

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2020-0167.0A**COMMISSION DATE:** February 7, 2023**SUBDIVISION NAME:** Blackwood's Resubdivision**ADDRESS:** 1801 Lightsey Road**APPLICANT:** Noel Blackwood**AGENT:** Wheels and Water (Katie Kham)**ZONING:** SF-3**NEIGHBORHOOD PLAN:** NA**AREA:** 1.106 acres**LOTS:** 4**COUNTY:** Travis**DISTRICT:** 5**WATERSHED:** West Bouldin Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Lightsey Road**DEPARTMENT COMMENTS:**

The request is for the approval of Blackwood's Resubdivision, comprised of 4 lots on 1.106 acres.

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). These 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 dated February 2, 2023, and attached as Exhibit C.

CASE MANAGER: Amy Combs**PHONE:** 512-974-3175**E-mail:** amy.combs@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

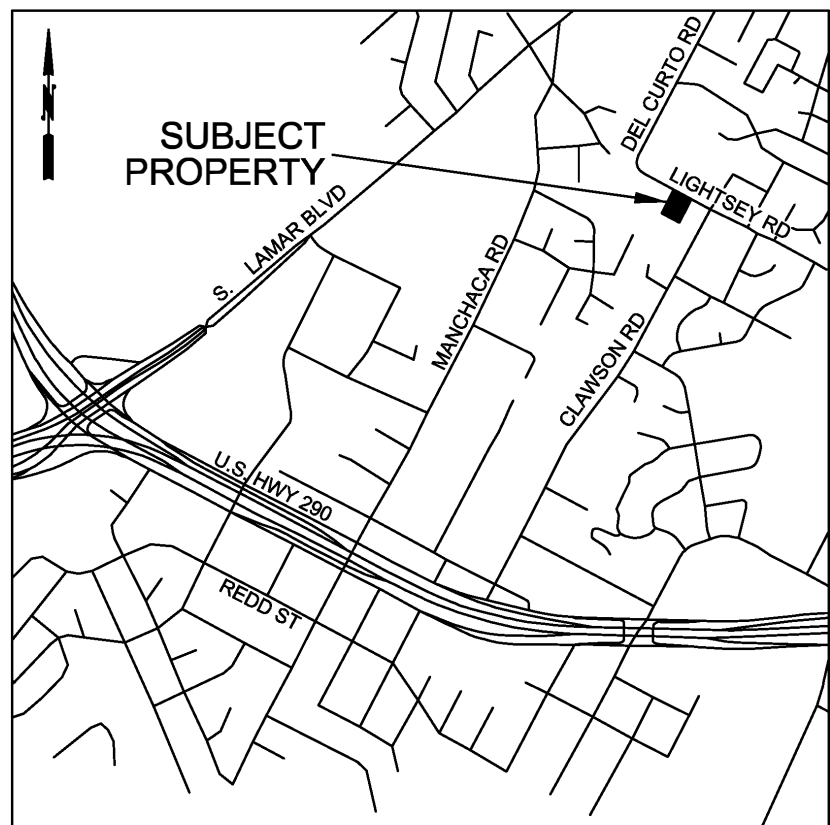
Exhibit C: Comment report dated February 2, 2023

Exhibit A: Vicinity Map

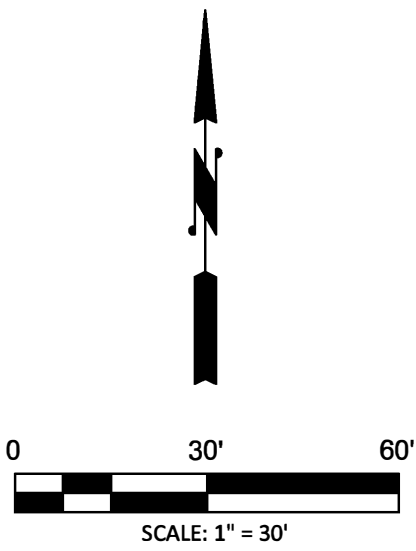


BLACKWOOD'S SUBDIVISION

A RESUBDIVISION OF PART OF LOT 22 OF THEODORE LOW HEIGHTS



VICINITY MAP
(NOT TO SCALE)



