

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2022-0318.0A**COMMISSION DATE:** May 2, 2023**SUBDIVISION NAME:** Maxwell Subdivision**ADDRESS:** 2114 Maxwell Lane**APPLICANT:** ZHN Investment LLC (Lynn Yuan)**AGENT:** LOC Consultants (Sergio Lozano, P.E.)**ZONING:** SF-3 (single family) (Cottage Lot)**NEIGHBORHOOD PLAN:** Montopolis**AREA:** 0.59 acres (25, 686 sf)**LOTS:** 5**COUNTY:** Travis**DISTRICT:** 3**WATERSHED:** Carson Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along streets.**VARIANCE:** None**DEPARTMENT COMMENTS:**

The request is for the approval of Maxwell Subdivision comprised of 5 lots on 0.59 acres (25, 686 sf).

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires.

**STAFF RECOMMENDATION:**

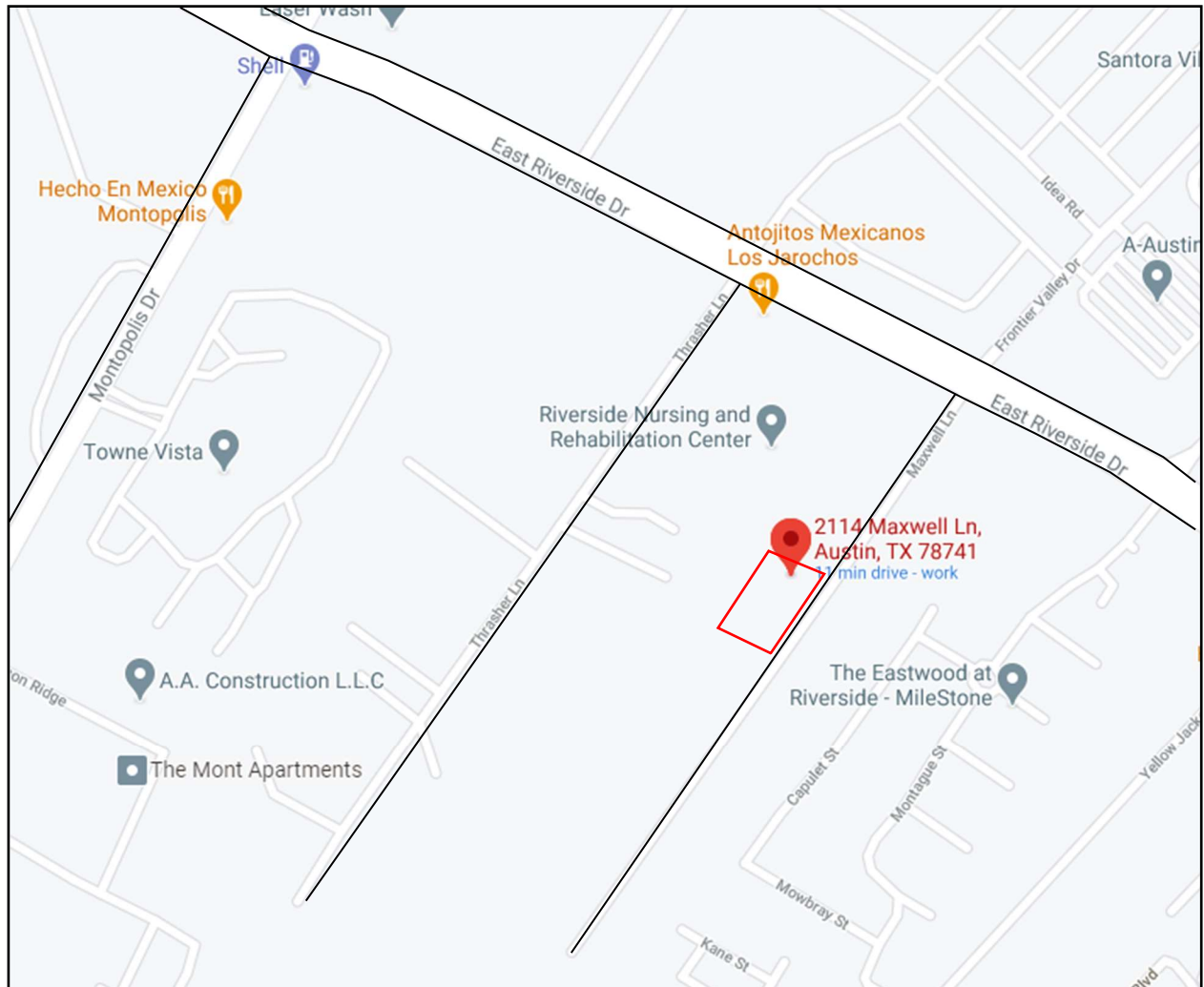
Staff recommends disapproval of the final plat for reasons listed in Exhibit C in the support material.

