

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2022-0267.0A**COMMISSION DATE:** February 28, 2023**SUBDIVISION NAME:** Resubdivision of Lot 1-A**ADDRESS:** 11801-1/2 Research Blvd Service Road**APPLICANT:** Karlin Duval, LLC (Matthew Schwab)**AGENT:** HRGreen Development TX (Joe Isaja)**ZONING:** LI, LI-CO (Limited Industrial)**NEIGHBORHOOD PLAN:** n/a**AREA:** 53 acres**LOTS:** 8**COUNTY:** Travis**DISTRICT:** 6**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks along state-maintained property must be approved by TxDOT.**VARIANCE:** None**DEPARTMENT COMMENTS:**

The request is for the approval of Resubdivision of Lot 1-A final plat comprised of 8 lots on 53 acres.

The plat was originally disapproved for reasons on February 7, 2023. The applicant has submitted an update that addresses those reasons. The plat complies with the criteria for approval in LDC 25-4-84(B) and staff recommends approval.

**STAFF RECOMMENDATION:**

Staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

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

Exhibit A: Vicinity map

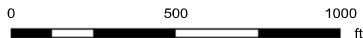
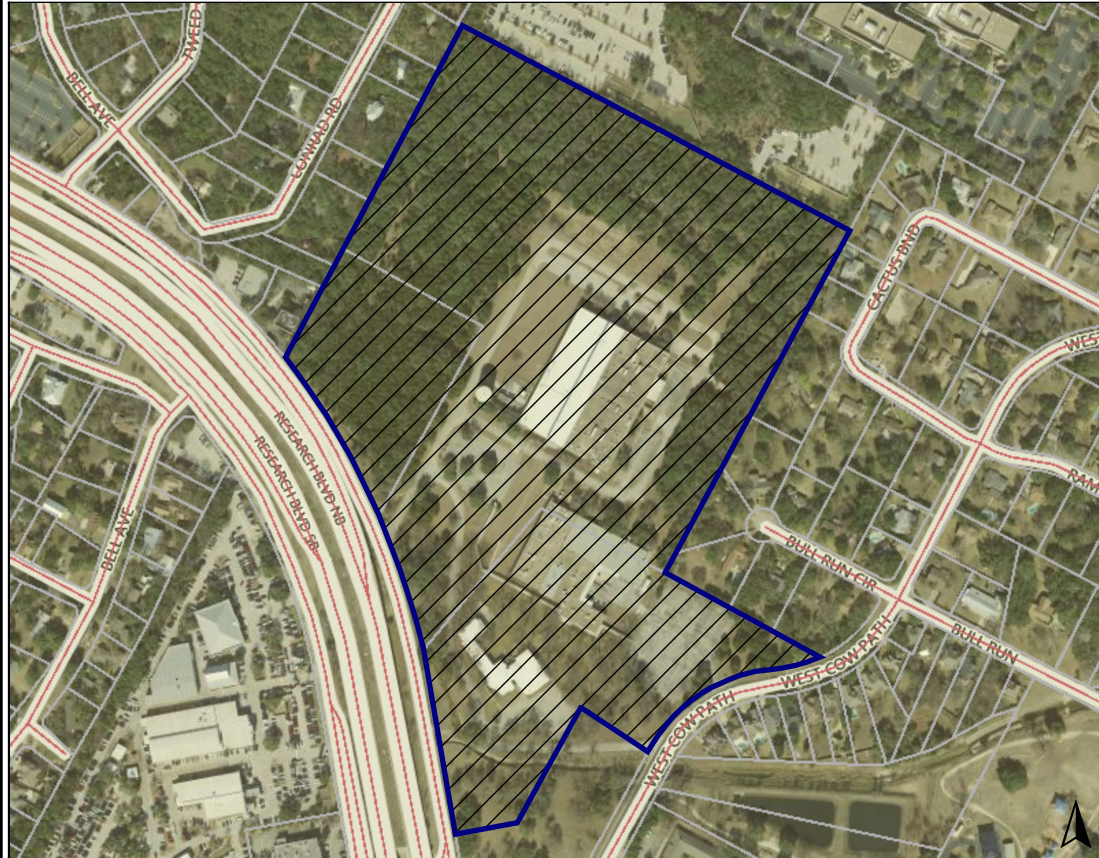
Exhibit B: Proposed final plat

Exhibit C: Comment Report



# Property Profile

Resubdivision of Lot 1-A; District 6



12/1/2022

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.

