

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2022-0003.0A

**COMMISSION DATE:** March 7, 2023

**SUBDIVISION NAME:** 5600 Jackie Robinson

**ADDRESS:** 5600 Jackie Robinson St

**APPLICANT:** 5600 Jackie Robinson Investments, LP (Matt McDonnell)

**AGENT:** Civiltude LLC (Alejandra Flores)

**ZONING:** SF-6-CO-NP

**NEIGHBORHOOD PLAN:** MLK-183

**AREA:** 8.17 acres

**LOTS:** 4

**COUNTY:** Travis

**DISTRICT:** 1

**WATERSHED:** Fort Branch

**JURISDICTION:** Full Purpose

**SIDEWALKS:** Sidewalks will be constructed along Jackie Robinson and Delano St.

### **DEPARTMENT COMMENTS:**

The request is for the approval of 5600 Jackie Robinson, comprised of 4 lots on 8.17 acres

Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

### **STAFF RECOMMENDATION:**

Staff recommends approval of the plat, subject to the conditions listed in the comment report dated March 2, 2023, and attached as Exhibit C.

**CASE MANAGER:** Amy Combs

**PHONE:** 512-974-3175

**E-mail:** amy.combs@austintexas.gov

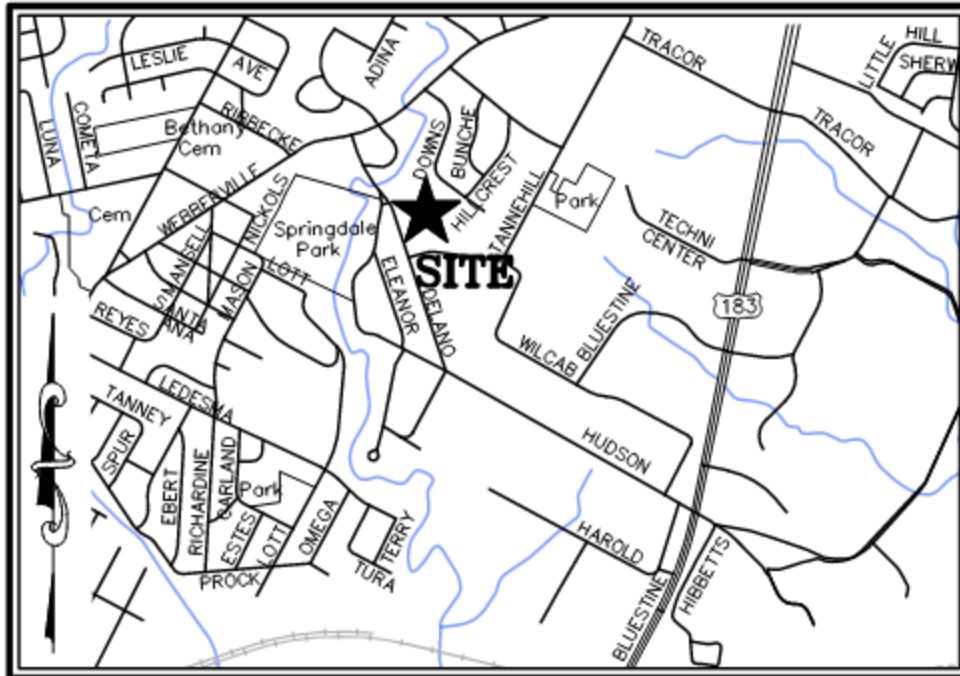
### **ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated March 2, 2023