**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed final plat

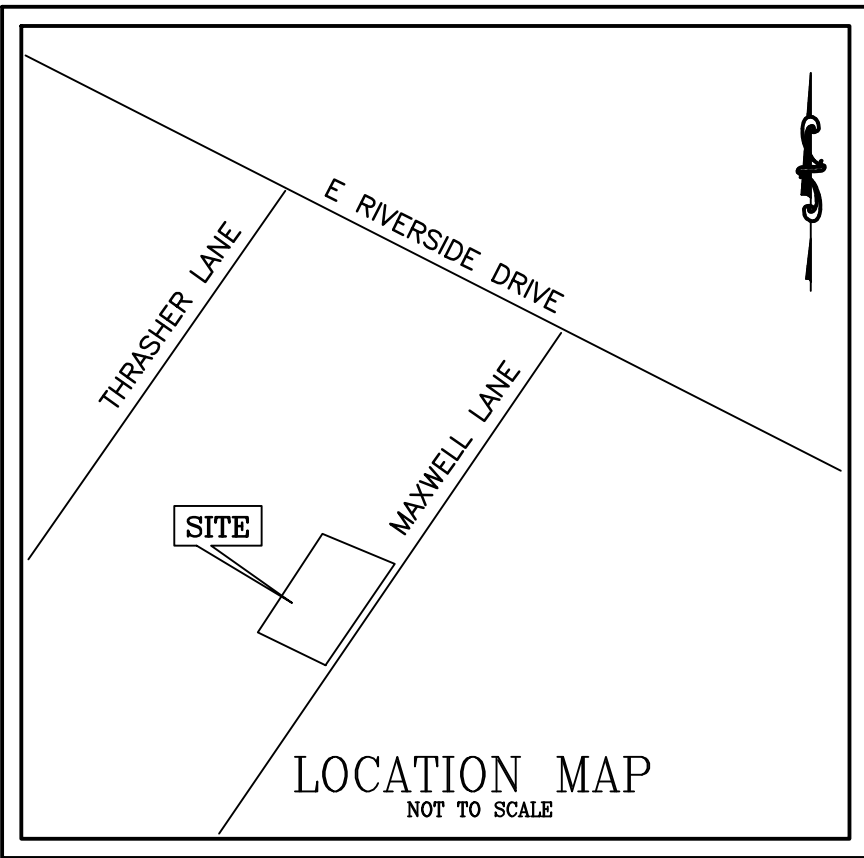
Exhibit C: Comment Report



LOCATION MAP  
MAXWELL SUBDIVISION  
2114 MAXWELL LANE



FINAL PLAT  
MAXWELL SUBDIVISION

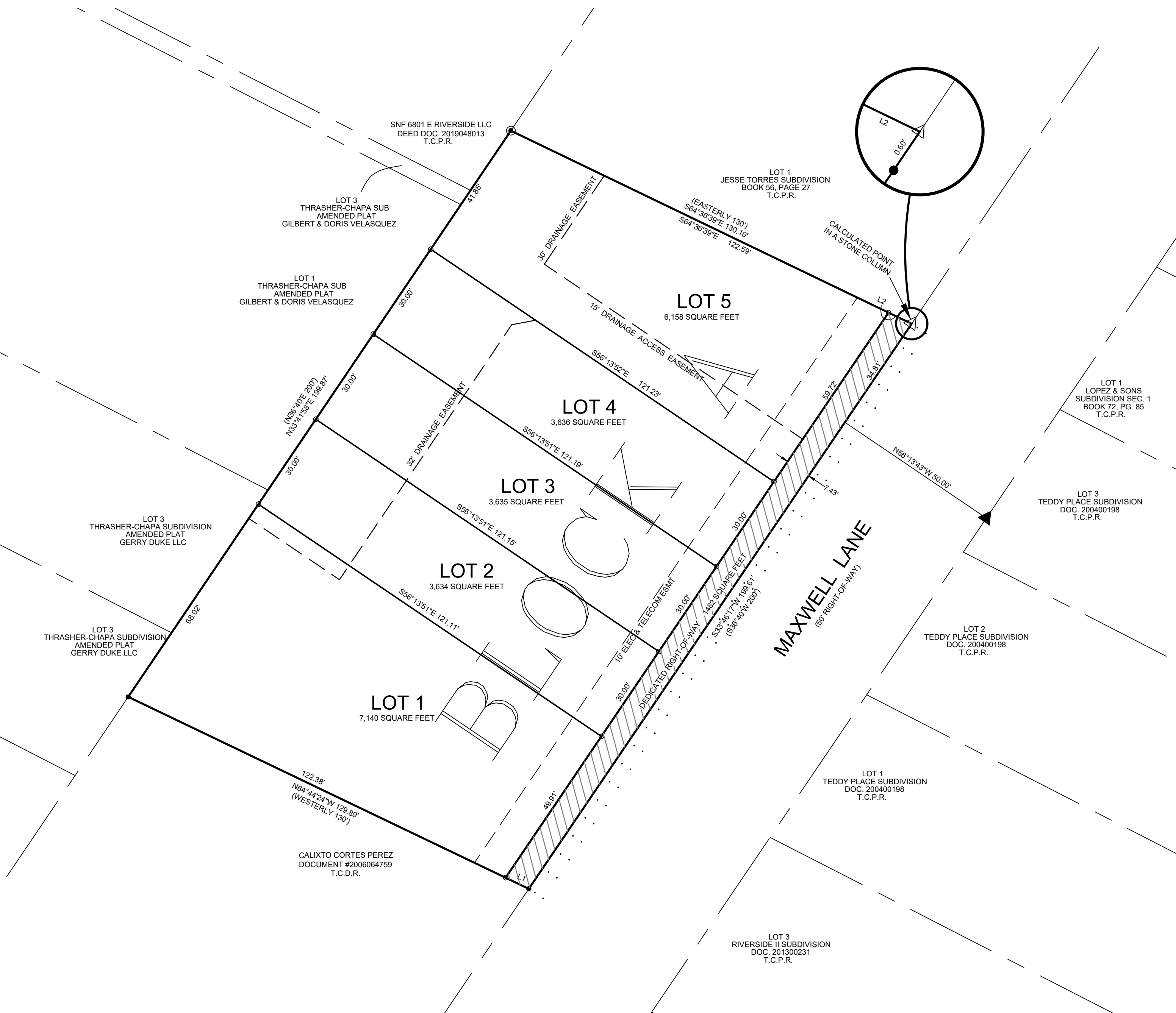


LOT SUMMARY TABLE			
#	LOT SIZE	LAND USE	LOT TYPE
1	7,139 SF	RESIDENTIAL	
2	3,634 SF	RESIDENTIAL COTTAGE	
3	3,636 SF	RESIDENTIAL COTTAGE	
4	3,636 SF	RESIDENTIAL COTTAGE	
5	6,158 SF	RESIDENTIAL	
1,482 SF ROW DEDICATION			
25,686 SF = 0.59 ACRES TOTAL			

LINE TABLE		
#	BEARING	DISTANCE
L1	N64°44'24"W	7.51'
L2	S84°36'39"E	7.51'

- LEGEND:
- 1/2" IRON ROD FOUND
  - ⦿ 1/2" IRON PIPE FOUND
  - △ CALCULATED POINT
  - ( ) RECORD INFORMATION
  - T.C.D.R. TRAVIS COUNTY DEED RECORDS
  - T.C.P.R. TRAVIS COUNTY PLAT RECORDS
  - ▲ 60D NAIL FOUND
  - 1/2" IRON ROD SET WITH ALUMINUM CAP STAMPED "DEAN WOODLEY RPLS 5086"
  - PROPERTY LINE
  - - - PROPOSED LOT LINE
  - - - EASEMENT
  - · · · · PROPOSED SIDEWALK

20' 15' 10' 5' 0' 10' 20'  
SCALE: 1"=20'



**LOC**Consultants  
FIRM No. 23579  
2211 South IH35 Ste. 107  
Austin, Texas 78741  
(512)524-0677

PERMIT C8-2022-0318.0A  
SHEET 1 OF 2

FINAL PLAT  
MAXWELL SUBDIVISION  
**EXHIBIT B**

STATE OF TEXAS{}  
COUNTY OF TRAVIS{}  
KNOW ALL MEN BY THESE PRESENTS:

THAT ZHN Investment LLC, LYNN YUAN, POWER OF ATTORNEY, BEING THE OWNER OF ALL THAT CERTAIN 0.59 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE TEN LEAGUE GRANT SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NO. 2020226336 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 0.59 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:

MAXWELL 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.

ZHN Investment LLC  
LYNN YUAN, POWER OF ATTORNEY  
11770 JOLLEYVILLE ROAD  
AUSTIN, TEXAS 78759

STATE OF TEXAS{}  
COUNTY OF TRAVIS{}  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LYNN YUAN, POWER OF ATTORNEY OF ZHN Investment LLC, A TEXAS COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

LAND USE COMMISSION:

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

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

CHAIR

SECRETARY

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

CESAR ZAVALA FOR:  
DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

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, AD.

DEPUTY, COUNTY CLERK,  
TRAVIS COUNTY, TEXAS

ENGINEER'S CERTIFICATION:

I, SERGIO N. LOZANO-SANCHEZ, 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 COMPLES 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.

SERGIO N. LOZANO-SANCHEZ, P.E.  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF TEXAS  
LOC CONSULTANTS FIRM #23579  
2211 SOUTH IH35, SUITE 107  
AUSTIN TX 78741

SURVEYOR'S CERTIFICATION:

I, DEAN A. WOODLEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE 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.

DEAN A. WOODLEY, R.L.P.S.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5086 - STATE OF TEXAS

LIVE OAK  
SURVEYING  
818 WAGON TRAIL #12  
AUSTIN, TX 78758-4354  
(512) 796-3025  
FIRM#10079600

**LOC**Consultants  
FIRM No. 23579  
2211 South IH35 Ste. 107  
Austin, Texas 78741  
(512)524-0677

NOTES:

- THE OWNERS OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.
- TEMPORARY EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED DURING THE CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT. SUCH CONTROLS MUST BE MAINTAINED UNTIL PERMANENT REVEGETATION OR STABILIZATION OF ALL DISTURBED AREAS IS ESTABLISHED.
- THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF CITY OF AUSTIN.
- NO OBJECTS, INCLUDING, BUT NOT LIMITED TO BUILDINGS, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- THE PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 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.
- 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.
- THE OWNER MUST SEEK A TREE REMOVAL PERMIT PRIOR TO REMOVAL OF A TREE.
- RELOCATION OF ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT THE OWNER'S EXPENSE.
- EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT BY PONDS OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- 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.
- 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 TRAVIS COUNTY, TEXAS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREET AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: MAXWELL LANE. 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.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO ACCORDING TO CITY OF AUSTIN STANDARDS.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 1-4, BLOCK A, REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
- PRIOR TO ANY DEVELOPMENT ON THESE LOTS, DRAINAGE PLAN MUST BE SUBMITTED TO THE CITY OF AUSTIN FOR APPROVAL TO DEMONSTRATE THAT THE PROPOSED DEVELOPMENT MEETS THE CITY OF AUSTIN WATER QUALITY AND DRAINAGE REQUIREMENTS. THE DRAINAGE PLAN MUST ADDRESS DETENTION REQUIREMENTS PER CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD OVERLAY AND COMPATIBLE LAND USE REGULATIONS CHAPTER 25-13 AS AMENDED.
- LOTS 1 AND 5 ARE EXEMPTED FOR FIRE ACCESS PURSUANT SECTION 503.1.1 "BUILDINGS AND FACILITIES" EXCEPTION 3 OF CURRENT FIRE CODE AT TIME OF PLATTING. NO MORE THAN ONE STRUCTURE PER LOT ON LOTS 2, 3 AND 4 CAN BE CONSTRUCTED UNLESS ADDITIONAL STRUCTURE IS PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS APPROVED BY THE FIRE DEPARTMENT.
- A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 7 (SEVEN) DWELLING UNITS.
- PROPOSED STRUCTURES ARE SUBJECT TO A BACK BUILDING SETBACK LOCATED WITHIN 120 FEET OF FRONT PROPERTY LINE FOR FIRE ACCESS UNLESS THE PROPOSED STRUCTURE IS PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM AS APPROVED BY THE FIRE DEPARTMENT.
- DEVELOPMENT OF STRUCTURES THAT REQUIRE A BUILDING PERMIT WILL BE SUBJECT TO THE CITY OF AUSTIN STREET IMPACT FEE AS APPLICABLE PRIOR TO ACQUIRING A BUILDING PERMIT.
- ALL DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITIES HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.

PERMIT C8-2022-0318.0A  
SHEET 2 OF 2



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

CASE NUMBER: C8-2022-0318.0A  
UPDATE: U1  
CASE MANAGER: Cesar Zavala Email: cesar.zavala@austintexas.gov

PROJECT NAME: Maxwell Subdivision  
LOCATION: 2114 Maxwell Lane

SUBMITTAL DATE: April 17, 2023  
FINAL REPORT DATE: April 27, 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 submit an update through the intake submittal webform:  
<https://www.austintexas.gov/page/subdivision-application-process>
2. Your update must include the following items:
  1. The revised plat/plan in pdf format
  2. 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  
PARD / Planning & Design : Scott Grantham  
Drainage: Judy Anderson  
Water Quality: Judy Anderson  
Subdivision: Cesar Zavala

**Electric Review - Cody Shook - [Cody.Shook@austinenergy.com](mailto:Cody.Shook@austinenergy.com)**

Approved.

**ATD Engineering Review - Sean Conway - (512) 974-4073**

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.

**U1. Comment Cleared.**

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. LDC 25-6.

**U1. Comment Cleared.**

ATD 3. The ASMP requires **58 feet** of right-of-way for Maxwell Lane. Dedicate 29 feet of right-of-way from the centerline in accordance with the ASMP (LDC 25-6-55). Please specify the length of right-of-way.

**U1. Comment Cleared.**

ATD 4. A sidewalk easement is required if the public sidewalk enters onto private property. Provide an additional two feet within the easement for maintenance purposes. TCM, 4.1.1, 4.1.2. (*Determine if the sidewalk easement requires maintenance (i.e. "with maintenance"). Otherwise add 2-additional feet*). Please clarify whether this sidewalk enters private property.

**U1. Comment Cleared.**

ATD 5. Show the standard sidewalk detail (COA Standard No. 432S-1, adopted 3/26/2008).

**U1. Comment Cleared.**

**Drainage Engineering Review - Judy Anderson - [Judy.Anderson@austintexas.gov](mailto:Judy.Anderson@austintexas.gov)**

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.

DE 1. Demonstrate the existing impervious cover in the drainage calculations was previously permitted or constructed prior to the enactment of City of Austin Drainage regulations. Otherwise, detention for existing impervious cover and additional comments may apply. Update engineering report documentation accordingly. (LDC 25-7-61)

**U1: The engineering report states existing impervious cover for drainage calculations is 2,109 sf of impervious cover from 1974 is assumed, an aerial image is provided. The comment response states existing impervious cover calculated is zero. The Appendix 1**

