

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2019-0143.3A

P.C. DATE: 2/28/2023

SUBDIVISION NAME: Howard Lane Phase 3

AREA: 29.118 acres

LOT(S): 152

OWNER/APPLICANT: Clayton Properties Group (Tyler Gatewood)

AGENT: BGE, Inc. (J. Adam Berry)

ADDRESS OF SUBDIVISION: 2906 E. Howard Ln.

GRIDS: P-33, Q-33

COUNTY: Travis

WATERSHED: Gilleland Creek

JURISDICTION: 2 Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: N/A

VARIANCES: Two Administrative Variances have been granted in accordance with 30-5-42 for cut and fill from 4-8 feet.

SIDEWALKS: Sidewalks will be provided on all internal streets.

DEPARTMENT COMMENTS: Approval with Conditions of the Howard Lane Phase 3 Final Plat, consisting of 152 lots on 29.118 acres. Water and wastewater will be provided by the City of Austin. Staff recommends approval of the plat subject to the conditions listed in the attached comment report. Provided the conditions are met by April 30, 2023, the plat will comply with City of Austin Land Development Code, Chapter 30-2-84(B). The conditions include **STUFF**. 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: The staff recommends approval with conditions of this subdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sarah Sumner

PHONE: 512-854-7687

Email address: sarah.sumner@traviscountytx.gov

TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

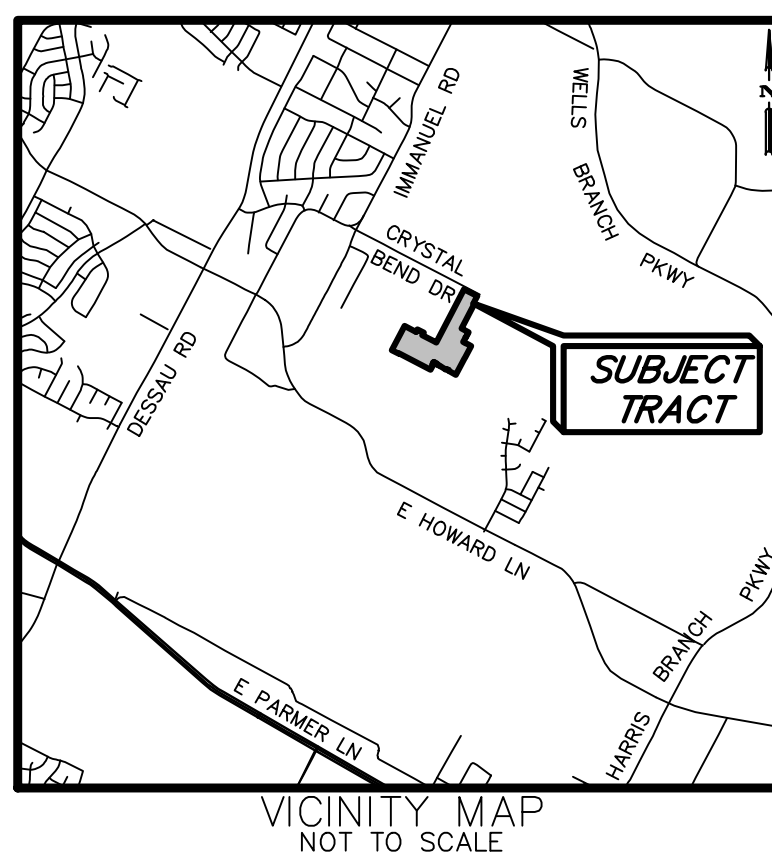
IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD. THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY THE SUBDIVIDER, OR THEIR REPRESENTATIVES.

BEARING BASIS

BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. ALL DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR = 0.99991166

FINAL PLAT **HOWARD LANE PHASE 3**

A SUBDIVISION OF 29.118 ACRES OF LAND
LOCATED IN THE
SAMUEL CUSHING SURVEY, SURVEY NO. 70,
TRAVIS COUNTY, TEXAS



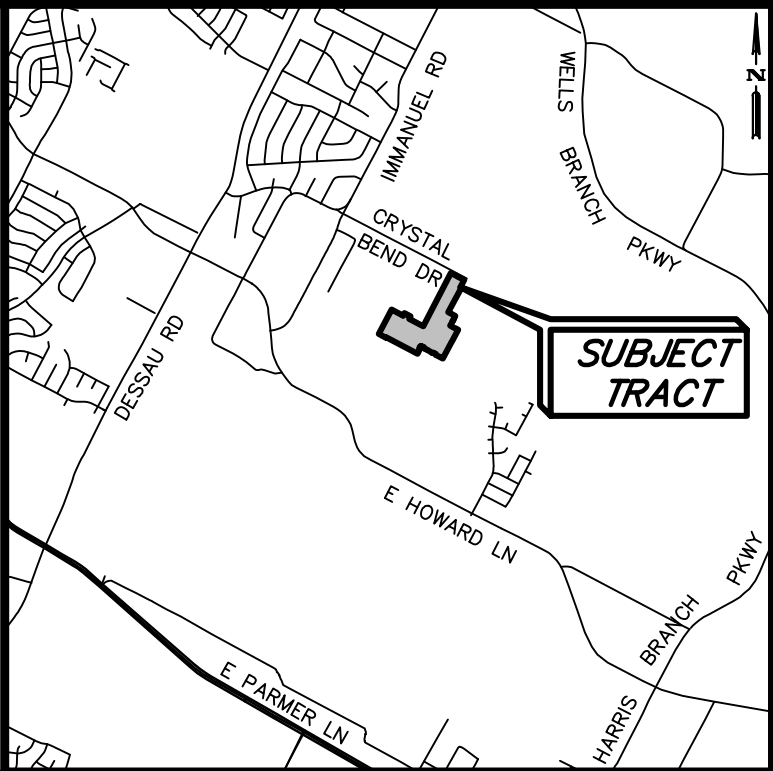
BGE, Inc.

