

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2019-0146.1A**COMMISSION DATE:** January 24, 2023**SUBDIVISION NAME:** Thaxton Subdivision, Small Lot Subdivision, Phase One**ADDRESS:** 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) **NEIGHBORHOOD PLAN:** n/a**AREA:** 56.21 acres (2448507.6 sf)**LOTS:** 152**COUNTY:** Travis**DISTRICT:** 2**WATERSHED:** Marble Creek**JURISDICTION:** 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:**

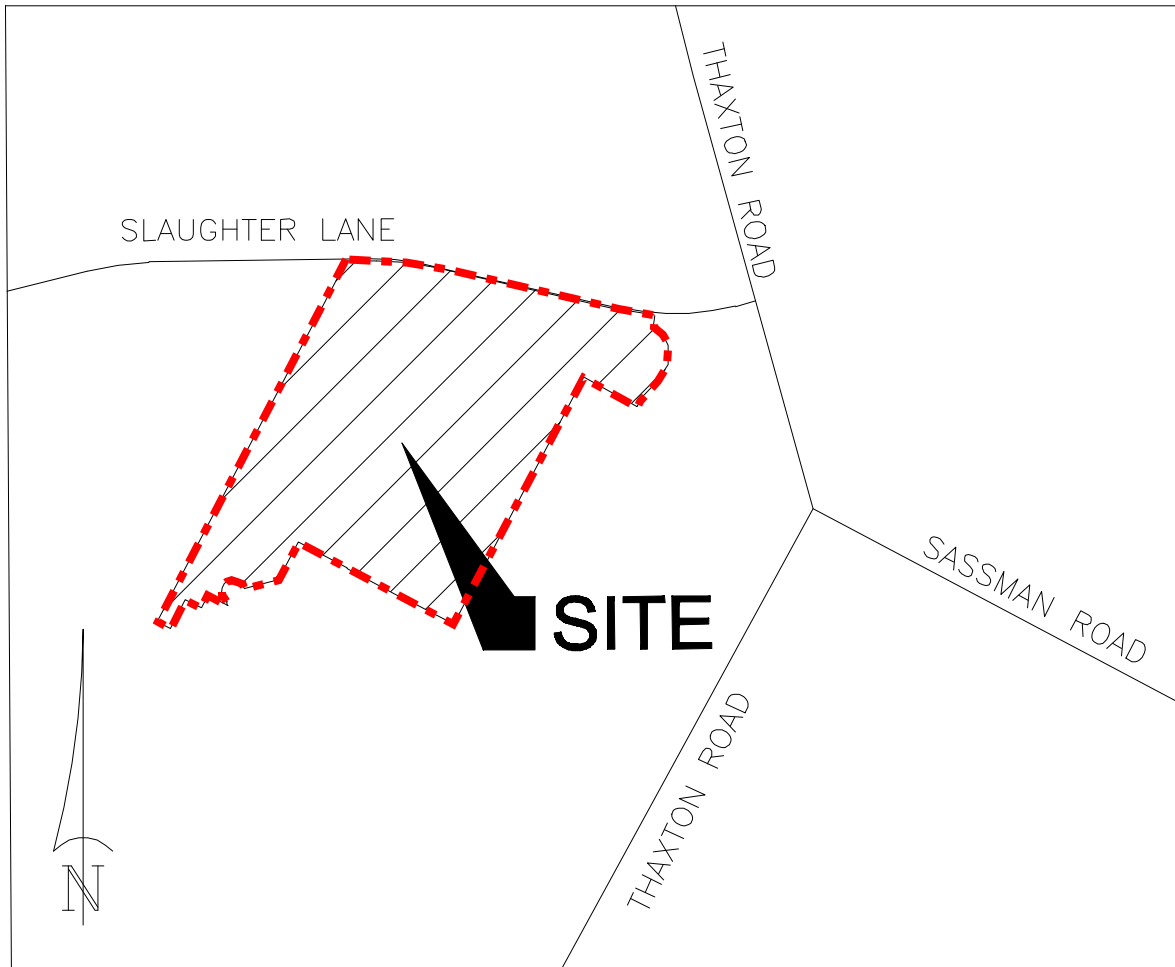
Staff recommends approval of the plat subject to the conditions listed in the attached comment report. Refer to Exhibit C to view the comment report with the conditions for the approval of the plat.

