

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2020-0091.1A

ZAP DATE: May 9, 2023

SUBDIVISION NAME: Gregg Manor Subdivision, Phase 1 (Small Lot Subdivision)

AREA: 114.461 acres

LOT(S): 353

OWNER/APPLICANT: Lennar Homes of Texas Land and Construction, LTD (Kevin Pape)

AGENT: Carlson, Brigrance, and Doering, Inc. (Geoff Guerrero)

ADDRESS OF SUBDIVISION: 13300 – 13551 Gregg Manor Rd

GRIDS: S31

COUNTY: Travis

WATERSHED: Wilbarger Creek

JURISDICTION: 2-mile ETJ

EXISTING ZONING: N/A

MUD PLAN: N/A

PROPOSED LAND USE: Residential – single family, park/greenbelt/landscape/water quality/open space/drainage easement/PUE lots, and public ROW

VARIANCES: None

SIDEWALKS: Sidewalks will be provided along all internal streets and the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Gregg Manor Subdivision, Phase 1. The plan is comprised of 353 total lots on approximately 114.461 acres including 338 single family lots, 4 private park lots, 8 landscape easement lots, 1 open space/landscape easement/greenbelt lots, 1 open space/landscape easement/water quality/drainage easement/greenbelt lots, 1 open space/landscape easement/water quality/drainage easement/public utility easement/greenbelt lot, and 16,248 linear feet of streets. The property connects to Gregg Manor Road to the south and Fuchs Grove Road to the east. Parkland will be in compliance with the Single Office/Title 30. Water will be provided by Manville WSC and wastewater will be provided by the City of Austin.

Staff recommends approval of the final plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plan will comply with LDC 30-2-84. The conditions include remove or update notes, define easements, update engineer's report and drainage information, environmental, etc. 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 plan does not need to be heard before the Commission again.

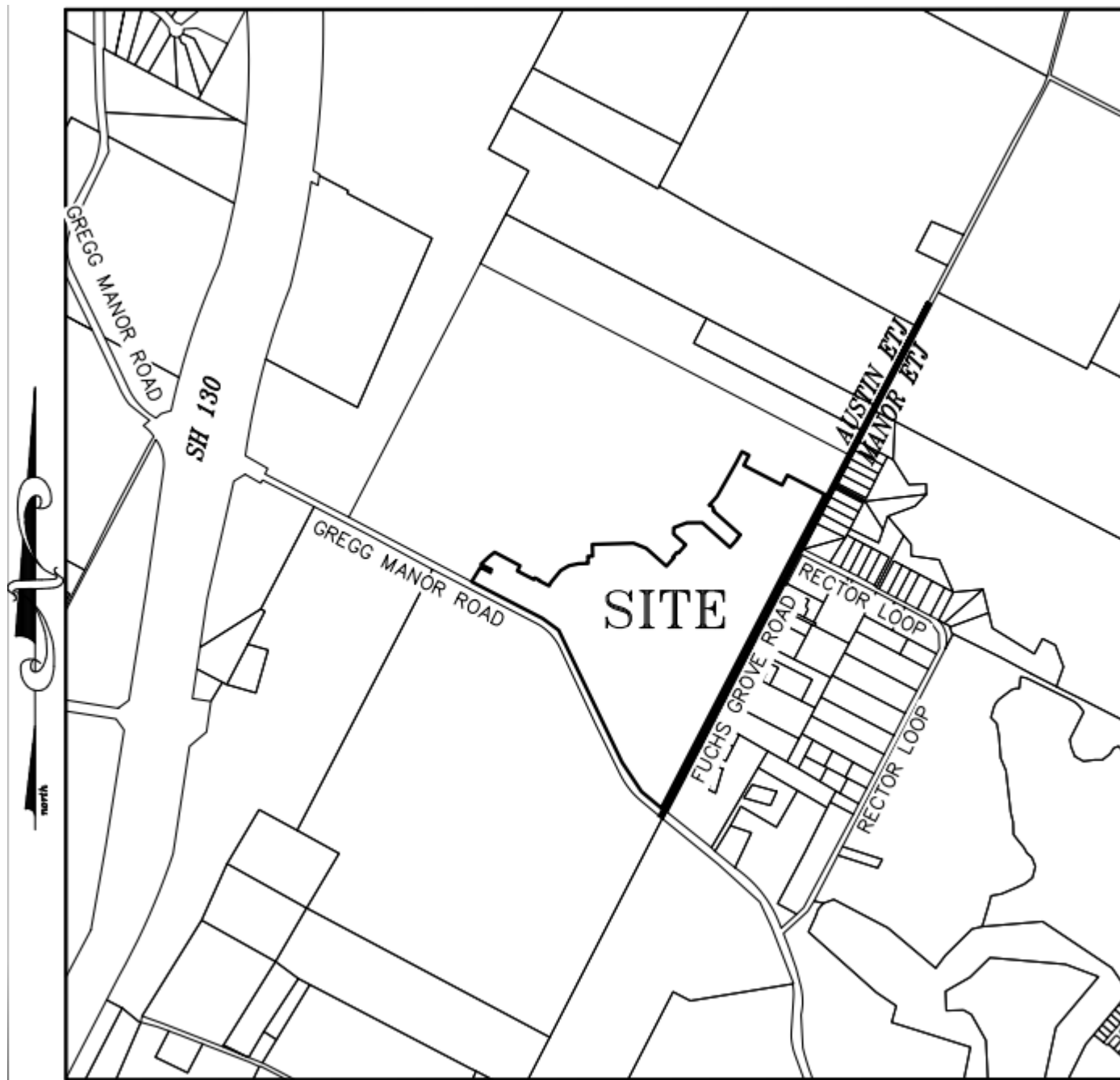
STAFF RECOMMENDATION: Staff recommends approval of the final plat, subject to the conditions listed in the comment report dated May 4, 2023 and attached as Exhibit C.

