

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2022-0351

**COMMISSION DATE:** April 4, 2023

**SUBDIVISION NAME:** Whisper Valley Multifamily- Parcel 3 & 4

**ADDRESS:** 9605 N FM 973 Road

**APPLICANT:** Francis Capello

**AGENT:** HR Green Development Texas, LLC (Michael Giannetta)

**ZONING:** PUD

**NEIGHBORHOOD PLAN:** NA

**AREA:** 22.47 acres

**LOTS:** 2

**COUNTY:** Travis

**DISTRICT:** 1

**WATERSHED:** Gilliland Creek

**JURISDICTION:** LTD

**SIDEWALKS:** Sidewalks will be constructed along Lombardy Loop and Fetching Ave.

### **DEPARTMENT COMMENTS:**

The request is for the approval of Whisper Valley Multifamily- Parcel 3 & 4, a preliminary plan, comprised of 2 lots on 22.47 acres

Staff recommends approval of the plan, 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 plan, subject to the conditions listed in the comment report dated March 31, 2023, and attached as Exhibit C.

**CASE MANAGER:** Amy Combs

**PHONE:** 512-974-3175

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

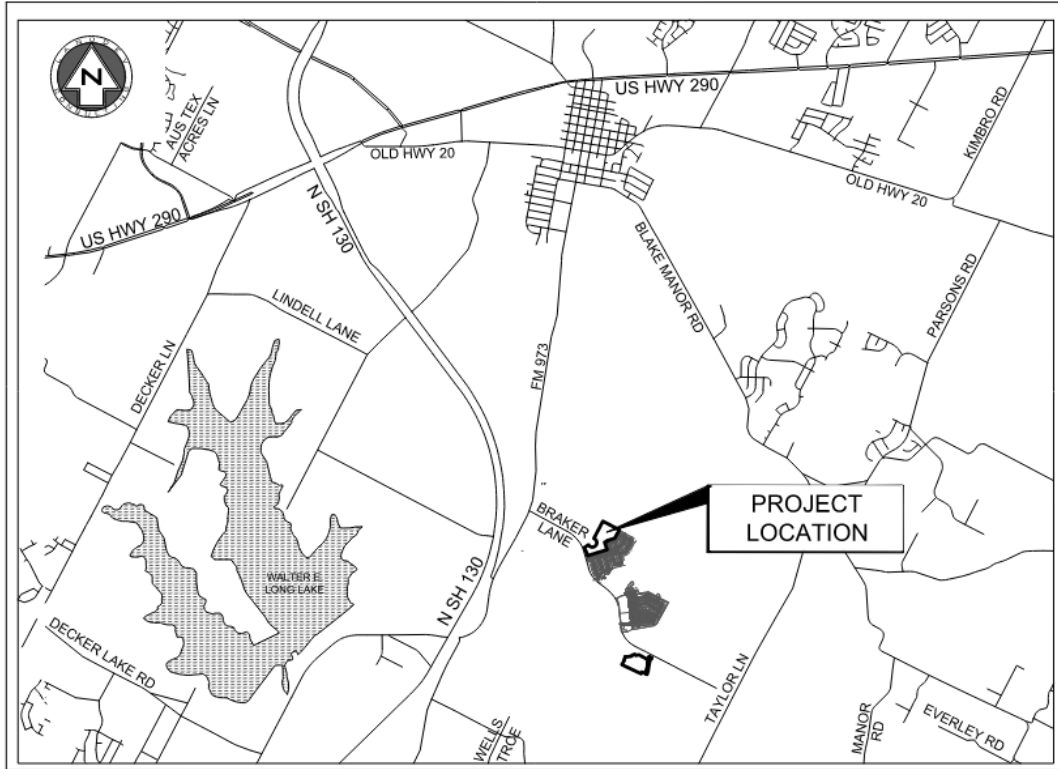
### **ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plan

Exhibit C: Comment report dated March 31, 2023

## Exhibit A: Vicinity Map



**VICINITY MAP**

N.T.S.

Exhibit B: Proposed Plan

PRELIMINARY PLAN FOR  
WHISPER VALLEY  
MULTIFAMILY PARCEL 3 & 4  
AUSTIN, TEXAS 78653

FLOODPLAIN INFORMATION:

BY GRAPHIC PLOTTING ONLY, NO PORTION OF THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE AE, SPECIAL FLOOD HAZARD AREAS, REGULATORY FLOODWAY, AND ALSO A PORTION IS SHOWN TO BE IN FLOOD ZONE X, OTHER AREAS OF FLOOD HAZARD, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, AND A PORTION OF THE SUBJECT TRACT IS IN FLOOD ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, MAP NO. 48453C0495J, MAP REVISED AUGUST 18, 2014 AND MAP NO. 48453C490K, MAP REVISED JANUARY 22, 2020.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

BENCHMARK:

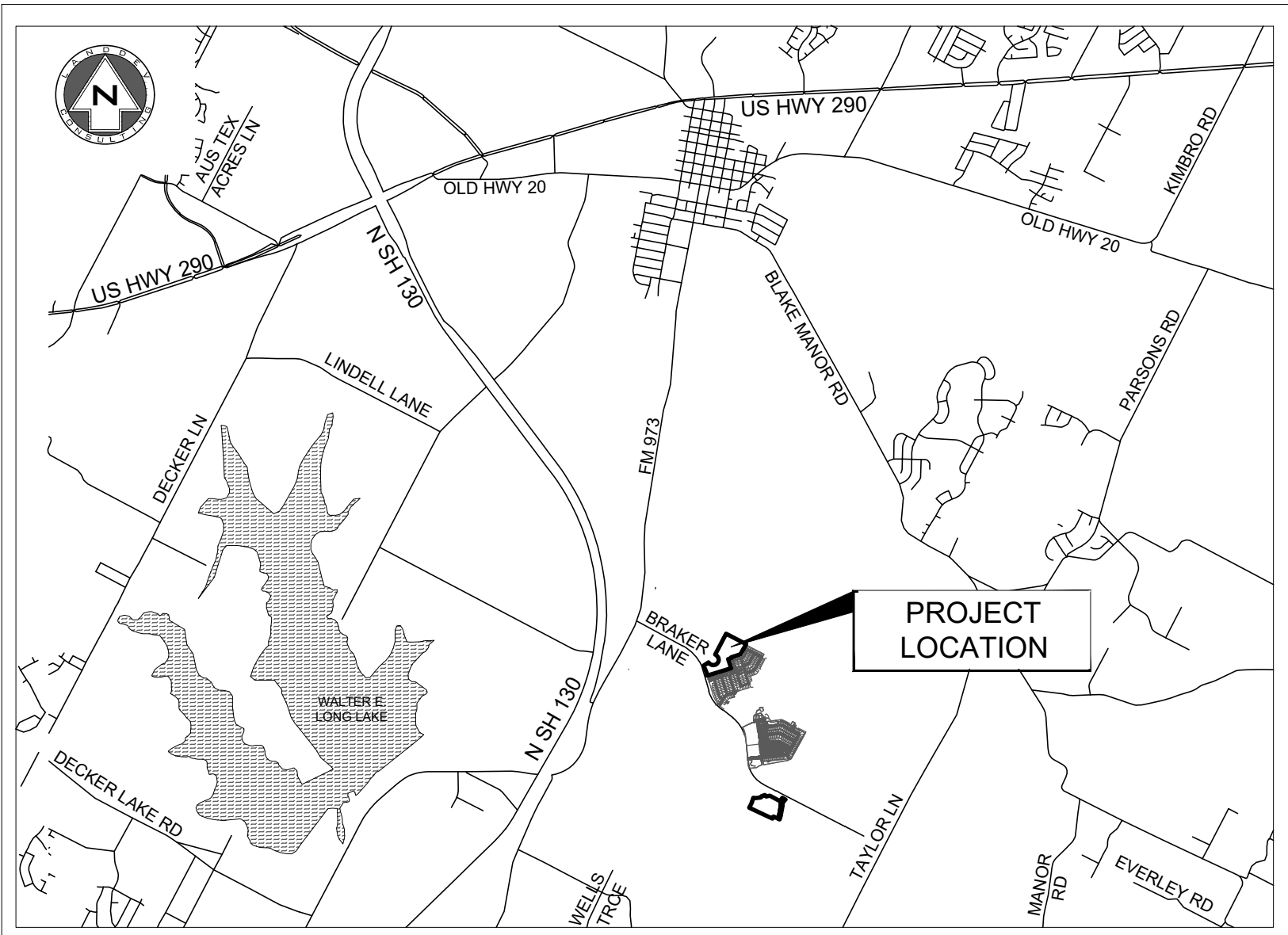
NAVD 88 (GEOID 12B)  
SITE BENCHMARK ELEVATIONS DETERMINED BY NATIONAL GEODETIC SURVEY ONLINE POSITION SERVICE (NGS OPUS) RESULTS FROM STATIC SESSIONS RAN ON SITE CONTROL POINT 99 ON DECEMBER 2020 AND JANUARY 2021.

BM-1370\_2455:  
MAG NAIL WITH A WASHER SET AT SOUTHEAST CORNER OF A CONCRETE CURB STORM INLET ALONG THE SOUTH SIDE OF E BRAKER LANE, APPROX. 580 FEET NORTHWEST OF WHISPER WILLOW BLVD.  
ELEVATION = 473.53'

BM-1370\_300:  
1/2" IRON ROD WITH A PLASTIC CAP STAMPED "BURY" FOUND ALONG THE SOUTH SIDE OF E BRAKER LANE, APPROX. 250 FEET NORTHWEST OF WHISPER WILLOW BLVD.  
FOUND ELEVATION = 472.36' (PER DOC. 201500024, RECORD EL. = 472.01')

GENERAL NOTES:

- NO FINAL PLAT SHALL BE APPROVED BEFORE THE RESPECTIVE RIGHT-OF-WAY SECTION IS DEDICATED TO TRAVIS COUNTY.
- THE PRELIMINARY PLAN IS SUBJECT TO THE WHISPER VALLEY PUD PER ORDINANCE # 201000826-066.
- THE PRELIMINARY PLAN IS SUBJECT TO THE CCR'S ESTABLISHED IN THE WHISPER VALLEY MASTER COVENANT (DOC.# 2016113527), AND WHISPER VALLEY COMMUNITY MANUAL (DOC.# 2016113798).
- APPROVALS/PERMITS ISSUED BY TRAVIS COUNTY ESD NO. 12 EXPIRE ONE (1) YEAR FROM THE ISSUE DATE. A ONE-TIME APPROVAL/PERMIT EXTENSION IS AVAILABLE. IF WORK HAS NOT COMMENCED PRIOR TO THE EXPIRATION OF AN EXTENSION THEN A PROJECT RESUBMITTAL MAY BE REQUIRED.
- THIS PROJECT IS LOCATED IN THE GILLELAND CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED.
- THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- THE PRELIMINARY PLAN IS SUBJECT TO A TIA WITH TRAVIS COUNTY AND A TRAFFIC PHASING AGREEMENT RECORDED IN DOC# \_\_\_\_\_.
- THIS DEVELOPMENT WILL PROVIDE CONNECTION TO THE PRIVATE OPEN SPACE AND SIGNATURE PARK BY MEANS OF PUBLIC SIDEWALKS.
- PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED FOR UP TO 9,028 RESIDENTIAL UNITS PER THE PUD 20100826-066 PART 5(C). ADDITIONAL PARKLAND MAY BE REQUIRED IF THIS DEVELOPMENT EXCEEDS THESE UNITS.