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

Exhibit A: Vicinity map

Exhibit B: Proposed final plat

Exhibit C: Comment Report



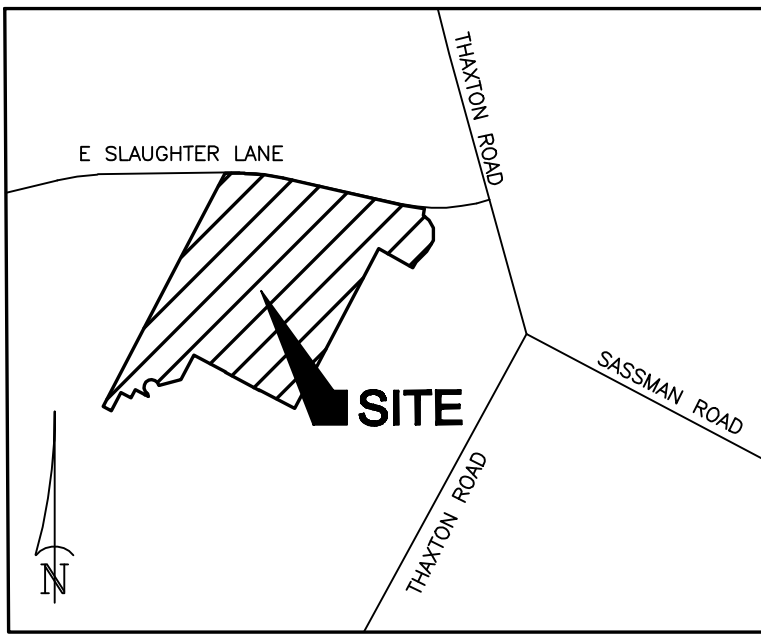
LOCATION MAP  
NOT TO SCALE



*C8J-2019-0146.1A*



# THAXTON SUBDIVISION, SMALL LOT SUBDIVISION, PHASE ONE



LOCATION MAP  
NOT TO SCALE

17.446 AC.  
TRACT 2  
PHILIP BOGHOSIAN, TRUSTEE  
PHILIP BOGHOSIAN LIVING TRUST  
Doc. No. 2016210557  
O.P.R.T.C.

6.732 AC.  
CITY OF AUSTIN  
Doc. No. 2010012321  
O.P.R.T.C.

2.159 AC.  
DRAINAGE EASEMENT  
CITY OF AUSTIN  
Doc. No. 2010012322  
O.P.R.T.C.

0.775 AC.  
WATER LINE EASEMENT  
CITY OF AUSTIN  
Doc. No. 2010012323  
O.P.R.T.C.

REMAINDER OF  
98.726 AC.  
TRACT 1  
PHILIP BOGHOSIAN, TRUSTEE  
PHILIP BOGHOSIAN LIVING TRUST  
Doc. No. 2016210557  
O.P.R.T.C.

0.8879 AC.  
EMERGENCY ACCESS  
EASEMENT  
Doc. No. O.P.R.T.C.

7.0' WIDE  
0.1387 AC.  
ADDITIONAL RIGHT-OF-WAY  
HEREBY DEDICATED

0.013 AC.  
LATERAL SUPPORT EASEMENT  
CITY OF AUSTIN  
Doc. No. 2010012340  
O.P.R.T.C.

0.775 AC.  
WATER LINE EASEMENT  
CITY OF AUSTIN  
Doc. No. 2010012323  
O.P.R.T.C.

1.988 AC.  
WASTEWATER LINES  
EASEMENT  
CITY OF AUSTIN  
Doc. No. 2021060804  
O.P.R.T.C.

9.652 AC.  
NAJIB WEHBE  
EXHIBIT A-1  
Doc. No. 2008148865  
O.P.R.T.C.

BLOCK A  
66  
PARK/OPEN SPACE

MATCHLINE  
SEE SHEET 3 OF 4

MATCHLINE  
SEE SHEET 4 OF 4

## LEGEND

O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
T.C.P.R.	TRAVIS COUNTY PLAT RECORD
T.C.D.R.	TRAVIS COUNTY DEED RECORD
[ ]	DRAINAGE EASEMENT TEXT
( )	RECORD INFORMATION
R.O.W.	RIGHT OF WAY
C.E.F.	CRITICAL ENVIRONMENTAL FEATURE
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
D.E.	DRAINAGE EASEMENT
☐	CONCRETE MONUMENT SET
●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
○	1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
⊗	1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
⊙	1/2" IRON ROD WITH CAP FOUND MARKED "CHAPARAL"
⊛	3/4" IRON PIPE FOUND
...	SIDEWALK
▲	CALCULATED POINT
— —	BREAK IN SCALE

THAXTON SUBDIVISION,  
SMALL LOT SUBDIVISION,  
PHASE ONE

<b>CSCI</b>		CAPITAL SURVEYING COMPANY INCORPORATED
925 Capitol of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		FIRM REGISTRATION No. 101267-0
DRAWN BY: WAL	SCALE: 1" = 100'	F.B.
JOB NO.: 19523.11	DATE: DECEMBER 7, 2022	SHEET NO.: 2 OF 4
DRAWING NO.: 19523P3	CRD #: 19522	

C8J-2019-0146.1A



1,482 Ac.  
WASTEWATER LINES  
EASEMENT  
CITY OF AUSTIN  
Doc. No. 2021060803  
O.P.R.T.C.