**HEC summary shows impervious cover as E1 11,093 sf and E2 5,613 sf. Please correct discrepancies.**

- DE 2. Drainage area E1 and E2 sheet flow time of concentration calculations use n-values of 0.02 that represent impervious conditions (DCM Table 2-4), however, the existing conditions do not show any concrete in this area, rather pervious conditions. Please update calculations. (LDC 25-7-61)  
**U1: OFF1 is missing topographic contour information to verify Tc calculations.**
- DE 3. Please provide the updated drainage model associated with the drainage calculations. Confirm Atlas 14 rainfall data is utilized. (LDC 25-7-61)  
**U1: Correct curve number and peak flow value discrepancies between the model input and output and the values in the drainage engineering report HEC-HMS Inputs table and drainage plan sheets 3 and 4 HEC-HMPS Inputs table.**
- DE 4. Provide a legal document that ties the lots together for the purposes of drainage and water quality. Depending on the type of document, this reviewer or the case manager will coordinate with CoA Legal staff for review and approval. Any document specific questions should be directed towards Annette Bogusch at [annette.bogusch@austintexas.gov](mailto:annette.bogusch@austintexas.gov). Please note that the legal document must be approved and processed prior to the expiration of the plat application. (LDC 25-7-152)  
**U1: Response states, "DE with Required Maintenance Agmt (now proposed across all lots)." The Drainage Easement with Required Maintenance Document, Exhibit A, shows the outdated easement boundary (L4, 5.05' wide and 668 sf). Also, the plat appears to dedicate the easement, because it is missing a separate instrument document number on the plat. Please clarify if the proposed easement is by plat or separate instrument.**
- DE 5. Please provide updated drainage easement documents for the proposed drainage facilities upon addressing comments. If the construction of drainage infrastructure is proposed with a single-family plat, a Drainage Easement with Required Maintenance to contain the limits of the drainage facilities is required. The easement must be approved and recorded prior to the expiration of the plat application. The drainage easement may be found through the following link: <http://www.austintexas.gov/page/common-easement-and-restrictive-covenants#pdrd>. Easements will be submitted by Drainage to Legal for review, once design related comments are cleared. Any questions regarding the language in these specific documents should be directed towards Annette Bogusch at [annette.bogusch@austintexas.gov](mailto:annette.bogusch@austintexas.gov). (LDC 25-7-151 & 152)  
**U1: The Drainage Easement with Required Maintenance Document, Exhibit A, shows the outdated easement boundary (L4, 5.05' wide and 668 sf). Response states, "awaiting approval of the limits of the DE." See DE comments that may influence limits. Update the coversheet note when the recorded document is available.**
- DE 6. Address the conflict between the overhead electric facilities and the proposed drainage easement. (LDC 25-7-152)  
**U1: Comment cleared.**
- DE 7. Concentrated conveyance of stormwater runoff across multiple lot lines is proposed to convey water to the proposed shared use water quality pond. A berm conveys flows across lots one through four. A channel conveys flows across lots five and four. Provide a drainage easement to contain the drainage conveyance infrastructure. (LDC 25-7-152). The minimum drainage easement width for channels is 25 feet (DCM 1.2.4.G).  
**U1: Comment cleared.**

DE 8. Infrastructure within drainage easements is required to comply with DCM criteria, see Section 6 for open channels. Provide berm and channel capacity calculations. Demonstrate runoff from Lot 4 and Lot 5 will not bypass the sedimentation basin. (LDC 25-7-61).

**U1: The response demonstrates the pond inflow modeled as a weir is sized appropriately. Please also demonstrate the berm capacity exceeds the 4.61 cfs to prevent overtopping the berm height (approximately 0.57').**

DE 9. This reviewer reached out to the former drainage reviewer of C8-2022-0147.0A and WPD staff. No record of a waiver approval is available. The applicant's waiver request dated 9/16/22 was sent by this reviewer to WPD on 2/16/23. Please address WPD comments:

- a. How will the small bobcat (they only come in one size) get into the pond if they are only providing metal stairs? A crane will be needed to lower it into the pond area. Ramps are required.
- b. A staging area is required. Some type of staging area will be required to stockpile materials. This could be troublesome when it comes time for replacement of the sand bed or removal of sediment.
- c. The term "likely never" in the justification is not an accurate statement.
- d. Is this a residential development? Given the vertical walls of the pond, there is a requirement to fence the entire SCM. Multiple gates may be required.
- e. The reduced width is not supportable, considering the 7-foot DE/access with an electric pole and retaining wall that sits right next to the property line, especially if no ramps and reduced setbacks are pursued.

Further review of the waivers by WPD will occur after drainage related comments are addressed. (DCM 1.2.4.E).

**U1: This reviewer submitted the DCM waiver to the Watershed Protection Department. WPD review is pending.**

DE 10. Address the pond outfall design to ensure no adverse flooding impact on adjacent properties, for both underdrain outfall and 100-year bypass discharge outfall. Existing conditions are unconcentrated while proposed conditions are concentrated at Junction 1. An offsite drainage easement may be required for concentrated flow, unless the following is demonstrated. (LDC 25-7-61)

- a. Demonstrate flows will be spread to existing conditions. Provide supporting calculations and design specifications
- b. Demonstrate the outfall discharge velocity calculations are non-erosive. The proximity of the outfall to the property line is a concern.