101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728

Tel: 512-879-0400 • www.bgeinc.com

TBPELS Registration No. F-1046

TBPELS Licensed Surveying Firm No. 10106502



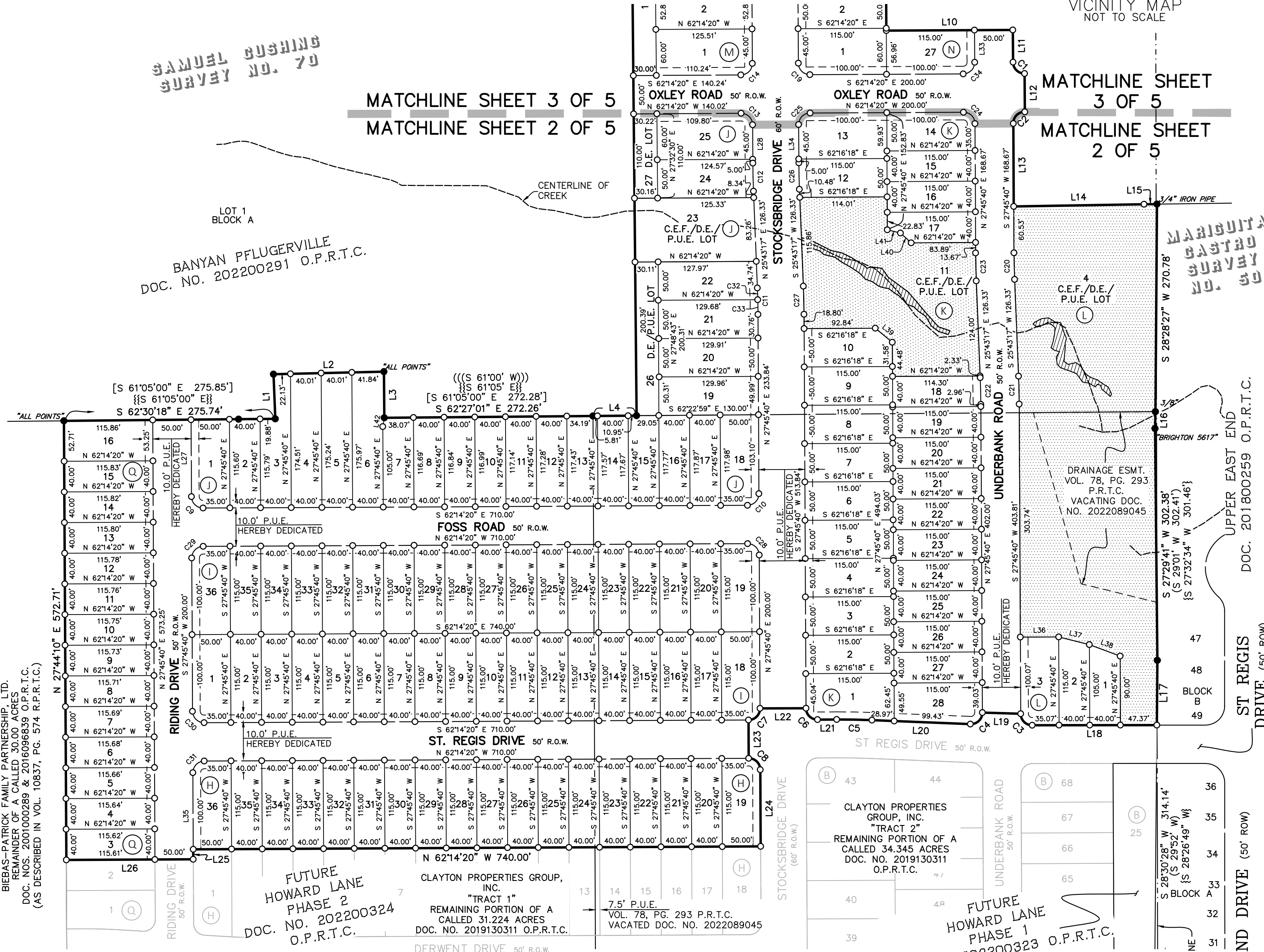
SAMUEL CUSHING
SURVEY NO. 70

MATCHLINE SHEET 3 OF 5
MATCHLINE SHEET 2 OF 5

MATCHLINE SHEET
3 OF 5
MATCHLINE SHEET
2 OF 5

BANYAN PFLUGERVILLE
DOC. NO. 202200291 O.P.R.T.C.

MARIGUITA
CASTRO
SURVEY
NO. 30



BIEBAS-PATRICK FAMILY PARTNERSHIP, LTD.
REMAINDER OF A CALLED 30.00 ACRES
DOC. NOS. 2001000289 & 2016096839 O.P.R.T.C.
(AS DESCRIBED IN VOL. 10837, PG. 574 R.P.R.T.C.)

FUTURE
HOWARD LANE
PHASE 2
DOC. NO. 202200324
O.P.R.T.C.

CLAYTON PROPERTIES GROUP,
INC.
"TRACT 1"
REMAINING PORTION OF A
CALLED 31.224 ACRES
DOC. NO. 2019130311 O.P.R.T.C.

