

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2022-0352.0A**COMMISSION DATE:** February 28, 2023**SUBDIVISION NAME:** 220 Ralph Ablanedo Drive**ADDRESS:** 220 Ralph Ablanedo Drive**APPLICANT:** Sierra Holloway (Kimley-Horn)**AGENT:** Kevin Goradia, Grace Nicholas**ZONING:** CS-CO (General Commercial Services) **NEIGHBORHOOD PLAN:** N/A**AREA:** 3.99 Acres (173,804 sf)**LOTS:** 1**COUNTY:** Travis**DISTRICT:** 2**WATERSHED:** Onion Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Ralph Ablanedo Drive and Peaceful Hill Drive.**VARIANCE:** N/A.**DEPARTMENT COMMENTS:**

The request is for the approval of a service extension request for 460 feet of an 8 inch water main for a 1 lot final plat on 3.99 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). The conditions include pending comments from multiple City of Austin reviewers that includes adding plat notes and signatures. 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 22, 2023, and attached as Exhibit C.

CASE MANAGER: Nick Coussoulis**PHONE:** 512-978-1769**E-mail:** nicholas.coussoulis@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

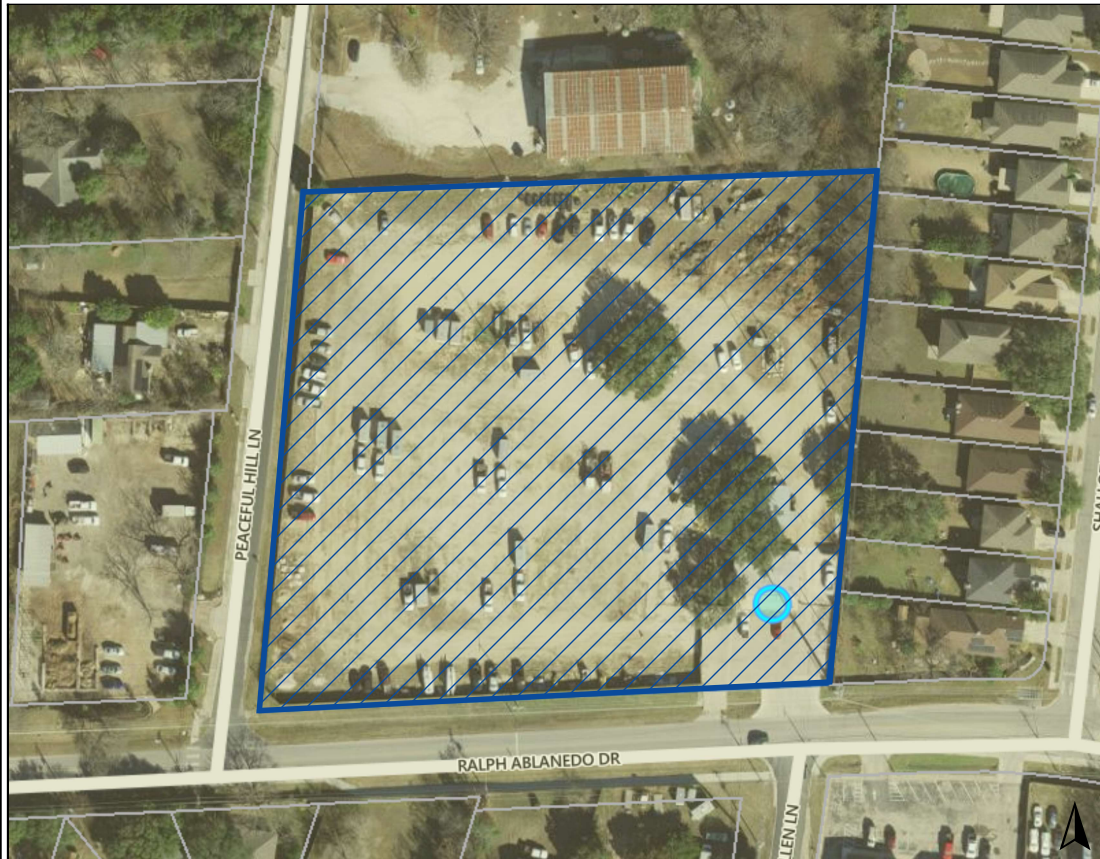
Exhibit B: Proposed plat and SER Exhibit