LEGEND

- 1/2" IRON ROD SET WITH PINK CAP STAMPED "SURVEY WORKS"
- MAG NAIL SET WITH WASHER STAMPED "SURVEY WORKS"
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 3/4" IRON PIPE FOUND (UNLESS NOTED)
- CALCULATED POINT
- 6" DIAMETER CONCRETE MONUMENT SET (PINK CAP STAMPED "SURVEY WORKS")
- PROPERTY LINE
- ADJOINER LINE
- PROPOSED SIDEWALK
- R.O.W. () RIGHT OF WAY RECORD INFORMATION
- VOL. PG. VOLUME AND PAGE
- P.R.T.C. PLAT RECORDS, TRAVIS COUNTY
- D.R.T.C. DEED RECORDS, TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- DOC. NO. DOCUMENT NUMBER
- SF SQUARE FEET
- ESMT. EASEMENT

TITLE COMMITMENT NOTES:

COMMITMENT FOR TITLE INSURANCE PREPARED BY: TITLE RESOURCES, FILE NO. T-106311, EFFECTIVE DATE: 2/27/2018

THE SURVEYOR HAS RELIED UPON THE REFERENCED COMMITMENT FOR TITLE REGARDING EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THIS PROPERTY. NO ADDITIONAL RESEARCH WAS DONE FOR THE PURPOSE OF THIS SURVEY. SURVEYOR'S NOTES AND/OR OBSERVATIONS SHOWN IN BRACKETS. []

THE FOLLOWING MATTERS ADDRESSED BY THE SURVEYOR ARE ITEMIZED BELOW.

1. RESTRICTIVE COVENANTS:
RECORDED: VOLUME 445 PAGE 581, AND VOLUME 1033 PAGE 347 DEED RECORDS, TRAVIS COUNTY, TEXAS.

10(3) BUILDING SETBACK LINES:
RECORDED: VOLUME 445, PAGE 581 DEED RECORDS, TRAVIS COUNTY, TEXAS.

10(4) ELECTRIC TRANSMISSION LINE EASEMENT:
RECORDED: VOLUME 454, PAGE 374, VOLUME 570 PAGE 347, AND VOLUME 570, PAGE 353 DEED RECORDS, TRAVIS COUNTY, TEXAS.
[UNABLE TO DETERMINE LOCATION FROM RECORD DOCUMENTS]

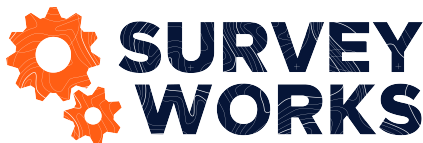
LOT SUMMARY TABLE

LOTS	SQ. FT.	ACRES	USE
1	27,817	0.639	SF
2	7,291	0.167	SF
3	7,289	0.167	SF
4	5,768	0.132	SF
TOTAL	48,166	1.106	

DATUM & BEARING BASIS

TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE (4203), NAD 83.
ELEVATION DATA NAVD 88, GEOID 12B.
DISTANCES IN US SURVEY FEET (GRID).

PREPARED FOR: NOEL D. BLACKWOOD
PROJECT NO. 19-0280



INFO@SURVEYWORKS.COM
SURVEYWORKS.COM
1207 UPLAND DRIVE
AUSTIN, TX 78741
FIRM #10194157
(512) 599-8067

BLACKWOOD'S SUBDIVISION

A RESUBDIVISION OF PART OF LOT 22 OF THEODORE LOW HEIGHTS

OWNER'S DEDICATION:

COUNTY OF TRAVIS
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT I, NOEL DEAN BLACKWOOD, OWNER OF THE TRACT OF LAND SHOWN HEREON AND DESCRIBED AS BEING A PORTION OF LOT 22 OF THEODORE LOW HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 445, PAGE 518 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND CONVEYED UNTO ME BY A WARRANTY DEED WITH VENDOR'S LIEN AS RECORDED IN DOCUMENT NUMBER 2018060473 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

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 A PORTION OF LOT 22 IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON TO BE KNOWN AS:

BLACKWOOD'S SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFOREGRANTED, AND NOT RELEASED.