VOL. 78, PG. 293 P.R.T.C.
VACATED DOC. NO. 2022089045

CLAYTON PROPERTIES
GROUP, INC.
"TRACT 2"
REMAINING PORTION OF A
CALLED 34.345 ACRES
DOC. NO. 2019130311
O.P.R.T.C.

FUTURE
HOWARD LANE
PHASE 1
DOC. NO. 202200323 O.P.R.T.C.

ST REGIS
DRIVE (50' ROW)

UPPER EAST END
DOC. 201800259 O.P.R.T.C.

BEARING BASIS

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COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. ALL
DISTANCES SHOWN HEREON ARE IN SURFACE AND CAN BE
CONVERTED TO GRID BY USING THE COMBINED SCALE FACTOR =
0.999991166

FINAL PLAT
HOWARD LANE
PHASE 3

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LOCATED IN THE
SAMUEL CUSHING SURVEY, SURVEY NO. 70,
TRAVIS COUNTY, TEXAS

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
STOCKSBRIDGE DRIVE	60 FT.	1,637 FT.
FOSS ROAD	50 FT.	795 FT.
ST. REGIS DRIVE	50 FT.	755 FT.
UNDERBANK ROAD	50 FT.	901 FT.
RIDING DRIVE	50 FT.	573 FT.
OXLEY ROAD	50 FT.	510 FT.
LITTLE DON DRIVE	50 FT.	120 FT.
TOTAL LINEAR FEET		5,291 FT.

LEGEND

- DOC. ESMT. NO. O.P.R.T.C.
- PG. P.R.T.C.
- P.U.E.
- R.P.R.T.C.
- R.O.W. VOL.
- RECORD INFORMATION FOR VOL. 78, PG. 293 P.R.T.C.
- RECORD INFORMATION FOR DOC. NO. 2013212648 O.P.R.T.C.
- RECORD INFORMATION FOR DOC. NO. 201800259 O.P.R.T.C.
- RECORD INFORMATION FOR VOL. 77, PG. 367 P.R.T.C.
- RECORD INFORMATION FOR VOL. 12550, PG. 1076 R.P.R.T.C.
- SET 1/2" IRON ROD W/ "BGE INC" CAP
- FOUND 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
- FOUND 60D NAIL
- CALCULATED POINT
- PROPOSED SIDEWALK
- BLOCK IDENTIFICATION
- LAND HOOK SYMBOL
- SCALE BREAK SYMBOL
- CRITICAL ENVIRONMENTAL FEATURE (C.E.F.)
- C.E.F. SETBACK AREA



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TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

AG ESSENTIAL HOUSING MULTI
STATE 2, LLC
A CALLED 241.152 ACRES
DOC. NO. 2021222320
O.P.R.T.C.

CRYSTAL BEND DRIVE

(R.O.W.~VARIES)
NO DEED REFERENCE FOUND

LOT 37
BLOCK "U"

LOT 37
BLOCK "C"

CANTARRA SECTION IIIB
DOC. NO. 201600067
O.P.R.T.C.

CLAYTON PROPERTIES GROUP
A CALLED 31.120 ACRES
DOC. NO. 2019168893
O.P.R.T.C.