**U1: The water quality and detention pond were redesigned. A new storm sewer system connects to the public storm drain in ROW. The following comments are a result:**

- a. **Demonstrate flows are not increased at the discharge point to the existing storm drain system. Clarify the junction point analysis method. Junction 2 does not consider the redesign to connect to the existing storm drain system. (LDC 25-7-61)**
- b. **Provide existing infrastructure elevations (ex. Inlet rim, flowline out, etc.) DCM Section 5.**
- c. **Per DCM 5.2.0(H), no storm drain system should be allowed to go through an inlet box. Please demonstrate compliance.**
- d. **All proposed storm drains that will be in the ROW or in a public drainage easement must meet DCM Section 5 design guidelines. Per DCM 5.2.0(J) and DCM 5.3.3, the material and diameter of all public storm drains should be a minimum of 18" RCP and should be noted on the grading and drainage plan sheet.**

- e. Provide pipe plan and profile(s) with 25- and 100-year depths of flows, velocities, flowrates and HGLs per DCM 5.3.0-5.5.0.
- f. Demonstrate adequate depth of cover and clearance per DCM 5.7.0. Callout existing waterline crossing. Crossings shall be perpendicular.
- g. Per DCM 1.2.2(B) stormwater conveyance structures that intercept, contain, and transport all runoff must be designed to convey the 25-year frequency storm. Please demonstrate compliance.
- h. Per DCM 1.2.2(C) the public drainage system shall be designed to convey flows from greater than the 25-year frequency storm up to and including the 100-year frequency storm within defined public rights of way or drainage easements. Please demonstrate compliance.
- i. Per DCM 5.6.2, a public manhole shall be placed at the transition point of a storm drain from private to public.

DE 11. Please place the following note on the site plan exemption cover sheet: *"Retaining walls over four feet in height, measured from the bottom of the footing to the top of the wall, shall be engineered and will require a separate permit (Uniform Building Code 106.2.5)."*

**U1: Comment cleared. The cover sheet note is provided. The response asks if a 3<sup>rd</sup> permit is required after the SPE. A building permit is required for walls over four feet in height, in addition to the plat and SPE development applications.**

DE 12. Due to the proximity of proposed walls to the neighboring property, this plan needs to be reviewed by Quality Management Division (QMD) of Public Works. Please email PDFs of the plan set to [ben.sanders@austintexas.gov](mailto:ben.sanders@austintexas.gov) and copy this reviewer. This comment will be cleared once an approval memo from QMD is provided. (LDC 25-7-61)

**U1: Response states the applicant is waiting to submit until the drainage easement limits is sufficient. The remaining drainage and water quality comments may impact the design and easement limits.**

DE 13. Provide the following plat notes (DC 25-5-1):

"All streets, drainage, sidewalks, erosion controls, and water and wastewater lines are required to be constructed and installed to City of Austin Standards".

"No structure shall be occupied until the water quality control and detention facility have been constructed, inspected, and accepted by the City of Austin." If detention does not apply, please edit accordingly.

**U1: Comment cleared.**

<b>PARD / Planning &amp; Design Review - Scott Grantham - 512-974-9457</b>
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Update 1:

PR1. The 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, 7 residential units may be built because two lots are large enough for a two-family residential use and the remaining three cottage lots only allow for one unit. Park fee bills will be issued in AMANDA with the next update. Please confirm that the number of units is correct.

**U1: Thank you for your response and confirmation of 7 units. Parkland fees have now been issued in AMANDA. Comment pending payment of fees.**



**Water Quality Review - Judy Anderson - [Judy.Anderson@austintexas.gov](mailto:Judy.Anderson@austintexas.gov)**

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.

WQ 1. Provide a legal document that ties the lots together for the purposes of drainage and water quality. Depending on the type of document, this reviewer or the case manager will coordinate with CoA Legal staff for review and approval. Any document specific questions should be directed towards Annette Bogusch at [annette.bogusch@austintexas.gov](mailto:annette.bogusch@austintexas.gov). (LDC 25-7-152). Please note that the legal document must be approved and processed prior to the expiration of the plat application.

**U1: Response states, "DE with Required Maintenance Agmt (now proposed across all lots)." The Drainage Easement with Required Maintenance Document, Exhibit A, shows the outdated easement boundary (L4, 5.05' wide and 668 sf). Also, the plat appears to dedicate the easement, because it is missing a separate instrument document number on the plat. Please clarify if the proposed easement is by plat or separate instrument.**

WQ 2. Provide the following note in the Site Plan Exemption construction drawings: For maintenance of the water quality facility, see agreement filed in document # \_\_\_\_\_, official public records, Travis County, Texas. (LDC 25-7-152)

**U1: Comment will be cleared when the recorded document number is provided.**

WQ 3. AMANDA shows an application In Date of November 10, 2022. Projects submitted after November 7, 2022, will be required to provide green stormwater control measures to meet water quality control requirements (with some exceptions) in accordance with the recently passed Ordinance No. 20221027-045, Part 18 [25-8-213 (C) and (D)]. Green infrastructure options are outlined in ECM 1.6.7. Administrative waivers may be granted on a case-by-case basis. The ordinance document can be found here (see pg. 24-26 for green infrastructure requirements): <https://services.austintexas.gov/edims/document.cfm?id=399108>

**U1: Comment cleared. Green stormwater infrastructure is now provided.**

WQ 4. Water quality controls are required for all impervious cover per LDC 25-8-211. It is unclear how runoff generated from the new onsite impervious cover within drainage area P3 (residential driveways) is accounted for, since it is not conveyed to the pond. Demonstrate compliance with ECM 1.6.2.A.

**U1: Code and criteria does not have provisions for the over treating concept. Please provide treatment for proposed impervious cover.**

WQ 5. Demonstrate compliance with ECM 1.6.8.B. On-site control of the two-year storm is required by LDC 25-7-61. If decrease in impervious cover is the justification, demonstrate that the existing impervious cover in the drainage calculations was previously permitted or constructed prior to the enactment of City of Austin Drainage regulations (see DE1 comment). (LDC 25-7-61).