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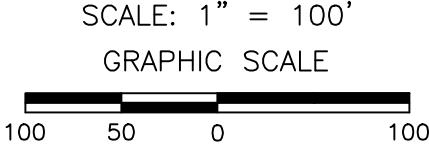
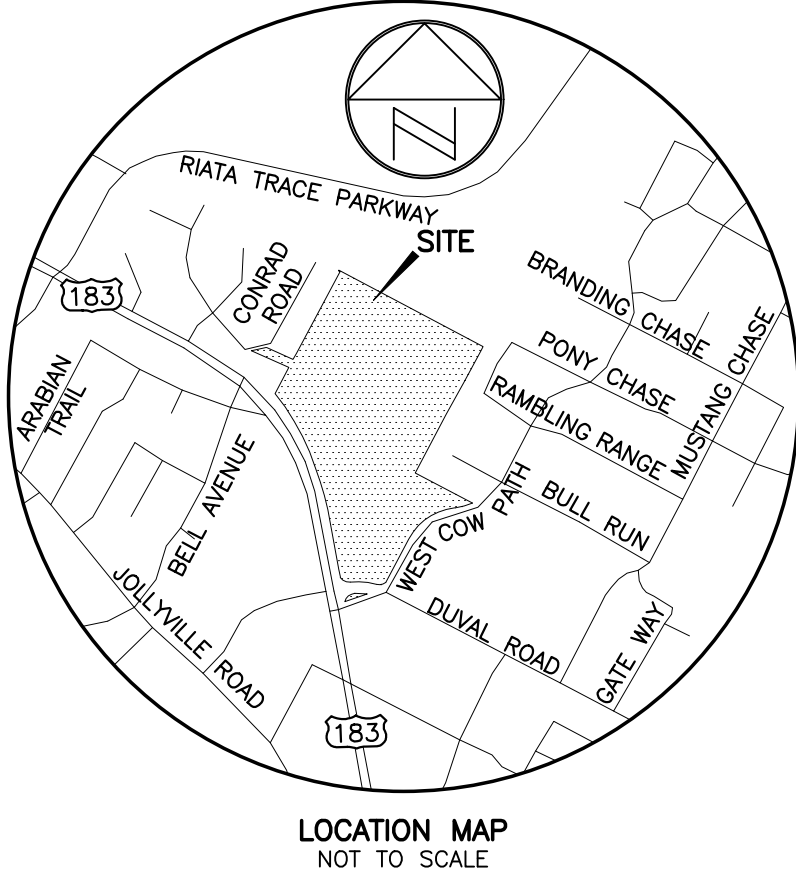
## Legend

- Property
- Streets
- Jurisdictions (No Fill)
  - FULL PURPOSE
- Appraisal Districts
- TCAD Parcels
- Jurisdictions Fill
  - FULL PURPOSE

## Notes

11801-1/2 Research Blvd Service Road

THE RESUBDIVISION OF  
LOT 1-A, RESUBDIVISION OF A 35.207 ACRE  
PORTION OF LOT 1, RESEARCH, PARK,  
LOT 2 AND A PORTION OF LOT 3,  
RESEARCH PARK



LOT 2  
BLOCK A  
(9.473 ACRES)  
RIATA CORPORATE PARK  
SECTION 1  
A RESUBDIVISION OF  
LOT 9 BLOCK B OF RIATA  
SECTION TWO  
(200100358)

