0.1641 9 0.3585 15618 10 0.2121 9240 11 5418 12 0.1243 13 5130 0.1178 14 5130 0.1178 15 5130 0.1178 16 5130 0.1178 17 5130 0.1178 18 6222 0.1428 1957000.13082057000.13082157000.13082257000.13082351300.11782451300.11782551300.11782651300.11782751300.11782851300.11782951300.11783051300.11783151300.11783262220.142879**400680.919880*163460.37530.1308 5700 19 80* 16346 0.3753 TOTAL 5.7461 * DENOTES OPEN SPACE/ LANDSCAPE ESMT. **** DENOTES OPEN SPACE/**

DRAINAGE/WATER QUALITY/ PUBLIC UTILITY ESMT.

Block E – 2 Lots				
Lot	Sq. Ft.	Acres		
1 2	7152 6222	0.1642 0.1428		
TOTAL		0.3070		

Street Name

BOZEMAN DRIVE EAST

Block	(F —	2 Lots
Lot	Sq. F	t. Acres
1 2	6222 7152	0.1428 0.1642
TOTAL		0.3070

Linear Ft.

150

Acres

0.1657 Ac.

Block	н —	1 Lot
Lot	Sq. F	⁻ t. Acres
1	6222	0.1428
TOTAL		0.1428

Block	I — 1	3 Lots
Lot	Sq. Ft.	Acres
33 34 35 36	6222 5130 5130 5130	0.1428 0.1178 0.1178 0.1178
37 38 39 40	5130 5130 5130 5130	0.1178 0.1178 0.1178 0.1178
41 42 43	5130	0.1178 0.1178
	16319	0.1428 0.3745
		1.8642
** DENOT		N SPACE/ ER QUALI

BOZEMAN DRIVE WEST	250	0.2730 Ac.
CORVALLIS DRIVE	1,740	1.9970 Ac.
FAYETTEVILLE DRIVE WEST	450	0.4614 Ac.
FAYETTEVILLE DRIVE MIDDLE	250	0.2730 Ac.
FAYETTEVILLE DRIVE EAST	150	0.1663 Ac.
FURMAN DRIVE	1,670	2.2956 Ac.
PULLMAN COVE	425	0.5785 Ac.
TEMPE DRIVE	75	0.0654 Ac.
SLAUGHTER LANE (WEST)	865	0.1387 Ac.
SLAUGHTER LANE (MIDDLE)	255	0.0410 Ac.
SLAUGHTER LANE (EAST)	354	0.0569 Ac.
Total	6,634	6.5125 Ac.

THAXTON SUBDIVISION, SMALL LOT SUBDIVISION, PHASE ONE

			CAPITAL
7 7			SURVEYING
			COMPANY
			INCORPORATED
925 Capital of Texa: Building B, Suite 11 Austin, Texas 78746 (512) 327-4006	5		FIRM REGISTRATION No. 101267–0
DRAWN BY:	WAL	SCALE: N/A	F.B.
JOB NO.:	19523.11	DATE: DECEMBER 7, 2022	SHEET NO .:
DRAWING NO .:	19523P3	CRD #: 19522	4 0F 4

DRAINAGE/WATER QUALITY/ PUBLIC UTILITY ESMT.		
BLOCK "A" 35 Single Family Lots 1 Park/Open Space Lot –		
BLOCK "B" 36 Single Family Lots 1 Open Space/Landscpe Lot		
1 Open Space/Drainage/Wate BLOCK "C" 34 Single Family Lots 1 Open Space/Landscpe Lot		
1 Open Space/Drainage/Wate BLOCK "D" 23 Single Family Lots		
BLOCK "E" 2 Single Family Lots BLOCK "F" 2 Single Family Lots		
BLOCK "H" 1 Single Family Lot BLOCK "I" 13 Single Family Lots 1 Open Space/Drainage/Wate		
Total Lots 150 (145 S.F. Lots, 5 Non Sir		
Total Right of Way		