VICINITY MAP  
N.T.S.

CITY OF AUSTIN GRID: T-25  
MAPSCO: 589(L), 589(M)

LEGAL DESCRIPTION

DESCRIPTION OF 22.472 ACRES OF LAND IN THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60, TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 164.73 ACRE TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP OF RECORD IN DOCUMENT NO. 2006152076, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 22.472 ACRES OF LAND

APPLICATION SUBMITTAL DATE:

APRIL 19, 2021

OWNER:

WHISPER OWNER LP  
1515 SOUTH CAPITAL OF TEXAS HIGHWAY, SUITE 400  
AUSTIN, TEXAS 78746

ENGINEER / SURVEYOR:



4201 WEST PARKER LANE  
BUILDING C, SUITE 100  
AUSTIN, TEXAS 78727  
512.872.6696  
HRGREEN.COM

TBPE NO: 16384  
TBPLS NO: 10194101

DEVELOPMENT TX

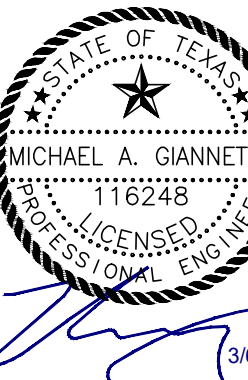
SHEET LIST TABLE

Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	PRELIMINARY PLAN
EXHIBIT A	EXISTING DRAINAGE AREA MAP
EXHIBIT B	PROPOSED DRAINAGE AREA MAP
EXHIBIT C	SLOPE MAP
EXHIBIT D	TREE PLAN EXHIBIT
EXHIBIT E	OVERALL UTILITY EXHIBIT
EXHIBIT F	PUBLIC ROADWAY PLAN



Know what's below.  
Call before you dig.

4201 WEST PARKER LANE  
BUILDING C, SUITE 100  
AUSTIN, TEXAS 78727  
512.872.6696  
HRGREEN.COM  
TBPE NO: 16384  
TBPLS NO: 10194101



TRAVIS COUNTY ESD No. 12

Reviewed by Fire Prevention Division  
Approval Expires After 365 Days of Inactivity

Approval subject to field inspection and required test(s), notations hereon, conditions noted in correspondence and conformance with applicable codes and regulations.

The stamping and approval of these plans shall not be construed to be a permit for, or an approval of, any violations of any of the provisions of applicable codes or of any other ordinance of this jurisdiction.

Any revisions made after signature date are not valid until approved by TCESD No. 12 in writing.

Plan Type: \_\_\_\_\_

Reviewed by: \_\_\_\_\_

Date: \_\_\_\_\_

ONLY STAMPED SHEETS REVIEWED BY TCESD No. 12

Notes: \_\_\_\_\_

SUBMITTED FOR APPROVAL BY:

MICHAEL A. GIANNETTA, P.E. DATE

HRGREEN CONSULTING, LLC  
4201 W. PARKER LANE, SUITE C-100  
AUSTIN, TEXAS 78727  
512.872-6696

I MICHAEL A. GIANNETTA, 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.



PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 03  
FILE NUMBER C8J-2022-0351 APPLICATION DATE \_\_\_\_\_  
APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_  
APPROVED BY COMMISSIONER'S COURT ON \_\_\_\_\_  
EXPIRATION DATE (LDC 30-2-62) \_\_\_\_\_  
CASE MANAGER: \_\_\_\_\_

J. BENNETT for:  
Denise Lucas, Director, Development Services Department  
FINAL PLAT TO LOCK-IN PRELIMINARY FILE # \_\_\_\_\_  
APPROVED ON \_\_\_\_\_  
PRELIMINARY EXTENDED ON \_\_\_\_\_ UNTIL \_\_\_\_\_  
Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require notice of construction, must also be approved prior to the Project Expiration Date.

REVISIONS / CORRECTIONS

NUMBER	DESCRIPTION	REVISE (R) ADD (A) VOID (V) SHEET NO. S	SHEETS IN PLAN SET	NET CHANGE IMP. COVER (SQ. FT.)	TOTAL SITE IMP. COVER (SQ. FT.)/%	CITY OF AUSTIN APPROVAL DATE	TRAVIS COUNTY APPROVAL DATE	TC ESD 12	DATE IMAGED

COVER SHEET

WHISPER VALLEY  
MULTIFAMILY PARCEL 3 & 4  
AUSTIN, TEXAS

DESIGNED BY: DA

DRAWN BY: AH

CHECKED BY: JS/MG

APPROVED BY: MAG

1

C8J-2022-0351



LAND USE TABLE		
LAND USE	N.O. OF LOTS	AREA (ACRE)
MULTI FAMILY (BLOCK A, LOT 1)	1	9.091
MULTI FAMILY (BLOCK B, LOT 1)	1	12.213
STREET RIGHT-OF-WAY (FETCHING AVENUE)	-	0.888
STREET RIGHT-OF-WAY (LOMBARDY LANE)	-	0.260
TOTALS	2	22.472

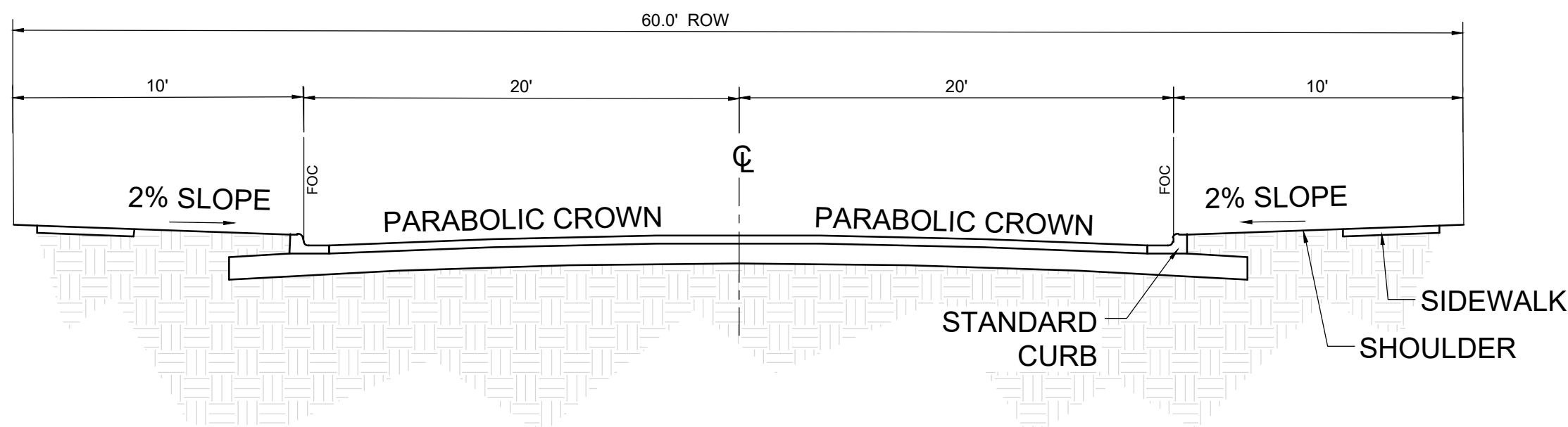
<b>BUILDING TYPE</b>	<b>MULTIFAMILY</b>
MINIMUM LOT WIDTH*	50'
MAX HEIGHT	45'
MAXIMUM IMPERVIOUS COVER*	65%
MAX BUILDING COVERAGE	70%

PER APPROVED PLANNED UNIT DEVELOPMENT DOCUMENT  
#20100526-066-EXHIBIT I

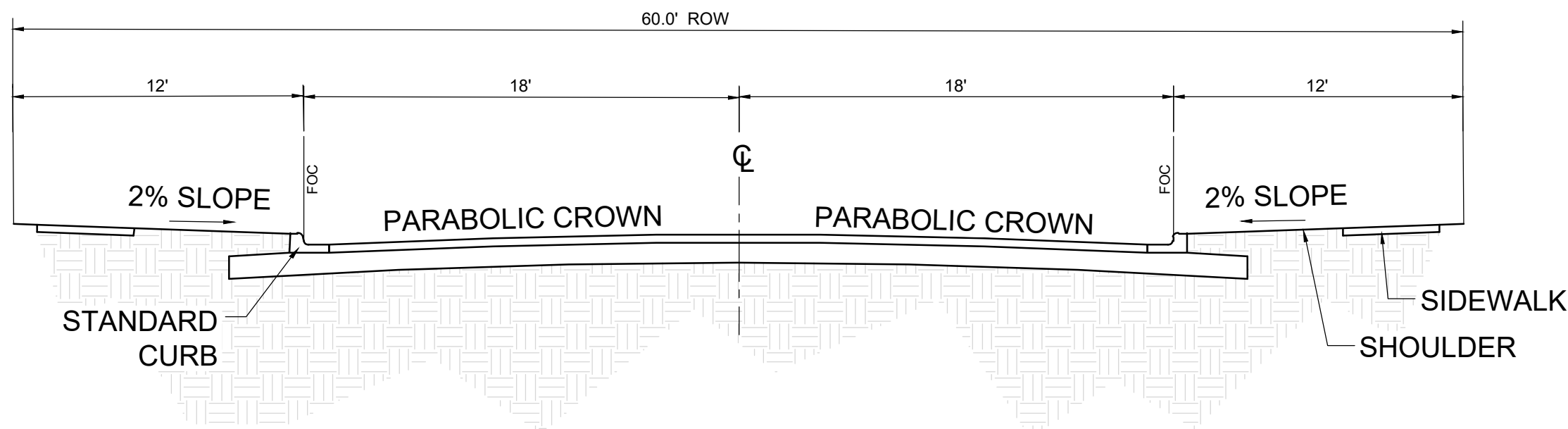
### Q TABLES FOR PROPOSED ROW (FETCHING AVENUE)

APPENDIX Q-1			
NET SITE AREA			
NOTE: NET SITE AREA IS ONLY APPLICABLE TO WATERSHEDS CLASSIFIED AS WATER SUPPLY SUBURBAN / WATER SUPPLY RURAL/ BARTON SPRINGS ZONE			
1	GROSS SITE AREA	= 0.88	ACRES
SITE DEDUCTIONS			
2	CRITICAL WATER QUALITY ZONE (CWQZ)	= 0	ACRES
3	WATER QUALITY TRANSITION ZONE (WQTZ)	= 0	ACRES
4	WASTEWATER IRRIGATION AREAS	= 0	ACRES
5	DEDUCTION SUBTOTAL	= 0	ACRES
6	UPLAND AREA (GROSS SITE AREA MINUS DEDUCTION SUBTOTAL)	= 0.88	ACRES
NET SITE AREA CALCULATIONS			
7	AREA OF UPLANDS WITH SLOPES 0-15%	= 0.88 X 100%	= 0.88 ACRES
8	AREA OF UPLANDS WITH SLOPES 15-25%	= _____ X 40%	= _____ ACRES
9	AREA OF UPLANDS WITH SLOPES 25-35%	= _____ X 20%	= _____ ACRES
10	AREA OF UPLANDS WITH SLOPES >35%	= _____ X 0%	= _____ ACRES
11	NET SITE AREA	= 0.88	ACRES