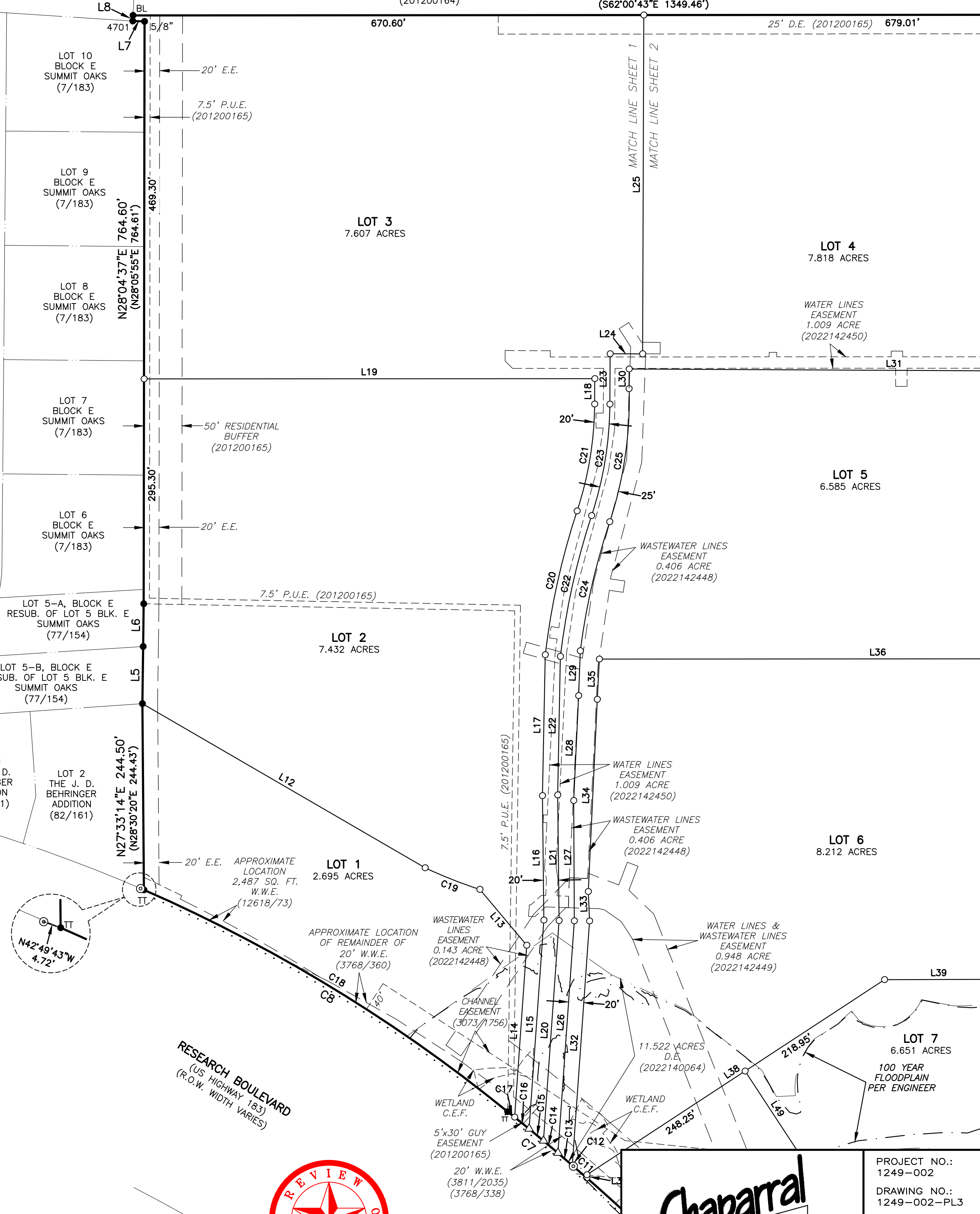
F.G. SECREST  
SURVEY NO. 23  
ABSTRACT NO. 725

LOT 1  
(16.859 ACRES)  
RESUBDIVISION OF  
LOT 1, BLOCK A,  
RIATA CORPORATE PARK, SECTION II AND  
A 10.91 ACRE PORTION OF LOT 1,  
RESEARCH PARK  
(201200164)

S62°02'31"E 1349.60'  
(S62°00'43"E 1349.46')

LOCATION MAP  
NOT TO SCALE

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
  - 1/2" REBAR WITH "TRI-TECH" CAP FOUND
  - 1/2" REBAR WITH "BASELINE INC" CAP FOUND
  - 1/2" REBAR WITH "RPLS 4701" CAP FOUND
  - 1/2" REBAR WITH "ILLEGIBLE" CAP FOUND
  - CONCRETE HIGHWAY MONUMENT FOUND
  - TxDOT TYPE II DISK FOUND
  - IRON PIPE FOUND (SIZE NOTED)
  - NAIL FOUND
  - CALCULATED POINT
  - MAG NAIL WITH "CHAPARRAL" WASHER SET
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - CONTROL POINT LOCATION
  - PROPOSED SIDEWALK LOCATION
  - B.L. BUILDING SETBACK LINE
  - E.E. ELECTRIC EASEMENT
  - E.T.L.E. ELECTRIC & TELEPHONE LINES EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - T.A.E. TELEPHONE APPURTENANCES EASEMENT
  - W.L.E. WATERLINE EASEMENT
  - W.M.E. WATER MAIN EASEMENT
  - W.W.E. WASTEWATER EASEMENT
  - C.E.F. CRITICAL ENVIRONMENTAL FEATURE
  - ( ) RECORD INFORMATION