Total Acreage of Subdivision

THAXTON SUBDIVISION, SMALL LOT SUBDIVISION, PHASE ONE

		CUI	RVE TABLE		
CURVE	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	223 15'37"	60.00'	233.80'	111.55'	S53.26'13"W
C2	89.03,02"	15.55'	24.17'	21.81'	S13'35'54"E
С3	14•38'13"	325.00'	83.03'	82.80'	S20•18'39"W
C4	14•38'13"	275.00'	70.25'	70.06'	N20°18'39"E
C5	14•38'13"	330.00'	84.30'	84.07'	S20•18'39"W
C6	14•38'13"	270.00'	68.98'	68.79'	N20°18'39"E
C7	85 ° 10'06"	15.00'	22.30'	20.30'	S19•47'11"E
C8	85 ° 49'20"	15.50'	23.22'	21.11'	N74°43'05"E
C9	265•49'21"	60.00'	278.37'	87.89'	S15*16'55"E
C10	90'00'00"	15.00'	23.56'	21.21'	S72*37'45"W
C11	4*49'54"	325.00'	27.41'	27.40'	N25°12'49"E
C12	90°00'00"	15.00'	23.56'	21.21'	S17°22'15"E
C13	90'00'00"	15.00'	23.56'	21.21'	S72*37'45"W
C14	90.00,00	15.00'	23.56'	21.21'	S17°22'15"E
C15	90'00'00"	15.00'	23.56'	21.21'	N72•37'45"E
C16	90°00'00"	15.00'	23.56'	21.21'	N17°22'15"W
C17	90°00'00"	15.00'	23.56'	21.21'	S72•37'45"W
C18	90°00'00"	15.00'	23.56'	21.21'	N72°37'45"E
C19	90°00'00"	15.00'	23.56'	21.21'	N17°22'15"W
C20	90 ° 00'00"	15.00'	23.56'	21.21'	S17•22'15"E
C21	90°00'00"	15.00'	23.56'	21.21'	N72°37'45"E
C22	90'00'00"	15.00'	23.56'	21.21'	N17°22'15"W
C23	90°00'00"	15.00'	23.56'	21.21	S72•37'45"W
C24	90'00'00"	15.00'	23.56'	21.21	S17°22'15"E
C24 C25	90°00'00"	15.00'	23.56'	21.21	S72•37'45"W
C25	90'00'00"	15.00'	23.56'	21.21	N17°22'15"W
C20	90'00'00"	15.00'	23.56'	21.21	S72•37'45"W
	9°38'38"	270.00'	45.45'	45.39'	S17•48'51"W
C28			23.53'	23.52'	S25°07'58"W
C29	4*59'35"	270.00'			
C30	2'33'08"	330.00'	14.70'	14.69'	N26'21'11"E
C31	7*22'01"	330.00'	42.43'	42.40'	N21°23'37"E
C32	4*43'04"	330.00'	27.17'	27.16'	N15°21'04"E
C33	9*48'19"	325.00'	55.62'	55.55'	N17*53'42"E
C34	44°33'07"	60.00'	46.65'	45.49'	S54*04'58"W
C35	44°23'52"	60.00'	46.49'	45.34'	N81*26'32"W
C36	42°18'26"	60.00'	44.30'	43.30'	N38°05'23"W
C37	32*40'11"	60.00'	34.21'	33.75'	N00°36'06"W
C38	65°08'19"	60.00'	68.21'	64.60'	N48°18'10"E
C39	32°52'13"	60.00'	34.42'	33.95'	S82*41'34"E
C40	3°53'13"	60.00'	4.07'	4.07'	S64*18'48"E
C41	38'16'10"	20.00'	13.36'	13.11'	S81°30'21"E
C42	63°32'25"	20.00'	22.18'	21.06'	N47°35'23"E
C43	125°40'10"	80.00'	175.47'	142.35'	N78°39'15"E
C44	66°25'19"	20.00'	23.19'	21.91'	S71°43'19"E
C45	47°26'17"	50.00'	41.40'	40.23'	N51°20'54"E
C46	12•26'44"	275.00'	59.73 '	59.62'	S19•12'54"W
C47	2•11'29"	275.00'	10.52'	10.52'	S26•32'02"W
C48	75'00'00"	60.00'	78.54'	73.05'	N65°07'45"E
C49	75 ° 00'00"	70.00'	91.63'	85.23'	N65°07'45"E
C50	6 ° 29'22"	1477.00'	167.29'	167.20'	S80°28'26"E
C51	12•58'12"	1323.00'	299.49'	298.85'	S83°42'51"E

	4.7503 Ac.
- Lot 66	28.2538 Ac.
	4.6929 Ac.
ot – Lot 37	0.2514 Ac.
ter Quality/P.U.E. Lot — Lot 38	0.3223 Ac.
	4.4511 Ac.
ot – Lot 80	0.4321 Ac.
ater Quality/P.U.E. Lot - Lot 79	0.9198 Ac.
	3.0575 Ac.
	0.3070 Ac.
	0.3070 Ac.
	0.1428 Ac.
	1.8642 Ac.
ater Quality/P.U.E. Lot — Lot 78	0.3745 Ac.
Single Family Lots)	49.7695 Ac.
	6.5125 Ac.
	56.2078 Ac.