STREET INFORMATION								
NAME OF STREET	ROW WIDTH	PAVEMENT WIDTH	TYPICAL CROSS SECTION	SIDEWALK	SIDEWALK WIDTH	CLASSIFICATION	STREET LENGTH (LF)	DESIGN SPEEDS (MPH)
FETCHING AVENUE	60'-0"	40.0' F-F	LOCAL TYPE 1	BOTH SIDES	4'-0"	LOCAL	644	30
LOMBARDY LANE	60'-0"	36.0' F-F	LOCAL TYPE 1	BOTH SIDES	4'-0"	LOCAL	190	30
PER APPROVED PLANNED UNIT DEVELOPMENT DOCUMENT NUMBER 20100826-066							TOTAL STREET LENGTH	842



LOCAL - TYPE 1  
N.T.S.  
TCM - RESIDENTIAL COLLECTOR STREET



LOCAL - TYPE 1  
N.T.S.  
WHISPER VALLEY PUD

## GENERAL NOTES:

3. ROADWAY DESIGN SHALL COMPLY WITH THE REFERENCED PUD AND THE CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL.
2. DEVELOPMENT DENSITIES AND INTENSITIES SHALL COMPLY WITH THOSE SET FORTH IN PUD ORDINANCE # 20100826-066.
3. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
4. 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.
5. ALL STREETS, DRAINAGE, SIDEWALKS, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS AND THE WHISPER VALLEY PUD.
6. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG FETCHING AVENUE AND LOMBARDY LAKE SHOWN WITHIN. 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 (LDC: 25-6-351).
7. NO BUILDING, FENCES, OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN AND TRAVIS COUNTY.
8. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE PUD REFERENCED IN THESE NOTES.
11. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
12. PRIOR TO CONSTRUCTION, ON THE LOT IN THIS SUBDIVISION A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN, TRAVIS COUNTY AND TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 12.
13. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION , PURSUANT TO THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
14. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITIES LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE. UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
15. PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC 30-132 OF THE LAND DEVELOPMENT CODE. FOR THE FOLLOWING IMPROVEMENTS:
  - A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION FOR THE FOLLOWING STREETS (FETCHING AVENUE)FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A)
- B. ENVIRONMENTAL AND SAFETY CONTROLS. AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS' DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: (FETCHING AVENUE)
17. TRAVIS COUNTY EMERGENCY SERVICES DISTRICT 12 IS THE AUTHORITY HAVING JURISDICTION (AHJ) FOR FIRE AND SAFETY ISSUES AND WILL BE DOING THE INSPECTIONS FOR OCCUPANCY.
18. BLOCK B, LOT 1 IS PROHIBITED FROM DIRECT ACCESS TO EAST BRAKER LAKE.

[illegible]

Know what's below.  
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4201 WEST PARMER LANE  
BUILDING C, SUITE 100  
AUSTIN, TEXAS 78727  
512.872.6696  
HRRGREEN.COM  
TBPE NO: 16384  
TBPLS NO: 10194101



## DEVELOPMENT TX



## GENERAL NOTES

**WHISPER VALLEY  
MULTIFAMILY PARCEL 3 & 4  
AUSTIN, TEXAS**

DESIGNED BY: DA


DRAWN BY: AH

CHECKED BY: JS/M

APPROVED BY: MAG

## Z

C8J-2022-0351

 **PRELIMINARY SUBDIVISION APPROVAL**  
SUBDIVISION NUMBER: C84-2022-0351  
APPLICATION DATE: \_\_\_\_\_  
APPROVED BY COMMISSIONER'S COURT ON: \_\_\_\_\_  
PRELIMINARY PLAN EXPIRATION DATE: \_\_\_\_\_

CYNTHIA CAMCDONALD, COUNTY EXECUTIVE, TNR      DATE \_\_\_\_\_

All Final Plans must be recorded and have Alternative Final approved before the Preliminary Plan Expiration Date.  
Revisions not sent for extension the day of the Preliminary Plan expires, unperfected land is subject to current regulations for development.

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 03  
FILE NUMBER C8J-2022-0351 APPLICATION DATE \_\_\_\_\_  
APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_  
APPROVED BY COMMISSIONER'S COURT ON \_\_\_\_\_  
EXPIRATION DATE (LDC 30-2-62) \_\_\_\_\_  
CASE MANAGER:

J. BENNETT \_\_\_\_\_ for:  
Denise Lucas, Director, Development Services Department

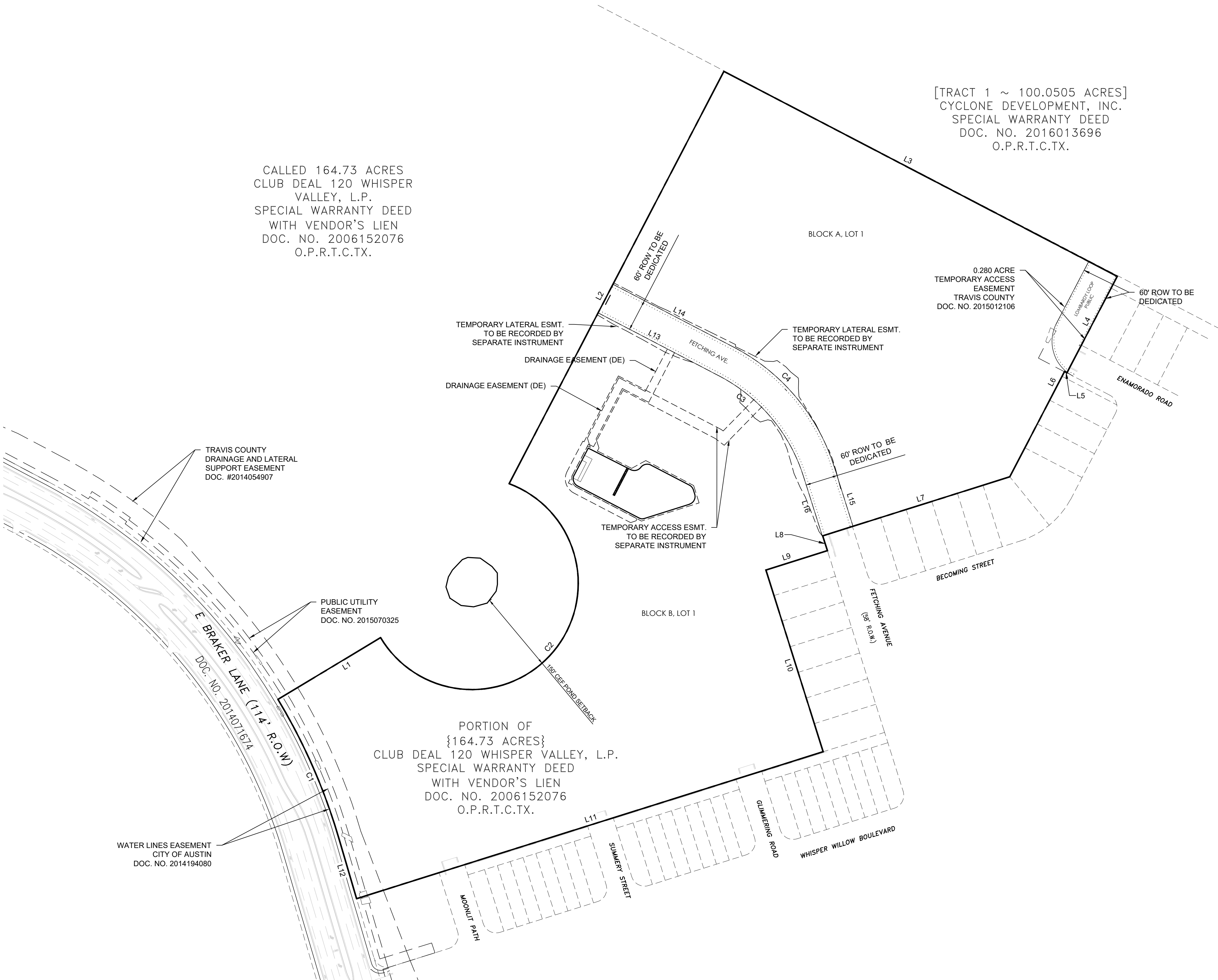
FINAL PLAT TO LOCK-IN PRELIMINARY FILE # \_\_\_\_\_

APPROVED ON \_\_\_\_\_





PRELIMINARY EXTENDED ON \_\_\_\_\_ UNTIL \_\_\_\_\_

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require notice of construction, must also be approved prior to the Project Expiration Date.






**LEGEND**

	PROPERTY BOUNDARY
	ROW LINE
	SIDEWALKS
	EASEMENT
	WASTEWATER LINE
	WASTEWATER MANHOLE
	CEF SETBACK
	FEMA 500-YEAR FLOOD PLAIN (COA 100-YEAR FULLY DEVELOPED FLOODPLAIN)

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	1,102.00'	282.18'	N 23°41'59" W	281.41'
C2	198.00'	756.01'	N 39°51'05" E	373.55'
C3	1,102.00'	596.71'	N 46°32'51" W	589.45'
C4	1,102.00' [1: 102.00']	878.89' [878.70']	S 39°12'43" E [S 39°12'43" E]	855.78' [855.67']

LINE AND CURVE TABLE				
NUMBER	LENGTH	RADIUS	DELTA	LINE/CHORD BEARING
C1	282.18'	1102.00'	14.671°	N23° 41' 59"W
C2	756.01'	198.00'	218.767°	N39° 51' 05"E
C3	251.34'	320.00'	45.002°	N40° 00' 50"W
C4	298.25'	380.00'	44.970°	N39° 59' 43"W
L1	223.08'			S58° 58' 14"W
L2	865.83'			S27° 31' 11"W
L3	826.13'			S62° 28' 12"E
L4	202.59'			N27° 33' 02"E
L5	5.01'			S61° 34' 57"E
L6	221.02'			N27° 30' 06"E
L7	365.33'			N72° 29' 23"E
L8	28.92'			N17° 46' 58"W
L9	120.14'			N72° 30' 42"E
L10	354.85'			N17° 28' 33"W
L11	911.03'			N72° 31' 27"E
L12	118.23'			N16° 21' 52"W
L13	253.92'			S62° 28' 51"E
L14	254.11'			N62° 28' 49"W
L15	115.99'			N17° 30' 37"W
L16	115.92'			S17° 30' 36"E

 **PRELIMINARY SUBDIVISION APPROVAL**  
SUBDIVISION NUMBER: C8J-2022-0351  
APPLICATION DATE: \_\_\_\_\_  
APPROVED BY COMMISSIONERS COURT ON: \_\_\_\_\_  
PRELIMINARY PLAN EXPIRATION DATE: \_\_\_\_\_