CASE MANAGER: Paul Scoggins, Travis County Single Office **PHONE:** 512-854-7619
Email address: Paul.Scoggins@traviscountytx.gov

Exhibit A: Gregg Manor, Phase 1 Final Plat

Exhibit B: Gregg Manor Location Map

Exhibit C: Gregg Manor Preliminary Plan Comment Report



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



CASE NUMBER: C8J-2020-0091.1A
REVISION #: 00
CASE MANAGER: Paul J. Scoggins

UPDATE: U0
PHONE #: (512)854-7619

PROJECT NAME: Gregg Manor Phase 1
LOCATION: 13300-13551 GREGG MANOR RD



SUBMITTAL DATE: April 10, 2023
REPORT DUE DATE: May 1, 2023
FINAL REPORT DATE: May 3, 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. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

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

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

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is July 10, 2023.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of 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 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: Shakayla Stevenson
Flood Plain: Zach Kretsch
Electric Review: Andrea Katz
911 Addressing Review: Janny Phung
Drainage Engineering Review: Kyle Virr
Environmental Review: Enrique Maiz-Torres
Flood Plain Review: Zach Kretsch

PARD / Planning & Design Review: Scott Grantham
AW Utility Development Services: Bradley Barron
Water Quality Review: Kyle Virr
Wetlands Biologist Review: Miranda Reinhard
Travis Co. Subdivision Review: Paul J. Scoggins
Travis County Engineering: Manny Duarte

Electric Review - Andrea Katz - 512-322-6957

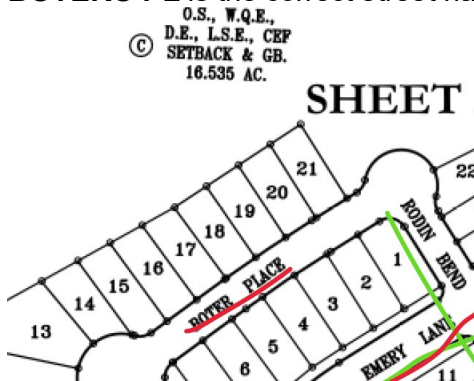
No Review Required. Out of Austin Energy service area, served by Bluebonnet Electric Cooperative, Inc.