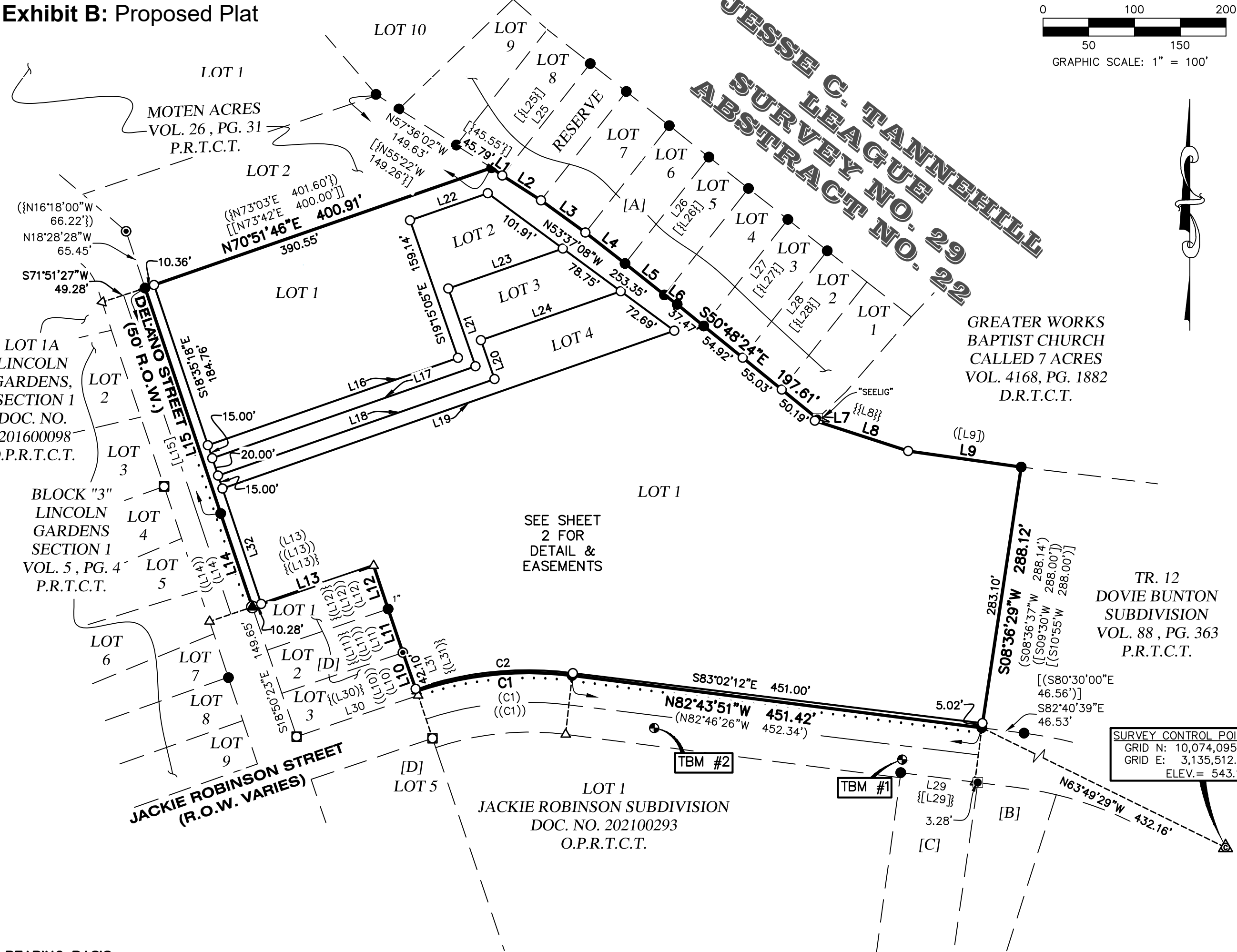
## Exhibit A: Vicinity Map



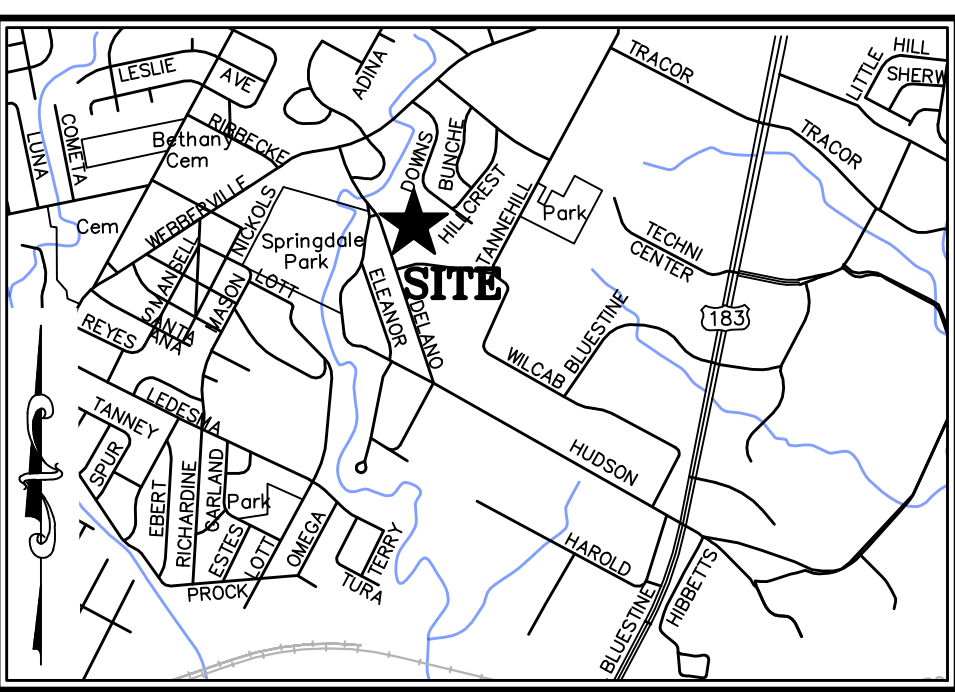
### **VICINITY MAP**

SCALE: 1" = 2000'