CLAYTON PROPERTIES GROUP
CALLED 10.360 ACRES
DOC. NO. 2008141833

31.1209 ACRES
DOC. NO. 2019168893
O.P.R.T.C.

SAMUEL CUSHING
SURVEY NO. 70

MARIGUITA
BASTIN
SURVEY
NO. 50

SAMUEL CUSHING
SURVEY NO. 70

MATCHLINE SHEET 3 OF 5
MATCHLINE SHEET 2 OF 5

MATCHLINE SHEET
3 OF 5
MATCHLINE SHEET
2 OF 5

CENTERLINE OF
CREEK

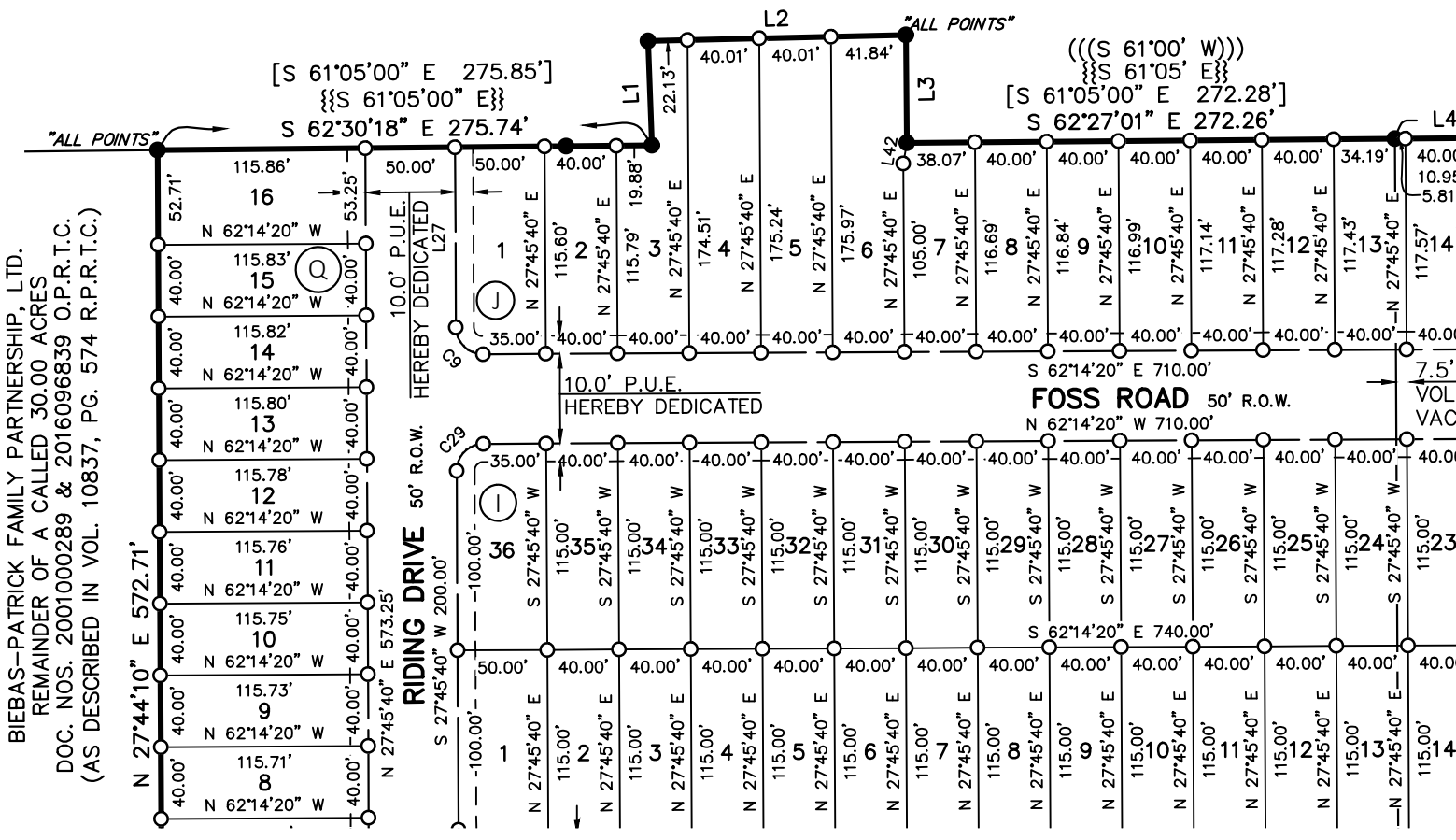
LOT 1
BLOCK A

BANYAN PFLUGERVILLE
DOC. NO. 202200291 O.P.R.T.C.

BLOCK
B
50

UPPER EAST END
DOC. 201800259 O.P.R.T.C.

DRAINAGE ESMT.
VOL. 78, PG. 293
P.R.T.C.
VACATING DOC.
NO. 2022089045

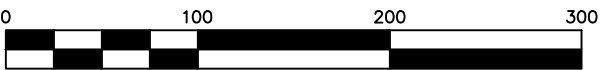


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CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	90°00'00"	23.56'	S 17°14'20" E	21.21'
C2	15.00'	90°00'00"	23.56'	S 72°45'40" W	21.21'
C3	15.00'	89°44'57"	23.50'	N 17°06'48" W	21.17'
C4	15.00'	92°34'30"	24.24'	S 74°02'58" W	21.68'
C5	1025.00'	2°34'33"	46.08'	N 60°57'03" W	46.08'
C6	15.00'	90°00'00"	23.56'	N 17°14'20" W	21.21'
C7	15.00'	90°00'00"	23.56'	S 72°45'40" W	21.21'
C8	15.00'	90°00'00"	23.56'	S 17°14'20" E	21.21'
C9	15.00'	90°00'00"	23.56'	S 17°14'20" E	21.21'
C10	15.00'	90°00'00"	23.56'	N 72°45'40" E	21.21'
C11	970.00'	2°02'24"	34.54'	N 26°44'28" E	34.53'
C12	1030.00'	2°02'24"	36.67'	S 26°44'28" W	36.67'
C13	15.00'	90°00'00"	23.56'	N 17°14'20" W	21.21'
C14	15.00'	90°00'00"	23.56'	N 72°45'40" E	21.21'
C15	15.00'	90°17'35"	23.64'	N 17°23'07" W	21.27'
C16	15.00'	89°36'26"	23.46'	S 72°33'53" W	21.14'
C17	15.00'	90°00'00"	23.56'	S 17°14'20" E	21.21'