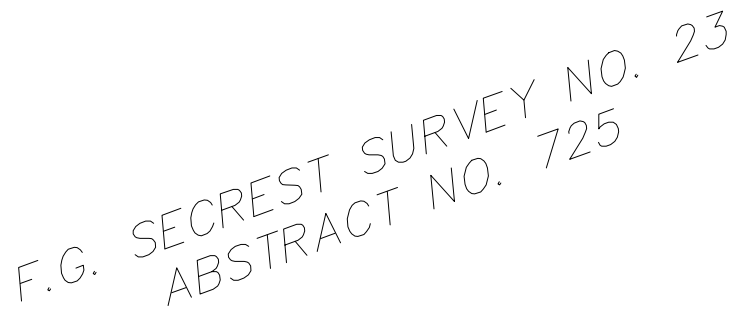
| LOT SUMMARY TABLE |         |             |
|-------------------|---------|-------------|
| LOT #             | ACREAGE | SQUARE FEET |
| 1                 | 2.695   | 117,381     |
| 2                 | 7.432   | 323,740     |
| 3                 | 7.607   | 331,359     |
| 4                 | 7.818   | 340,531     |
| 5                 | 6.585   | 286,832     |
| 6                 | 8.212   | 357,694     |
| 7                 | 6.651   | 289,719     |
| 8                 | 9.722   | 423,479     |
| TOTAL:            | 56.722  |             |



**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

PROJECT NO.:  
1249-002  
DRAWING NO.:  
1249-002-PL3  
PLOT DATE:  
02/06/23  
PLOT SCALE:  
1" = 100'  
DRAWN BY:  
JDB  
SHEET  
01 OF 04