911 Addressing Review - Janny Phung - Janny.Phung@austintexas.gov

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

AD2: Please update label for **N SH 130** the directional N must be included in the location map

AD3: **BOTERO PL** is the correct street name for this project. Please update on sheet 2



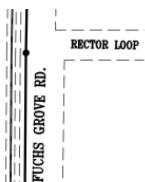
AD4: **EMERY LN** - Duplicate with active street name

AD5: **BIZET DR** - Duplicate with active street name

AD6: **LOVEJOY BND** – Love and Joy are 2 separate words. Please update to LOVE JOY BND (three words)

AD7: **PICASSO PATH** is the reserved name for this project. Please confirm whether PICASSO PATH or PICASSO PATH was intended

AD8: Please remove all forms of punctuation after abbreviating street types or directionals on all pages



NOTE: Punctuation causes confusion for first responders

NOTE: BOTERO PL is incorrectly labeled as BOTER PL on all sheets.

NOTE: Pre-directionals such as E, W, S, N should be used when a street crosses over designated zero range boundaries.

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

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

NOTE: 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>

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

§30-2-155

End of Comments

Drainage Engineering Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE1: Please demonstrate compliance with LDC 25-7, LDC 30-4 and the Drainage Criteria Manual (DCM) as applicable.

DE2: Engineer's seal, signature and date required [LDC 25-7-62].

DE3: Add the following Floodplain Note [LDC 25-7-152]:

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

This must be certified by registered professional engineer.

DE4: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.

Environmental Review - Enrique Maiz-Torres – Enrique.maiz-torres@austintexas.gov

Update 0 5/2/2023

EV 1 Add the following note: *"Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks."* [LDC 25-8, Article 7]

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

EV 2 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be

posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Flood Plain Review - Zach Kretsch - 512-974-3363

DATE REVIEWED: 4/18/2023
UPDATE # U0

The floodplains associated with this plat have been reviewed and approved with C8J-2020-0091PA. The associated floodplain models are saved in the drainage models folder under case C8J-2020-0091. The engineering report is saved in the drainage models folder under C8J-2020-0091_U1. The latest final plat submitted labeled as 3/21/2023 final plat does not have the line tables or general notes attached. See the comments below.

- FP1: Because encroachment of development in a waterway (including the floodplain) is prohibited per LDC 25-7-3 and/or LDC 30-4-3, and access to the easement must be maintained as outlined in DCM 1.2.4.G, include plat note indicating that no objects, including but not limited to buildings, fences, landscaping, or other obstructions are permitted in any drainage easement except as approved by the City of Austin.
- FP2: Because access to easements is required per DCM 1.2.4.G, include a plat note indicating that the property owner and/or assigns shall provide access to the drainage easement as may be necessary and shall not prohibit access by the City of Austin or assigns for inspection or maintenance of said easement.
- FP3: Due to the City participating in the NFIP in compliance with Texas State Water Code Title 2, subtitle C, chapter 16.315, and including keeping easements free and clear of encroachments as outlined in LDC 25-7-3 and DCM 1.2.4.G, maintenance of drainage easements is required to ensure that there are no adverse impacts to flooding. Include a plat note indicating that drainage easements on private property shall be maintained by the property owner and his/her assigns.

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

Update 0:

- PR1. Parkland dedication is required per Section 30-2-213 of the City Code. Travis County is the nearest park provider, and any parkland requirements will be satisfied with Travis County.

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

Monday April 10, 2023 Update #0

\$30-1-113 – Subdivision Application Requirements and Expiration:

Provide a complete plat submittal. Plat provided for review only contains lot layout and does not contain required plat notes.

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

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

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.

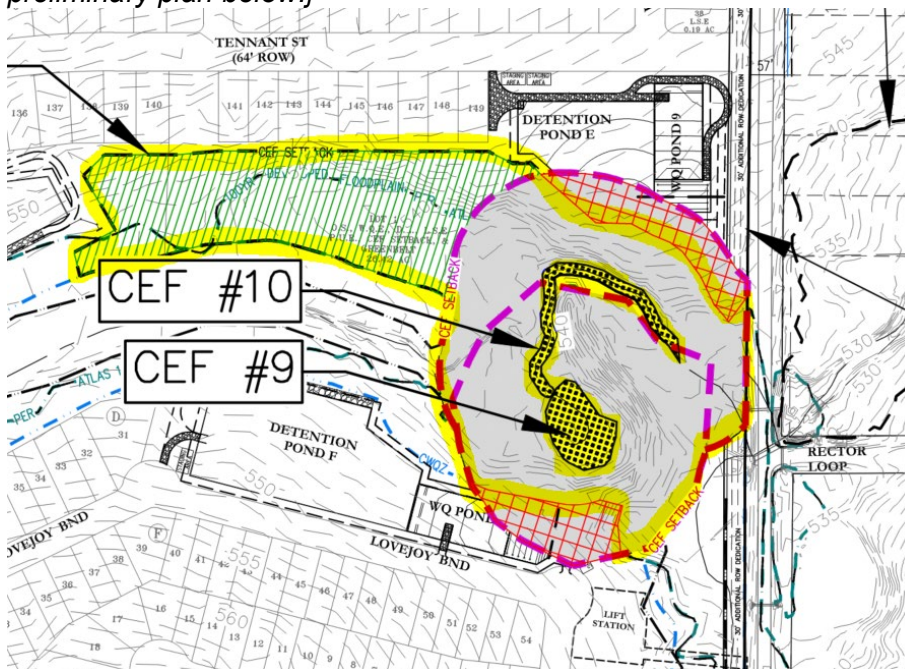
WQ2: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf

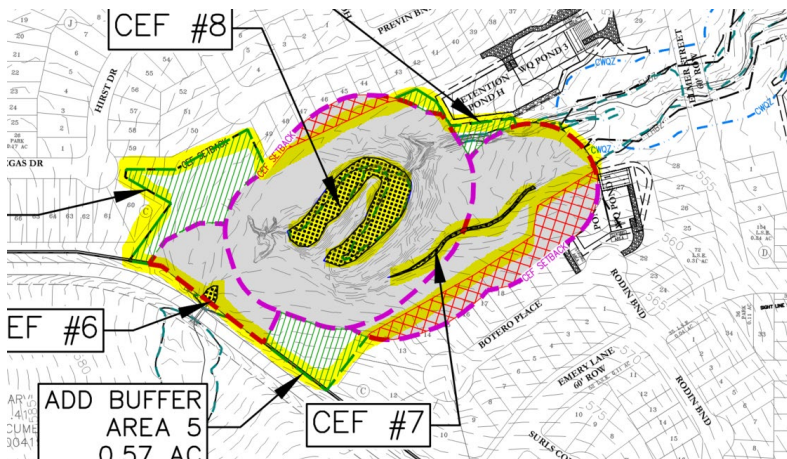
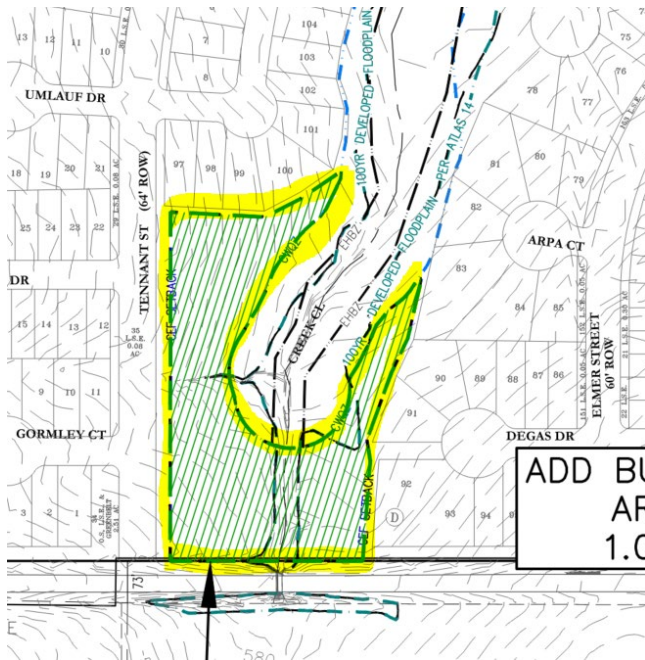
Wetlands Biologist Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

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

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

Additional information: {This reviewer cannot establish wetland CEF protection provisions. e.g. Clearly show the boundary of the five wetland CEFs and clearly label the features: "WETLAND CEF" on all plat sheets where they exist. Please show the wetlands as shown on the CEF Mitigation Exhibit – Sheet 10 of the approved preliminary plan C8-2020-0091. See the wetland CEFs and modified CEF setbacks highlighted in yellow in the screenshot of the approved preliminary plan below.}