CURVE DATA					
NUMBER	RADIUS	DELTA ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C18	15.00'	90°00'00"	23.56'	S 72°45'40" W	21.21'
C19	15.00'	90°00'00"	23.56'	S 17°14'20" E	21.21'
C20	975.00'	2°02'24"	34.71'	S 26°44'28" W	34.71'
C21	1025.00'	2°02'24"	36.49'	N 26°44'28" E	36.49'
C22	975.00'	2°02'24"	34.71'	N 26°44'28" E	34.71'
C23	1025.00'	2°02'24"	36.49'	S 26°44'28" W	36.49'
C24	15.00'	90°00'00"	23.56'	N 17°14'20" W	21.21'
C25	15.00'	90°00'00"	23.56'	S 72°45'40" W	21.21'
C26	970.00'	2°02'24"	34.54'	S 26°44'28" W	34.53'
C27	1030.00'	2°02'24"	36.67'	N 26°44'28" E	36.67'
C28	15.00'	90°00'00"	23.56'	N 17°14'20" W	21.21'
C29	15.00'	90°00'00"	23.56'	S 72°45'40" W	21.21'
C30	15.00'	90°00'00"	23.56'	S 17°14'20" E	21.21'
C31	15.00'	90°00'00"	23.56'	S 72°45'40" W	21.21'
C32	970.00'	0°54'12"	15.29'	N 26°10'22" E	15.29'
C33	970.00'	1°08'12"	19.24'	N 27°11'34" E	19.24'
C34	15.00'	90°00'00"	23.56'	N 72°45'40" E	21.21'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 25°46'58" E	58.26'
L2	S 63°17'05" E	143.99'
L3	S 27°39'52" W	60.18'
L4	S 62°22'59" E	56.76'
L5	S 62°09'59" E	110.83'
L6	S 62°31'59" E	60.71'
L7	S 62°37'54" E	137.25'
L8	S 27°45'40" W	171.67'
L9	S 62°14'20" E	25.00'
L10	S 62°14'20" E	165.00'
L11	S 27°45'40" W	41.96'
L12	S 27°45'40" W	50.00'
L13	S 27°45'40" W	108.14'
L14	S 62°52'25" E	170.01'
L15	S 62°41'10" E	16.80'
L16	S 29°18'48" W	21.96'
L17	S 28°30'28" W	84.42'
L18	N 61°59'16" W	162.44'
L19	N 60°09'51" W	50.03'
L20	N 59°39'47" W	128.39'
L21	N 62°14'20" W	25.00'
L22	N 62°14'20" W	60.00'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L23	S 27°45'40" W	50.00'
L24	S 27°45'40" W	100.00'
L25	S 27°45'40" W	13.11'
L26	N 62°14'20" W	165.61'
L27	S 27°45'40" W	100.37'
L28	N 27°45'40" E	50.00'
L29	N 27°45'40" E	45.03'
L30	S 27°45'40" W	91.16'
L31	S 62°14'20" E	75.00'
L32	N 62°14'20" W	75.00'
L33	N 27°45'40" E	41.96'
L34	S 27°45'40" W	50.00'
L35	S 27°45'40" W	113.11'
L36	N 61°59'16" W	50.00'
L37	N 47°57'59" W	41.27'
L38	N 41°27'42" W	42.78'
L39	S 22°31'17" E	28.81'
L40	S 19°43'53" E	18.92'
L41	S 47°54'06" E	17.71'
L42	S 37°16'06" W	11.71'

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
19	H	5,702
20	H	4,600
21	H	4,600
22	H	4,600
23	H	4,600
24	H	4,600
25	H	4,600
26	H	4,600
27	H	4,600
28	H	4,600
29	H	4,600
30	H	4,600
31	H	4,600
32	H	4,600
33	H	4,600
34	H	4,600
35	H	4,600
36	H	5,702

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	I	5,702
2	I	4,600
3	I	4,600
4	I	4,600
5	I	4,600
6	I	4,600
7	I	4,600
8	I	4,600
9	I	4,600
10	I	4,600
11	I	4,600
12	I	4,600
13	I	4,600
14	I	4,600
15	I	4,600
16	I	4,600
17	I	4,600
18	I	5,702
19	I	5,702
20	I	4,600
21	I	4,600
22	I	4,600
23	I	4,600
24	I	4,600
25	I	4,600
26	I	4,600
27	I	4,600
28	I	4,600
29	I	4,600
30	I	4,600
31	I	4,600
32	I	4,600
33	I	4,600
34	I	4,600
35	I	4,600
36	I	5,702

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	J	5,726
2	J	4,628
3	J	5,869
4	J	6,995
5	J	7,024
6	J	7,178
7	J	4,654
8	J	4,671
9	J	4,677
10	J	4,682
11	J	4,688
12	J	4,694
13	J	4,700
14	J	4,705
15	J	4,709
16	J	4,713
17	J	4,717
18	J	5,854
19	J	6,518
23	J	13,045
24	J	6,238
25	J	7,433

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	K	6,925
2	K	5,750
3	K	5,750
4	K	5,750
5	K	5,750
6	K	5,750
7	K	5,750
8	K	5,750
9	K	5,750
10	K	5,546
11	K	39,598
12	K	5,735
13	K	6,848
14	K	5,702
15	K	4,600
16	K	4,600
17	K	4,254
18	K	4,591
19	K	4,600
20	K	4,600
21	K	4,600
22	K	4,600
23	K	4,600
24	K	4,600
25	K	4,600
26	K	4,600
27	K	4,600
28	K	5,942

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	L	3,900
2	L	4,400
3	L	5,702
4	L	107,851

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	M	7,474
2	M	6,632
3	M	6,645
4	M	6,657
5	M	6,669
6	M	6,681
7	M	6,694
8	M	6,706
9	M	6,718
10	M	6,730
11	M	6,743
12	M	6,755
13	M	6,767
14	M	6,420
15	M	8,022
16	M	24,190

LOT AREA TABLE		
LOT	BLOCK	SQUARE FEET
1	N	6,852
2	N	5,750
3	N	5,750
4	N	5,750
5	N	5,750
6	N	5,750
7	N	5,750
8	N	5,750
9	N	5,750
10	N	5,750
11	N	5,750
12	N	8,667
27	N	6,502

LAND USE SCHEDULE		
DESCRIPTION	NO.	ACREAGE
RESIDENTIAL	152	18.472 AC.
RIGHT-OF-WAY	—	6.195 AC.
D.E.	1	0.076 AC.
D.E./P.U.E. LOT	2	0.691 AC.
C.E.F./D.E./P.U.E. LOT	3	3.684 AC.
TOTAL	158	29.118 AC.

