

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2023-0077.0A**COMMISSION DATE:** June 13, 2023**SUBDIVISION NAME:** 7205 Cameron Road**ADDRESS:** 7205 Cameron Road**APPLICANT:** Sierra Cameron Acres (Matthew Shaw)**AGENT:** WGI (Justin Celentano)**ZONING:** GR-MU-NP (Community Commercial – Mixed Use)**NEIGHBORHOOD PLAN:** Coronado Hills**AREA:** 2.413 acre (105,110.28 sf)**LOTS:** 1**COUNTY:** Travis**DISTRICT:** 4**WATERSHED:** Fort Branch**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along adjacent roads.**VARIANCE:** none**DEPARTMENT COMMENTS:**

The request is for the approval of 7205 Cameron Road Subdivision, comprised of 1 lot on 2.413 acres. Staff recommends approval of the plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plat will comply with LDC 25-4-84(B). The conditions listed in the comment report are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

STAFF RECOMMENDATION:

Staff recommends approval of the plat, subject to the conditions listed in the comment report attached as Exhibit C.

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

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report



Site Location Map

Cairn Point
7205 Cameron Road
Austin, Travis County, Texas 78752

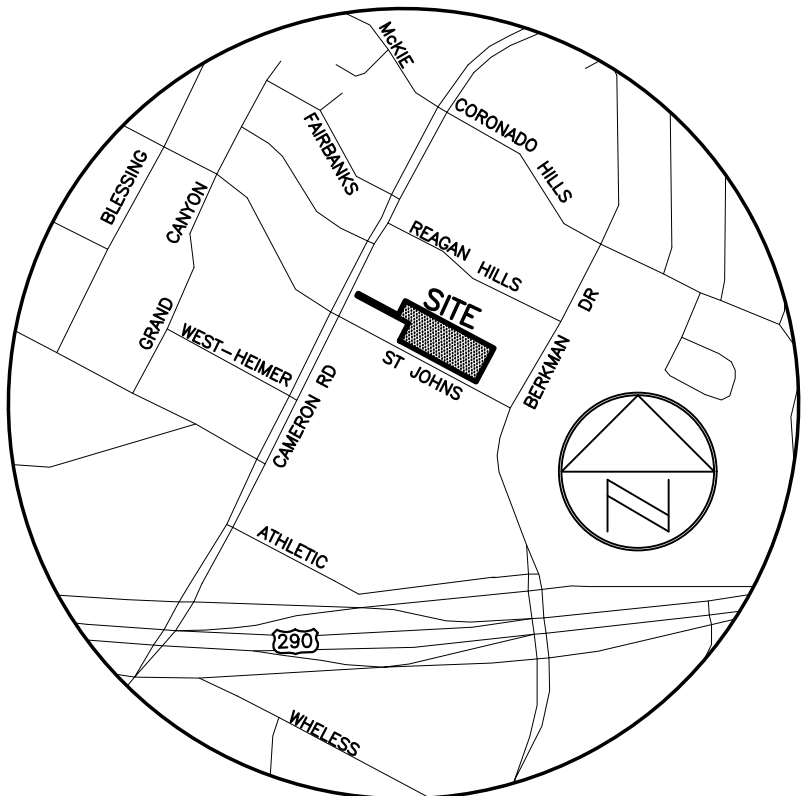
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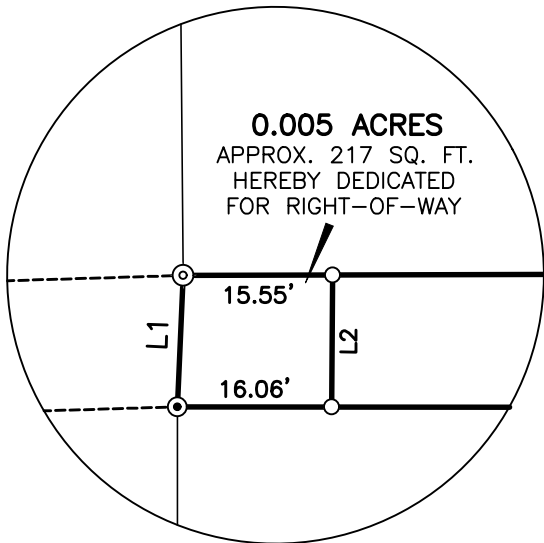
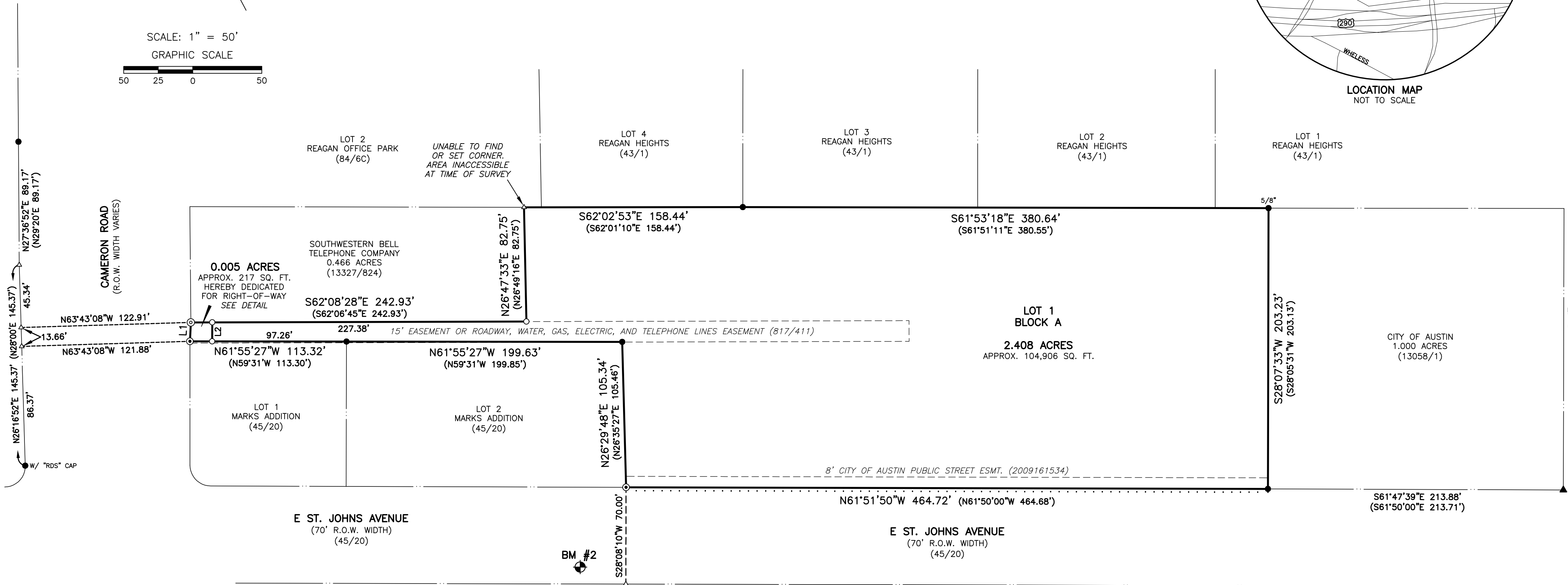
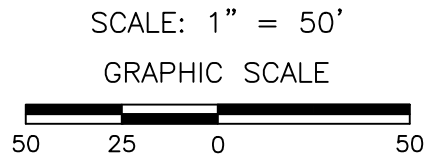


7205 CAMERON ROAD

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



LOCATION MAP
NOT TO SCALE



DETAIL
1" = 20'

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
○	1/2" REBAR WITH "EARLY BOUNDARY" CAP SET
⊙	1/2" IRON PIPE FOUND (OR AS NOTED)
▲	PK NAIL FOUND IN CONCRETE
⊗	TXDOT TYPE II DISK FOUND
⊕	CONTROL POINT/BENCHMARK LOCATION
△	CALCULATED POINT
⋯	SIDEWALK LOCATION
()	RECORD INFORMATION