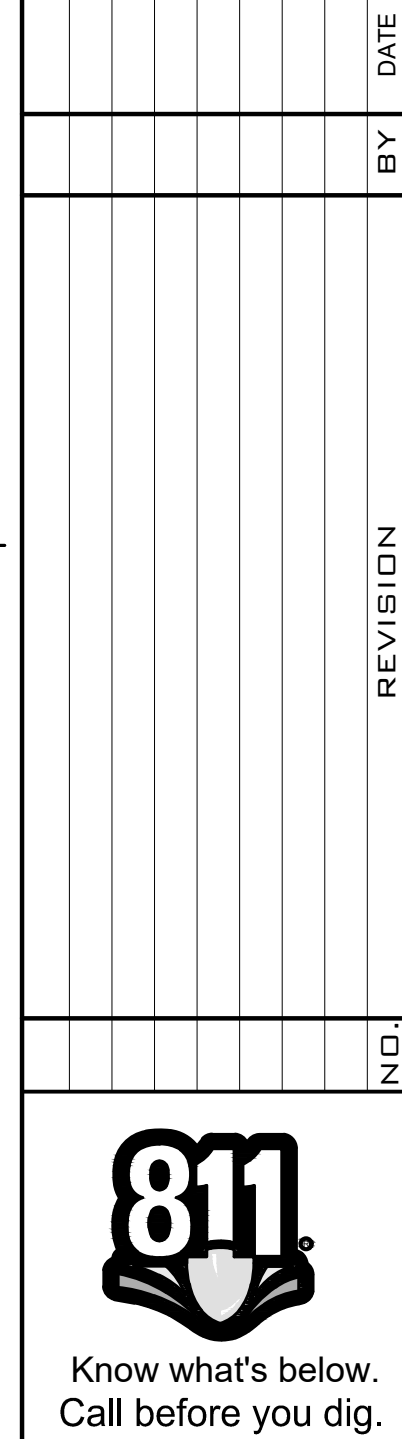
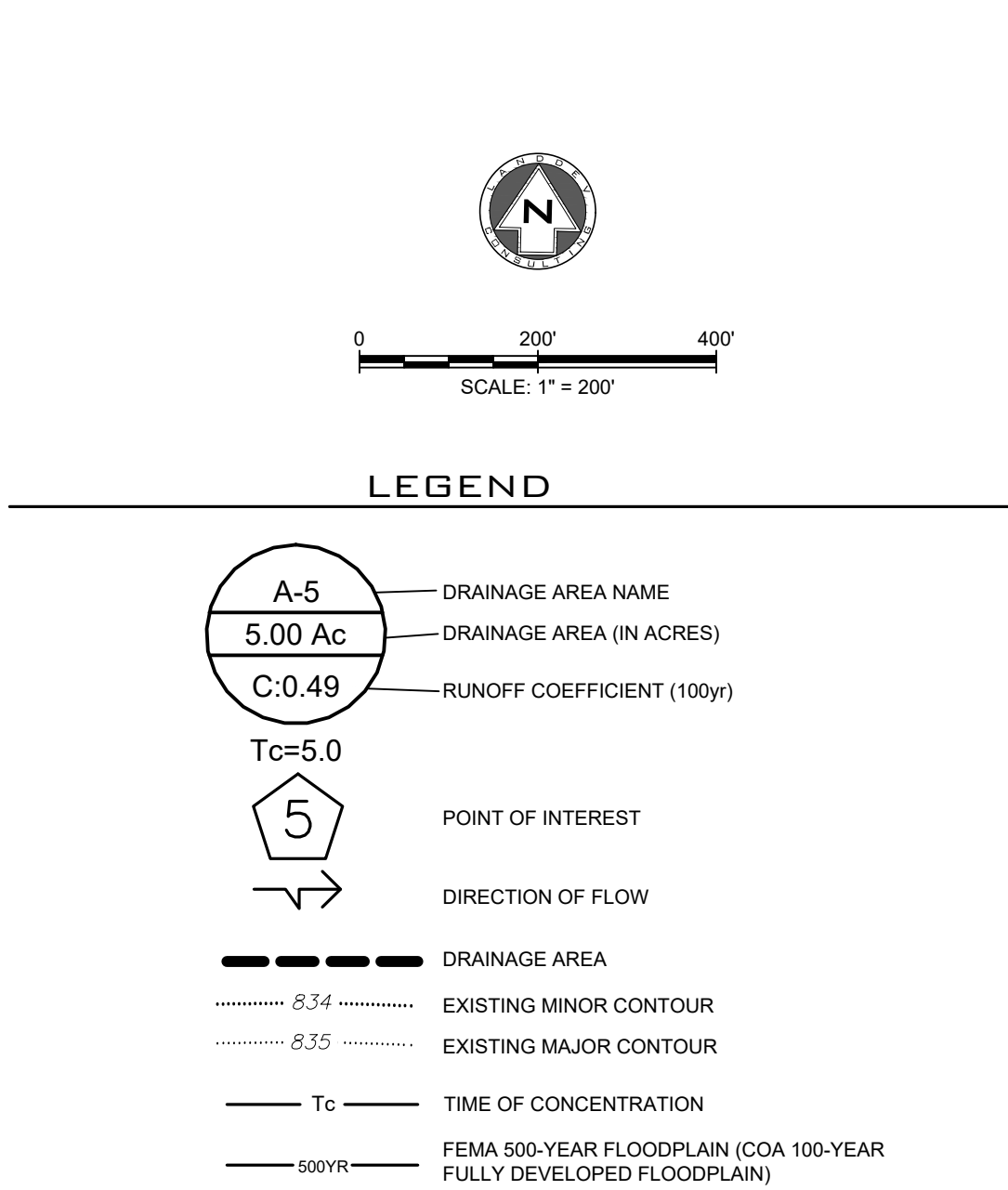
CYNTHIA C.MCDONALD, COUNTY EXECUTIVE, TNR \_\_\_\_\_ DATE \_\_\_\_\_

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Revisions do not extend the expiration date. If the Preliminary Plan expires, unplatd land is subject to current regulations for development.

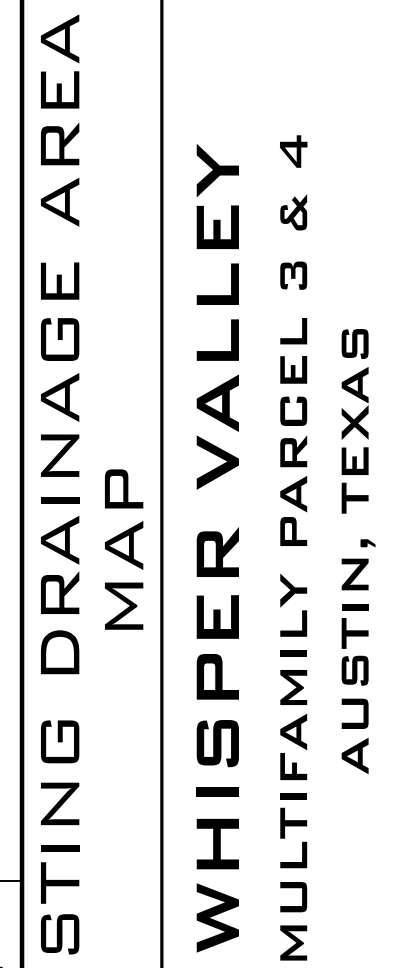
PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 03  
FILE NUMBER CBJ-2022-0351 APPLICATION DATE \_\_\_\_\_  
APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_  
APPROVED BY COMMISSIONER'S COURT ON \_\_\_\_\_  
EXPIRATION DATE (LDC 30-2-62) \_\_\_\_\_  
CASE MANAGER: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ J. BENNETT \_\_\_\_\_ for:  
Denise Lucas, Director, Development Services Department  
FINAL PLAT TO LOCK-IN PRELIMINARY FILE # \_\_\_\_\_  
APPROVED ON \_\_\_\_\_  
PRELIMINARY EXTENDED ON \_\_\_\_\_ UNTIL \_\_\_\_\_  
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Plans which do not comply with the Code current at the time of  
filing, and require notice of construction, must also be approved prior  
to the Project Expiration Date.

<p>DESIGNED BY: <u>DA</u></p> <p>DRAWN BY: <u>AH</u></p> <p>CHECKED BY: <u>JS/MG</u></p> <p>APPROVED BY: <u>MAG</u></p>	<p><b>PRELIMINARY PLAN</b></p> <p><b>WHISPER VALLEY</b></p> <p><b>MULTIFAMILY PARCEL 3 &amp; 4</b></p> <p><b>AUSTIN, TEXAS</b></p>		 <p>4201 WEST PARKER LANE BUILDING C, SUITE 100 AUSTIN, TEXAS 78727 512.872.6868 HRGREEN.COM</p> <p>TEPE NO. 16384 TEPS NO. 1094101</p>		<p>NO.</p> <p>REVISION</p> <p>BY</p> <p>DATE</p>





HRGreen®  
DEVELOPMENT



Existing Hydrology Summary				
Analysis Point	Peak Flow (cfs)			
	Q <sub>2</sub>	Q <sub>10</sub>	Q <sub>25</sub>	Q <sub>100</sub>
POI-1	172	329	436	616

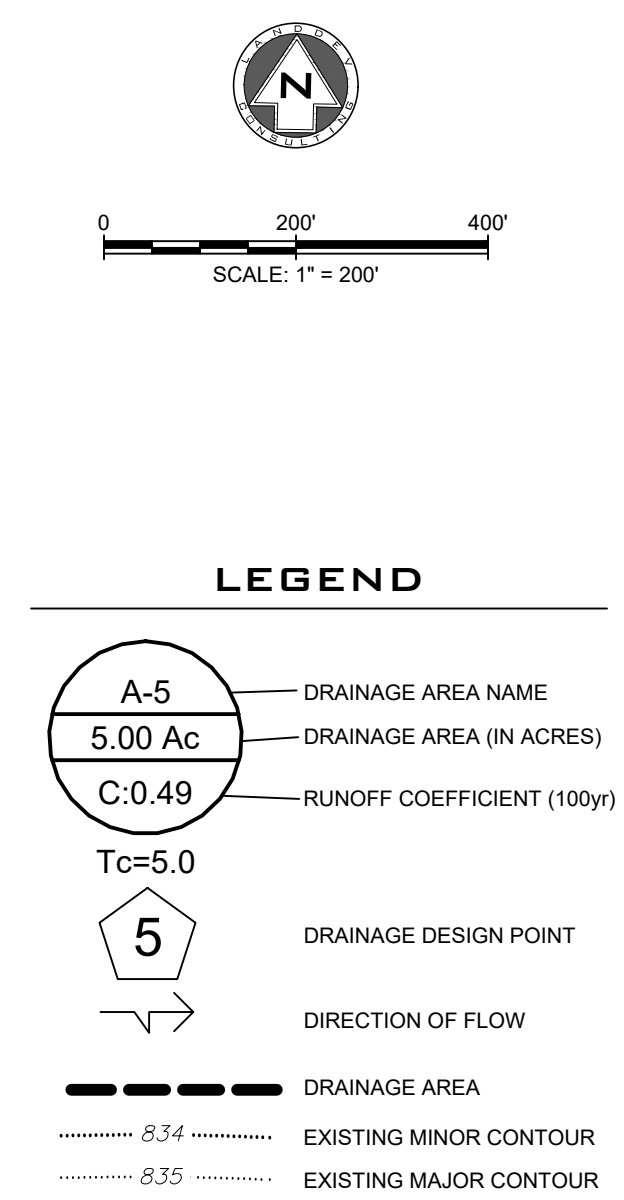
PRELIMINARY SUBDIVISION APPROVAL SHEET **EXHIBIT OF 03**  
 FILE NUMBER C8J-2022-0351 APPLICATION DATE \_\_\_\_\_  
 APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_  
 APPROVED BY COMMISSIONER'S COURT ON \_\_\_\_\_  
 EXPIRATION DATE (LDC 30-2-62) \_\_\_\_\_  
 CASE MANAGER: \_\_\_\_\_  
 \_\_\_\_\_, J. BENNETT \_\_\_\_\_ for:  
 Denise Lucas, Director, Development Services Department  
 FINAL PLAT TO LOCK-IN PRELIMINARY FILE # \_\_\_\_\_  
 APPROVED ON \_\_\_\_\_  
 PRELIMINARY EXTENDED ON \_\_\_\_\_ UNTIL \_\_\_\_\_  
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DESIGNED BY: DA  
DRAWN BY: AH  
CHECKED BY: JS/MG  
APPROVED BY: MAG

