

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2021-0050.0A**COMMISSION DATE:** June 20, 2023**SUBDIVISION NAME:** 607 Montopolis Dr Subdivision**ADDRESS:** 607 Montopolis Dr**APPLICANT:** Sean Murphy (L4S, LLC)**AGENT:** Grant Geissinger (Southwest Engineers, Inc.)**ZONING:** SF-3-NP (single family residence)**NEIGHBORHOOD PLAN:** Montopolis**AREA:** 0.939 acre (40,848 sf)**LOTS:** 5**COUNTY:** Travis**DISTRICT:** 3**WATERSHED:** Country Club East**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Montopolis Drive and Thrasher Lane.**DEPARTMENT COMMENTS:**

The request is for the approval of 607 Montopolis Dr Subdivision, a proposed subdivision consisting of 5 lots on 0.939 acre (40,848 sf) of previously un-platted land with all associated improvements.

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. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

STAFF RECOMMENDATION:

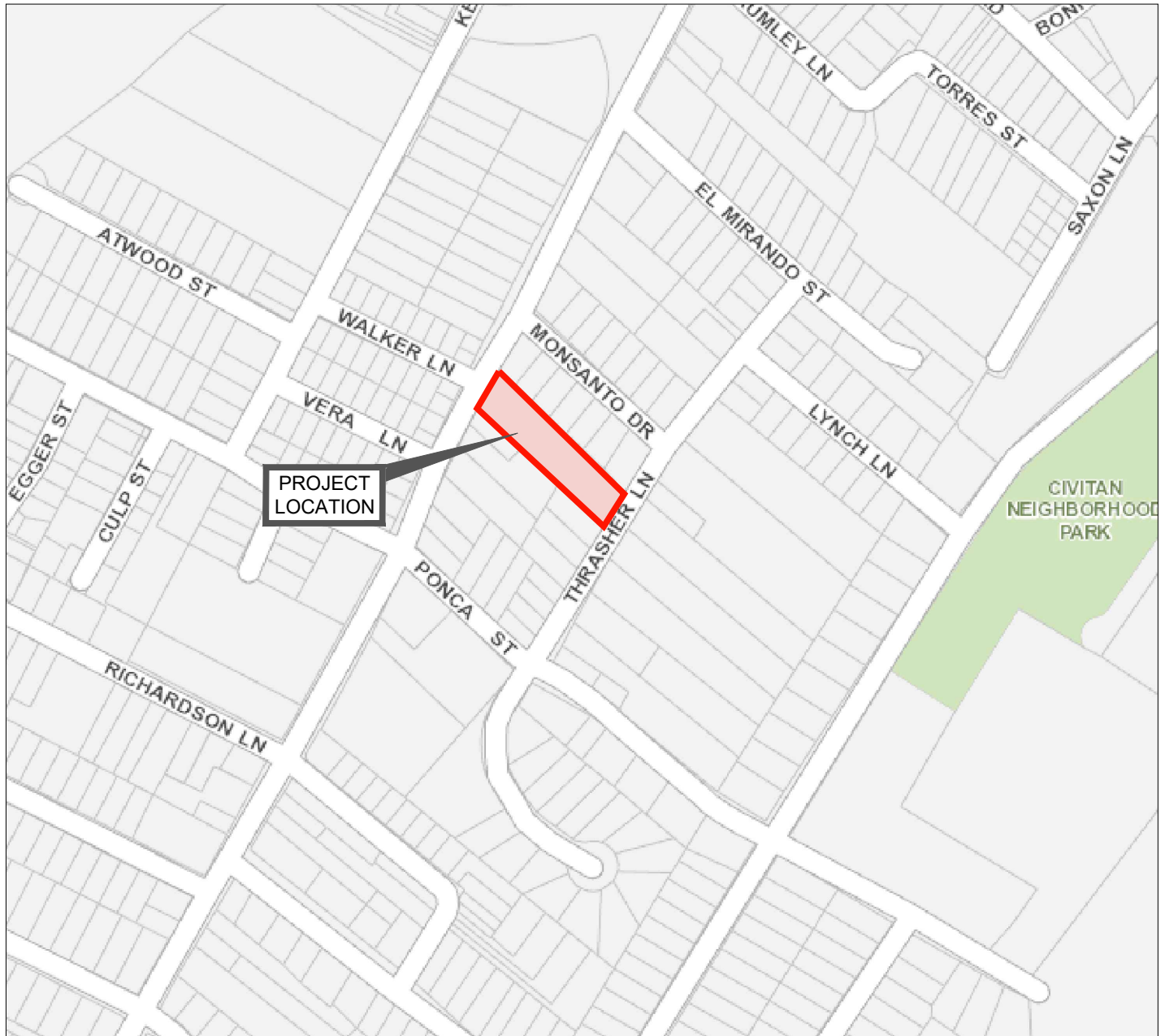
Staff recommends disapproval of the plat for the reasons listed in the comment report dated June 14, 2023 and attached as Exhibit C.

