

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



CASE NUMBER: C8J-2022-0310.0A
REVISION #: 00 UPDATE: U0
CASE MANAGER: Sue Welch PHONE #: 512-854-7637

PROJECT NAME: Austin Hills Industrial Park
LOCATION: 11801 DECKER LAKE RD



SUBMITTAL DATE: January 18, 2023
REPORT DUE DATE: February 13, 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 (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of (90 days from submittal) **April 17, 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).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 30-1-113):

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

UPDATE SUBMITTALS: A formal update is required.

REVIEWERS:

Planner 1 : Kennedy Higgins
Site Plan Plumbing: Cory Harmon
Environmental Review - Pamela Abee-Taulli
Travis County Subdivision – Sue Welch
Travis Co. Transportation – Teresa Calkins
AW Utility Development Services - Bradley Barron

Wetland Biologist – Hank Marley
Travis County Drainage – Teresa Calkins
Drainage Engineering Review - Judy Anderson
Electric : Betty Nguyen
911 Addressing Review - Janny Phung

Environmental Review - Pamela Abee-Taulli - 512-974-1879

PLAT NOTES [LDC 25-1, Article 4, Division 2]

- EV 1 This site is subject to current code and Ordinance 20100826-065. Revise the Project Review Form (PRF) to reflect this. Include Ordinance 20100826-065 (which can be found here: <https://www.austintexas.gov/edims/document.cfm?id=142284>) with the PRF.
- EV 2 Remove plat note #24, regarding impervious cover allocations.
- EV 3 There is a plat note stating that a subdivision construction plan will be required. Please explain why a subdivision construction plan is expected to be required. Erosion fiscal will be required if this is correct.
- EV 4 Add the following note: *“WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.”* [LDC 25-8, SUBCHAPTER A, ARTICLE 7]

Electric Review - Betty Nguyen - betty.nguyen@austinenergy.com

EL 1. Please replace notes # 7 & 8 with the following notes at the General Notes section on page 6:

- # 7. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. Austin Energy will perform all tree work in compliance with Chapter 30-5, Subchapter B of the Austin/Travis County Subdivision Regulations.
- # 8. The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of overhead and underground electric facilities. These easements and/or access are required to provide electric service to the building and will not be located so as to cause the site to be out of compliance with Chapter 30-2 of the Austin/Travis County Subdivision Regulations.

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

- AD1: This plat review is Rejected;
- AD2: Please update label for **N SH 130 SVRD SB** the street type SVRD and directional N must be included on all sheets and the vicinity map
- AD3: Please update label for **N FM 973 RD** the street type RD and directional N must be included on all sheets and the vicinity map
- AD4: Please update label for **BLUE BLUFF RD** the street type RD must be included on vicinity map
- AD5: Please update label for **ESQUIRE ACRES LN** the street type LN must be included on vicinity map
- AD6: Please update label for **J M HOLLOWAY LN** the street type LN must be included on vicinity map

AD7: Please add the label, DECKER LAKE RD and QUINN LUKE TRL within the R.O.W, and not as a call out on a parcel on all sheets

AD8: Please remove all forms of punctuation after abbreviating street types or directionals

NOTE: Punctuation causes confusion for first responders

NOTE: Addressing recommends to please place callout labels directly on the ROW and not on a parcel

NOTE: **J M HOLLOWAY LN** is incorrectly labeled as **JIM HOLLOWAY**

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

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

Active streets and address points can be viewed on Property Profile. Please label what is shown

<https://maps.austintexas.gov/GIS/PropertyProfile/>

§30-2-155

End of Comments

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. The existing drainage area map provided in the engineering report illustrates offsite runoff conveyed through the site. Provide a drainage easement for fully developed offsite conveyance. This is in addition to the floodplain easement. [LDC 30-4-151; LDC 30-4-152; LDC 30-4-61]
- DE 2. Access from a public road is required for maintenance and/or inspection of all Drainage Easements 25 feet or larger. [LDC 30-4-152]
- DE 3. For information, sheet two is missing a label for the floodplain easement boundary and sheet four has a couple of label leaders that do not touch the boundary. The 100-year floodplain is contained within a drainage easement by plat, and floodplain review has provided approval. [LDC 30-4-152]

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

DATE REVIEWED: 1/20/2023

UPDATE # U0

General notes: There is a site plan that reviewed and approved the floodplain delineation. It was reviewed and approved with SP-2022-0136C, but the easements were not shown or dedicated. It appears that the easements are going to be dedicated via plat. Keep in mind that the plat will need to be recorded prior to site plan approval, and easements will need to be shown on applicable site plan sheets and labeled as drainage easement dedicated via plat with the plat recordation number shown. There are no comments at this time.

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

PR1: Parkland dedication requirements are determined by zoning ordinance 20100826-065 and the Whisper Valley Indian Hills Development and Annexation Agreement. Parkland has been met through the Whisper Valley development.