**U1: Comment cleared, detention is now provided.**

WQ 6. Please add the appropriate maintenance notes to the pond plan based on the water quality control type from ECM 1.6.3.

**U1: Comment cleared. The note sheet provides the biofiltration maintenance notes. For information, the notes for other green stormwater infrastructure are not required.**

WQ 7. Overflow/splitter structures are required for all water quality ponds, including rain gardens, unless stacked detention is proposed. See ECM 1.6.7.H.3.

**U1: Comment cleared. Stacked detention is proposed.**

WQ 8. The inflow into the sedimentation basin is uncontrolled, concentrated flow overtops a proposed wall. Provide a control with inlet velocity calculations to demonstrate compliance with ECM 1.6.2.B.

**U1: Inlet velocity calculations were not provided. Please demonstrate velocity into the pond and provide erosion control if velocities exceed 2 fps.**

WQ 9. Provide a coversheet note stating whether the proposed pond(s) will be privately or publicly maintained. (DCM 1.2.4.E)

**U1: Comment cleared.**

WQ 10. Provide stage-storage tables for the pond that support the R-Table calculations. (ECM 1.6.5.A)

**U1: The table is missing elevations below the WQE (520.75).**

WQ 11. Provide an accessible/pond-full cleanout. For filtration pond types, demonstrate compliance with all underdrain piping and cleanout requirements found in ECM 1.6.5.A.4. All cleanouts should be flush with the top of the sand bed or the proposed grade.

**U1: Comment cleared.**

WQ 12. Install a removable PVC cap with an appropriately sized orifice to provide a forty-eight (48) hour drawdown time. The orifice sizing calculations are provided, but the plan and profile are missing the specification to ensure the 6-inch underdrain is restricted. (ECM 1.6.5.A.3)

**U1: Section A-A underdrain FL OUT 515.42 callout is missing the orifice sizing.**

WQ 13. Demonstrate compliance with all DCM 1.2.4.E. Please specifically address, access, staging area, drainage easements, setbacks, fencing, and gates. The pond has vertical walls without fence and gate specifications. This site appears to have residential neighbors, a minimum of 15 feet setback from pond and any property line adjacent to a residential development is required.

**U1: Pending DCM waiver request approval.**

WQ 14. This comment will be cleared when a DCM Waiver is approved, or it is demonstrated that compliance with DCM 1.2.4.E, ECM 1.6.3, and ECM 1.6.7.B are achieved.

**U1: Pending DCM waiver request approval.**

WQ 15. If mechanical systems are proposed, please place notes on the pond sheet for the following to demonstrate compliance with ECM 1.6.7(A)(3):

- A dual pump system is required with each pump capable of delivering 100% of the design capacity.
- Plug valves must be located outside the wet well on the discharge side of each pump to isolate pumps for maintenance and throttling. Please include the required plug valves in the design.
- Four control setting must be used: one for starting the pump, one for shutting off the pump at the normal low water level, one for back up shut off the pump in case the first shut-off fails, and one to indicate a high-water level.
- An alarm system shall be provided consisting of a red light located at a height of at least 5 feet above the ground level at the wet well. The alarm shall activate when:
  - o The high-water level has been maintained in excess of 72 hours.
  - o The water level is below the shutoff float and the pump has not turned off.
  - o The high/low-pressure pump shut off switch has been activated.
- The alarm must be vandal proof and weather resistant.

- A green "pump run light" shall be provided which is activated any time a pump is running. The green light should be located directly adjacent to the red alarm light. Provide pump details indicating this.
- All irrigation system distribution and lateral piping (i.e., from the pumps to the spray heads) must be Schedule 80 PVC. All pipes and electrical bundles passing beneath driveways or paved areas must be sleeved with PVC Class 200 pipe with solvent welded joints. Sleeve diameter must equal twice that of the pipe or electrical bundle.
- All valves must be designed specifically for sediment bearing water and be of appropriate design for the intended purpose. All remote control, gate, and quick coupling valves must be located in ten-inch or larger plastic valve boxes. All pipes and valves must be marked to indicate that they contain non-potable water. All piping must be buried to protect it from weather and vandalism. The depth and method of burial must be adequate to protect the pipe from vehicular traffic such as maintenance equipment. Velocities in all pipelines should be sufficient to prevent settling of solids. The irrigation design and layout must be integrated with the tree protection plan and presented as part of the Site Plan or Subdivision Construction Plan.
- Systems must include a plug valve to allow flushing at the end of every line.  
**U1: Pond Section A-A callout references sheet 4 for proposed pump details, however sheet 4 is missing information. A pump manufacturer specification is provided on Sheet 8, however, pump and wet well detail specifying dual pumps, plug valves, float valves, alarms, elevations (for flow in, flow out, float valves, rim), etc. is missing. Please provide pump flowrate, level spreader connection detail, and non-erosive flow demonstration.**

WQ 16. Place a sign on or near the control box with the name and phone number of the operator of the pump system in case of emergency or maintenance concerns. (ECM 1.6.7)