CASE MANAGER: Joey de la Garza**PHONE:** 512-974-3175**E-mail:** joey.delagarza@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated June 14, 2023



Southwest Engineers



Civil
Environmental
Planning

TBPE No.: 1909
www.swengineers.com

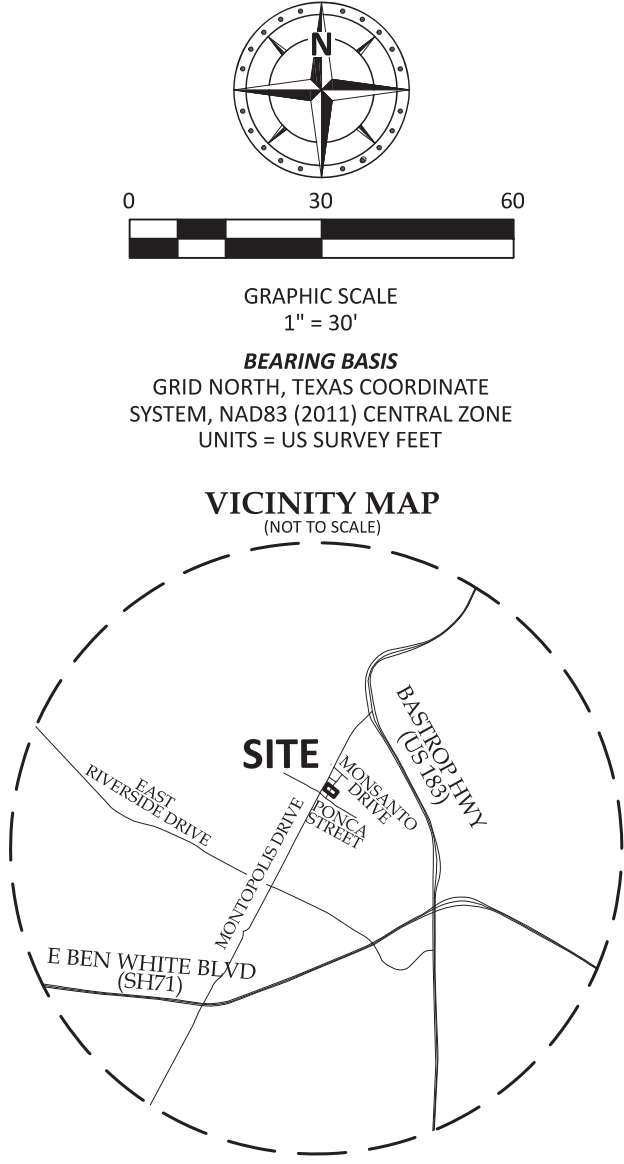
205 Cimarron Park Lp.
Suite B
Buda, Texas 78610
(512) 312-4336