L1	N62°22'15"W	28.99'
L2 L3	S27'37'46"W S12'59'32"W	<u>55.00'</u> 67.86'
 	N12°59'32"E	67.66'
L5	N27°37'45"E	51.36'
L6	N27°37'45"E	40.00'
L7	S27'37'45"W	40.00'
L8	N12°59'32"E	46.64'
L9 L10	N18°24'38"E N12°59'32"E	37.49' 3.36'
L10 L11	N12 59 52 E N27'37'45"E	<u> </u>
L12	N18°24'38"E	12.51'
L13	S27'37'45"W	20.00'
L14	S12'59'32"W	17.25'
L15	N23°39'09"E N12°59'32"E	22.02'
L16 L17	N12'59'32 E N23'39'09"E	<u> </u>
L17 L18	S23°39'09"W	28.29'
L19	S27 ° 37'45"W	26.90'
L20	S23'39'09"W	15.24'
L21	S12*59'32"W	43.41'
L22	N13°10'00"E	28.42'
L23 L24	S75°18'54"E S71°50'15"E	46.17' 49.96'
L24 L25	N12•52'00"E	<u> </u>
L26	S27*29'56"W	30.84'
L27	S12*59'32"W	50.00'
L28	S18'24'38"W	50.00'
L29	S62*22'14"E N79*21'35"E	59.15'
L30 L31	N79°21°35°E N75°04'02"E	<u> </u>
L31 L32	N27•26'25"E	23.20'
L33	N39°23'28"E	29.89'
L34	N85'03'25"E	53.93 '
L35	S62*22'15"E	25.00'
L36	N12°59'32"E	40.54'
L37 [L38]	S77°13'45"E	14.13' [57.48']
[L30] [L39]	[S22°22'44"W]	<u>[</u> 37.48] [45.86']
[L40]	[S76°10'00"W]	[25.78']
[L41]	[N85°27'12"W]	[17.91']
[L42]	[S19°13'20"W]	[30.78']
[L43] [L44]	[S00°43'50"W] [S17°08'19"E]	[21.78'] [24.01']
_L44] [L45]	[S17'08 19 E] [S18'28'10"W]	[24.01]
[L45] [L46]	[S64°58'03"W]	[23.13']
[L47]	[S28°30'07"W]	[65.24']
[L48]	[S02°13'44"E]	[31.79']
[L49]	[S64°01'11"W]	[46.03']
[L50] [L51]	[S29*28'28"W] [S55*09'45"W]	[49.50'] [32.08']
[L51] [L52]	[N85°02'58"W]	[32.08] [51.97']
[L53]	[S10°15'23"W]	[20.46']
[L54]	[S30°17'35"E]	[30.45']
[L55]	[S00°26'20"E]	[39.29']
[L56]	[N89°53'39"W]	[23.34']
[L57] [L58]	[S10°45'18"W] [S80°20'37"W]	[72.81'] [30.90']
L58]	[S07°45'59"W]	[34.35']
 	[S33°26'11"W]	[19.05']
	[N58°15'34"W]	[28.87']
L62]	[\$83°54'07"W]	[101.78']
[L63]	[S46°54'50"W]	[18.80']
L64] L65]	[S70°46'16"W] [S34°15'13"W]	[41.31'] [70.42']
L66]	[\$50°04'54"W]	[67.38']
L67]	[S13°52'11"W]	[30.36']
	[S38°29'29"W]	[73.08']
[L69]	[N73°33'07"W]	[18.01']
[L70]	[S59°11'20"W]	[86.90']
L71] L72]	[S86°57'36"W] [S16°09'44"W]	[77.06'] [24.83']
<u>_L/2]</u> L73]	[S83°01'53"W]	[24.83]
L74]	[N47°54'56"W]	[56.68']
 	[N85°55'39"W]	[79.85']
L76]	[S60°14'26"W]	[22.36']
L77]	[N63°48'13"W]	[60.52']
[L78] [L70]	[N39°23'54"W] [S87°54'36"W]	[16.86'] [34.85']
[L79] [L80]	[S45°38'01"W]	<u>[34.85']</u> [40.18']
 [L81]	[S71°35'40"W]	[40.18]
[L82]	[S62°33'00"E]	[25.30']
[L83]	[N38°20'28"E]	[61.02']
[L84]	[N03°31'42"E]	[28.71']
[L85]	[N61°52'38"E]	[44.00']
L86]	[N05°30'23"W]	[51.87']
L87]	[N62°33'00"W]	[28.03']

C8J-2019-0146.1A

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CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE SUBDIVISION APPLICATION – MASTER COMMENT REPORT

 CASE NUMBER:
 C8-2019-0146.1A

 REVISION #:
 00
 UPDATE:
 U2

 CASE MANAGER:
 Cesar Zavala
 PHONE #:
 512-974-3404

PROJECT NAME:Thaxton Subdivision, Phase OneLOCATION:8617-8924 THAXTON RD

SUBMITTAL DATE: January 9, 2023 REPORT DUE DATE: January 23, 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 (512- 974-1770) in order to submit an update.
- 2. Your update must include the following items:
 - a. The revised plat/plan in pdf format
 - b. A letter that addresses each comment in the master comment report
- 3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1: Chima Onyia ATD Engineering: Dari Majd Austin Water: Derek Tucker Subdivision: Cesar Zavala Parks/Planning: Robynne Heymans Drainage Engineering: Kyle Virr



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

Pending receipt of fiscal surety.