**U1: The plan view callout provided is missing the contact name and phone number specification.**

WQ 17. A separate wet well outside of the basin must be provided for the pumps. The wet well must be constructed of precast or cast in place concrete. Additionally, buoyancy calculations must be provided to demonstrate the wet well will not float under soil-saturated conditions. (ECM 1.6.7)

**U1: Buoyancy calculations are required regardless of precast or cast in place.**

WQ 18. Please provide updated site plan exemption information, upon addressing all comments. If the construction of drainage infrastructure is proposed with a single-family plat, a site plan exemption application to the Land Development Information Services (LDIS) is required. The site plan exemption must include the drainage design, calculations, details, and specifications. Please note that the site plan exemption must be approved and processed prior to the expiration of the plat application. Please inform the Drainage Reviewer at time of site plan exemption submittal to ensure coordination with LDIS. (LDC 25-7-61)

**U1: Response states the applicant is waiting to submit until the drainage easement limits is sufficient. The remaining drainage and water quality comments may impact the design and easement limits.**

WQ 19. Please provide an updated sealed fiscal estimate for construction of drainage facilities, upon addressing all comments. Additionally, demonstrate the concrete wet well, pond walls, permanent erosion control, flow spreader, conveyance channels, conveyance berms, and other applicable infrastructure are considered in the estimate. If the construction of drainage facilities is proposed with a single-family plat, fiscal must be posted for the proposed infrastructure. The fiscal estimate must be approved by Drainage Review prior to the expiration of the plat application. The fiscal amount must be posted within 90 days of approval of the final plat. Please refer to the Subdivision review comments for the fiscal posting process, which includes an associated Subdivision Construction Agreement document. The Fiscal Office provides instructions for release of fiscal,



which includes the requirement for an engineer's concurrence letter addressed to the City of Austin. (LDC 25-7-61)

**U1: The fiscal estimate provided is for environmental only. Provide a fiscal estimate for drainage and water quality.**

WQ 20. Drainage easements are proposed to contain water quality infrastructure. Please address drainage comments related to easements. (LDC 25-7-152)

**U1: Comment pending.**

WQ 21. Update the IPM note on the cover sheet. If the design is modified to green infrastructure, please submit an IPM plan online. An IPM restrictive covenant should be recorded to tie the document to the property. This comment will clear once the IPM RC is recorded, and the document number is provided on the cover sheet of the plans. (ECM 1.6.9.2)

**U1: The online IPM submittals go directly to WPD, please provide a copy of the IPM plan online submittal to Drainage Review for records and to verify the applicable water quality control is referenced. The update only included the RC document. This reviewer has submitted the RC document to Legal Review.**

<b>Subdivision Review - Cesar Zavala - -- <a href="mailto:cesar.zavala@austintexas.gov">cesar.zavala@austintexas.gov</a></b>
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SR 1. This application was submitted on February 6, 2023, and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):

- Update deadline: May 8, 2023
- Fiscal due (if any): 8/7/2023
- Recording due: 8/31/2023

SR 2. All items related to the case must be completed within the 90 day subdivision application review period or the case will expire. Extension to the review period cannot be provided and items such as related documents, site plan exemption, fiscal estimates, and fees must be completed or submitted prior to the 90 day expiration date.

SR 3. – SR 6. Comments Cleared.

SR 7. F.Y.I. - Will fiscal be required for the case? If fiscal is required, the fiscal estimate must be approved by the update deadline. Fiscal posting will occur during the plat recordation stage. The reviewer requesting fiscal will help coordinate with the City's fiscal office. 25-4-84(D)

SR 8. Comment Cleared.

SR 9. F.Y.I. - Current tax certificates showing no outstanding balances for the 2022 year will be needed for the recording of the plat. 25-1-83 or 30-1-113

SR 10. F.Y.I. - The site contains existing structures. 25-1-83 or 30-1-113

- If the structures will be removed or demolished, that must occur before the end of the update period (90 calendar days after formal submittal of the plat).
- If the structures will remain, submit a scaled drawing that shows the existing structures and the new lot lines. The structures must meet setbacks from the new lot lines, and the new lots must comply with any applicable impervious cover (IC) and building cover (BC) limits. Include calculations for IC and BC. 25-1-83; 25-2-491

SR 11. The plat has 5 or more lots and requires commission action for disapprovals and approval. The case will be placed on the available commission agendas for disapproval until all comments are addressed. After the reviewers comments have been address, the case can be placed on a commission agenda for approval.

Contact the Intake Department to verify application fees for the case requiring commission approval without notice. The database is not listing this case as requiring commission hearing in the fees section. (LDC 25-4-33)

**Update 1:** The database shows an outstanding amount, please submit payment or contact the Intake Department for information on the application fees.

- SR 12. **Update 1:** Provide a copy of the current deed for the property. 25-1-83 (or 30-1-113) and TX LGC 212.004(c)
- SR 13. **Update 1:** Update the owner's preamble on the plat to list the owner listed on the current deed and the correct document number. 25-1-83 (or 30-1-113) and TX LGC 212.004(c)
- SR 14. **Update 1:** If a covenants and conditions document or Homeowner's Association document will recorded with the plat, add a note stating that the document was filed and on the note include a field or line to include the document recording number. The document will need to be provided with the items for recording the plat. 25-1-83

**End of Report**