FINAL PLAT
HOWARD LANE
PHASE 3

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LOCATED IN THE
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STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT CLAYTON PROPERTIES GROUP, INC., A TENNESSEE CORPORATION, DOING BUSINESS IN TEXAS AS BROHN HOMES, ACTING HEREIN BY AND THROUGH ADAM BOENIG, ITS MANAGER, OWNER OF A 31.224 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1", AND A 34.345 ACRE TRACT OF LAND DESCRIBED AS "TRACT 2", AS CONVEYED BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2019130311 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT A, D.W. PATRICK ADDITION, A SUBDIVISION AS RECORDED IN VOLUME 78, PAGE 293, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID D.W. PATRICK ADDITION HAVING BEEN VACATED BY INSTRUMENT RECORDED IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THE UNDERSIGNED OWNERS DO HEREBY SUBDIVIDE 29.118 ACRES OF LAND OUT OF THE SAMUEL CUSHING SURVEY NO. 70, SITUATED IN TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THE THIS PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

HOWARD LANE PHASE 3

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 _____, 20____, A.D.

BY: CLAYTON PROPERTIES GROUP, A TENNESSEE CORPORATION

BY: BROHN HOMES

ADAM BOENIG, MANAGER
6720 VAUGHT RANCH RD #200
AUSTIN, WILLIAMSON COUNTY, TEXAS 78730
(512) 320-8833

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED ADAM BOENIG, MANAGER, KNOWN TO 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, STATE OF TEXAS

PRINT NOTARY'S NAME

MY COMMISSION EXPIRES _____

NO PORTION OF THIS SUBDIVISION LIES WITHIN THE DESIGNATED 100 YEAR OR 500 YEAR FLOOD PLAIN AS DEFINED BY F.E.M.A. MAP NUMBER 48453C0270J AND 48453C0290J, FOR TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014

I, J. ADAM BERRY, 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 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FOR REVIEW. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF J. ADAM BERRY, P.E. #120743. IT IS NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION.

J. ADAM BERRY, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 120743

DATE: _____

BGE, INC.
101 WEST LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728

I, DION P. ALBERTSON, 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 30 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 UNDER MY SUPERVISION.

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

DION P. ALBERTSON, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4963

DATE: _____

BGE, INC.
7330 SAN PEDRO AVE., SUITE 202
SAN ANTONIO, TEXAS 78216

IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS. THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S)' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS. THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE CITY OF AUSTIN'S 2 MILE E.T.J. ON THIS THE ____DAY OF _____, 20____, A.D.

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

CESAR ZAVALA, FOR:
DENISE LUCAS, ACTING DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____DAY OF _____, 20____, A.D.

_____, CHAIR

_____, SECRETARY

GENERAL NOTES:

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- 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.
- PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENT AUTHORITY.
- 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 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 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 CITY OF AUSTIN LAND DEVELOPMENT CODE.

- 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.
- ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- NO STRUCTURE SHALL BE OCCUPIED PRIOR TO THE IMPLEMENTATION, INSTALLATION AND INSPECTION OF THE WETLAND MITIGATION AND ENHANCEMENT PLAN DESCRIBED IN THE HOWARD LANE PRELIMINARY PLAN (CBJ-2019-0143)
- EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE TRAVIS COUNTY AND CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 10 FOOT WIDE PUBLIC UTILITY EASEMENTS PARALLEL AND ADJOINING ALL DEDICATED RIGHT-OF-WAY LINES SHOWN HEREON ARE HEREBY DEDICATED.
- NO PORTION OF THIS TRACT LIES WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. MAP NUMBER 48453C0270J AND 48453C0290J, FOR TRAVIS COUNTY, TEXAS, DATED AUGUST 18, 2014.
- 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 DOCUMENT NUMBER _____, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ALL STREETS SHOWN WITHIN THIS SUBDIVISION SHALL BE PUBLIC ROADWAYS.
- ALL DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
- 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.
- 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 UNLESS AUTHORIZED BY AN APPROVED SITE PLAN, AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED. CEF MITIGATION SHALL BE IMPLEMENTED AND MAINTAINED THROUGH PRESERVATION, ENHANCEMENT, GREEN INFRASTRUCTURE, SIGNAGE, RESTORATION AND STRATEGIES AS DETAILED ON THE APPROVED PRELIMINARY PLAN CBJ-2019-0143 AND SUBSEQUENT REVISIONS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- RESIDENTIAL USES OF ANY TYPE ARE PROHIBITED ON THE FOLLOWING NON-RESIDENTIAL LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION OR THEIR ASSIGNS:
BLOCK J LOT 23, BLOCK K LOT 11, BLOCK L LOT 4, BLOCK M LOT 16
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT NO. 2022170217, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- A MINIMUM OF TWO (2) OFF-STREET PARKING SPACES IS REQUIRED FOR EACH DWELLING UNIT, THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH SIX (6) OR MORE BEDROOMS, THE MINIMUM PARKING REQUIREMENT IS ONE (1) SPACE PER BEDROOM.
- PARKLAND DEDICATION FOR 152 LOTS IN THIS SUBDIVISION WILL BE SATISFIED TO TRAVIS COUNTY PRIOR TO FINAL PLAT APPROVAL.
- THIS SUBDIVISION IS SUBJECT TO THE TIA AND AGREEMENT WITH TRAVIS COUNTY RECORDED AS DOCUMENT NO. 2022066858, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
- LOTS IN THIS SUBDIVISION MUST COMPLY WITH TITLE 30-2-232 FOR SMALL LOT SUBDIVISIONS.
- THE PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY OR THE CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- THE OWNER IS RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER IS RESPONSIBLE FOR THE PERFORMANCE OF ANY REQUIRED INITIAL TREE PRUNING AND TREE REMOVAL FOR VEGETATION THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE LIMITS OF CONSTRUCTION FOR THE OWNER'S PROJECT SHALL INCLUDE AUSTIN ENERGY'S WORK AREA.
- 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 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.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO TRAVIS COUNTY AND THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY BONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
- TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY DEVELOPMENT.
- 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: FOSS ROAD, LITTLE DON DRIVE, OXLEY ROAD, RIDING DRIVE, ST. REGIS DRIVE, STOCKSBRIDGE DRIVE, AND UNDERBANK 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, UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- BY APPROVING THIS PLAT TRAVIS COUNTY ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. THE 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 COUNTY STANDARDS MAY BE JUST THE CAUSE FOR THE COUNTY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- THE OWNER SHALL CONSTRUCT AND POST FISCAL SECURITY FOR SIDEWALKS AND CURB RAMPS ON ARTERIAL AND COLLECTOR STREETS AND ADJACENT TO SCHOOLS, PARKS, OR OTHER COMMON AREAS CONCURRENT WITH CONSTRUCTION AND POSTING OF FISCAL SECURITY FOR SUBDIVISION INFRASTRUCTURE. IF RESIDENTIAL CONSTRUCTION OR OTHER SITE DEVELOPMENT WILL OCCUR SHORTLY AFTER STREET CONSTRUCTION, THE COUNTY EXECUTIVE MAY GRANT VARIANCES WHEREBY SIDEWALKS AND CONSTRUCTED AND FISCAL SECURITY POSTED AT A LATER DATE AND/OR BY THE HOMEBUILDER OR OTHER PERSON UNDERTAKING SITE DEVELOPMENT IN LIEU OF THE OWNER