Exhibit B: Proposed Plat



LEGEND	
—	PROPERTY LINE
- - -	EXISTING PROPERTY LINES
· · · · ·	PROPOSED SIDEWALK
- - - - -	EXISTING EASEMENTS
○	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
●	1/2" IRON ROD FOUND (UNLESS NOTED)
⊙	1" IRON PIPE FOUND (UNLESS NOTED)
⊠	IRON ROD WITH "RPLS 4863" CAP FOUND (UNLESS NOTED)
⊡	BENCHMARK
△	CALCULATED POINT
▲	NAIL FOUND AS NOTED
⊙	MAG WITH "4WARD BOUNDARY" WASHER SET
□	5/8" IRON ROD WITH "DEAN WOODLEY" ALUMINUM CAPPED FOUND
⊠	SURVEY CONTROL POINT
P.O.B.	POINT OF BEGINNING
P.U.E.	PUBLIC UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.E.F.	CRITICAL ENVIRONMENTAL FEATURE
E.T.E.	ELECTRIC DISTRIBUTION, ELECTRIC TELECOMMUNICATION & ELECTRIC FIBER EASEMENT
VOL./PG.	VOLUME, PAGE
DOC. NO.	DOCUMENT NUMBER
R.O.W.	RIGHT-OF-WAY
P.R.T.C.T.	PLAT RECORDS, TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
(.....)	RECORD INFORMATION PER DEED DOC. NO. 2021196924
((.....))	RECORD INFORMATION PER DEED DOC. NO. 2017130674
[.....]	RECORD INFORMATION PER DEED DOC. NO. 2020157342
[[.....]]	RECORD INFORMATION PER VOL. 6858, PG. 1929
{.....}	RECORD INFORMATION PER VOL. 7536, PG. 420
{{.....}}	RECORD INFORMATION PER DEED DOC. NO. 2003099244
((.....))	RECORD INFORMATION PER DEED VOL. 9829, PG. 800
[[.....]]	RECORD INFORMATION PER PLAT VOL. 88, PG. 363
{{.....}}	RECORD INFORMATION PER PLAT VOL. 5, PG. 4
((.....))	RECORD INFORMATION PER PLAT VOL. 26, PG. 31
[[.....]]	RECORD INFORMATION PER PLAT VOL. 5, PG. 131
{{.....}}	RECORD INFORMATION PER PLAT DOC. NO. 200500152



LOT SUMMARY TABLE		
LOT 1 -(RESIDENTIAL USE)	6.9246 ACRES	(301,636 SQ. FT.)
LOT 2 -(ACCESS)	0.1307 ACRES	(5,695 SQ. FT.)
LOT 2 -(RESIDENTIAL USE)	0.2294 ACRES	(9,992 SQ. FT.)
LOT 3 -(ACCESS)	0.1555 ACRES	(6,772 SQ. FT.)
LOT 3 -(RESIDENTIAL USE)	0.2309 ACRES	(10,058 SQ. FT.)
LOT 4 -(ACCESS)	0.1102 ACRES	(4,801 SQ. FT.)
LOT 4 -(RESIDENTIAL USE)	0.2514 ACRES	(10,949 SQ. FT.)
R.O.W. DEDICATION (J. ROBINSON ST.)	0.0499 ACRES	(2,176 SQ. FT.)
R.O.W. DEDICATION (DELANO ST.)	0.0880 ACRES	(3,833 SQ. FT.)
TOTAL -	8.1706 ACRES	(355,912 SQ. FT.)

[A] BLOCK "A" TRUMAN HEIGHTS VOL. 5, PG. 131 P.R.T.C.T.	[C] LOT 1 BOLDEN'S PLACE DOC. NO. 200500152 O.P.R.T.C.T.
[B] LOT 2 DAVIS PLACE DOC. NO. 200100110 O.P.R.T.C.T.	[D] BLOCK "G" LINCOLN GARDENS SECTION 1 VOL. 5, PG. 4 P.R.T.C.T.

**BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000064674900.

**SURVEY CONTROL:**  
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED DECEMBER 17, 2021.

**FLOODPLAIN NOTE:**  
THIS PROPERTY IS LOCATED WITHIN ZONE 'X' (UNSHADED), AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48453C0470K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 6, 2016.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

**BENCHMARK NOTE:**  
TBM #1- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF JACKIE ROBINSON STREET, EAST OF A CONCRETE DRIVEWAY, ± 40' SOUTHEAST OF POWER POLE NO. 254434 AND ± 30' SOUTHWEST OF A WASTEWATER MANHOLE. ELEVATION = 533.11'

TBM #2- SQUARE CUT ON TOP OF CONCRETE CURB ON THE SOUTH SIDE OF JACKIE ROBINSON STREET, ± 72' SOUTHWEST OF POWER POLE NO. 254505 AND ± 116' SOUTHEAST OF A STORM SEWER MANHOLE. ELEVATION = 512.42'.