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

NOEL DEAN BLACKWOOD
2611 BEE CAVE ROAD, NO. 243
AUSTIN, TEXAS 78746

COUNTY OF TRAVIS
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE _____ DAY OF _____, A.D., 20____, DID PERSONALLY APPEAR
NOEL DEAN BLACKWOOD, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE 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

PRINTED NAME OF NOTARY AND NOTARY STAMP

SURVEYOR'S CERTIFICATION:

COUNTY OF TRAVIS
STATE OF TEXAS

I, DEREK KINSAUL, 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 AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DEREK KINSAUL, R.P.L.S. NO 6356
SURVEY WORKS, LLC
1207 UPLAND DRIVE, AUSTIN, TEXAS 78741
512-599-8067

DATE

ENGINEER'S CERTIFICATION:

COUNTY OF TRAVIS
STATE OF TEXAS

I, KATIE KAM, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRATICE 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, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN ACCORDING TO THE FEDERAL FLOOD ADMINISTRATION FIRM PANEL NUMBER 48453C0585H, EFFECTIVE ON SEPTEMBER 26, 2008.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
OR RELIED UPON AS A FINAL SURVEY DOCUMENT

KATIE KAM, P.E. NO. 125856
WHEELS & WATER LLC
2116 ROBERT BROWNING STREET, AUSTIN, TEXAS 78723
TBPE FIRM NO. F-19740

DATE

JURISDICTION:

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____

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

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS,

THIS THE _____ DAY OF _____, 20____, A.D.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF

AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK AND DULY RECORDED

ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN

DOCUMENT NO. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY

THIS _____ DAY OF _____, 20____.

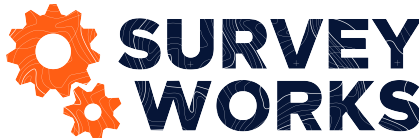
DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

GENERAL 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. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.
4. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.
5. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. 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 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.
8. 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.
9. 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.
10. 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.
11. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
12. 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.
13. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
14. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN STANDARDS.
15. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
16. EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
17. 15 FOOT WIDE PUBLIC UTILITY EASEMENTS PARALLEL AND ADJOINING ALL DEDICATED RIGHT-OF-WAY LINES SHOWN HEREON ARE HEREBY DEDICATED.
18. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
19. 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: LIGHTSEY ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
20. ALL ACTIVITIES WITHIN CRITICAL ENVIRONMENTAL FEATURES AND ASSOCIATED SETBACKS MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED. DISTURBANCE WITHIN C.E.F. SETBACKS RELATED TO CONSTRUCTION OF APPROVED STORMWATER CONTROLS IS ACCEPTABLE FOR THE PURPOSES OF THIS SITE PLAN.
21. PARKLAND DEDICATION HAS BEEN SATISFIED FOR 8 UNITS BY THE PAYMENT OF FEES-IN-LIEU OF PARKLAND DEDICATION AND DEVELOPMENT.
22. DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AUSTIN.
23. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET.
24. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION(S), THEODORE LOW HEIGHTS SUBDIVISION, RECORDED IN VOLUME 445 PAGE 581 OF TRAVIS COUNTY DEED RECORDS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
25. WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
26. 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.
27. BUILDING SEPARATION FROM OTHER BUILDINGS SHALL BE A MINIMUM 10 FEET OR FIRE SEPARATION DISTANCE OF 5 FEET. CONSTRUCTION WITH LESS THAN 5 FEET OF FIRE SEPARATION DISTANCE SHALL CONFORM TO 2012 IRC TABLE R302.1(1) WITH 1-HOUR RATED CONSTRUCTION AND OPENINGS AS ALLOWED OR SHALL CONFORM TO TABLE R302.1(2) WITH MINIMUM 13D FIRE SPRINKLERS AND RATED CONSTRUCTION AS SPECIFIED.
28. AFD ACCESS APPROVED BY THE FIRE MARSHAL SHALL BE BUILT FOR LOT 1 PRIOR TO ANY NEW RESIDENTIAL PERMIT IS APPROVED FOR THE SUBDIVISION.
29. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

PREPARED FOR: NOEL D. BLACKWOOD
PROJECT NO. 19-0280



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FIRM #10194157
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SHEET

2 of 2

CASE NO. C8-2020-0167.0A

Exhibit C: Comment Report

08 C8-2020-0167.0A - Blackwood's Subdivision; District 5

5 of 11

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



CASE NUMBER: C8-2020-0167.0A
UPDATE: U0
CASE MANAGER: Amy Combs PHONE #: (512) 974-2786

PROJECT NAME: Blackwood's Subdivision
LOCATION: 1801 LIGHTSEY RD

SUBMITTAL DATE: January 9, 2023
FINAL REPORT DATE: February 2, 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 **April 10, 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
Electric: Cody Shook
911 Addressing Review: Janny Phung
PARD: Scott Grantham
ATD Engineering Review: Dari Majd
AW Utility Development Services: Bradley Barron
Water Quality Review: Judy Anderson

Fire For Site Plan: Benjamin Flick
Electric Review: Cody Shook
Drainage Engineering Review: Judy Anderson

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

PR1. The parkland dedication and park development fee is required (City Code §25-1-601) and must be paid prior to approval. Due to SF-3 zoning, the fee for 8 units must be paid (medium density 6-12 units per acre) because each lot is large enough for a two-family residential use. Parkland invoices will be issued with the next update.