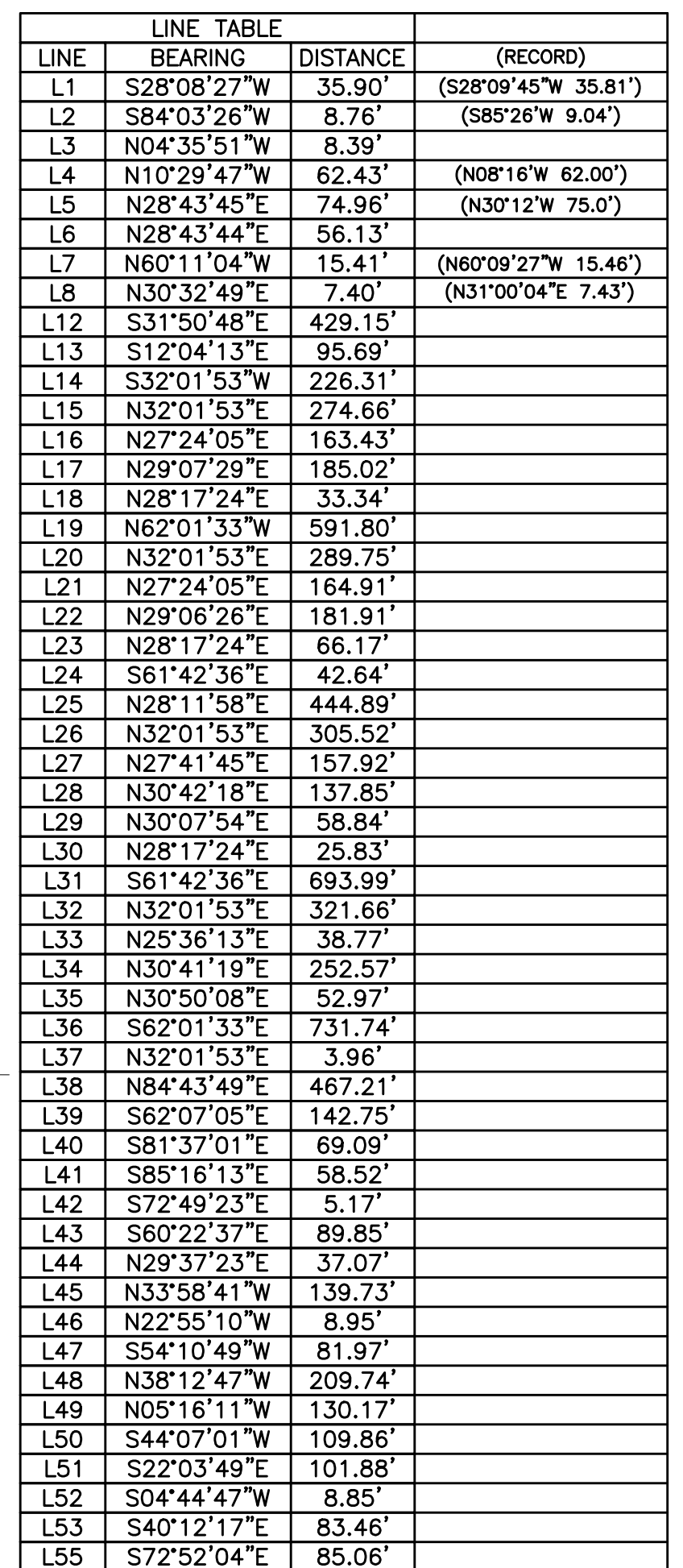


SCALE: 1" = 100'

GRAPHIC SCALE



A horizontal graphic scale bar. It consists of a black bar with a white segment in the middle. Below the bar, there are numerical labels: '100' on the far left, '50' at the end of the white segment, '0' at the center of the black bar, and '100' on the far right.



| CURVE TABLE |          |           |         |             |         | (RECORD)              |
|-------------|----------|-----------|---------|-------------|---------|-----------------------|
| CURVE       | RADIUS   | DELTA     | ARC     | BEARING     | CHORD   |                       |
| C1          | 517.99'  | 16°22'46" | 148.08' | S74°54'01"W | 147.58' | (S77°15'W 147.40')    |
| C2          | 486.81'  | 55°09'06" | 468.59' | S55°50'14"W | 450.71' | (S57°54'W 450.02')    |
| C3          | 90.01'   | 51°31'00" | 80.93'  | S79°36'58"W | 78.23'  | (N79°36'33"E 78.25')  |
| C4          | 608.52'  | 20°40'27" | 219.57' | N84°57'46"W | 218.38' | (N84°57'33"W 218.36') |
| C5          | 90.01'   | 58°39'52" | 92.16'  | N65°58'03"W | 88.19'  | (S65°57'55"E 88.18')  |
| C6          | 2020.06' | 11°01'59" | 388.99' | N16°08'45"W | 388.39' |                       |
| C7          | 2020.06' | 3°10'56"  | 112.19' | N22°13'36"W | 112.18' | (N21°43'11"W 107.79') |
| C8          | 2020.06' | 15°54'53" | 561.10' | N30°37'46"W | 559.30' | (N29°43'48"W 559.20') |
| C10         | 2020.06' | 10°22'27" | 365.76' | N15°49'00"W | 365.26' |                       |
| C11         | 2020.06' | 0°39'32"  | 23.23'  | N21°19'59"W | 23.23'  |                       |
| C12         | 2020.06' | 0°02'55"  | 1.71'   | N20°42'00"W | 1.71'   |                       |
| C13         | 2020.06' | 0°42'34"  | 25.01'  | N21°04'09"W | 25.01'  |                       |
| C14         | 2020.06' | 0°42'11"  | 24.79'  | N21°45'27"W | 24.79'  |                       |
| C15         | 2020.06' | 0°41'50"  | 24.58'  | N22°26'23"W | 24.58'  |                       |
| C16         | 2020.06' | 0°41'29"  | 24.37'  | N23°06'58"W | 24.37'  |                       |
| C17         | 2020.06' | 0°19'57"  | 11.72'  | N23°36'54"W | 11.72'  |                       |
| C18         | 2020.06' | 15°54'53" | 561.10' | N30°37'46"W | 559.30' |                       |
| C19         | 624.75'  | 7°05'25"  | 77.31'  | S40°26'54"E | 77.26'  |                       |
| C20         | 954.60'  | 11°37'52" | 193.79' | N40°30'06"E | 193.45' |                       |
| C21         | 453.67'  | 18°01'38" | 142.74' | N37°18'13"E | 142.15' |                       |
| C22         | 934.59'  | 11°37'30" | 189.63' | N40°30'17"E | 189.30' |                       |
| C23         | 473.68'  | 18°01'38" | 149.04' | N37°18'13"E | 148.42' |                       |
| C24         | 909.59'  | 10°58'19" | 174.18' | N40°49'45"E | 173.92' |                       |
| C25         | 154.06'  | 19°45'37" | 177.29' | N36°16'29"E | 176.41' |                       |
| C26         | 486.81'  | 53°26'38" | 454.08' | S56°41'28"W | 437.80' |                       |
| C27         | 486.81'  | 1°42'28"  | 14.51'  | S29°06'55"W | 14.51'  |                       |
| C28         | 57.01'   | 34°12'39" | 34.04'  | N89°37'42"W | 33.53'  |                       |
| C29         | 113.28'  | 55°34'33" | 109.88' | N44°44'07"W | 105.62' |                       |
| C30         | 96.55'   | 36°10'54" | 60.97'  | N46°51'24"W | 59.96'  |                       |
| C31         | 115.26'  | 41°57'19" | 84.40'  | N40°46'39"W | 82.53'  |                       |
| C32         | 191.88'  | 19°10'58" | 64.24'  | N31°14'57"W | 63.94'  |                       |