Exhibit C: Comment report dated February 22, 2023



Property Profile

220 Ralph Ablanedo Drive



2 of 12

Legend

Appraisal Districts

TCAD Parcels



Jurisdictions Fill

Jurisdiction

FULL PURPOSE

Notes

2/22/2023

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

SUBJECT PROPERTY

W DITTMAR DR
PEACEFUL HILL LN
SHALLOT WAY
FOREMOST DR
S 1ST ST
RALPH ABLANEDO DR
SWANSON LN
FRANCA TRL
CULLEN LN
S CONGRESS AVE
35

Mary Moore Searight Metropolitan Park

BEING A 3.999 ACRE TRACT OUT OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, ABSTRACT NO. 6 IN TRAVIS COUNTY, TEXAS, BEING SAME AS A CALLED 4.00 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 6608, PAGE 1319, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 2.36 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 750, PAGE 130, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 5.00 ACRE TRACT OF LAND, AS RECORDED IN VOLUME 2013, PAGE 157, DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

THE N 87°50'55" E, ALONG THE NORTH LINE OF SAID 4.00 ACRE TRACT, PASS A DISTANCE OF 9.88 FEET TO AN IRON ROD FOUND (1/2-INCH DIAMETER), FOR THE SOUTHWEST CORNER OF LOT 2, STEEL CONCEPTS PARK, AS RECORDED IN VOLUME 78, PAGE 69, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING A POINT IN THE EAST RIGHT OF WAY LINE OF PEACEFUL HILL LANE, FOR A TOTAL DISTANCE OF 444.18 FEET, TO AN IRON ROD FOUND (1/2-INCH DIAMETER), FOR THE NORTHEAST CORNER OF SAID 4.00 ACRE TRACT, BEING THE SOUTHEAST CORNER OF SAID LOT 2, BEING A POINT IN THE WEST LINE OF LOT 9, BLOCK C OF PARKRIDGE GARDENS, AS RECORDED IN DOCUMENT NO. 200600394, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A POINT IN THE EAST LINE OF SAID 5.00 ACRE TRACT, FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 87°31'07" W, ALONG THE NORTH RIGHT OF WAY LINE OF RALPH ABLANEDO TRACT, BEING SOUTH LINE OF SAID 4.00 ACRE TRACT, COMMON WITH THE NORTH LINE OF SAID 0.2 ACRE RIGHT OF WAY DEED, A DISTANCE OF 445.74 FEET, TO A MAG NAIL SET WITH WASHER STAMPED "SURVEY WORKS", BEING THE RIGHT OF WAY INTERSECTION OF RALPH ABLANEDO DRIVE AND PEACEFUL HILL LANE, BEING THE SOUTHWEST CORNER OF SAID 4.00 ACRE TRACT, A POINT IN THE WEST LINE OF SAID 2.36 ACRE TRACT, BEING THE NORTHWEST CORNER OF SAID 0.2 ACRE RIGHT OF WAY DEED, FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

LEGEND

| | |
|------------|---|
| ◎ | 1/2" IRON PIPE FOUND (UNLESS NOTED) |
| ● | 1/2" IRON ROD FOUND (UNLESS NOTED) |
| △ | MAG NAIL SET WITH WASHER |
| □ | 8" DIAMETER CONCRETE MONUMENT SET WITH PINK CAP STAMPED "SURVEY WORKS" |
| △ | CALCULATED POINT |
| --- | PROPERTY LINE |
| --- | ADJOINER LINE |
| —●—●—●—●— | PROPOSED SIDEWALK |
| DOC. NO. | DOCUMENT NUMBER |
| O.P.R.T.C. | OFFICIAL PUBLIC RECORDS |
| TRAVIS CO. | TRAVIS COUNTY |
| VOL. PG. | VOLUME AND PAGE |
| D.R.T.C. | DEED RECORDS |
| TRAVIS CO. | TRAVIS COUNTY |
| P.R.T.C. | PLAT RECORDS |
| TRAVIS CO. | TRAVIS COUNTY |
| R.O.W. | RIGHT OF WAY |
| () | RECORD INFORMATION |
| P.O.B. | POINT OF BEGINNING |



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
TBPELS FIRM NO. 10194157
512-599-8067
INFO@SURVEYWORKS.COM

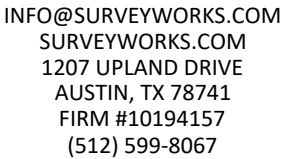
COUNTY OF TRAVIS
STATE OF TEXAS

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C0595K, DATED JANUARY 22, 2020 FOR CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

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

SIERRA M. HOLLOWAY, P.E. NO. 139897 DATE
KIMLEY-HORN AND ASSOCIATES, INC
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100, AUSTIN, TX 78735
TBPELS FIRM NO. F-928
(737) 202-3203
SIERRA.HOLLOWAY@KIMLEY-HORN.COM