PR 2: Add the following note to the plat 25-1-601:

"A fee-in-lieu of parkland dedication and park development has been paid for 8 dwelling units due to SF-3 zoning."

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

ATD1. Please add the following note to the subdivision: Development of structures that require a building permit on this plat will be subject to the City of Austin Street Impact Fee as applicable prior to acquiring the building permit.

ATD2. The Building Permits for this final plat are required to comply with the City's Street Impact Fee. The fee was adopted by City Council in December 2020 and is applicable to all Building Permits submitted on or after June 22, 2022. (For more information: <https://www.austintexas.gov/department/street-impact-fee>). Please complete a copy of the SIF worksheet and submit it for review via the TDS KNACK Portal: <https://atd.knack.com/development-services#sif-worksheet-portal/>. Once the SIF estimator worksheet is finalized ATD staff will use the worksheet to generate a SIF Formal Calculation Memo to summarize potential future payments, including applicable reductions and Offset Agreements. LDC 25-6-662

ATD3. If more than 3 residences are served by a single joint use driveway, the following requirements shall apply in accordance with LDC 25-6-451; TCM, 5.3.1.H: The joint access easement agreement must include a clause indicating that the driveway may be used by public service personnel and equipment for servicing public utilities; (iv) -If the developer does not use a restrictive covenant to require homeowners to park all vehicles off the joint use driveway surface, then the joint use driveway surface must be at least 24 feet wide. Otherwise, the driveway surface may be no less than 20 feet wide. Clarify if parking is proposed along the joint use driveway surface; (v) -The developer must erect signs indicating "private driveway" at the driveway entrance. *Provide as a plat note. **Please show how Lot 4 will be accessed through the JUA. Include driveway access details for Lot 4 within the driveway plan.***

ATD4. Show the current driveway detail (City of Austin Standard No. 433S-1, adopted 10/19/2009). *Please call out the driveway type on the plan.*

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

AW1. Uniform Plumbing Code:

Obtain copies of your current tap records from the AW TAPs office at (512)972-0000 and contact the assigned Site Plan Plumbing Reviewer. Written approval from the Site Plan Plumbing Reviewer will be required for successful plat release.

Water Quality Review - Judy Anderson - Judy.Anderson@austintexas.gov

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.

WQ 1. Please add the plat note: "Water quality controls are required for all development pursuant to the Land Development Code." LDC 25-8-211. This is required for all plats, regardless of water quality method of compliance.

WQ 2. The engineering report is missing discussion of water quality, and the engineering drawings provided do not indicate water quality calculations. Please provide an updated engineering report that addresses how the LDC 25-8-211 water quality requirement is satisfied.

WQ 3. The LDC 25-8-64 per lot impervious cover assumptions for this case exceed 8,000 sf of proposed impervious cover. Provide water quality to address LDC 25-8-211.

WQ 4. The following comments may apply, if water quality fee-in-lieu is requested (ECM 1.6.4.B.1, ECM Appendix T, LDC 25-8-214):

- a. Once this reviewer has approved the provided Appendix T form, this reviewer will sign it and return it to the applicant. Water quality comments will be cleared upon receipt of payment-in-lieu (PIL) of water quality controls per the approved Appendix T.
- b. The adjustment factor changes every year on October 1. The online version of the Appendix T includes the correct adjustment factor. The form is online at <http://www.austintexas.gov/departments/stormwater-management>. Use the current adjustment factor. Note that the correct adjustment factor is determined by the date of approval, not the date of application. Should the adjustment factor change prior to the approval of this application, an updated Appendix T form will need to be provided.
- c. Provide details to verify the square footage used for the building calculation provided in Part C.2 of the fee-in-lieu of water quality controls application. Provide a table that clearly shows the square footage for each floor including the parking garage.
- d. Use the area of the Limits of Construction in Part C.3 of the Appendix T, Fee in Lieu application. Provide the information necessary to verify the value used in the Appendix T provided.
- e. Include a plan sheet with a survey of existing conditions, with impervious cover quantified.
- f. Provide the base, redeveloped, and new impervious cover square footage as per the applicable section of ECM 1.9.2. Clearly identify these areas separately in the site plan with appropriate shading and labeling for each category of impervious cover.
- g. If existing impervious cover is being claimed, provide evidence that the existing impervious cover existed on September 10, 1991. If the existing impervious cover was added after this date and water quality controls were not provided, it should be counted towards the amount of new impervious cover in the Appendix T application.