**EXHIBIT A**

C8J-2022-0351





APPENDIX R-1			
FULL AND PARTIAL SEDIMENTATION/FILTRATION POND, BIOFILTRATION POND, AND VEGETATIVE FILTER STRIP CALCULATIONS FOR PRELIMINARY PLANS AND FINAL PLATS Whisper Valley Parcel 3 & 4 - Block A Lot 1,			
		<div>Legend</div> <div>Not in Compliance</div> <div>Do Not Modify Values</div>	
DRAINAGE AREA DATA:		Required	
Drainage Area to Control		13.67	ac.
Drainage Area Impervious Cover		65.00%	
Capture Depth (CD)		0.950	in
WATER QUALITY CONTROL CALCULATIONS:			
25-year Peak Flow Rate to Control (Q25)		119	cfs
100-year Peak Flow Rate to Control (Q100)		165	cfs
FOR FULL SEDIMENTATION/FILTRATION POND:			
Water Quality Volume (CD * Drainage Area)	≥	47141	cf
Sedimentation Pond Area (WQV/10)	≥	4714	sf
Sedimentation Pond Volume (≥WQV)	≥	47141	cf
Filtration Pond Area (WQV/(7 + 2.33*H))	≥	2789	sf
Filtration Pond Volume (≥20%WQV)	≥	9428	cf
FOR PARTIAL SEDIMENTATION/FILTRATION POND:			
Water Quality Volume (CD * Drainage Area)	≥	47141	cf
Sedimentation Pond Area			2995
Sedimentation Pond Volume (≥20% WQV)	≥	9910	cf
Filtration Pond Area (WQV/(4 + 1.33*H))	≥	5134	sf
Filtration Pond Volume			38140

Existing Hydrology Summary				
Analysis Point	Peak Flow (cfs)			
	Q <sub>2</sub>	Q <sub>10</sub>	Q <sub>25</sub>	Q <sub>100</sub>
POI-1	172	329	436	616

Proposed Hydrology Summary				
Analysis Point	Peak Flow (cfs)			
	Q <sub>2</sub>	Q <sub>10</sub>	Q <sub>25</sub>	Q <sub>100</sub>
POI-1	222	376	481	659

Proposed Conditions - Routing Analysis Inputs								
Drainage Areas			Land Use		TOC Calculation Table		HEC-HMS Inputs	
Contributing Area	Area (sf)	Area (ac)	Base Curve Number	Impervious Cover (sf)	TOC (min)	Area (sq. mi.)	Impervious Cover (%)	Lag Time
DA-1	409,028	9.39	80	265868	9.75	0.0146719	65%	5.85
DA-2	26,572	0.61	80	17272	5.00	0.0009531	100%	3.00
DA-3	10,890	0.25	80	7079	5.00	0.0003906	100%	3.00
DA-4	159,865	3.67	80	103912	5.00	0.0057344	65%	3.00
DA-5	345,431	7.93	80	224530	5.00	0.0123906	65%	3.00
OFF-1	2,313,472	53.11	80	0	18.93	0.0829844	0%	11.36

Time of Concentration Calculations - Proposed Conditions													
Contributing Area	Sheet Flow				Shallow Concentrated Flow (Unpaved)			Shallow Concentrated Flow (Paved)			Pipe/Channel Flow 1		
	Length	Slope (ft/ft)	Roughness Coefficient	T <sub>sheet</sub>	Length (ft)	Slope (ft/ft)	T <sub>unpaved</sub>	Length (ft)	Slope (ft/ft)	T <sub>paved</sub>	Length (ft)	Velocity (ft/s)	T <sub>channel</sub> (min)
DA-1	100	0.0500	0.15	5.66	3.44	0.05	0.02	267.39	0.0056	2.93	624.38	9.11	1.14
DA-2				0.00			0.00			0.00			0.00
DA-3				0.00			0.00			0.00			0.00
DA-4				0.00			0.00			0.00			0.00
DA-5				0.00			0.00			0.00			0.00
OFF-1	100	0.0400	0.15	6.19	2457.17	0.0397	12.74			0.00			0.00

 **PRELIMINARY SUBDIVISION APPROVAL**  
SUBDIVISION NUMBER C&J-2022-0351  
APPLICATION DATE                       
APPROVED BY COMMISSIONERS COURT ON                       
PRELIMINARY PLAN EXPIRATION DATE                     

                     DATE                       
**CYNTHIA MCDONALD, COUNTY EXECUTIVE, TNR**

All Final Plans must be recorded or have Alternative Fiscal approved before the Preliminary Plan Expiration Date.  
Revisions do not extend the expiration date. If the Preliminary Plan expires, unplatted land is subject to current regulations for development.

PRELIMINARY SUBDIVISION APPROVAL SHEET **EXHIBIT C** 03  
FILE NUMBER CBJ-2022-0351 APPLICATION DATE \_\_\_\_\_  
APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_  
APPROVED BY COMMISSIONER'S COURT ON \_\_\_\_\_  
EXPIRATION DATE (LDC 30-2-62) \_\_\_\_\_  
CASE MANAGER: \_\_\_\_\_  
  
\_\_\_\_\_  
J. BENNETT \_\_\_\_\_ for:  
Denise Lucas, Director, Development Services Department  
FINAL PLAT TO LOCK-IN PRELIMINARY FILE # \_\_\_\_\_  
APPROVED ON \_\_\_\_\_  
PRELIMINARY EXTENDED ON \_\_\_\_\_ UNTIL \_\_\_\_\_  
Final plats must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require notice of construction, must also be approved prior to the Project Expiration Date.

<p>PROPOSED DRAINAGE AREA MAP</p> <p><b>WHISPER VALLEY</b> MULTIFAMILY PARCEL 3 &amp; 4 AUSTIN, TEXAS</p>		 <p><b>HRGreen.</b></p> <p>DEVELOPMENT TX</p>	<p>4201 WEST PARKER LANE BUILDING C, SUITE 100 AUSTIN, TEXAS 78727 512.872.6686 HRCGREEN.COM</p> <p>TBPE NO: 63384 TBPLS NO: 10194101</p>	 <p>Know what's below. Call before you dig.</p>	<p>NO.</p>	REVISION	BY	DATE







C:\210305-14502-044 - whisper valley parcels 3 and 4\asubdiv\03\_ACO\DP\preliminary plan\2024\ TREE.dwg, TREE PLAN EXHIBIT, March 06, 2023, 11:55 AM, ahanhphong



NOTES:

- TREE CANOPIES WERE DRAWN AT A RATIO OF 1 IN. OF TREE DIAMETER TO 1 FT. OF CANOPY RADIUS.
- FOR TREE CANOPIES WITH MULTIPLE TRUNKS, THE TOTAL DIAMETER WAS CALCULATED BY USING THE DIAMETER OF THE LARGEST TRUNK PLUS 1/2 THE DIAMETER OF EACH ADDITIONAL TRUNK.
- TREES SHOWN HEREON WERE TAGGED WITH A METAL TAG BEARING THE CORRESPONDING TREE NUMBER.
- TREE SURVEY PERFORMED BY HRGREEN DEVELOPMENT TEXAS, LLC JANUARY 13, 2023.
- NO TREES ARE REQUESTED TO BE REMOVED WITH THIS APPLICATION

**PRELIMINARY SUBDIVISION APPROVAL**  
SUBDIVISION NUMBER: **C8J-2022-0351**  
APPLICATION DATE: \_\_\_\_\_  
APPROVED BY COMMISSIONER'S COURT ON: \_\_\_\_\_  
PRELIMINARY PLAN EXPIRATION DATE: \_\_\_\_\_

CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR DATE: \_\_\_\_\_

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PRELIMINARY SUBDIVISION APPROVAL SHEET EXHIBIT OF **03**  
FILE NUMBER **C8J-2022-0351** APPLICATION DATE \_\_\_\_\_  
APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_  
APPROVED BY COMMISSIONER'S COURT ON \_\_\_\_\_  
EXPIRATION DATE (LDC 30-2-62) \_\_\_\_\_  
CASE MANAGER: \_\_\_\_\_

**J. BENNETT** for:  
Denise Lucas, Director, Development Services Department  
FINAL PLAT TO LOCK-IN PRELIMINARY FILE # \_\_\_\_\_  
APPROVED ON: \_\_\_\_\_  
PRELIMINARY EXTENDED ON: \_\_\_\_\_ UNTIL: \_\_\_\_\_

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811  
Know what's below.  
Call before you dig.

4201 WEST PARKER LANE  
BUILDING C, SUITE 100  
AUSTIN, TEXAS 78727  
512.872.8896  
HRGREEN.COM  
TBEI NO. 16384  
TBEI NO. 10194101

**HRGreen.**  
DEVELOPMENT TX

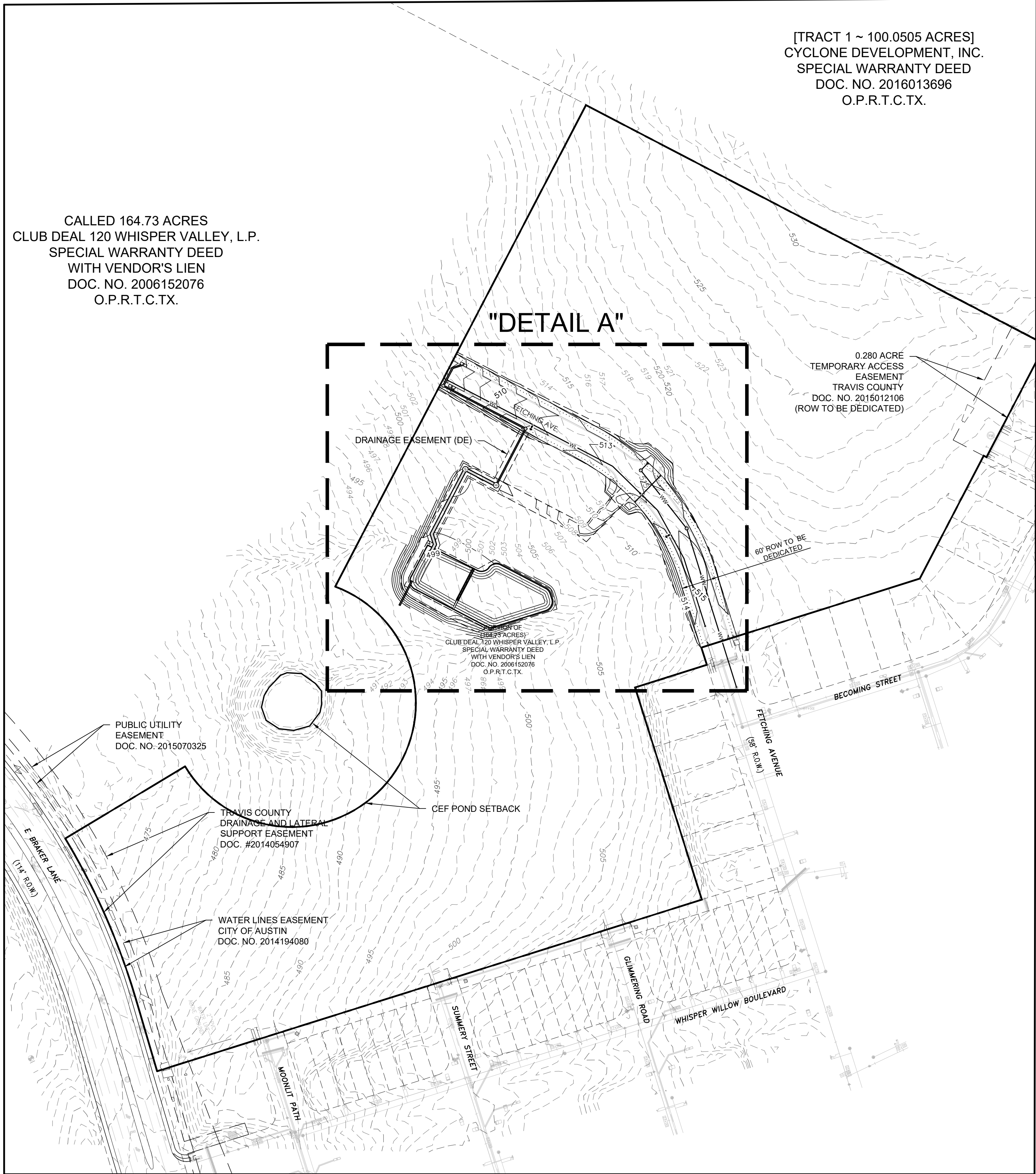
**TREE PLAN EXHIBIT**  
**WHISPER VALLEY**  
**MULTIFAMILY PARCEL 3 & 4**  
**AUSTIN, TEXAS**