PROJECT NO. 22-0088.01



SHEET
1 of 2
CASE NO. C8-2022-0352.0A

FINAL PLAT
220 RALPH ABLANEDO DRIVE
BEING A SUBDIVISION OF 3.999 ACRES ±
OUT OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19,
ABSTRACT NO. 6, TRAVIS COUNTY, TX

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. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
10. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN STANDARDS.
11. NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.
12. EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION.
13. 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.
14. 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: RALPH ABLANEDO DRIVE AND PEACEFUL HILL 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.
15. PARKLAND DEDICATION IS REQUIRED PER CITY CODE §25-1-601, AS AMENDED, PRIOR TO APPROVAL OF A SITE PLAN IN THIS SUBDIVISION FOR ANY APPLICABLE USES.
16. 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.
17. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

OWNER'S DEDICATION:

COUNTY OF TRAVIS
STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

THAT KVG INVESTMENTS, LLC BEING THE OWNER OF THAT CERTAIN 4.00 TRACT OF LAND OUT OF THE WILLIAM LEAGUE SURVEY NO. 19, ABSTRACT NO. 6 SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2022107663 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.999 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:

220 RALPH ABLANEDO DRIVE

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

KVG INVESTMENTS, LLC
121 PICKLE ROAD, STE. 100
AUSTIN, TX 78704

BY: _____, _____, _____

STATE OF TEXAS §
COUNTY OF TEXAS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, 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.

JURISDICTION:

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF

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

CESAR ZAVALA FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, 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 DUCUMENT NUMBER _____ IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK OF, THIS THE ____ DAY OF _____, 20 __, A.D.