Fire For Site Plan Review - Benjamin Flick - 512-974-2262

FSPR1. Note 27 should be revised to indicate the 10' separation between buildings is for separation on one lot and the 5' fire separation is between building and property line. Please revise the code reference to reflect the 2021 IRC, which is the current adopted edition.

Site Plan Plumbing - Juan Beltran - 512-972-2095

SSP1. Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, provide current tap card to determine if any non-compliant tap or private plumbing violation will be created by the proposed subdivision.

Subdivision Review - Amy Combs - (512) 974-2786

SR1. This application was submitted on January 9, 2023, and is subject to the following deadlines (25-1-83; 25-4-84; 25-4-85):

Update deadline: April 10, 2023

Fiscal due: July 10, 2023

Recording due: August 3, 2023

SR2. Replace plat note 18 with the following (25-1-83, 25-4-38, 25-4-84):

"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."

SR3. Remove the title commitment notes from sheet 1 (25-1-83)

SR4. Remove plat note 11, 17, and 22 (25-1-83)

SR5. Are there CEFs on the property? If not, please remove plat note 20 (25-1-83)

SR6. Revise the notary signature block as follows 25-1-83:

"State of _____ §

County of _____ §

Before me, the undersigned authority, a notary public in and for the State of _____, on this day did personally appear _____, 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"

SR7. Revise the Land Use Commission approval block as follows 25-1-83:

"Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the _____ day of _____ 20__.

Chair

Secretary"

SR8. Add the following note, which is required by LDC 25-4-83:

"The owner of this subdivision and the owner's successors and assigns are responsible for construction of subdivision improvements that comply with City of Austin regulations. The owner understands that plat vacation or replatting may be required, at the owner's expense, if plans to construct this subdivision do not comply with the regulations."

SR9. Modify the recordation block as shown 25-1-83:

"STATE OF TEXAS

COUNTY OF TRAVIS

I, Dyana Limon-Mercado, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the ___ day of _____, 20__, A.D., at ____ o'clock ____M., duly recorded on the ___ day of _____, 20__, A.D., at ____ o'clock ____M, of said County and State in Document 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"

SR10. The fiscal estimate must be approved by the update deadline. Fiscal posting will occur during the plat recordation stage. The reviewer requesting fiscal will help coordinate with the City's fiscal office. 25-4-84(D)

SR11. Revise the Owner's dedication statement as follows: 25-1-83; TX LGC 212.014 and 212.004(c)

"That (owner) being owner of (legal description of subject property, lot, block, subdivision) a subdivision of record in document No. XXX of the official public records of _____ County, Texas, conveyed by deed of record (vol/pg, instrument #) of the real property records of _____ 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 (subject property) in accordance with the map or plat attached hereto, to be known as:

(Name of resubdivision plat)

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."

SR12. Remove use column from the lot summary table on sheet 1 (25-1-83)

FYI. All separate easements must be approved by the appropriate city staff including the legal department before the expiration of the plat application (Update Deadline Listed Above) or the application will expire.

Drainage Engineering Review - Judy Anderson - Judy.Anderson@austintexas.gov

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.

DE 1. Please provide the drainage easement documents with required maintenance for the proposed detention facilities. If the construction of drainage infrastructure is proposed with a single-family

plat, a Drainage Easement with Required Maintenance to contain the limits of the drainage facilities is required. The easement must be approved prior to the expiration of the plat application. The drainage easement may be found through the following link: <http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>. Easements will be submitted by Drainage to Legal for review, once design related comments are cleared. Any questions regarding the language in these specific documents should be directed towards Annette Bogusch at annette.bogusch@austintexas.gov. [LDC 25-7-151 & 152]