1,988 AC.  
WASTEWATER LINES  
EASEMENT  
CITY OF AUSTIN  
Doc. No. 2021060804  
O.P.R.T.C.

FEMA  
500 YEAR  
FLOODPLAIN

BLOCK A  
66  
PARK/OPEN SPACE

SEE SHEET 2 OF 4  
MATCHLINE

BLOCK A  
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PARK/OPEN SPACE

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PARK/OPEN SPACE

87.895 Ac.  
(EXHIBIT A)  
M/I HOMES OF AUSTIN, LLC  
Doc. No. 2020205641  
O.P.R.T.C.

# THAXTON SUBDIVISION, SMALL LOT SUBDIVISION, PHASE ONE

THAXTON ROAD SUBDIVISION  
Bk. 77, Pg. 7  
T.C.P.R.  
LOT 4

10.00 Ac.  
WILLIAM C. & GLADYS C. DUNLAP  
Doc. No. 2003174168  
O.P.R.T.C.

4.0 Ac.  
SERGIO ARTURO & MARIA JIMENEZ  
Doc. No. 2006122763  
O.P.R.T.C.

5.0 Ac.  
BILLY JAMES CAMPBELL  
VOL. 10763, Pg. 669  
R.P.R.T.C.

7.09 Ac.  
MARVIN KUNZ  
VOL. 4725, Pg. 1329  
T.C.D.R.

6.013 Ac.  
JUDITH GAYLE RAMSEY  
VERNA MARIE RAMSEY  
VIRGINIA DEAN RAMSEY  
Doc. No. 2011112083  
O.P.R.T.C.

THAXTON SUBDIVISION,  
SMALL LOT SUBDIVISION.,  
PHASE ONE

CAPITAL SURVEYING COMPANY INCORPORATED		
925 Capital of Texas Highway South Building B, Suite 115 Austin, Texas 78746 (512) 327-4006		
FIRM REGISTRATION No. 101267-0		
DRAWN BY:	WAL	SCALE: 1" = 100'
JOB NO.:	19523.11	DATE: DECEMBER 7, 2022
DRAWING NO.:	19523P3	CRD #: 19522
		SHEET NO.: 3 OF 4

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DRAINAGE  
EASEMENT

WATER QUALITY  
EASEMENT

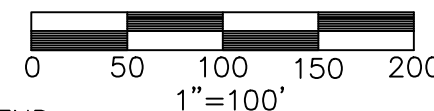
20' WIDE  
TRAIL EASEMENT

1,988 Ac.  
WASTEWATER LINES  
EASEMENT  
CITY OF AUSTIN  
Doc. No. 2021060804  
O.P.R.T.C.

DETAIL  
NOT TO SCALE

## GENERAL NOTES CONTINUED:

- EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
- THE FOLLOWING LOTS SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION: BLOCK 'B', LOTS 37, AND 38, AND BLOCK 'C', LOTS 79 AND 80. BLOCK 'I', LOT 78, NO RESIDENTIAL USES ARE ALLOWED ON THESE LOTS.
- THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS FOR THE THAXTON SUBDIVISION AS RECORDED IN DOCUMENT No. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ALL ACTIVITIES WITHIN THE C.E.F. AND C.E.F. BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- 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.



## LEGEND

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• • •	SIDEWALK
▲	CALCULATED POINT
— —	BREAK IN SCALE



# THAXTON SUBDIVISION, SMALL LOT SUBDIVISION, PHASE ONE

Block A — 36 Lots			
Lot	Sq. Ft.	Acres	
1	5597	0.1285	
2	6187	0.1420	
3	5736	0.1317	
4	6000	0.1377	
5	6000	0.1377	
6	6000	0.1377	
7	6000	0.1377	
8	6000	0.1377	
9	6000	0.1377	
10	6000	0.1377	
11	6000	0.1377	
12	6000	0.1377	
13	6000	0.1378	
14	5400	0.1240	
15	5400	0.1240	
16	5400	0.1240	
17	5520	0.1267	
18	6000	0.1377	
19	6000	0.1377	
20	6000	0.1377	
21	6000	0.1377	
22	6000	0.1377	
23	6000	0.1378	
24	6000	0.1378	
25	6000	0.1378	
26	7800	0.1791	
27	6480	0.1488	
28	7152	0.1642	
29	5130	0.1178	
30	5130	0.1178	
31	5130	0.1178	
32	5130	0.1178	
33	5130	0.1178	
34	6270	0.1439	
35	6332	0.1454	
66*	1230736	28.2538	
TOTAL		33.0041	