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., AND DULY RECORDED ON THE ____DAY
OF _____, 20____, A.D., AT _____O'CLOCK ____M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY
THE ____DAY OF _____, 20____, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, DYANA LIMON-MERCADO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY
THAT ON THE ____DAY OF _____, 2023, A.D., THE COMMISSIONERS' COURT
OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT,
AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT. WITNESS MY
HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE ____DAY OF
_____, 2023, A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

FINAL PLAT
HOWARD LANE
PHASE 3

A SUBDIVISION OF 29.118 ACRES OF LAND
LOCATED IN THE
SAMUEL CUSHING SURVEY, SURVEY NO. 70,
TRAVIS COUNTY, TEXAS

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



CASE NUMBER: C8J-2019-0143.3A
REVISION #: 00
CASE MANAGER: Sarah Sumner

UPDATE: U0
PHONE #: 512-854-7687

PROJECT NAME: Howard Lane Phase 3
LOCATION: 2906 E HOWARD LN



SUBMITTAL DATE: January 30, 2023
REPORT DUE DATE: February 21, 2023
FINAL REPORT DATE: February 23, 2023

STAFF REPORT: 2 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

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. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is May 3, 2023.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 30-1-119):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

An informal update submittal is required. You must submit the distribution to the case manager. Please submit 0 copies of the plans and 0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1.**

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1 : Kennedy Higgins

EL 1. [LDC § 30-2-132 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 single office. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: City Code § 25-4-132; County Code § 82.202(p); Ord. 031211-11; Ord. 031211-42; Ord. 20131017-046

Fifteen (15) foot electric distribution, electric telecommunications, and electric fiber easement (ETE) is required adjacent to Crystal Bend Drive R.O.W. Show the easement on the face of the plat.

- EL 2.** Please modify note 11 on sheet 5 to include the 15' ETE as requested on EL 1. (e.g. 10' PUE & 15' ETE as shown are hereby dedicated).

§ 30-1-113 - APPLICATION REQUIREMENTS

AD1: This plat review is rejected for the following reasons:

AD2: Please update label for **E WELLS BRANCH PKWY** the directional E must be included in the vicinity map

AD3: Please remove all forms of punctuation after abbreviating street types or directionals on all pages including the street name table

AD4: **DERWENT DR** is not reserved for Howard Lane Phase 2. Please remove

AD5: **STOCKSBRIDGE** is reserved. Reservation is updated as STOCKSBRIDGE DR

AD6: Please explain if **LITTLE DON DR** will continue to the east and connect with another street or end as a cul-da-sac

AD7: Please remove **ST REGIS DR** the callout label shown on the following image



NOTE: Punctuation causes confusion for first responders

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

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/>

§30-2-155

End of Comments

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 calculate fully developed condition flows for the offsite contributing areas passing through site. Drainage easements are required for conveyance of offsite flows through the site. [LDC 25-7-151 & 25-7-152].

DE3: Please ensure the proposed detention pond(s) comply with all requirements on DCM 1.2.4 (E).

DE4: Add the following Floodplain Note [LDC 25-7-152]:

"The 100 year floodplain is contained within the drainage easement(s) shown hereon. (No or A) portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # _____, dated _____ for _____ (name of city of county)."

This must be certified by registered professional engineer.

- DE5: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.

Environmental Review - Enrique Maiz-Torres – Enrique.maiz-torres@austintexas.gov
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Update 0 2/21/2023

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

- EV 1 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.
- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
 - The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

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

Wetlands Biologist Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

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.