DESIGNED BY: **DA**  
DRAWN BY: **AH**  
CHECKED BY: **JS/MG**  
APPROVED BY: **MAG**  
**EXHIBIT D**  
**C8J-2022-0351**

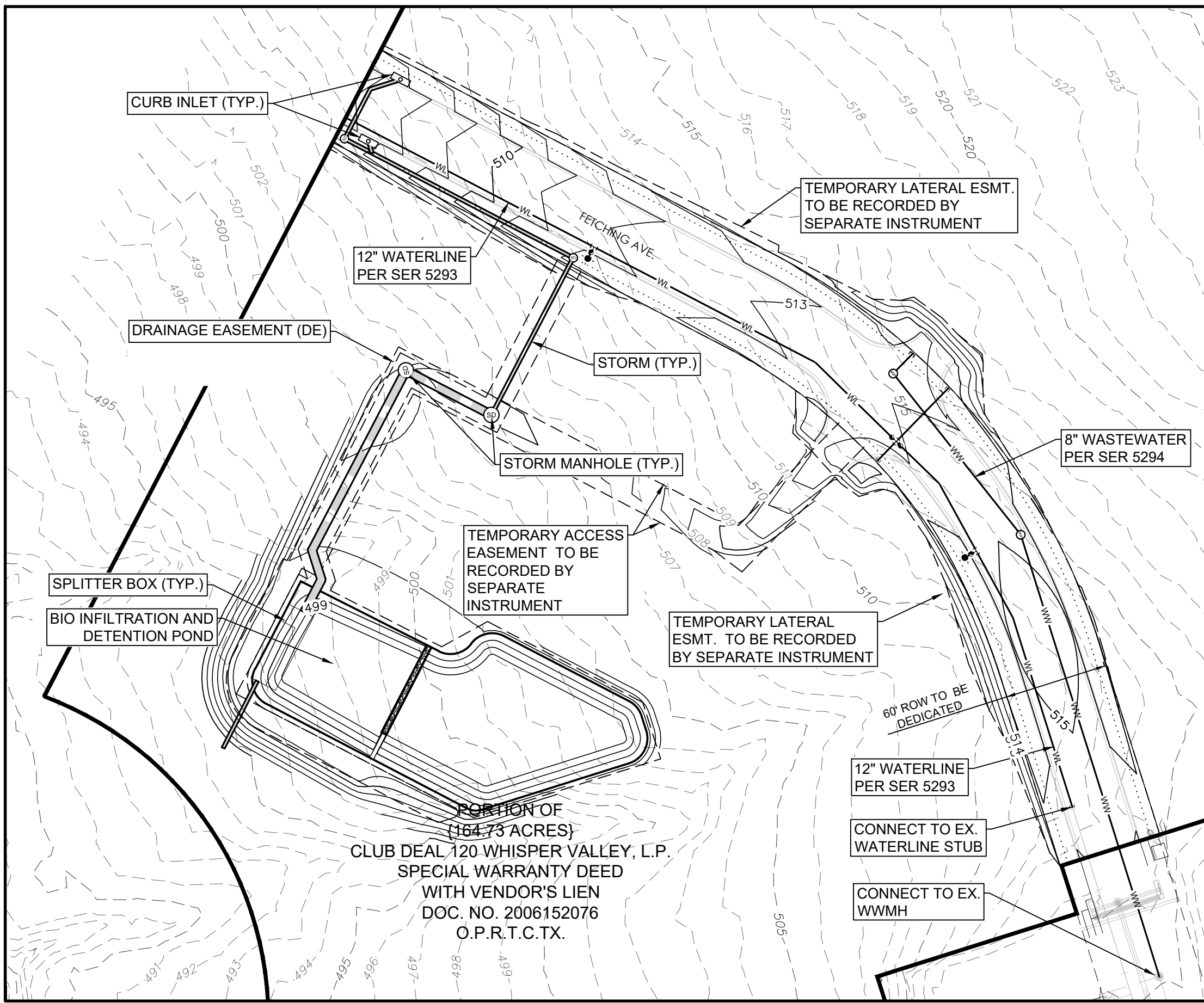
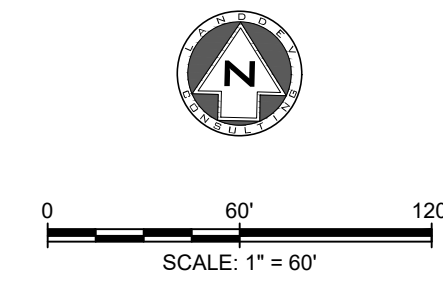
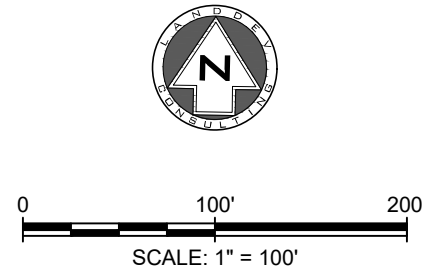


C:\210305-14502-044 - whisper valley parcels 3 and 4\asubdiv\03\_ACO\Part\preliminary plan\2024\4 UTIL map OVERALL UTILITY EXHIBIT March 06, 2023 11:56 AM .dwg

CALLLED 164.73 ACRES  
CLUB DEAL 120 WHISPER VALLEY, L.P.  
SPECIAL WARRANTY DEED  
WITH VENDOR'S LIEN  
DOC. NO. 2006152076  
O.P.R.T.C.TX.



[TRACT 1 ~ 100.0505 ACRES]  
CYCLONE DEVELOPMENT, INC.  
SPECIAL WARRANTY DEED  
DOC. NO. 2016013696  
O.P.R.T.C.TX.



"DETAIL A"