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S54°12'28"E	14.50'
L2	S57°18'07"E	50.20'
L3	S54°06'07"E	59.95'
L4	S51°58'39"E	54.95'
L5	S51°26'47"E	55.10'
L6	S53°40'18"E	17.27'
L7	S49°53'33"W	3.59'
L8	S71°59'44"E	107.30'
L9	S81°54'44"E	124.80'
L10	N19°33'30"W	44.72'
L11	N18°36'38"W	50.29'
L12	N18°33'55"W	50.00'
L13	S71°09'00"W	140.00'
L14	N18°42'23"W	107.85'
L15	N18°33'25"W	259.89'
L16	S70°44'55"W	289.56'
L17	N70°44'55"E	304.74'
L18	N70°44'55"E	319.97'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L19	N70°44'55"E	523.16'
L20	N19°15'05"W	45.00'
L21	N19°15'05"W	90.00'
L22	S70°45'34"W	90.00'
L23	N70°44'55"E	132.53'
L24	N70°44'55"E	161.98'
L25	N38°08'52"E	155.60'
L26	N38°14'01"E	148.07'
L27	N38°16'35"E	148.30'
L28	N38°20'05"E	149.00'
L29	N82°42'00"W	84.90'
L30	S71°17'29"W	140.18'
L31	N19°33'30"W	49.72'
L32	S18°35'18"E	133.03'
L33	N70°44'55"E	95.75'
L34	S19°17'52"E	45.81'
L35	S70°44'55"W	96.07'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
{{L8}}	S69°35'E	107.28'
((L9))	S79°30'E	124.77'
(L10)	N19°33'30"W	44.72'
((L10))	N19°33'30"W	44.72'
(L11)	N18°41'51"W	50.94'
((L11))	N18°41'51"W	50.94'
{L11}	N16°23'00"W	50.00'
(L12)	N18°41'25"W	51.04'
((L12))	N18°41'25"W	51.04'
{L12}	N16°23'00"W	50.00'
(L13)	S70°44'35"W	140.00'
((L13))	S70°44'35"W	140.00'
{L13}	S73°17'00"W	140.00'
(L14)	N18°37'38"W	107.77'
((L14))	N18°37'38"W	107.77'
[L15]	N16°18'00"W	260.00'
[L25]	N40°38'E	155.70'
[L26]	N40°38'E	147.88'

RECORD LINE TABLE		
LINE #	DIRECTION	LENGTH
[L27]	N40°38'E	148.27'
[L28]	N40°38'E	149.13'
{L29}	N80°30'00"W	85.00'
{L31}	N16°23'00"W	50.00'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	376.56'	172.34'	26°13'20"	S84°15'42"W	170.84'
C2	379.18'	174.12'	26°18'35"	N84°18'02"E	172.59'

RECORD CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	376.65'	171.55'	26°05'45"	S84°39'45"W	170.07'
((C1))	376.65'	171.55'	26°05'45"	S84°39'45"W	170.07'

# NORTH JACKIE ROBINSON SUBDIVISION

City of Austin, Travis County, Texas



PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date: 1/31/2023  
Project: 01363  
Scale: 1" = 100'  
Reviewer: PRB  
Tech: CC  
Field Crew: JZ/TS  
Survey Date: JAN. 2022  
Sheet: 1 OF 3





STATE OF TEXAS §  
COUNTY OF TRAVIS §  
THAT JACKIE ROBINSON INVESTMENTS, LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF THAT CERTAIN 5.2302 ACRES TRACT OF LAND AND A 2.9208 ACRES TRACT OF LAND BOTH OUT OF THE JESSE C. TANNEHILL LEAGUE, SURVEY NO. 29, ABSTRACT NO. 22, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 5.2302 ACRES TRACT AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2021196924 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CORRECTED IN DOC. NO. 2022132720 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 2.9208 ACRES TRACT CONVEYED BY DEED AS RECORDED IN DOC. NO. 2022101451 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AN BEING ALL OF A CALLED 0.0197 ACRE QUITCLAIM TO 5600 JACKIE ROBINSON INVESTMENTS, LP IN DOCUMENT NO. 2022160517 OF THE OFFICIAL PUBLIC REOCRDS OF TRAVIS COUNTY, TEXAS; DOES HEREBY SUBDIVIDE SAID 8.1706 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:

"NORTH JACKIE ROBINSON SUBDIVISION"

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:JACKIE ROBINSON SERIES, LLC,  
A TEXAS LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
NAME: MATT MCDONNELL, MANAGER

ADDRESS: 1023 SPRINGDALE RD. 1J  
AUSTIN, TEXAS 78721

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_

ON THIS DAY DID PERSONALLY APPEAR MATT MCDONNELL, 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 \_\_\_\_\_

ENGINEER'S CERTIFICATION:

I, NHAT M. HO, 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.