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. FYI the wetland CEFs are shown but not labeled on Sheets 2 and 3 of the plat.}

WB1. Demonstrate that this project complies with Critical Environmental Feature protection requirements. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10; ECM 1.10.4]. *Additional information: {The wetland CEFs are shown and the CEF/DE/PUE Lots are clearly shown and labeled appropriately on the plat. On Sheet 5 under General Notes, please revise Note 18 from "18. 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 mitigation shall be implemented and maintained through preservation, enhancement, green infrastructure, signage, restoration, and strategies as detailed on the approved preliminary plan C8J-2019-0143 and subsequent revisions." to "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 mitigation shall be implemented and maintained through preservation, enhancement, green infrastructure, signage, restoration, and strategies as detailed on the approved preliminary plan C8J-2019-0143 and subsequent revisions. **CEF mitigation details to be reviewed and approved at subdivision construction plans stage.**"}*

Travis Co. Subdivision Review - Sarah Sumner - 512-854-7687

Formal 1/30/23, CC/LUC 2/28/23, End of Formal Review 4/30/23

1. Sheet 2 – please remove Future from the adjacent recorded Howard Lane Phases 1 and 2.
2. Please add in the Vacation document number for the DW Patrick Addition in the owner's statement.
3. Denise Lucas has retired, please update the Development Services block with José G. Roig, Interim Director
4. Parkland fees and TIA mitigation fees are due.

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

APPROVED

The proposed final plat (C8J-2019-0143.3A) is approved from a plumbing code perspective.

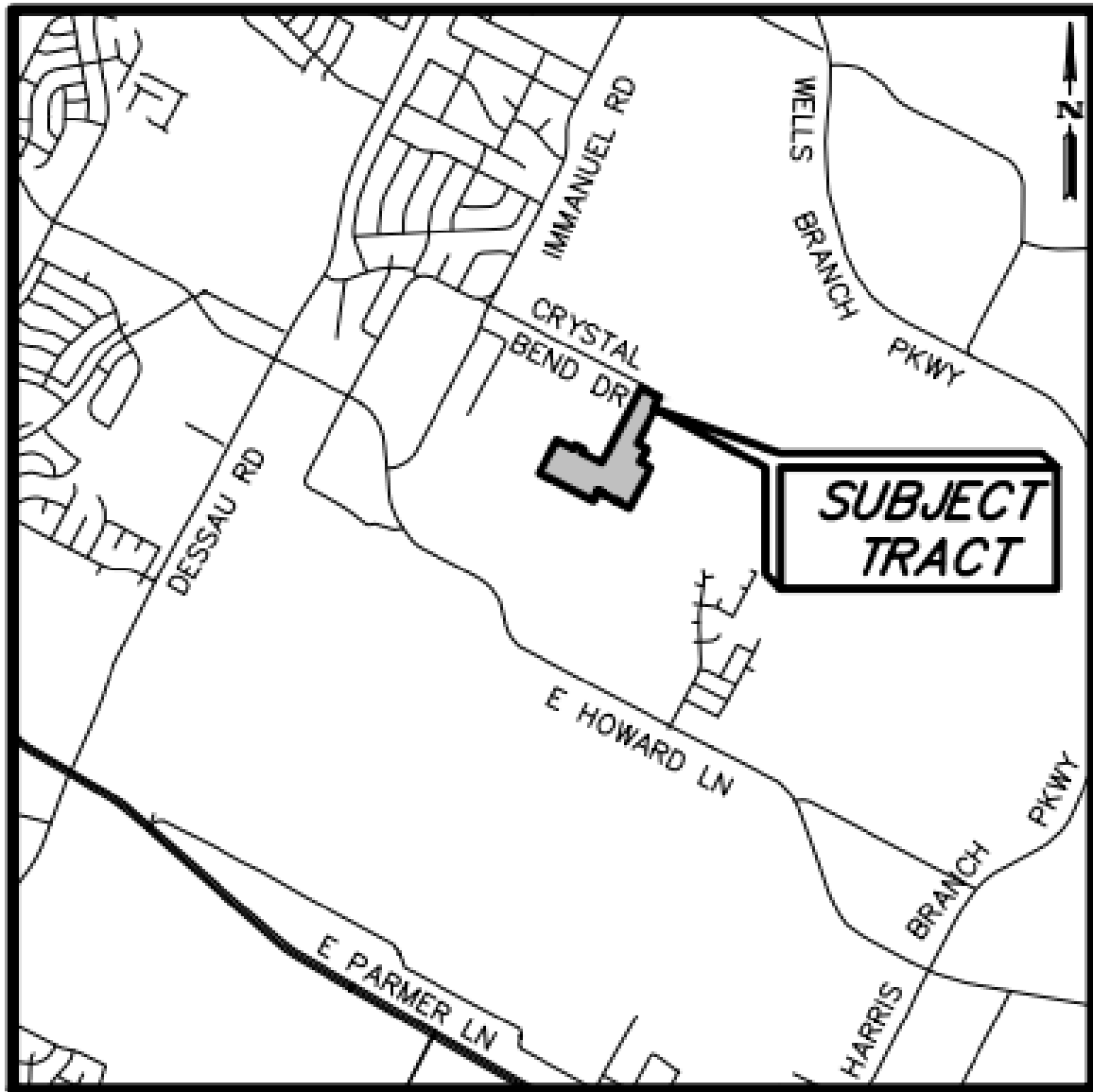
No ATD review required. The site is in ETJ with no access to city-maintained roadways.

Attention Case Manager: please, add Travis County reviewer to this case and cancel ATD review fee.

End of Report

Howard Lane Phase 3

Location Map



VICINITY MAP
NOT TO SCALE