- DE 2.** Please provide the site plan exemption information. If the construction of drainage infrastructure is proposed with a single-family plat, a site plan exemption application to the Land Development Information Services (LDIS) is required. The site plan exemption must include the drainage design, calculations, details, and specifications. Please note that the site plan exemption must be approved and processed prior to the expiration of the plat application. Please inform the Drainage Reviewer at time of site plan exemption submittal to ensure coordination with LDIS. [LDC 25-7-61]
- DE 3.** Please provide a sealed fiscal estimate for construction of drainage facilities. If the construction of drainage facilities is proposed with a single-family plat, fiscal must be posted for the proposed infrastructure. The fiscal estimate must be approved by Drainage Review prior to the expiration of the plat application. The fiscal amount must be posted within 90 days of approval of the final plat. Please refer to the Subdivision review comments for the fiscal posting process, which includes an associated Subdivision Construction Agreement document. The Fiscal Office provides instructions for release of fiscal, which includes the requirement for an engineer's concurrence letter addressed to the City of Austin. [LDC 25-7-61]
- DE 4.** Please add the plat note: "Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods." [LDC 25-7-61]
- DE 5.** Provide specifications for the detention cistern outfall structure. Demonstrate erosion control for spreading flows in accordance with DCM 1.2.4.E.7.
- DE 6.** The detailed drainage plan provided contains drainage calculations for the 2, 10, 25, and 100-year storm events. Provide the missing:
- Detention-Stage-Storage Table for detention cisterns.
 - Detention drainage model, please ensure this corresponds with the data in the plans.
 - Point of Analysis callout in plan view.
 - For information, the sheet flow reach length identified as 100 feet appears in accurate for the lot building sub basins, however it does not effect the 5-minute time of concentration.
- [LDC 25-7-61 and DCM 1.2.2.D]
- DE 7.** Please separate offsite flows from onsite flows in the drainage are map and calculation table, to determine if onsite drainage easements are required for the conveyance of offsite flows [LDC 25-7-61 & 25-7-151]. Please confirm no concentration of flows across proposed lots, particularly considering the northwest property boundary and the existing offsite drainage easement (shown on the plans, but not the plat) containing the neighboring pond wall. If the effect of the wall is concentrated conveyance of flows, please address. Additionally, DCM 1.2.3.C does not allow concentrated discharge onto local streets from sites larger than 0.25 acres.
- DE 8.** The following comments may apply only if drainage easements are required for offsite conveyance:
- Drainage easements are required to contain the limits of the 100 year fully developed flow elevation. Please submit the easement with exhibits to this reviewer for processing. The drainage easement may be found through the following link:
<http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>

[LDC 25-7-152]

- b. All drainage easements are to be located adjacent to property lines (not centered on property lines). [LDC 25-7-151]
- c. Minimum drainage easement width is 15 feet for storm sewer, 25 feet for channels. [DCM 1.2.4(G)]
- d. Access from a public road is required for maintenance and/or inspection of all Drainage Easements 25 feet or larger - label all proposed Drainage Easements on Preliminary Plan and provide a Drainage Access Easement of no less than 15 feet in width. [LDC 25-7-152]
- e. Verify that drainage facilities (headwalls, open channels, storm sewers, area inlets, detention, retention, water quality controls) comply with Section 1.2.4 of the Drainage Criteria Manual. Especially consider, access drives (widths, grades), fences, staging areas, etc.

Electric Review - Cody Shook - Cody.Shook@austinenergy.com

EL1. [LDC § 25-4-175 - FLAG LOTS.](#)

(B) The minimum width of a flag lot is:

- (1) 20 feet; or
- (2) 15 feet if:
 - (a) two or more contiguous lots share a common driveway and sufficient area is available outside the drive on each lot for utility installation; or
 - (b) the applicant can demonstrate access through an alternative route.
- (C) All residential subdivisions utilizing a flag lot design must submit a driveway plan and a utility plan for review and approval with the final plat application.

Please contact Cody.Shook@austinenergy.com to schedule a meeting to discuss electric service to flag lots on this site.

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

AD1. MENCHACA RD is the correct street name for this project §25-4-155

AD2. Please change the label for US HWY 290 so that W BEN WHITE BLVD appears above the label W US 290 HWY. W US 290 HWY should be enclosed within parenthesis and not be bold: W BEN WHITE BLVD (W US 290 HWY) §25-4-155

AD3. Please remove all forms of punctuation after abbreviating street types or directionals §25-4-155

FYI: Punctuation causes confusion for first responders

FYI: MENCHACA RD is incorrectly labeled as MANCHACA RD

The standards applied to all new street names in Travis County can be found at this link:

www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

END OF REPORT