\*DENOTES PARK/  
OPEN SPACE

Block B — 38 Lots			
Lot	Sq. Ft.	Acres	
1	7422	0.1704	
2	6708	0.1540	
3	5700	0.1309	
4	5700	0.1309	
5	5700	0.1309	
6	5700	0.1309	
7	5700	0.1309	
8	5700	0.1309	
9	5130	0.1178	
10	5130	0.1178	
11	5130	0.1178	
12	5130	0.1178	
13	5130	0.1178	
14	5130	0.1178	
15	5130	0.1178	
16	5130	0.1178	
17	5130	0.1178	
18	6222	0.1428	
19	6552	0.1504	
20	5400	0.1239	
21	5400	0.1239	
22	5400	0.1239	
23	5400	0.1239	
24	5400	0.1239	
25	5400	0.1239	
26	5400	0.1239	
27	5400	0.1239	
28	5400	0.1239	
29	6000	0.1377	
30	6000	0.1377	
31	6000	0.1377	
32	6000	0.1377	
33	5649	0.1297	
34	6159	0.1414	
35	6456	0.1482	
36	6285	0.1443	
37*	10952	0.2514	
38**	14040	0.3223	
TOTAL		5.2666	

\*DENOTES OPEN SPACE/  
LANDSCAPE ESMT.

\*\*DENOTES OPEN SPACE/  
DRAINAGE/PUBLIC UTILITY ESMT.

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

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

Block C — 34 Lots			
Lot	Sq. Ft.	Acres	
1	6567	0.1507	
2	5130	0.1178	
3	5130	0.1178	
4	5130	0.1178	
5	5130	0.1178	
6	6950	0.1596	
7	5403	0.1240	
8	9956	0.2286	
9	7147	0.1641	
10	15618	0.3585	
11	9240	0.2121	
12	5418	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	
19	5700	0.1308	
20	5700	0.1308	
21	5700	0.1308	
22	5700	0.1308	
23	5130	0.1178	
24	5130	0.1178	
25	5130	0.1178	
26	5130	0.1178	
27	5130	0.1178	
28	5130	0.1178	
29	5130	0.1178	
30	5130	0.1178	
31	5130	0.1178	
32	6222	0.1428	
79**	40068	0.9198	
80*	16346	0.3753	
TOTAL		5.7461	

\* DENOTES OPEN SPACE/  
LANDSCAPE ESMT.

\*\* DENOTES OPEN SPACE/  
DRAINAGE/WATER QUALITY/  
PUBLIC UTILITY ESMT.

Block H — 1 Lot			
Lot	Sq. Ft.	Acres	
1	6222	0.1428	
TOTAL		0.1428	

Block D — 23 Lots			
Lot	Sq. Ft.	Acres	
1	7152	0.1642	
2	6000	0.1377	
3	6000	0.1377	
4	6000	0.1377	
5	6000	0.1377	
6	6000	0.1377	
7	6000	0.1377	
8	6000	0.1377	
9	6000	0.1377	
10	6000	0.1377	
11	7152	0.1642	
12	6222	0.1428	
13	5130	0.1178	
14	5130	0.1178	
15	5130	0.1178	
16	5130	0.1178	
17	5130	0.1178	
18	5130	0.1178	
19	6070	0.1439	
20	5130	0.1178	
21	5130	0.1178	
22	5130	0.1178	
23	6222	0.1428	
TOTAL		3.0575	

Block I — 13 Lots			
Lot	Sq. Ft.	Acres	
33	6222	0.1428	
34	5130	0.1178	
35	5130	0.1178	
36	5130	0.1178	
37	5130	0.1178	
38	5130	0.1178	
39	5130	0.1178	
40	5130	0.1178	
41	5130	0.1178	
42	5130	0.1178	
43	6270	0.1439	
44	6222	0.1428	
78**	16319	0.3745	
TOTAL		1.8642	

\*\* DENOTES OPEN SPACE/  
DRAINAGE/WATER QUALITY/  
PUBLIC UTILITY ESMT.

CURVE 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
C3	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
C25	90°00'00"	15.00'	23.56'	21.21'	S72°37'45"W
C26	90°00'00"	15.00'	23.56'	21.21'	N17°22'15"W
C27	90°00'00"	15.00'	23.56'	21.21'	S72°37'45"W
C28	9°38'38"	270.00'	45.45'	45.39'	S17°48'51"W
C29	4°59'35"	270.00'	23.53'	23.52'	S25°07'58"W
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

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 One  
LOCATION: 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 [LDC 30-2-232\(D\)](#) 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



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. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing 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 [Jason.Inge@austintexas.gov](mailto:Jason.Inge@austintexas.gov) for review and approval of the water and wastewater easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

Update 2 Comment: 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.

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**