- WB2. Update0.** Demonstrate that this project complies with Critical Environmental Feature protection requirements and 1:1 mitigation for Critical Environmental Features. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10; ECM 1.10.4]
 Additional information: { This comment can be addressed, for example, by clearly showing and labeling “WETLAND CEF SETBACK” on all plan sheets where the CEFs and CEF setback are contained within the area shown. Please show the modified wetland CEF setbacks as shown on the CEF Mitigation Exhibit – Sheet 10 of the approved preliminary plan C8-2020-0091. See the wetland CEFs and modified CEF setbacks highlighted in yellow in the screenshot of the approved preliminary plan above in WB1.}
- 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 the plat stating that: “The presence of CEFs on or near the property may affect development. All activities within the CEF and CEF buffer must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited. CEF mitigation shall be implemented and maintained through preservation, CEF buffer expansion, and strategies as detailed on the CEF Mitigation Exhibit – Sheet 10 of the approved Preliminary Plan C8-2020-0091. CEF mitigation details to be reviewed and approved at subdivision construction plans stage.”}

Comments are subject to Title 30 subdivision regulations.

Please include a letter stating how each comment has been, or will be, addressed.

1. **Please include a full set of the final plat for review. The one uploaded only shows pages 5-9. A complete review of the plat cannot be done without a full set of the final plat.**
2. Please include the approved TIA/mitigation agreement and phasing agreement AND insert the approval date in the phasing agreement note once that date is known.
- a. Please upload approved TIA/mitigation agreement. Please verify if phasing agreement and/or mitigation agreement has received Court approval and has mitigation – if any – been satisfied. Also upload the phasing agreement.
- b. Cleared for CC.
3. Please include Manville as the water supplier in Note #2.
- a. Cleared for CC.
4. Title 30 does not have a fee in lieu for sidewalks. Please include the City's sidewalk deferral note in the sidewalk note for Gregg Manor and Fuchs Grove and show sidewalks along those ROWs as a dotted line along with stating the width in the note.
- a. Cleared for CC.
5. IF not previously uploaded, please include the City of Austin's construction agreement.
- a. City of Austin's Agreement not found. Travis County construction agreement was uploaded.
- b. Cleared for CC. An original executed version will need to be submitted with the final version of the plat once approved and ready to be recorded.
6. Please include a fire flow letter sealed by the engineer of record.
- a. Cleared for CC.
7. Please include "TEXAS" in the preamble for Local Government Code for 212.
- a. Cleared for CC.
8. Please verify if this plat will be posting full fiscal, or alternative fiscal. It is understood this can be determined at a later date with the construction plans, but this will determine if the plat will be recorded once approved and construction plans are ready.
- a. Cleared for CC.
9. Please verify if the City Park's letter is for Gregg Lane, or for Entrada. It seems the one uploaded is for Entrada.
- a. The letter uploaded states it is for Entrada, Phase 1-6.
- b. Cleared for CC.
10. Please provide documentation showing how parkland requirements have been satisfied.
- a. Estimate noted. Please contact Travis County Parks department to verify if the amount is acceptable.
- b. **Plat shows 338 single family units, but the proposed fee calculation shows 333. Please correct and resubmit. At 338 units the fee calculates to be \$142,619.00. Please upload a receipt of payment. The fee sheet will be emailed so that it can be taken in at the time of payment.**
11. Please provide approval by 911 addressing for street names.
- a. Cleared for CC. Deferring to their respective review.
12. Please verify that all deeds being affected by this plat have been uploaded.
- a. Cleared for CC.
13. If not previously uploaded, please upload the approved preliminary plan.
- a. Cleared for CC.
14. **Please verify the acreage on the top left of page 3 is correct. It shows 141.461 acres, but the preamble states 114.461.**
15. **Once approved by Commissions, please submit the final executed version of the plat in mylar, original current (raised seal), the City of Austin's construction agreement, and any other separate instrument document/s that will be recorded with the plat.**
16. Additional comments may be issued with future submittals.

Manny Duarte – Travis County Engineering

1. Please provide the full plat in the next submittal.

Please provide on the next submittal a summary letter describing in detail how the comments were addressed. Also include in the letter if any sheets are deleted, combined or new sheets added in the submittal.

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

1. Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have its 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,**
2. Provide a complete plan set which include all plat notes.

ATD Engineering Review - Daniil Kontsevov - (512) 978-1561

No ATD review required. Please cancel ATD review fees.

End of Master Comment Report.