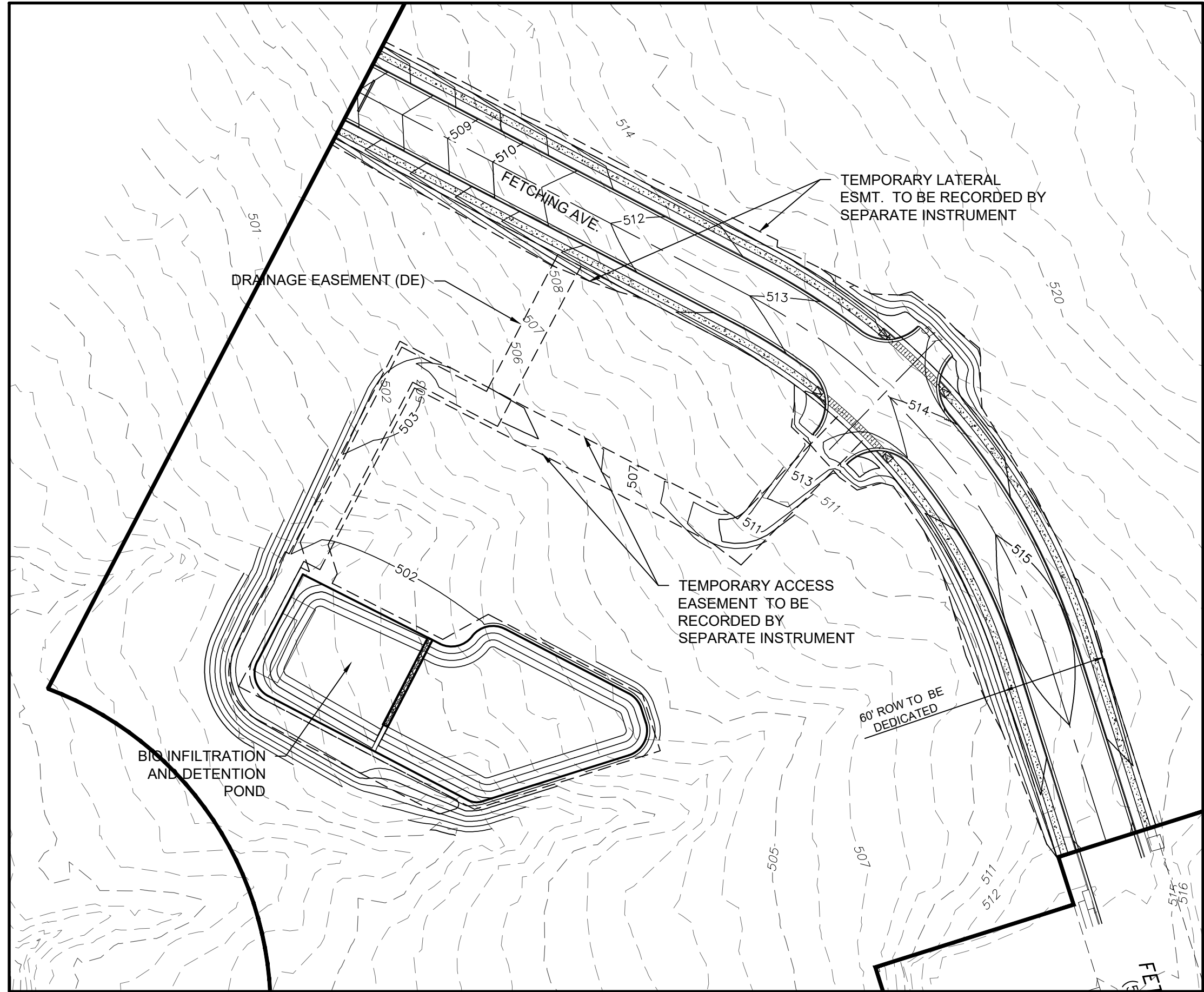
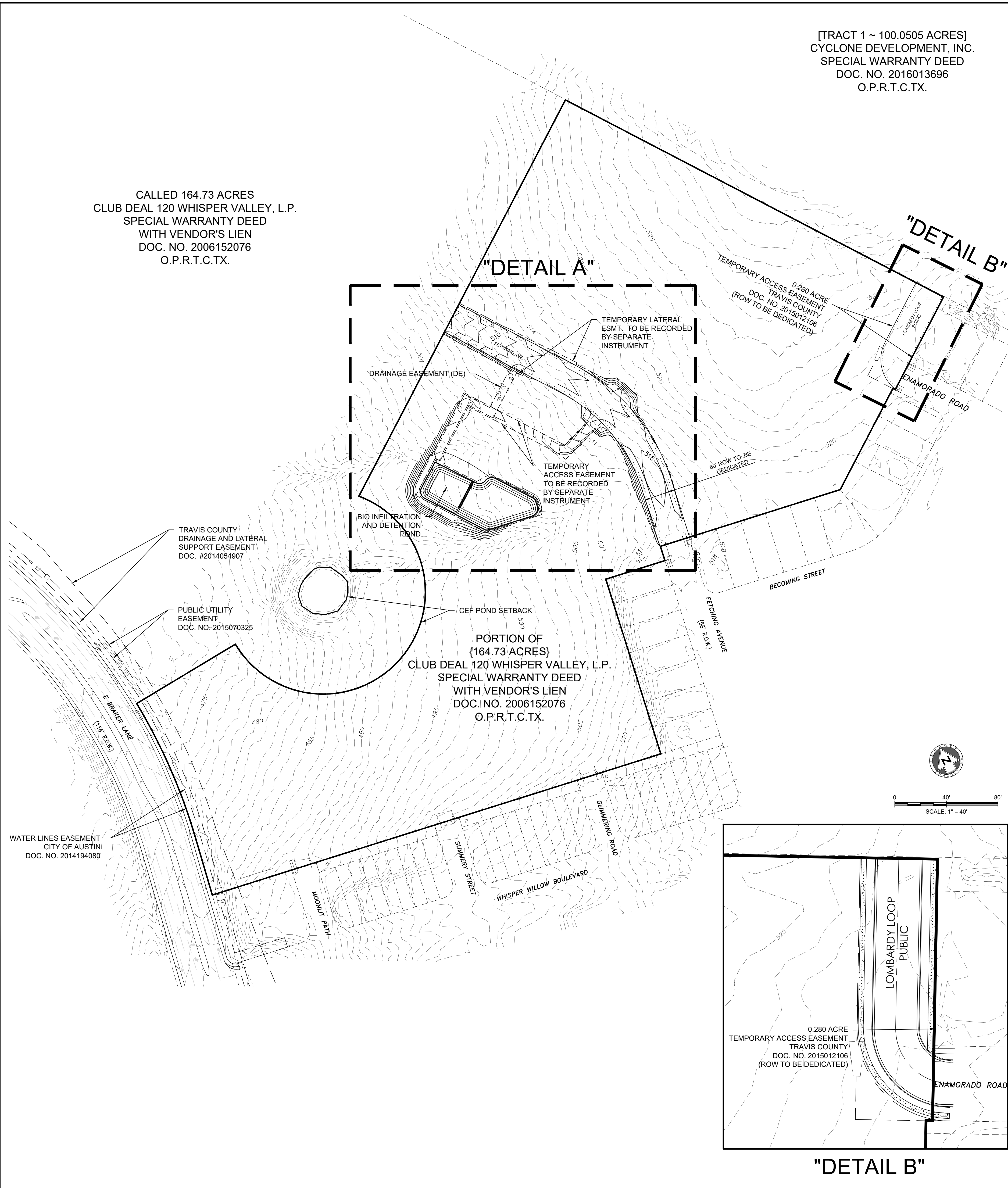
	<b>PRELIMINARY SUBDIVISION APPROVAL</b> SUBDIVISION NUMBER: <b>C8J-2022-0351</b> APPLICATION DATE: _____ APPROVED BY COMMISSIONER'S COURT ON: _____ PRELIMINARY PLAN EXPIRATION DATE: _____
CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR. DATE: _____	
<small>All Final Plats must be recorded or have Alternative Fiscal approved before the Preliminary Plan Expiration Date. Revisions do not extend the expiration date. If the Preliminary Plan expires, unapplied land is subject to current regulations for development.</small>	

PRELIMINARY SUBDIVISION APPROVAL SHEET EXHIBIT OF 03  
FILE NUMBER: C8J-2022-0351 APPLICATION DATE: \_\_\_\_\_  
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APPROVED BY COMMISSIONER'S COURT ON: \_\_\_\_\_  
EXPIRATION DATE (LDC 30-2-62): \_\_\_\_\_  
CASE MANAGER: \_\_\_\_\_  
  
\_\_\_\_\_  
J. BENNETT for:  
Denise Lucas, Director, Development Services Department  
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		BY	DATE
		REVISION	
		NO.	
			
Know what's below. Call before you dig.			
4201 WEST PARKER LANE BUILDING C, SUITE 100 AUSTIN, TEXAS 78727 512.872.8896 HRCGREEN.COM TBPE NO. 16384 TBPLS NO. 10194101			
		DEVELOPMENT TX	
			
OVERALL UTILITY EXHIBIT			
WHISPER VALLEY MULTIFAMILY PARCEL 3 & 4 AUSTIN, TEXAS			
DESIGNED BY: <u>DA</u>			
DRAWN BY: <u>AH</u>			
CHECKED BY: <u>JS/MG</u>			
APPROVED BY: <u>MAG</u>			
<b>EXHIBIT E</b>			
C8J-2022-0351			



C:\210305-14502-044 - whisper valley parcels 3 and 4\asubdiv\03\_ACO2P\preliminary plans\2024\0305.dwg ROADWAY GRADING PLAN, March 06, 2023, 11:56 AM, ahn@provc



PRELIMINARY SUBDIVISION APPROVAL SHEET

FILE NUMBER: CBJ-2022-0351 APPLICATION DATE: \_\_\_\_\_

APPROVED BY LAND USE COMMISSION ON: \_\_\_\_\_

APPROVED BY COMMISSIONER'S COURT ON: \_\_\_\_\_

EXPIRATION DATE (LDC 30-2-62): \_\_\_\_\_

CASE MANAGER: \_\_\_\_\_

J. BENNETT for:  
Denise Lucas, Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # \_\_\_\_\_

APPROVED ON: \_\_\_\_\_

PRELIMINARY EXTENDED ON: \_\_\_\_\_ UNTIL: \_\_\_\_\_

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CYNTHIA C. McDONALD, COUNTY EXECUTIVE, TNR DATE: \_\_\_\_\_

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EXPIRATION DATE (LDC 30-2-62): \_\_\_\_\_

CASE MANAGER: \_\_\_\_\_

J. BENNETT for:  
Denise Lucas, Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # \_\_\_\_\_

APPROVED ON: \_\_\_\_\_

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BUILDING C, SUITE 100  
AUSTIN, TEXAS 78727  
512.872.8896  
HRCGREEN.COM  
TBP# NO. 16384  
TBP#S NO. 10194.01

HRGreen. DEVELOPMENT TX

STATE OF TEXAS  
MICHAEL A. GIANNETTA  
116248  
LICENSED PROFESSIONAL ENGINEER  
3/6/2023

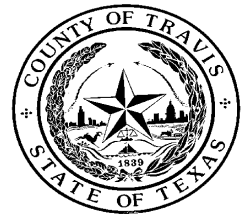
PUBLIC ROADWAY PLAN  
WHISPER VALLEY  
MULTIFAMILY PARCEL 3 & 4  
AUSTIN, TEXAS

DESIGNED BY: DA  
DRAWN BY: AH  
CHECKED BY: JS/MG  
APPROVED BY: MAG

EXHIBIT F  
CBJ-2022-0351



**Exhibit C: Comment Report**  
**CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE**  
**SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8J-2022-0351  
REVISION #: 00  
CASE MANAGER: Amy Combs

UPDATE: U0  
PHONE #: (512) 974-2786

PROJECT NAME: Whisper Valley Multifamily- Parcel 3 & 4  
LOCATION: 9605 N FM 973 RD



SUBMITTAL DATE: March 6, 2023  
FINAL REPORT DATE: March 31, 2023

**STAFF REPORT:**

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

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

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

All comments must be addressed by filing an updated submittal prior to the update deadline of **June 5, 2023**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC).

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

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

**REVIEWERS:**

Planner 1: Kennedy Higgins  
Travis Drainage Review: Teresa Calkins  
Environmental Review: Pamela Abee-Taulli  
Subdivision Review: Amy Combs  
Water Quality Review: Kyle Virr  
Site Plan Plumbing: Juan Beltran

Wetlands Biologist Review: Leslie Lilly  
Travis Transportation Review: Teresa Calkins  
Travis Subdivision Review: Sue Welch  
ATD Engineering Review: Bryan Golden  
PARD: Thomas Rowlinson



## Planning & Design Review - Thomas Rowlinson - 512-974-9372

**PR 1:** PUD Ordinance #20100826-06, the Whisper Valley and Indian Hills Annexation and Development Agreement, and the Whisper Valley Master Parkland Agreement require the dedication of at least 700 acres of publicly dedicated and private open space. The Whisper Valley private open space requirement for this preliminary plan will be satisfied with the dedication of X acres of OS/P (Open Space/Parkland) in the final plat process. Please note how many acres of open space/parkland are included in this application. Provide a total of the number of dwelling units currently either built or in development within the Whisper Valley PUD/district.

**PR 2:** Requirements for the dedication of parkland are governed by PUD Ordinance #20100826-066 and the Whisper Valley Master Parkland Agreement. The requirement for the dedication of private open space MUST be satisfied with the designation Parks and Open Space Lots. Designate the lots as Parks on the preliminary plan. Currently there are not parkland/open space lots identified.

**PR 3:** Please add the following note to the plat:

Parkland dedication requirements shall be satisfied for X number of dwelling units at final plat stage pursuant to the PUD Ordinance #20100826-066 and the Whisper Valley Master Parkland Agreement.

**PR 4:** Park lot configurations and designs must comply with Part 5 of the Ordinance, and Exhibit G of the Whisper Valley Development Agreement. No park lots are identified. 20100826-066

**PR 5:** Demonstrate access to the Signature Park/Whisper Valley Ranch Park, as well as any connecting greenbelts to ensure connectivity through the community and comply with the PUD ordinance, development agreement, and Parkland Master Agreement. 20100826-066

## Environmental Review - Pamela Abee-Tauli - 512-974-1879

### **SLOPES & GRADING** [LDC 30-5, Article 7; ECM 1.8.0, 1.11.0]

**EV1.** Provide a grading exhibit with clear, differentiating hatches or colors for the following categories:

- No color or hatch for +/- 4.00 feet
- Cut -4.00 to -8.00 feet
- Cut greater than -8.00 feet
- Fill 4.00 to 8.00 feet
- Fill greater than 8.00 feet

[LDC 25-8, Article 7; ECM 1.8.0] Exclude grading beneath buildings, parking garages, and public ROWs.

NOTE: It may be necessary to resubmit this project through the Project Assessment. [LDC 30-5, Article 7; ECM 1.8.0] I think everything is OK – but I'm concerned about the grading on these slopes. Grading on slopes that exceeds 4 feet requires a Land Use Commission variance.



- EV2.** If administrative variances are necessary for grading, they can be submitted and processed with the subdivision construction plan.