\_\_\_\_\_  
NHAT M. HO, PE DATE \_\_\_\_\_  
TEXAS REGISTRATION NO. 119194  
CIVILITUDE ENGINEERS AND PLANNERS, INC.  
5110 LANCASTER CT.  
AUSTIN, TEXAS 78723  
FIRM REGISTRATION NO. 12469

SURVEYOR'S CERTIFICATION:

I, JASON WARD, 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.

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. FOR REVIEW PURPOSES ONLY.

\_\_\_\_\_  
JASON WARD, R.P.L.S. DATE \_\_\_\_\_  
TEXAS REGISTRATION NO. 5811

PLAT NOTES:

- 1) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER 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) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 4) 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: JACKIE ROBINSON STREET AND DELANO STREET. 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.
- 5) THE OWNER OF THIS SUBDIVISION, AND THE OWNER'S SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN AND TRAVIS COUNTY REGULATIONS. 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.
- 6) ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
- 7) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.
- 8) NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 9) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.
- 10) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION AND MAINTENANCE.
- 11) 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 25--8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 12) 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.
- 13) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE 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.
- 14) 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 SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 15) WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS. [LDC 25--8,SUBCHAPTER A, ARTICLE 7]
- 16) SLOPES IN EXCESS OF 15 PERCENT EXIST ON BLOCK \_\_\_\_\_, LOT \_\_\_\_\_. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL. [LDC 25--8, SUBCHAPTER A, ARTICLE 7; ECM 1.8.0, 1.11.0]
- 17) DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25--13) AS AMENDED.
- 18) ADDRESSES FOR RESIDENTIAL FLAG LOTS MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET.
- 19) WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
- 20) 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.
- 21) THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE 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.
- 22) 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 MAYBE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

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.

\_\_\_\_\_  
AMY COMBS FOR:  
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

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

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
CHAIR SECRETARY

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 DOCUMENT NUMBER \_\_\_\_\_

OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

\_\_\_\_\_  
DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

NORTH  
JACKIE ROBINSON  
SUBDIVISION  
City of Austin,  
Travis County, Texas

 A Limited Liability Company PO Box 90876, Austin Texas 78709 INFO@4WARDLS.COM (512) 537-2384 TBPELS FIRM #10174300	Date:	1/31/2023
	Project:	01363
	Scale:	1" = 100'
	Reviewer:	PRB
	Tech:	CC
	Field Crew:	JZ/TS
Survey Date: JAN. 2022		
Sheet:		3 OF 3



# Exhibit C: Comment Report

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



CASE NUMBER: C8-2022-0003.0A  
UPDATE: U0  
CASE MANAGER: Amy Combs PHONE #: (512) 974-2786

PROJECT NAME: 5600 Jackie Robinson  
LOCATION: 5600 JACKIE ROBINSON ST

SUBMITTAL DATE: February 6, 2023  
FINAL REPORT DATE: March 2, 2023

### **STAFF REPORT:**

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

### **UPDATE DEADLINE INFORMATION (LDC 25-4-56; 25-4-82):**

All comments must be addressed by filing an updated submittal prior to the update deadline of **May 8, 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 - Cody Shook  
ATD Engineering Review – Daniil Kontsevov  
PARD - Scott Grantham  
Subdivision Review - Amy Combs  
AW Utility Development - Bradley Barron

Water Quality Review - Kena Pierce  
Drainage Engineering Review - Kena Pierce  
911 Addressing Review - Janny Phung  
Wetlands Biologist Review - John Clement  
Site Plan Plumbing - Juan Beltran

**EL 1. [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

**Instead of five-foot electric distribution, electric telecommunications, and electric fiber easement adjacent to Jackie Robinson St R.O.W., would you be open to a ten-foot aerial electric distribution, electric telecommunications, and electric fiber easement?**

**EL 2. [LDC § 25-4-175 - FLAG LOTS.](#)**

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

**Please contact this reviewer at [Cody.Shook@austinenergy.com](mailto:Cody.Shook@austinenergy.com) to schedule a meeting to discuss electric service and design for flag lots on this site.**