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 to DE4: CLEARED

- DE5: 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.

Subdivision Review - Cesar Zavala - 512-974-3404

- SR 1. This application was submitted on November 7, 2022, and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):
- Update deadline: February 6, 2023
- Fiscal due (if any): May 8, 2023
- Recording due: May 31, 2023

SR 2. – SR 6. Comments Cleared.

SR 7. Add a note on the plat to list the recording information for the restrictive covenant required by <u>LDC</u> <u>30-2-232(D)</u> for small lot subdivision. Provide the restrictive covenant document for review by our Legal Department. 25-1-83 or 30-1-113

Update 2: The provided H.O.A document will be forwarded to the Legal Department for review. The legal department will contact the applicant to request additional information or request edits to the documents.

- SR 8. SR 10. Comments Cleared.
- SR 11. Update 1: On Sheet 4 in the lot table verify the listed number of lots for each block, the Lots for Block C do not match the number of lots listed in the Block C lot table.

Update 2: Based on the number of lots listed in each block column, the total number of lots in the plat is 149, 143 single family lots and 6 non single family lots. Verify if the total number of lots is correct.

The lot summary table should match the total number of lots, currently the lot total in the summary table is listing 150 lots, update the total number of lots accordingly in this table. Please update the lot summary table to show Block C with 32 single family lots and 2 lots with OS/LS and/or OS/DE/WQ/PUE uses. On the lot summary table, also update the total number of lots for

9 of 10 the plat and the non single family number of lots accordingly, the total number of lots for the plat appears to be 149 and 6 non single family lots.

AW Utility Development Services - Derek Tucker - 512-972-0077

AW1. <u>Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing</u> Code:

Water and wastewater easements are generally exclusive. There are multiple easements proposed overlapping existing water and wastewater easements.

Easements shown on the plat must be approved by Pipeline Engineering as to form, width, and type. Contact Jason Inge (or his designee) with AW Pipeline Engineering at (512)-972-2042 or <u>Jason.Inge@austintexas.gov</u> for review and approval of the water and wastewater easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

<u>Update 2 Comment</u>: Based on discussions with City Legal and Pipeline Engineering staff, the following note is to be place on the plat:

The Floodplain Drainage Easement is dedicated for the purposes of accessing, operating, using, maintaining, and inspecting the floodplain drainage areas which convey and receive the flow of stormwater in the 100-year floodplain as established from time to time by the City's Drainage Criteria Manual or successor manual. Any type of drainage structure (pipe, culverts, headwalls, etc.) or cut greater than 12" is prohibited within the Floodplain Drainage Easement.

ATD Engineering Review - Dari Majd - 512-974-4024

- ATD2. New subdivisions must have at least two access streets, and each must connect to a different external street, unless otherwise approved by the Director. LDC 30-2-158.
 U2: Comment pending Legal review of emergency access easement document.
 U3: Response noted. Comment remains pending review.
- ATD4. In the approved Preliminary Plan (C8J-2019-0146) Block B 38 includes a sidewalk connection; include this in the Final Plat. Additionally, it is recommended to continue the sidewalk through Block 66 to connect to the trail easement. Edit General Note 13 to reflect this requirement. U2: Comment pending; please edit general Note 13 to reflect this requirement.
 U3: Response noted. Comment cleared.

PARD / Planning & Design Review - Robynne Heymans - 512-974-9549

1/18/2023 Update: 2

PR 1: U2: Thank you for providing the fiscal estimate, it is incomplete and should reflect trail signs. Additionally, the trail exhibit was not updated with this update and the total credited park acreage is not yet determined. Please provide these updates to this reviewer as requested, fiscal surety will be issued when all updated items are received.

U1: Thank you for providing the exhibit. Please include cost estimate for the proposed trail. Fiscal surety will be issued at the next update for land and park improvements. This comment will be cleared when fiscal has been posted.

10 of 10 Parkland dedication is required per Section 30-2-213 of the City Code. The City of Austin is the nearest park provider, and land will be required as noted in PED. Please create a draft park exhibit. On the exhibit, please include a table with acres of parkland within 25, 100, other easements, and unencumbered. This reviewer will be particularly looking for ROW frontage and access to neighborhood. Please label park lot "parkland dedicated to COA."

PR 2: U2: comment will be cleared when total acreage is approved per comment 1.

Thank you for adding the note, please revise to read:

Parkland dedication has been satisfied for 145 units by the dedication of 23.06 acres in block A Lot 66 and the construction of a park trail. Fiscal surety was posted with the City of Austin until such a time the parkland is dedicated.

End of Master Comment Report

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