Subdivision Review - Joey de la Garza - joey.delagarza@austintexas.gov

The lots in this proposed subdivision plat appear to comply with the zoning requirements of the associated PUD & §25-2-5 of the LDC.

*However, a variance to §30-2-151 of the LDC may be required since there are no new streets in the proposed Austin Hills Industrial Park subdivision that connect to the existing Quinn Luke Trail on the adjacent property. Furthermore, the construction of any new streets will require submittal of a Preliminary Plan application (Preliminary Plan Requirement; §30-2-51) that will need to be reviewed & approved before the associated subdivision application can be reviewed. Please contact the Travis County Subdivision & Transportation reviewer to determine whether this will be required or what the next steps should be.

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

AW1. Per Utility Criteria Manual Section 2 and §25-4:

Easements shown on the plat must be approved by AW Pipeline Engineering as to form, width, and type. Contact Jason Inge (or his designee) with AW Pipeline Engineering Review team at 512-972-0494 for review and approval of the wastewater easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

As an alternative, remove all proposed water, reclaimed water, and wastewater easements as they will be recorded by separate instrument during construction plan or site plan review.

These easements were removed during completeness check. Explain why they have been added back during formal review.

AW2. Per Utility Criteria Manual Section 2 and §25-4:

There are encroachments of proposed easements of numerous types on existing water and wastewater easements. Contact Jason Inge (or his designee) with AW Pipeline Engineering Review team at 512-972-0494 for review and approval of all easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

Dan Lofton is an additional resource to review all easements as proposed.

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.

Approved.

Wetlands Biologist Review - Hank Marley - hank.marley@austintexas.gov

Update 0 1/31/2023

WB1 Clearly show the boundary of all wetland CEFs and clearly label the features: "WETLAND CEF".

WB2 Pursuant to LDC 25-8-281(C)(2)(a) please add a note stating that: "All activities within the CEF and CEF 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."

Travis Co. Subdivision Review - Sue Welch - 512-854-7637

1. Make sure the correct the plat name on each page to Austin Hills Industrial Park, and add the case number in the lower right hand corner of each page, C8J-2022-0310.0A 30-1-113
2. Clarify with Texas Department of Transportation to add a plat note that a driveway permit is required from TxDOT for access to FM 973 and SH130. Verify if the TxDOT donation agreement is required prior to final plat or site plan approval. Verify TxDOT has approved the sidewalks along FM 969 and SH130. 30-1-113
3. It is recommended the turnaround easement be by separate instrument (rather than by plat), in case the location needs to change. Please clarify and provide draft easement, or additional notes may be required if by plat. 30-1-113
4. Provide the Clerk's certification block for Court approval. 30-1-113
5. Correct the jurisdiction note to City of Austin **Limited Purpose**. 30-1-113
6. New tax certificates are required after 1/31/23 showing all taxes have been paid for 2022. 30-1-113
7. Please verify the notes for the subdivision construction agreement? 30-1-113
8. Once all comments are cleared, please contact this reviewer to discuss the mylars with all signature and seals. 30-1-113

Travis Co. Transportation Review - Teresa Calkins - 512-854-7569

- TR 1. Provide a plat note that addresses the dedication by plat of the Temporary Turn Around Easement, identifying the granted easement rights for the use of the easement and identifying the responsibilities for construction and maintenance within the easement. Please be advised that a separate instrument easement is recommended rather than creating this easement by plat. In this case, the limits of the separate instrument easement would be shown on the plat, with a callout to the recorded document number.

- TR 2. The radius of the Temporary Turnaround Easement (reported in the curve table as 48') should correspond to the minimum radius for a turnaround bubble for the classification of Quinn Luke Trail; please adjust accordingly.
- TR 3. Provide documentation of TIA completion of review of the TIA for this development (I find one for a driveway analysis, but not a TIA document). Please provide a copy of the approved Traffic Mitigation Agreement, if one was required as a result of Travis County review of the TIA for this development.
- TR 4. Provide documentation of approval from TxDOT for this final plat and for the connections shown to TxDOT right of way.
- TR 5. Please confirm with Travis County Subdivision Reviewer Sue Welch whether a variance is required not to extend Quinn Luke Trail as a public right of way within this final plat.

Travis Co. Drainage Construction Review - Teresa Calkins - 512-854-7569

- DR 1. Noted that 100-year fully developed conditions Atlas 14 floodplain delineation has been separately addressed with the site plan review; please note that the final plat that dedicates this easement will need to be approved and recorded prior to issuance of the related Travis County development permit for Austin Hills Industrial Park.
- DR 2. Please upload a copy of the Engineering and Drainage Report for the Austin Hills Industrial Park development, identifying how stormwater is proposed to be managed through the final plat area by the proposed development and how mitigation will be provided addressing any increases in stormwater peak flows.

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

- Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

ATD Engineering Review - Daniil Kontsevov - (512) 978-1561

- ATD 1. No comment. Defer to Travis County Transportation Review.

END OF REPORT