<b>Subdivision Review - Amy Combs - (512) 974-2786</b>
--

- SR1.** This application was submitted on March 6, 2023. All comments must be cleared by **June 5, 2023.** (30-1-113)

- SR2.** There appears to be a potential school site identified in the PUD that is located in/ near the area in the proposed preliminary plan. Where is the school site to be located? (Exhibit B 20100826-066)

- SR3.** Revise the Case # C8J-2022-0351 in the bottom right-hand corner of each sheet. (30-1-113)

- SR4.** There appears to not be a surveyor's certification. Add the surveyor's certification as follows 30-1-113:

"I, (name of surveyor), 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 made under my direction and supervision."

- SR5.** Revise the City of Austin approval block in a 6"x4" area on each page of the preliminary plan 30-1-113

PRELIMINARY SUBDIVISION APPROVAL SHEET \_\_\_\_ OF \_\_\_\_.

FILE NUMBER \_\_\_\_\_ APPLICATION DATE \_\_\_\_\_

APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_

APPROVED BY COMMISSIONER'S COURT ON \_\_\_\_\_

EXPIRATION DATE (LDC 30-2-62) \_\_\_\_\_

CASE MANAGER:

\_\_\_\_\_ for:

Jose Roig, Interim Director, Development Services Department

PRELIMINARY EXTENDED ON \_\_\_\_\_ UNTIL \_\_\_\_\_

*Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require notice of construction, must also be approved prior to the Project Expiration Date.*

- SR6.** Revise the following note on the preliminary plan please update name for Lombardy Loop as this is not a name that can be used: 30-1-113

"Prior to the recording of any final plat of all or a portion of this preliminary plan, fiscal security shall be provided in accordance with LDC §30-1-132 of the Land Development Code for the following subdivision improvements: Fetching Ave. and Lombardy Loop



- (A) Street construction and related infrastructure, including paving, drainage, sidewalks, water supply and wastewater collection, for the following streets: Fetching Ave. and Lombardy Loop

Fiscal security is not required for streets not listed in subsection (A).

**SR7.** Please remove the building type chart on sheet 2 (30-1-113)

**SR8.** Please remove references to Title 25 throughout the preliminary plan particularly in the general notes (30-1-113)

**SR9.** There appears to be a different deed attached to the application than what is noted on the plan diagram on sheet 3, 6, 8, and 9? Please explain and update if necessary (30-1-113)

**SR10.** Please confirm with the PARD reviewer if note 9 on sheet 1 is correct. If incorrect, please delete/revise note 9 (30-1-113)

<b>Travis Co. Drainage Engineering Review - Teresa Calkins - 512-854-7569</b>
---

**DR 1.** Update the drainage analysis and drainage report for this development as needed to provide a comparison between predevelopment and post development stormwater peak flows that exit the subdivision boundary for the four design storm events as provided in the City of Austin Drainage Criteria Manual.

**DR 2.** Provide documentation confirming that no areas equal or greater than 64 acres drains through the subdivision boundary.

**DR 3.** Please note that at the time that subdivision construction plans are provided, other easements may be required, or alternatively, easements that are shown on this preliminary plan may need to be revised in a subdivision process, if dedicated by final plat.

**DR 4.** Include the following note: "Drainage plans shall be submitted to Travis County and the City of Austin for review prior to site development. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods." (30-1-113)

**DR 5.** Include the following note: "A Travis County development permit is required prior to any site development." (30-1-113)

**DR 6.** Include the following note: "No objects, including but not limited to, buildings, fences, or landscaping shall be allowed in a drainage easement except as approved by Travis County." (30-1-113)

**DR 7.** Please be advised that additional plat notes may be required at the time of final plat.

<b>Water Quality Review - Kyle Virr - 512-974-2538</b>
--

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 30-1-113 – 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](http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf)
- WQ4:** Please provide plans and details for the proposed detention pond to demonstrate plans comply with all requirements on DCM 1.2.4 (E).

**Wetlands Biologist Review - Leslie Lilly - [Leslie.lilly@austintexas.gov](mailto:Leslie.lilly@austintexas.gov)**

- 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: *{Clearly label the wetland CEF feature: "WETLAND CEF" on all plan sheets where they exist.}*
- WB2. 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 comment can be addressed, by clearly showing and labeling "WETLAND CEF SETBACK" on all plan sheets where the CEFs and CEF setback are contained within the area shown.}*
- WB3. 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 all sheets stating that: "All activities within the CEF and CEF buffer must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited."}*

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

- TCSR1.** Please make sure Travis County fees have been paid. 30-1-113
- TCSR2.** A variance is required not to extend the streets for Moonlit Path, Summery Street, and Glimmering Road. This will be process through Court for final approval. Please consider adding a note that access to Summery Street and Glimmering Road will be prohibited (because these are local streets). 30-1-113
- TCSR3.** Update the legal description on the coversheet to reflect the current owner/deed. 30-1-113
- TCSR4.** Clarify the TIA note and the status of the TIA mitigation agreement – has this been recorded? Travis County prerequisite for TIA 30-1-113



**TCSR5.** Clarify the parkland note for 9,000+ units – is this correct? 30-1-113

**TCSR6.** Clarify note #1 on page 1 – what is this in reference to? 30-1-113

**TCSR7.** Provide a survey tie across Fetching and Lombardy to verify the ROW width. 30-1-113

**TCSR8.** Provide a turnaround easement for Fetching Lane. This will need to be in place until the extension to the northwest toward the proposed FM 973 realignment. Dead-end streets that are stubbed out for future extension to the adjacent property must terminate in an open-ended cul-de-sac if the dead-end street is more than 150 feet long. TCM, 1.3.2.E. Provide an open-ended cul-de-sac with a right-of-way radius at the end of Fetching Avenue. § 30-2-152

**TCSR9.** Provide surveyor signature and seal on the coversheet. 30-1-113

**TCSR10.** Show subdivision name and record reference, Volume \_\_\_\_\_, Page \_\_\_\_\_, or Doc.# for adjacent platted property 30-1-113

**TCSR11.** Please provide a current tax certificate showing all taxes have been paid for 2022 (now required after 2-1-23). 30-1-113

**TCSR12.** An Educational Impact Statement may be required. Refer to Exhibit IV of the application. It is the responsibility of the applicant to submit the EIS to the appropriate school district. 30-1-113

**FYI:** The ROW for Lombardy Lane currently has an easement under the proposed ROW. This will need to be vacate with the final plat. – NOT as an easement. This road is a connection to the Eastwoods Preliminary Plan and is in the Whisper Valley Collector Plan with Travis County.

<b>Travis Co. Transportation Review - Teresa Calkins - 512-854-7569</b>
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**TR 1.** Lombardi Loop is not shown in the proper configuration; please revise the right of way boundary configuration to correspond to an elbow street (See TCM Figure 1-25, August 7, 2020, TCM.)

**TR 2.** Provide a turnaround easement for a turnaround bubble at the western termination of the extension of Fetching Street.

**TR 3.** Confirm that the horizontal curves C3 and C4 allow for a centerline horizontal curve that conforms to roadway design criteria for the extension of the collector street.

**TR 4.** Provide documentation that TNR review of the TIA has been completed, and if required, a Traffic Mitigation Agreement has been approved by Travis County Commissioners Court. Provide a copy of the approved and fully executed Traffic Mitigation Agreement if one was required. (30-1-113)

<b>Site Plan Plumbing - Juan Beltran - 512-972-2095</b>
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**SPP1.** Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a note that conveys the following: **Each lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer services lines shall be positioned or located in a manner that will not cross lot lines.**

## 911 Addressing Review - Janny Phung - [janny.phung@austintexas.gov](mailto:janny.phung@austintexas.gov)

**AD1.** The following names are not available: LOMBARDY LOOP - Duplicate with an active street name §30-2-155

**FYI:** Addressing recommends review of standards prior to resubmittal. Proposed street names shown on plans do not meet standards.

To reserve a street name for your project, visit <https://www.austintexas.gov/page/reserve-street-name>

**FYI:** Before adding new street names to the plat, you may verify that the names are not duplicates. Street names that are already in use or Reserved for use can be found at:

<https://www.austintexas.gov/page/street-name-database>

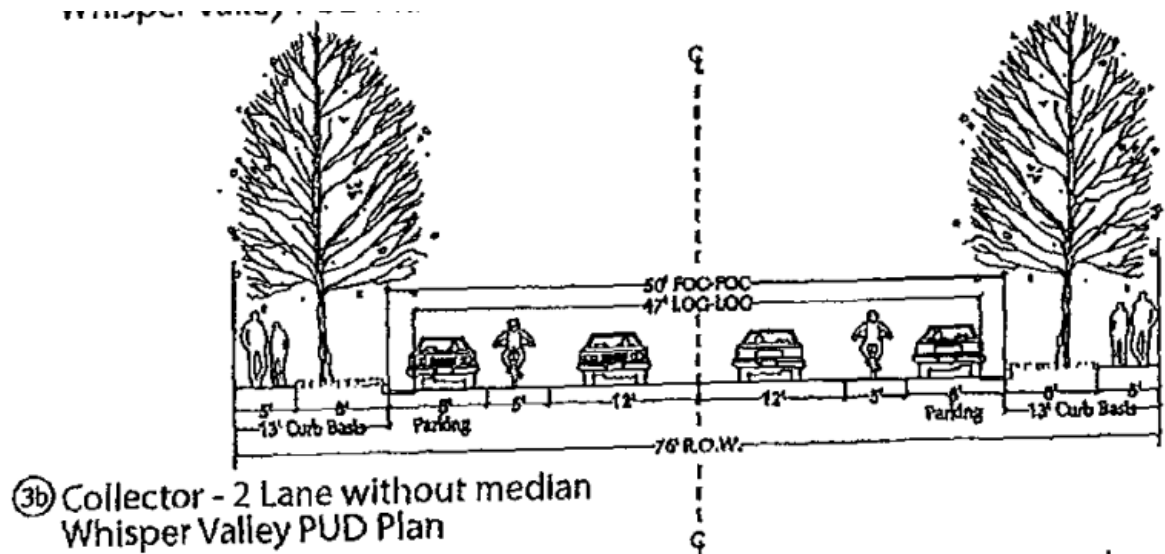
**FYI:** The standards applied to all new street names in Travis County can be found at this link:

[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)

**FYI:** Active streets and address points can be viewed on Property Profile. Please label what is shown <https://maps.austintexas.gov/GIS/PropertyProfile/>

## ATD Engineering Review - Bryan Golden - 512-974-2426

- ATD 1.** An east-west collector is required, roughly parallel to Braker, based on the Whisper Valley PUD (Exhibit B and E). If Fetching Avenue is to be considered the collector as it is the only road proposed to be extended, then it must adhere to the collector cross sections required by the PUD:



Please revise the street information table for Fetching Avenue to collector classification and adjust sidewalk widths to min. 5' on both sides.

- ATD 2.** A residential block that is more than 900 feet in length must be transected by a pedestrian path that is located not less than 300 feet from each block end. The pedestrian path must be not less than five feet wide, comply with City standards for sidewalk or trail, and be located within an easement or ROW, as determined by the director, that is not less than 15 feet wide. LDC 25-4-



153(C). *Please extend a public access easement from one of the dead-end streets to bisect L11 of Block B, Lot 1.*

**Electric Review - Andrea Katz - 512-322-6957**

No Electric Review Required. Out of Austin Energy service area, served by Bluebonnet Electric Cooperative, Inc.

**End of Report**