**ATD Engineering Review – Daniil Kontsevoy – 512-978-1561**

**ATD 1.** 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. 25-1-83

**ATD 2.** The Building Permits for this final plat are required to comply with the City's Street Impact Fee. The fee was adopted by City Council in December 2020 and is applicable to all Building Permits submitted on or after June 22, 2022. (For more information: <https://www.austintexas.gov/department/street-impact-fee>). Please complete a copy of the SIF worksheet and submit it for review via the TDS KNACK Portal: <https://atd.knack.com/development-services#sif-worksheet-portal/>. Once the SIF estimator worksheet is finalized ATD staff will use the worksheet to generate a SIF Formal Calculation Memo to summarize potential future payments, including applicable reductions and Offset Agreements.

**ATD 3.** All residential subdivisions utilizing a flag lot design must submit a driveway plan for review and approval by the transportation reviewer with the final plat application. LDC 25-4-175. Please show and dimension the driveway width and curb return radii, show and dimension adjacent driveways, and show and label the proposed single family residential dwelling units. Additional notes will need to be added to the plat per LDC 25-6-451; TCM, 5.3.1.H once the driveway profile plan has been submitted. A final driveway profile plan PDF shall be provided to the transportation reviewer prior to approval.

*Include driveway width, curb return radii, show and dimension adjacent driveways*

**ATD 4.** Provide the following plat notes [TCM, 7.6.4]:

“HOMEOWNERS MUST PARK ALL VEHICLES OFF THE JOINT USE DRIVEWAY SURFACE”  
(unless joint use driveway surface is at least 24 ft. wide)

“DRIVEWAY MAY BE USED BY PUBLIC SERVICE PERSONNEL AND EQUIPMENT FOR  
SERVICING PUBLIC UTILITIES”

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

**PR1.** A Parkland Early Determination (PED #1379) was issued in 2021 for this property. The PED is out of date, and the project (65 units) and geographic area (8 acres), may be larger than this current application (3 flag lots, and Lot 1 separated out. Please clarify whether the 3 flags will be developed as single family, and whether a site plan will be forthcoming for the remainder of the project.

**PR2.** Assuming that the only proposed units for this application are single family dwellings on Lots 2 – 4, parkland dedication and park development fee is required (City Code §25-1-601) and must be paid prior to approval. Due to SF-3 zoning, the fee for 6 units must be paid because each lot is large enough for a two-family residential use. Please confirm that there are no existing units on the lots that will remain.

**PR3.** Add the following note to the plat:

A fee-in-lieu of parkland dedication and park development has been paid for 6 dwelling units due to SF-3 zoning.

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

**FYI:** Since this application has approved SERs associated with the application this application will be heard by commission on March 7, 2023

**SR1.** This application was initially submitted on February 6, 2023, and is subject to the following deadlines (25-1-83; 25-4-84; 25-4-85):

**Update deadline: May 8, 2023**

**Fiscal due: August 7, 2023**

**All materials submitted for recording due: August 31, 2023**

**SR2.** Section 25-4-34, of the Land Development Code, requires that an application for preliminary plan or final plat include all land constituting the original tract. It appears this application may not include the entirety of the original tract. To determine if a balance of tract issue exists, submit a deed that shows the property existed in its current configuration prior to the date it became subject to the City's jurisdiction over subdivision of land. If the tract is not in the same configuration, there are two options 1) include the balance of the tract in your subdivision plat, or 2) request a waiver, in accordance with Section 25-4-34 of the Land Development Code. There is a fee if you choose the waiver. Please make an appointment with the “Intake Center” at 974-1770 to pay the fee.

**Please show compliance with Section 25-4-34(D) by mailing, by certified mail, to all owners of land that is a portion of the original tract and contiguous to the land included in the application a request that each owner provide written confirmation to the director that:**

- (a) the owner's land is not a legal lot or tract; and
- (b) the owner must plat the land before the city may approve a development permit or a utility company may provide initial or additional service.



**SR3.** Add Case # C8-2022-0003.0A in the bottom right-hand corner of each sheet. 25-1-83

**SR4.** The following note is required to be placed on the plat by the County: 25-1-83:

"This subdivision plat is located within the \_\_\_\_\_ jurisdiction of the City of Austin on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_."

**SR5.** 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.

---

Amy Combs for:  
Jose Roig, Interim Director  
Development Services Department"

**SR6.** Please check the plat for typos grammatical errors for instance in the owner's dedication statement and remove any specific references to current city code such as in plat note 16 (25-1-83)

**SR7.** Please delete the building set back line from the legend and any building set back lines that appear on the face of the plat/ plat diagram. Ensure that Everything referenced in the legend appears on the plat and everything that appears on the plat appears in the legend. (25-1-83)

**SR8.** 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"

**SR9.** Revise the fiscal note as applicable:

a. If fiscal is not required to be posted, keep 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."