SCALED ABOUT 0,0  
THETA ANGLE: 1°20'03"



3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
Firm No. 10124500

SHEET  
3 OF 04



THE RESUBDIVISION OF LOT 1-A, RESUBDIVISION OF A 35.207 ACRE PORTION OF LOT 1, RESEARCH PARK, LOT 2 AND A PORTION OF LOT 3, RESEARCH PARK

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT KARLIN DUVAL, LLC, BEING THE OWNER OF LOT 1-A, RESUBDIVISION OF A 35.207 ACRE PORTION OF LOT 1, RESEARCH PARK, A SUBDIVISION OF RECORD IN VOLUME 201200165 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO BEING ALL OF LOT 2 AND LOT 3, RESEARCH PARK, A SUBDIVISION OF RECORD IN VOLUME 76, PAGE 101, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT PORTION OF LOT 3, CONVEYED TO THE STATE OF TEXAS BY DEED RECORDED IN VOLUME 11361, PAGE 859 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND ALSO BEING ALL OF A 5.580 ACRE TRACT IN THE F. SECREST SURVEY, NO. 12, ABSTRACT NO. 725, TRAVIS COUNTY, TEXAS, ALL CONVEYED IN DOCUMENT NO. 2022172064 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS 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;

DO HEREBY SUBDIVIDE 56.722 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS

THE RESUBDIVISION OF LOT 1-A, RESUBDIVISION OF A 35.207 ACRE PORTION OF LOT 1, RESEARCH, PARK, LOT 2 AND A PORTION OF LOT 3, RESEARCH PARK

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

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

BY: \_\_\_\_\_

MATTHEW SCHWAB "AUTHORIZED AGENT"  
KARLIN DUVAL, LLC  
11755 WILSHIRE BOULEVARD, SUITE 1400  
LOS ANGELES, CA 90025

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

SURVEYOR'S CERTIFICATION

I, STEVEN P. TIMBERLAKE, 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 TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION, MADE ON THE GROUND NOVEMBER, 2020.

STEVEN P. TIMBERLAKE, R.P.L.S. 6240  
  
SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724

ENGINEER'S CERTIFICATION:

I, JOE ISAJA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
JOE ISAJA, P.E. LICENSE #99848

ENGINEERING BY:  
HR GREEN  
5508 U.S. HIGHWAY 290 WEST, SUITE 150, AUSTIN, TX 78735  
(512) 872-6696  
TEXAS REGISTERED ENGINEERING FIRM

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN,

TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, A.D.

\_\_\_\_\_  
CHAIRPERSON SECRETARY

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:  
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

1. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
2. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. 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.
4. 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.
5. 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.

6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

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. 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 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

8. 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.

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

10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: U.S. HIGHWAY 183, WEST COW PATH, DUVAL ROAD, AND CONRAD 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.

11. 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 OF AUSTIN 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.

12. ALL EASEMENTS, RESTRICTIONS AND NOTES FROM THE PREVIOUS SUBDIVISIONS OF RESEARCH PARK, A SUBDIVISION OF RECORD IN VOLUME 76, PAGE 101 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, RESUBDIVISION OF A 35.207 ACRE PORTION OF LOT 1, RESEARCH PARK, A SUBDIVISION OF RECORD IN DOCUMENT NO. 201200165 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE RESUBDIVISION OF LOT 5, BLOCK E, SUMMIT OAKS, A SUBDIVISION OF RECORD IN VOLUME 77, PAGE 154 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS PLAT.

13. THIS PROJECT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY TCEQ TEXAS ADMINISTRATIVE CODE (30 TAC) CHAPTER 213.

14. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURES (CEF) SETBACK 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.

15. 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.

16. WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.

17. EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS AND PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.

18. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN ANY DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

19. THE PROPERTY OWNER AND/OR ASSIGNS SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN OR ASSIGNS FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

20. DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.

21. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

22. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, NATIONAL ELECTRICAL CODE, 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 BY AUSTIN ENERGY AS A RESULT OF AN OWNER'S FAILURE TO MAINTAIN REQUIRED CLEARANCES WILL BE CHARGED TO AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

23. ALL LOTS IN THIS SUBDIVISION ARE SERVED BY JOINT USE ACCESS UNDER THE UNIFIED DEVELOPMENT AGREEMENT RECORDED IN DOCUMENT NO. 2022102928, MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS.

24. 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.

25. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, RESEARCH PARK RECORDED IN VOLUME 76, PAGE 101 OF THE PLAT RECORDS OF TRAVIS COUNTY AND LOT 1-A RESUBDIVISION OF A 35.207 ACRE PORTION OF LOT 1, RESEARCH PARK RECORDED IN DOCUMENT NO. 201200165 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, SHALL APPLY TO THIS PLAT.

26. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

27. 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.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY

RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN SAID COUNTY

AND STATE, IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS,

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ A.D.

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY

|                                                                                                                                                                              |                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
|  <p>3500 McCall Lane<br/>Austin, Texas 78744<br/>512-443-1724<br/>Firm No. 10124500</p> | PROJECT NO.:<br>1249-002     |
|                                                                                                                                                                              | DRAWING NO.:<br>1249-002-PL3 |
|                                                                                                                                                                              | PLOT DATE:<br>02/06/23       |
|                                                                                                                                                                              | PLOT SCALE:<br>1" = 100'     |
|                                                                                                                                                                              | DRAWN BY:<br>JDB             |
|                                                                                                                                                                              | SHEET<br>04 OF 04            |

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



CASE NUMBER: C8-2022-0267.0A  
UPDATE: U4  
CASE MANAGER: Nicholas Coussoulis

Email: [Nicholas.Coussoulis@austintexas.gov](mailto:Nicholas.Coussoulis@austintexas.gov)

PROJECT NAME: Resubdivision of Lot 1-A  
LOCATION: 11801-1/2 RESEARCH BLVD SVRD NB

SUBMITTAL DATE: February 13, 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 **February 13, 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.

**Wetlands Biologist Review - Miranda Reinhard - [Miranda.Reinhard@austintexas.gov](mailto:Miranda.Reinhard@austintexas.gov)**

*Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes.*

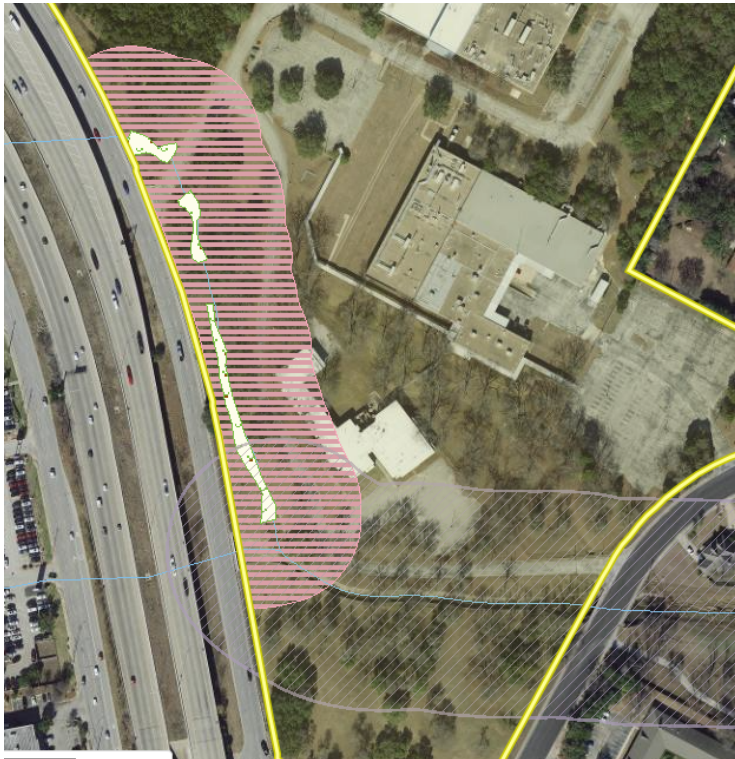
FYI Three wetland CEFs (BRG IDs 207775, 207776 and 207777) were previously identified and field verified by WPD staff. These three CEFs coincide with the wetland CEFs identified in the ERI conducted by Terracon (dated July 2019). Please the screenshots of the approximate location and boundaries of the wetland CEFs on Property Profile Tool. In addition, the Shapefiles for the wetland CEFs are available on Property Profile to be downloaded.