LOT SUMMARY	
TOTAL ACREAGE:	2.413 ACRES
TOTAL NUMBER OF LOTS:	1
LOT 1:	2.408 ACRES
R.O.W. TO BE DEDICATED:	0.005 ACRES

BENCHMARK INFORMATION:	
BM #2: MAG NAIL WITH WASHER SET IN CONCRETE SIDEWALK, SOUTH SIDE OF E ST JOHNS AVE APPROX. 300' EAST OF THE INTERSECTION OF E ST JOHNS AVE AND CAMERON ROAD AND APPROX. 725' WEST OF THE INTERSECTION OF E ST JOHNS AVE AND BERKMAN DRIVE.	
ELEVATION =	669.18'
VERTICAL DATUM:	NAVD 88 (GEOID 12B)

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	N30°34'38"E	13.70'	(N30°14'20"E 13.66')
L2	N28°25'20"E	13.75'	

EARLY
LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1001-016

DRAWING NO.:
1001-016-PL1

PLOT DATE:
4/13/23

PLOT SCALE:
1" = 50'

DRAWN BY:
JBE & MAW

SHEET
01 OF 02

7205 CAMERON ROAD

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THE PRESENTS:

THAT SIERRA CAMERON ACRES, LLC, BEING OWNER OF 2.413 ACRES IN THE JAMES P. WALLACE SURVEY NO. 57, ABS. 789 IN TRAVIS COUNTY, TEXAS, CONVEYED IN A GENERAL WARRANTY DEED WITH VENDOR'S LIEN DATED AUGUST 20, 2020, RECORDED IN DOCUMENT NO. 2020150659, AND CORRECTED IN DOCUMENT NO. 2021058024, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DO HEREBY SUBDIVIDE 2.413 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

7205 CAMERON ROAD

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

BY:

SIERRA CAMERON ACRES, LLC
5758 BALCONES DRIVE, SUITE 101
AUSTIN, TEXAS 78731

BY: _____
NAME DATE

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20____, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION ON THE GROUND ON JUNE 18, 2020.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

JOE BEN EARLY, JR., R.P.L.S. 6016

SURVEYING BY:

EARLY LAND SURVEYING, LLC
P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631

ENGINEER'S CERTIFICATION:

I, CLIFF KENDALL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0455J, DATED JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

CLIFF KENDALL
PROFESSIONAL ENGINEER NO. _____
STATE OF TEXAS

ENGINEERING BY:

WGI
2021 EAST 5TH ST SUITE 200
AUSTIN, TEXAS 78702
512.669.5560

SUBDIVISION NOTES

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

2. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

3. 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; INCLUDING THE 2-YEAR STORM; OR RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.

4. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.

5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.

6. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL AND WATER AND WASTEWATER LINES SHALL BE CONSTRUCTED AND INSTALLED TO APPLICABLE CITY OF AUSTIN STANDARDS.

7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS/HER ASSIGNS.

8. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

9. 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.

10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH ADOPTED CITY OF AUSTIN ZONING REGULATIONS GOVERNING THIS PROPERTY.

11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

13. THE OWNER SHALL BE RESPONSIBLE FOR ANY 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 CENTERLINE OF ANY PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL ALSO INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

14. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

15. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS, INCLUDING ALTERNATIVE SIDEWALK DESIGNS AS MAY BE APPROVED BY THE CITY, ARE REQUIRED ALONG THE SUBDIVISION SIDE OF E ST. JOHNS AVENUE AS GENERALLY INDICATED BY A DOTTED LINE ON THE FACE OF THIS PLAT.

16. EROSION SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

17. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR THE 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 OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH APPLICABLE CODES AND REQUIREMENTS.

18. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO INFRASTRUCTURE NOR OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

19. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

20. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE, INCLUDING THE 2-YEAR STORM. [LDC 25-8-211]

21. THE WATER AND/OR WATEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING, AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES, OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

22. EACH LOT IN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND OTHER RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

23. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING WATER AND WASTEWATER IMPROVEMENTS AND SYSTEM UPGRADES.

24. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF TWO FEET ABOVE THE ATLAS 14 100 YEAR FLOODPLAIN ELEVATION.

THIS SUBDIVISION IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF AUSTIN, TEXAS.

AS OF THIS ____ DAY OF _____, 20____, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT,

CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20____, AD.

CESAR ZAVALA FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE ____ DAY OF _____ A.D. 20____ AT ____ O'CLOCK ____ M., DULY

RECORDED ON THE ____ DAY OF _____, A.D. 20____ AT ____ O'CLOCK ____ M., PLAT RECORDS OF SAID COUNTY

AND STATE, IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____,

20____ A.D.

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

BY _____
DEPUTY

EARLY
LAND SURVEYING

A LIMITED LIABILITY COMPANY

P.O. BOX 92588
AUSTIN, TX 78709
512-202-8631
TBPELS FIRM NO. 10194487

PROJECT NO.:
1001-016

DRAWING NO.:
1001-016-PL1

PLOT DATE:
4/13/23

PLOT SCALE:
1" = 50'

DRAWN BY:
JBE & MAW

SHEET
02 OF 02

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

CASE NUMBER: C8-2023-0077.0A
UPDATE: U0
CASE MANAGER: Cesar Zavala Email: cesar.zavala@austintexas.gov

PROJECT NAME: 7205 Cameron Road (a.k.a. Cairn Point subdivision)
LOCATION: 7205 Cameron Rd.

SUBMITTAL DATE: May 15, 2023
FINAL REPORT DATE: June 8, 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 **August 14, 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:

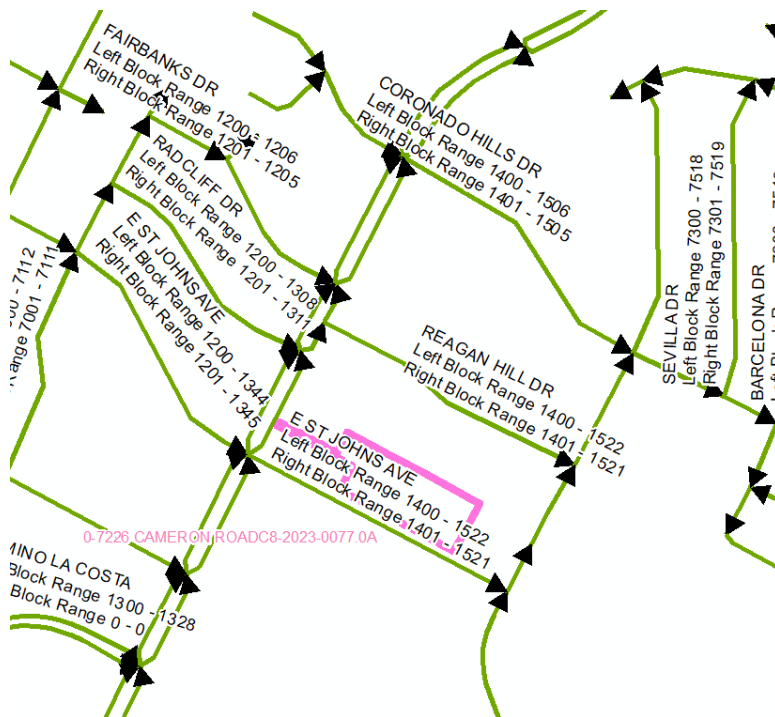
Planner 1: Shakayla Stevenson
Drainage Engineering: Jose Castillo
911 Addressing: Janny Phung
ATD Engineering: Renee Johns
PARD / Planning & Design: Kathleen Stanford
Subdivision: Cesar Zavala
AW Utility Development Services: Bradley Barron