**SR10.** An administrative waiver to §25-4-175(A)(2) is required to create residential flag lots out of previously platted land. The waiver will be processed with the plat and requires a separate fee. Contact the "Intake Center" at 512-974-1770 to pay the fees.

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

**AW1.** Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code: Remove all proposed water and wastewater easements as they will be recorded by separate instrument during the construction plan or site plan review. The driveway/utility plan was not approved with an easement to be dedicated by plat.

Easements shown on the plat must be approved by Pipeline Engineering as to form, width, and type. Contact Larry Williams (or his designee) with AW Pipeline Engineering at (512)972-0340 or [Larry.Williams2@austintexas.gov](mailto:Larry.Williams2@austintexas.gov) for review and approval of the water and wastewater easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

**AW2.** Per City Ordinance 20120524-139, §25-4-175:

A driveway and utility plan are required with plat submittal for plats utilizing flag lots. A utility plan will be required to show that each proposed lot will be served in accordance with Utility Criteria. Provide a signed copy with AW stamps and signature.

**Water Quality Review - Kena Pierce - 512-978-1832**

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.

**Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions**  
**[kena.pierce@austintexas.gov](mailto:kena.pierce@austintexas.gov)**

Reviewer's Notes: This is a single family (zoned SF-6-CO-NP). 5 lots are proposed. Lot 1 along Jackie Robinson appears to be for multifamily condos (SF-6-CO-NP) and the remaining lots are zoned SF 3.

The engineering report states that the drainage and water quality controls are being proposed with a site plan (SP-2022-0331C) which is being done to develop Lot 1 along Jackie Robinson with multi-family condos. Control of the 2-year storm is being achieved through detention being proposed in a second application.

**WQ 1.** The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code 25-8- 211 and ECM 1.9.0. Please correct your application to be in compliance with Code.

a. The water quality controls for this small single family residential plat depend on a commercial site plan (SP-2022-0331C). Technically, the site plan must be approved in order for this plat to be approved or the plat will not meet drainage code and criteria. (Yes the reviewer realizes that site plan review requires an approved plat or land status determination before approving a site plan.) Has the applicant dealt with this issue before?

b. This small lot residential plat is depending on a commercial site plan for water quality. Because there are three lots that will be developed through the residential building permit process, the ponds (under the commercial site plan) will need to be constructed, inspected and accepted before these three lots can be permitted through the residential process. How do you plan to ensure this?

If a solution meeting Code/Criteria and DSD processes cannot be found, then the SF-3 lots will need drainage/water quality controls independent from the SF-6 lot that is being developed with a commercial site plan.

c. If b (above) is possible then water is crossing lot lines to be detained on another lot. A legal document tying the lots to the pond will be required. Please address.

d. If b (above) is not possible, then water quality controls will need to be provided separately for the SF 3 lots. This will include submitting the following items...

- i. Existing and proposed drainage plan with grading, impervious cover, and 2-, 10-, 25-, and 100-year flows.
- ii. Proposed pond plans and calculations (if applicable)
- iii. Electronic Model (if applicable)
- iv. Include pond in a drainage easement with required maintenance or easement per plat (if applicable)
- v. Provide a sealed fiscal estimate and post fiscal for detention/water quality/grading controls.
- vi. Coordinate exemption with LDIS (formerly called DAC)

e. How is Lot 1 along Delano St going to be developed in the future. It does not appear to be called out as an easement lot. How will this lot runoff from possibly future impervious cover going to be conveyed to the water quality ponds?

f. The engineering report states that the drainage (and water quality controls are being done with SP-2022-0331C. Please provide more information. It is unclear how runoff from the SF 3 lots are being conveyed to the water quality ponds on Lot 1 along Jackie Robinson in the site plan drainage area maps.

**WQ 2.** The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code 25-8- 211 and ECM 1.9.0. Please correct your application to be in compliance with Code.



Per the drainage area maps in SP-2022-0331C, it does not appear the flag lot driveway runoff is not being conveyed to the water quality ponds.

**Drainage Engineering Review - Kena Pierce - 512-978-1832**

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.