**Overall Wetland CEFs:**



**Zoomed in Wetland CEFs:**



**WB1. Update0.** Please demonstrate compliance with LDC 25-8-281 or 30-5-281; LDC 25-8-282 or LDC 30-5-282.

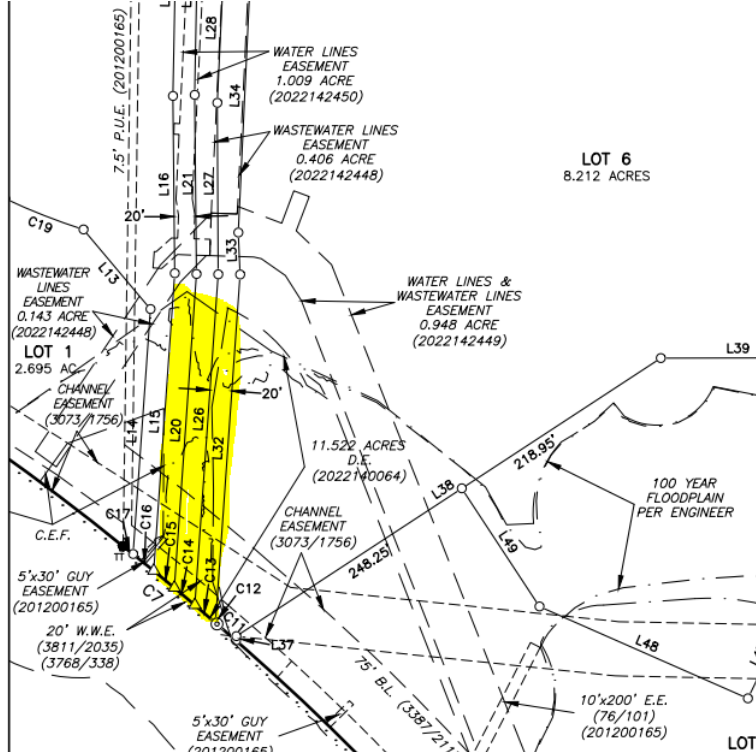
Additional information: {This reviewer cannot establish wetland CEF protection provisions. e.g. Clearly show the boundary of the wetland CEFs and clearly label the features: "WETLAND CEF"



on all plat sheets where they exist. Please show the wetlands as shown in the Environmental Resource Inventory and on Property Profile Tool see screenshots above.}

**Update1. Repeat comment.**

- a) Clearly show and label the wetland CEFs as stated above.
- b) Remove the modified wetland CEF setback from the plat.
- c) The proposed water and wastewater line easements (highlighted in yellow in the screenshot below) appear to be bisecting/crossing one of the wetland CEFs. If this is accurate, the encroachment of these easements was not incorporated in the approved wetland CEF mitigation plan for SP-2021-0108D and additional 1:1 mitigation pursuant to ECM 1.10.4 will be required for this additional encroachment/impact to the wetland CEF and associate CEF setback.



**Update2. Comment partially addressed: Informal comment.**

- a) Comment partially addressed: Informal comment (Wetland CEFs are clearly shown and labeled as CEF.) Please revise labels from “CEF” to “Wetland CEF” and ensure the labels are not covered by other labels on the plat.
- b) **Comment cleared. (The modified wetland CEF setback has been removed from the plat.)**
- c) **Comment cleared. (It has been clarified that the proposed water and wastewater line easements are located within the existing driveway and do not require additional 1:1 mitigation pursuant to ECM 1.10.4.)**

**Update3. Comment cleared.**

- a) Comment cleared. (The labels have been revised from “CEF” to “Wetland CEF” and have been moved so they are not covered by other labels on the plat.)

**WB2. Update0.** Please demonstrate compliance to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a).  
Additional information: {This comment can be addressed by adding a note on the plat stating that:

*The presence of CEFs on or near the property may affect development. 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. CEF setbacks will be determined with the site development permit.”}*

**Update1. Comment cleared. (CEF Note is included as Note #14 on the plat.)**

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

**APPROVED**

The proposed final plat (C8-2022-0267.0A) is approved from a plumbing code perspective.

**End of Comment Report**