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

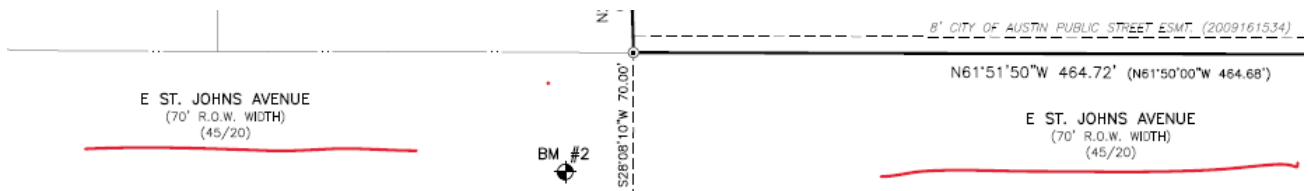
AD1: This plat review is Rejected;

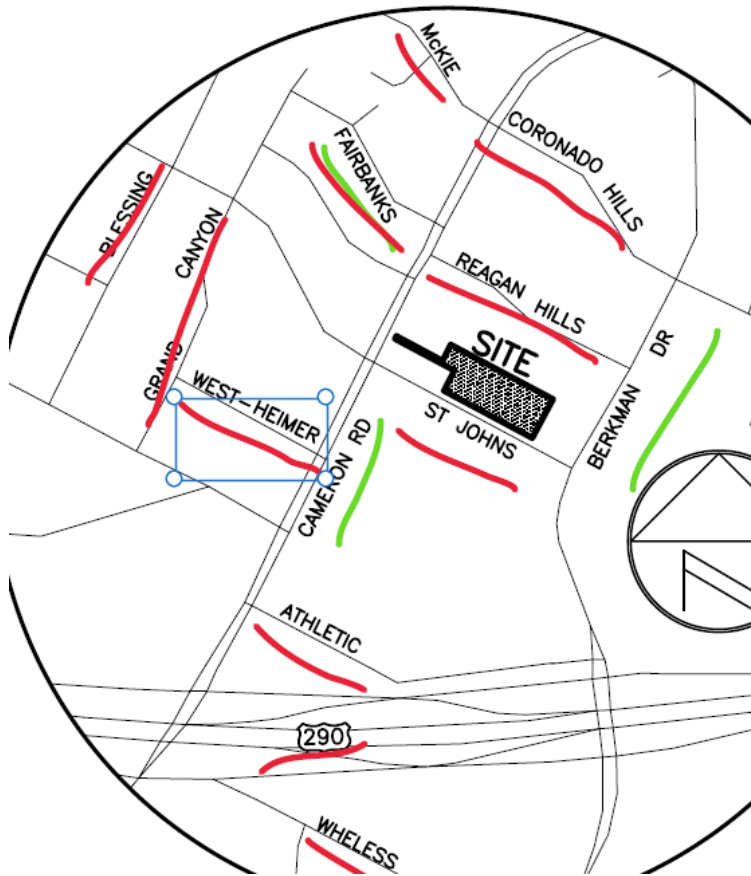
AD2: Please remove all street labels in the vicinity map for the following:

1. Please update label for **E ST JOHNS AVE** the street type AVE and the directional E must be included
2. Please update label for **REAGAN HILL DR** the street type DR must be included
3. Please update label for **CORONADO HILLS DR** the street type DR must be included
4. Please update label for **FAIRBANKS DR** the street type DR must be included
5. Please update label for **MC KIE DR** the street type DR must be included. It must be labeled as 3 words
6. Please update label for **WESTHEIMER DR** the street type DR must be included. The current label has punctuation
7. Please update label for **GRAND CANYON DR** the street type DR must be included
8. Please update label for **BLESSING AVE** the street type AVE must be included
9. Please update label for **ATHLETIC DR** the street type DR must be included
10. Please update label for **E US 290 HWY** the directional E must be included
11. Please update label for **WHELESS LN** the street type LN must be included



AD3: Please remove all forms of punctuation after abbreviating street types or directionals





NOTE: Punctuation or diacritical marks cause confusion for first responders

NOTE: Reagan Hill Dr is labeled as Reagan Hills

NOTE: Location maps help identify the location of the project. Major roads and surrounding streets in the immediate area should only be included. Extraneous streets can be omitted.