**Notice to applicant: Applicant must remedy all compliance issues without creating additional compliance issues with the LDC and/or Criteria manuals. A response that fails to correct an issue, or which creates other issues does not comply with the LDC and is insufficient to address the comments. The comments provided describe an issue that must be remedied in order for the application to be approved. Any specific examples are provided as a courtesy and are not intended as an exhaustive list, especially as the site may be updated to have additional compliance issues. Contact this reviewer if you have any questions**  
**kena.pierce@austintexas.gov**

Reviewer's Notes: This is a single family (zoned SF-3 and SF-6-CO-NP). 5 lots are proposed. Lots 2, 3, and 4 lots appear to be for single family homes (SF-3) and Lot 1 along Jackie Robinson appears to be for multifamily condos (SF-6-CO-NP). The engineering report states that the drainage and water quality controls are being proposed with a site plan (SP-2022-0331C) which is being done to develop Lot 1 along Jackie Robinson with multi-family condos. Plat notes are updated for drainage/water quality.

**DE 1.** The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code 25-7-151 and 25-7-152. Please correct your application to be in compliance with Code.

- a. It appears that there are concentrated flows and/or floodplain through the property. A drainage easement(s) is required to encompass the limits of the 100 year fully developed flow elevation per LDC 25-7-151; LDC 25-7-152; DCM 1.2.4.G.

Is this being done per plat or separate instrument? If separate instrument please submit the easement with exhibits to this reviewer for processing. The drainage easement may be found through the following link: <http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>.

- b. Will there be additional proposed grading to ensure this offsite flow is conveyed around the proposed development?

**DE 2.** The site, as shown on the plan provided, is not in compliance with the following sections of the Land Development Code 25-7- 61 and DCM 1.2.2.D. Please correct your application to be in compliance with Code.

- a. The drainage controls for this small single family residential plat depend on a commercial site plan (SP-2022-0331C). Technically, the site plan must be approved in order for this plat to be approved or the plat will not meet drainage code and criteria. (Yes the reviewer realizes that site plan review requires an approved plat or land status determination before approving a site plan.) Has the applicant dealt with this issue before?
- b. This small lot residential plat is depending on a commercial site plan for detention. Because the SF 3 lots will be developed through the residential building permit process, the ponds (under the

commercial site plan) will need to be constructed, inspected and accepted before these lots can be permitted through the residential process. How do you plan to ensure this?

If a solution meeting Code/Criteria and DSD processes cannot be found, then the SF-3 lots will need drainage/water quality controls independent from the SF-6 lot that is being developed with a commercial site plan.

- c. If b (above) is possible then water is crossing lot lines to be detained on another lot. A legal document tying the lots to the pond will be required. Please address.
- d. If b (above) is not possible, then water quality controls will need to be provided separately for the SF 3 lots. This will include submitting the following items:
  - i. Existing and proposed drainage plan with grading, impervious cover, and 2, 10, 25, and 100 year flows.
  - ii. Proposed pond plans and calculations (if applicable)
  - iii. Electronic Model (if applicable)
  - iv. Include pond in a drainage easement with required maintenance or easement per plat (if applicable)
  - v. Provide a sealed fiscal estimate and post fiscal for detention/water quality/grading controls.
  - vi. Coordinate exemption with LDIS (formerly called DAC)
- e. How is Lot 1 along Delano St going to be developed in the future. It does not appear to be called out as an easement lot. How will this lot runoff be detained or conveyed to the ponds?
- f. The engineering report states that the drainage (and water quality controls are being done with SP-2022-0331C. Please provide more information. It is unclear how runoff from the SF-3 lots is being captured and conveyed to the ponds on Lot 1 along Jackie Robinson in the site plan drainage area maps. How are flows being detained?

**DE 4.** The site, as shown on the plan provided, is not in compliance with the following sections of the DCM 1.2.3.C. Please correct your application to be in compliance with Code.

It does appear that the discharge from the site is being directly conveyed to the storm sewer. Please address.

<b>911 Addressing Review - Janny Phung - <a href="mailto:janny.phung@austintexas.gov">janny.phung@austintexas.gov</a></b>
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- AD1.** Please update the following labels in the vicinity map to include street types. Remove all other street names otherwise include street types for all the names shown in the vicinity map §25-4-155
- 1. **DELANO ST** the street type LN must be included
  - 2. **HILCREST LN** the street type LN must be included
  - 3. **DOWNSDR** the street type LN must be included
  - 4. **TANNEHILL LN** the street type LN must be included
  - 5. **WEBBERVILLE RD** the street type LN must be included
- AD2.** Please change the label for 183 so that **ED BLUESTEIN BLVD** appears above the label US 183. US 183 should be enclosed within parenthesis and not be bold. §25-4-155  
**ED BLUESTEIN BLVD**  
(US 183)

**FYI:** The vicinity map's purpose is to show where the site is. Extraneous street labels can be omitted.

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

**Wetlands Biologist Review - John Clement - 512-974-1475**

All Critical Environmental Features are shown correctly, and the appropriate note has been provided. No further wetland comments.

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

The proposed final plat (C8-2022-0003.0A) is cleared from a plumbing code perspective.

**End of Report**