DEPUTY, COUNTY CLERK

WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION

Name: Crux Ralph Ablanedo

Service Requested: **Water**

SER-5554

Infor (IPS) Service Request Number: 1037675

Date Received: 07/12/2022

Location: 220 RALPH ABLANEDO DR AUSTIN TX 78748

Acres: 4.00

Land Use: RETAIL

LUE: 22

Alt. Utility Service or S.E.R. Number: Wastewater Service Available at Site

Quad(s): G14

Reclaimed Pressure Zone: SOUTH SERVICE AREA

DDZ: YES

Drainage Basin: SLAUGHTER

Pressure Zone: SOUTH

DWPZ: NO

Demand (Estimated Peak Hour): 48 GPM

FIRE FLOW: 1,500 GPM

Cost Participation: \$0




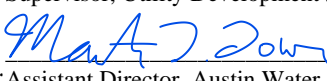
% Within City Limits: 100

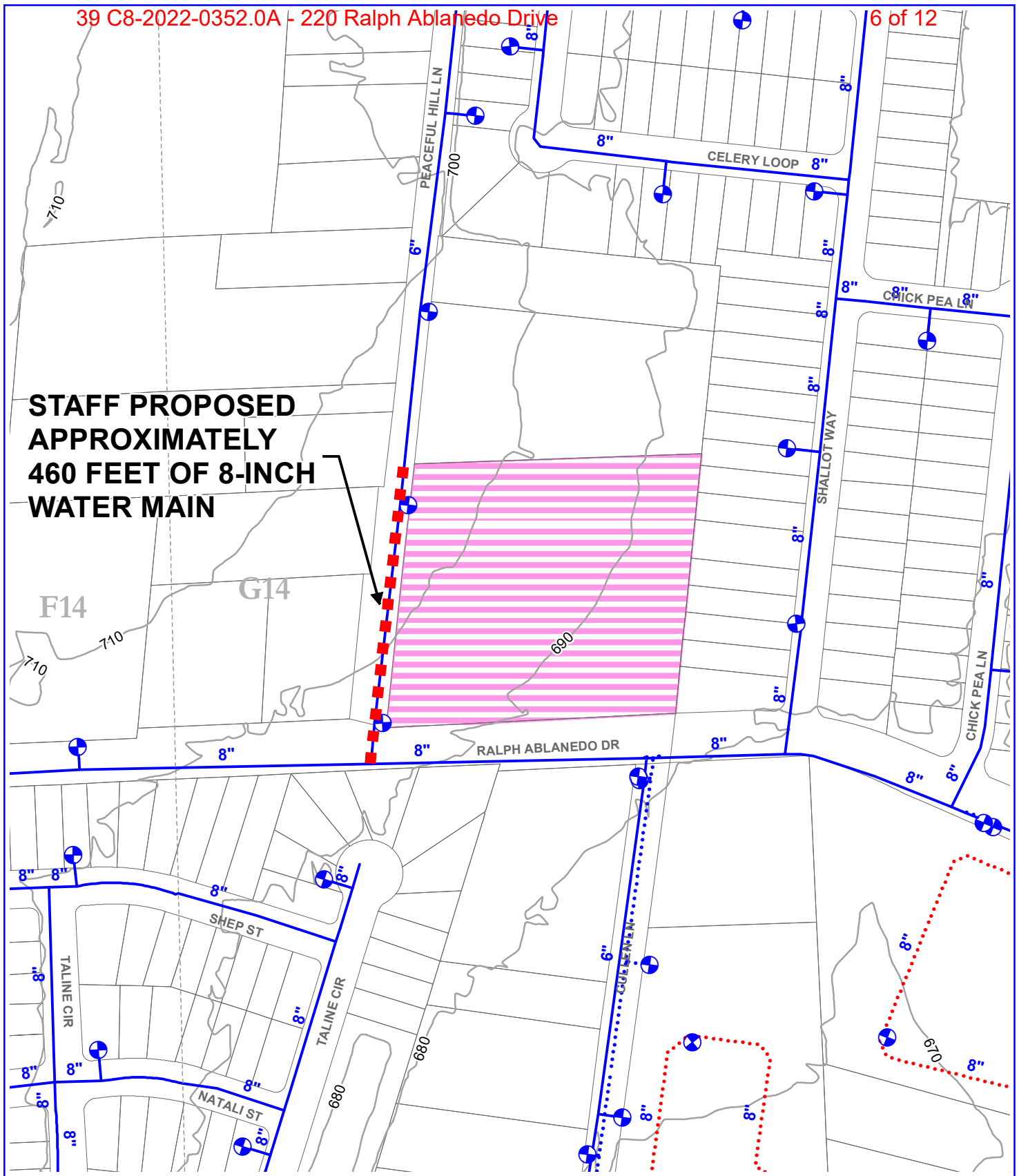
% Within Limited Purpose: 0

Description of Improvements:
Applicant shall construct approximately 460 feet of 8-inch water main from the existing 8-inch water main located in Ralph Ablanedo Dr, and extend north along Peaceful Hill Ln. to the subject tract, as approximately shown on the attached map. The proposed 8-inch water main shall replace the existing 6-inch water main along this path and all existing services shall be reconnected to the proposed 8-inch water main.

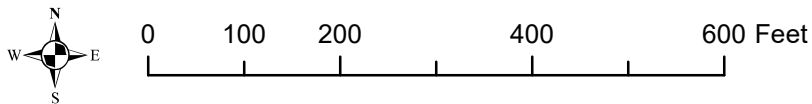
NOTE: Water demand and sprinkled fire flow requirement based on engineering calculations received from Sierra M. Holloway, P.E. of Kimley Horn on 07/12/2022.


Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:
1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
4) The level of service approved by this document does not imply commitment for land use.
5) Public utility mains must meet City of Austin design and construction criteria and must be approved by Austin Water Engineering Review. Actual length and location of staff proposed utility mains shall be finalized during the plan review process.
6) Approval of a site plan that meets the Fire Department requirements for fire control.
7) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
8) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.
9) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.

| | | | |
|---|--------------------|--|------------------|
|  Project Manager, Utility Development Services | 12/22/2022 Date |  Supervisor, Utility Development Services | 12/22/22 Date |
|  for Division Manager, Utility Development Services | 12/22/2022 Date |  for Assistant Director, Austin Water | 12/23/22 Date |



**STAFF PROPOSED
APPROXIMATELY
460 FEET OF 8-INCH
WATER MAIN**



 Subject Tract

W. S.E.R. Name: Crux Ralph Ablanado

W. S.E.R. Number: 5554

Utility Development Services Plotted 12/22/2022

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



CASE NUMBER: C8-2022-0352.0A
 UPDATE: U0
 CASE MANAGER: Nicholas Coussoulis

Email: Nicholas.Coussoulis@austintexas.gov

PROJECT NAME: 220 Ralph Ablanedo Drive
 LOCATION: 220 RALPH ABLANEDO DR

SUBMITTAL DATE: January 30, 2023
 FINAL REPORT DATE: February 22, 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 **May 1, 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. 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: Kennedy Higgins | Electric Review: Andrea Katz |
| 911 Addressing Review: Janny Phung | ATD Engineering Review: Dari Majd |
| Drainage Engineering Review: Kyle Virr | PARD Review: Paul Books |
| Subdivision Review: Nicholas Coussoulis | AW Utility Review: Derek Tucker |
| Water Quality Review: Kyle Virr | |

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:**

The proposed subdivision is currently served with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing any future water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

AW2. 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.

Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

REPLACE NOTE 2 WITH THE FOLLOWING:

THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Electric Review - Andrea Katz - Andrea.Katz@austinenergy.com

EL 1. Austin Energy requires a copy of the property owner's current title commitment (or title policy if this is not available), or a current Ownership and Encumbrance Report indicating all easement encumbrances of record, or an ALTA/ACSM boundary survey of the subject property with certification to the title, and showing all easement encumbrances of record prior to Austin Energy's final review and final comments.

EL 2. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Fifteen (15') foot electric distribution, electric transmission, electric telecommunications, and electric fiber easement is required adjacent to Ralph Ablanado R.O.W.

Ten (10') foot electric distribution, electric telecommunications, and electric fiber easement is required to cover existing overhead facilities on east and north property lines

Show the easements on the face of the plat.

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

AD1: This plat review is Rejected;

AD2: **W DITTMAR RD** is the correct street name for this project in the vicinity map

AD3: Please update label for **W SLAUGHTER LN** the directional W must be included in the vicinity map

NOTE: W DITTMAR RD is incorrectly labeled as W DITTMAR DR

NOTE: Directionals (such as N, E, W or S) are required before a street name when a street crosses over designated zero range boundaries. Without the directional, duplicate addresses would occur. It is important to include the directional in the street name label.

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 to what is shown <https://maps.austintexas.gov/GIS/PropertyProfile/>

§25-4-155

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#customer-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. The ASMP requires 72 feet of right-of-way for Peaceful Hill Lane. Dedicate 36 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).

ATD4. The ASMP requires 72 feet of right-of-way for Ralph Ablanado Drive. Dedicate 36 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).

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

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

- DE1: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.
- DE2: Show drainage area maps and provide fully developed condition flows for the offsite contributing areas passing through site. Drainage easements will be required for conveyance of offsite flows. [LDC 25-7-151 & 25-7-152]
- DE3: Show location of all existing drainage structures on or adjacent to project on drainage layout sheet. [Application packet]
- DE4: Any new multi-family or commercial facility must have a 50' setback from any adjacent, existing residential structure. The setback requirement shall be measured from the edge of any portion of the facility such as the top of facility embankment, end of concrete apron/rock rip rap or top of structural wall. [DCM 1.2.4(E)(3)(b)]
- DE5: Discharge from storm sewer outfalls shall not cause channel, bluff, or stream bank erosion. If the storm drain discharges to an open drainage facility (as determined by the City), the applicant must show acceptable nonerosive conveyance to that drainage facility, appropriate energy dissipation at the outfall and a stable headwall. [DCM 1.2.4 (E) (6)]
- DE6: DCM 1.2.3 (C) states, "If a development is located within 550 feet of an existing storm drain system, the developer shall provide all the necessary infrastructure designed in accordance with the criteria in this manual to connect appropriately to the storm drain system." Please provide information to verify compliance.

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

PR 1: Add the following note to the plat:

Parkland dedication will be required for any applicable use prior to site plan approval within this subdivision.

Subdivision Review - Nicholas Coussoulis - Nicholas.Coussoulis@austintexas.gov

- SR 1. This application was initially submitted on **January 30, 2023**, and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):
- Update deadline: **May 1, 2023**
 - Fiscal due: **July 31, 2023**
 - All submitted for recording due: **August 24, 2023**
- SR 2. Remove the "Commercial" from the plat exhibit. 25-1-83
- SR 3. The following note is required to be placed on the plat by the County: 25-1-83: "This subdivision plat is located within the fully purpose jurisdiction of the City of Austin on this the _____ day of _____ 20__."

SR 4. Please revise the following administrative approval block: 25-1-83

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

Nick Coussoulis for:

Jose Roig, Interim Director

Development Services Department

SR 5. Provide documentation the person signing the plat has the authority to sign the plat on behalf of the owner. 25-1-83

SR 6. Add or revise the Land Use Commission approval block as follows 25-1-83 (or 30-1-113):

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

Chair

Secretary

SR 7. Revise Note #3 with the following, which is required by LDC 25-4-83/30-2-83: "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/Travis County) 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."

SR 8. 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

SR 9. If fiscal is required, 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)

SR 10. Remove the following notes: Note #12, #14, #17 – unless specifically requested by a City of Austin reviewer. 25-1-83

SR 11. Add/revise the fiscal note as applicable:

- a. If fiscal is not required to be posted, add the following note: 25-1-83

"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."

- b. If fiscal is required, add the following note. 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."

Water Quality Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17.

WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.

WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

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

APPROVED

The proposed final plat (C8-2022-0352.0A) is approved from a plumbing code perspective.

End of Master Comment Report