NOTE: If streets names are labeled on the plat, street types must be included

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

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

Active streets and address points can be viewed on Property Profile. Please label what is shown

<https://maps.austintexas.gov/GIS/PropertyProfile/> §25-4-155

ATD Engineering Review - Renee Johns - (512) 974-6486

RIGHT-OF-WAY

- ATD 1. The ASMP requires 154 of right-of-way for Cameron Rd. Dedicate 77 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55). Unclear if proposed dedication is sufficient. Please show measurement from center line of Cameron to new property line to verify 77' width.
- ATD 2. The ASMP requires 72 of right-of-way for St. Johns Ave. Dedicate 36 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55). The current easement is not the correct document and should be dissolved.

Drainage Engineering Review - Jose Castillo, P.E. - 512-974-7273

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. Per LDC 25-5-1, for maintenance of the detention facility, see agreement filed in document #_____, official public records, Travis County, Texas. Add note to the plat.
- DE 2. Per LDC 25-5-1, No structure shall be occupied until the water quality control and detention facility have been constructed, inspected, and accepted by the City of Austin. Add note to the plat.

PARD / Planning & Design Review - Kathleen Stanford - 512-974-9717

Update 0:

- PR1. Please add the note to the plat:

Parkland dedication is required per City Code §25-1-601, as amended, prior to approval of a site plan in this subdivision.

Subdivision Review - Cesar Zavala - 512-974-3404

- SR 1. This application was submitted on May 15, 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: August 14, 2023
 - Fiscal due (if any): November 13, 2023
 - Recording due: December 8, 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. 25-1-83 or 30-1-113
- SR 3. Add the case number on the lower right margin of each sheet, C8-2023-0077.0A . LDC 25-1-83, 30-1-113
- SR 4. Verify the scale on plat is correct to avoid amending the plat during the residential permitting or site plan phases. LDC 25-1-83, 30-1-113

- SR 5. On sheet 2, revise the owner's dedication block to show the correct Texas Local Government Code as follows: 25-1-83 (or 30-1-113) and TX LGC 212.004(c)
That (owner) being the owner of that certain (acreage) tract of land out of the (survey/abstract) situated in _____ County, Texas, as conveyed by deed as recorded in Document No. (XX) of the official public records of _____ County, Texas, does hereby subdivide (XX) 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:

TITLE OF 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.

- SR 6. Below the owner or representative signature line print the name of the individual signing the plat.
25-1-83 or 30-1-113

- SR 7. Add/revise the notary signature blocks as follows: 25-1-83 or 30-1-113

State of _____ §

County of _____ §

Before me, the undersigned authority, a notary public in and for the State of _____, on this day did personally appear _____, known to be the person whose name is subscribed to the foregoing instrument and has acknowledged to me that they have executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public – State of _____

Date

- SR 8. Add the fiscal note as applicable:

If fiscal is required, replace Note # 19 with the following note. 25-1-83, 25-4-38, 25-4-84 or 30-1-113, 30-2-38, 30-2-84

"This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, Dated _____, 20____, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Doc#. _____, in the Official Public Records of _____ County, Texas."

- SR 9. Update the approval block to show the correct case manager and director: 25-1-83, 30-1-113
APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 2023, AD.

Cesar Zavala for:
Jose Roig, Interim Director
Development Services Department

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

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:

Remove note 18. This is a duplicate of note 21. Note 21 has the correct verbiage.

Water Quality Review - Jose Castillo, P.E. - 512-974-7273

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. No comments. WQ comments are approved.

End of Comment Report