LOCATION MAP

**607 MONTOPOLIS DRIVE
AUSTIN, TX 78741**

Date:	03/04/21
File:	Exhibit
Scale:	N.T.S.
Tech:	LS
Project No.:	0641-004-20

607 MONTOPOLIS



LINE TABLE		
LINE	BEARING	LENGTH
L1	N32°03'28"E	35.27'
L2	N32°03'28"E	15.33'
L3	N32°03'28"E	20.18'
L4	N46°45'13"W	20.39'
L5	N43°52'22"E	20.00'
L6	S46°07'38"E	39.33'
L7	S62°45'51"E	13.82'
L8	S46°07'38"E	51.44'
L9	S32°03'28"W	22.97'
L10	N46°07'38"W	10.55'
L11	N46°07'38"W	12.94'
L12	N46°07'38"W	20.49'
L13	N62°45'51"W	13.82'
L14	N46°07'38"W	39.33'
L15	S59°21'19"E	1.37'
L16	S45°52'10"E	46.37'
L17	S43°49'55"W	20.00'
L18	N45°52'10"W	46.48'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	CHORD
C1	7.26'	25.00'	16°38'13"	N54°26'44"W	7.23'
C2	13.07'	45.00'	16°38'13"	N54°26'44"W	13.02'
C3	27.50'	45.00'	35°01'11"	N28°37'03"W	27.08'
C4	15.28'	25.00'	35°01'11"	N28°37'03"W	15.04'
C5	8.46'	15.00'	32°19'54"	N62°17'35"W	8.35'
C6	2.18'	15.00'	08°20'02"	N41°57'37"W	2.18'
C7	27.50'	45.00'	35°01'11"	N28°37'03"W	27.08'
C8	15.28'	25.00'	35°01'11"	N28°37'03"W	15.04'
C9	10.00'	10.00'	57°16'37"	N74°45'57"W	9.56'
C10	10.00'	10.00'	57°16'37"	N17°29'19"W	9.59'
C11	7.26'	25.00'	16°38'13"	N54°26'44"W	7.23'
C12	13.07'	45.00'	16°38'13"	N54°26'44"W	13.02'
C13	31.85'	45.00'	40°33'05"	S28°52'33"W	31.19'
C14	16.26'	25.00'	37°16'09"	S27°14'05"E	29.74'
C15	29.27'	45.00'	37°16'09"	N27°14'05"W	28.76'
C16	14.45'	25.00'	33°07'23"	N25°09'42"W	14.25'

- LEGEND
- CONCRETE MONUMENT W/ "WHITECAP SURVEY" DISC SET
 - 5/8" IRON ROD W/ "WHITECAP SURVEY" CAP SET
 - 1/2" IRON ROD W/ "BIG SKY" CAP FOUND
 - ELECTRIC AND TELEPHONE EASEMENT
 - JOINT USE ACCESS EASEMENT
 - SIDEWALK
 - EASEMENT
 - ADJOINER TRACT BOUNDARY
 - SUBJECT TRACT BOUNDARY
 - PLAT RECORDS TRAVIS COUNTY, TX
 - DEED RECORDS TRAVIS COUNTY, TX
 - REAL PROPERTY RECORDS TRAVIS COUNTY, TX

LOT SUMMARY TABLE		
LOT	ACREAGE	LAND USE
1	0.160	RESIDENTIAL
2	0.192	RESIDENTIAL
3	0.215	RESIDENTIAL
4	0.197	RESIDENTIAL
5	0.152	RESIDENTIAL

607 MONTOPOLIS

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT, L4S, LLC, OWNERS OF 0.939 ACRES OF LAND SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, CONVEYED IN DOCUMENT NO. 2022193038 OF THE OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THIS 0.939 ACRES, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

607 MONTOPOLIS

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.

MEMBER
L4S, LLC
1101 W. 34TH STREET, SUITE 308
AUSTIN, TX 78705

BEFORE ME, THE UNDERSIGNED AUTHORITY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SWORN AND SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY HAVE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE _____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

EXPIRATION DATE

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

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, ON THIS, THE _____ 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__ A.D.

JOEY DE LA GARZA, FOR:
JOSE ROIG, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS

I, DYANA LIMON-MERCADO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20__ A.D., AT _____ O'CLOCK ____ M. AND 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.

DEPUTY, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS

I, PAUL VIKTORIN, 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 PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE. SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL 48453C0605K, DATED JANUARY 22, 2020.

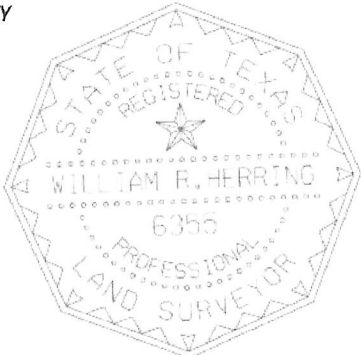
PAUL VIKTORIN, PE 66879
SOUTHWEST ENGINEERS
205 CIMARRON PARK LOOP, SUITE B
BUDA, TEXAS 78620
FIRM NO. 1909



SURVEYOR'S CERTIFICATION:
I, WILLIAM R. HERRING, 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 UNDER MY SUPERVISION.

WILLIAM R. HERRING, RPLS NO. 6355
WHITECAP SURVEY COMPANY, LLC
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512)808-0102

DATE



PLAT NOTES:

1. THE LOT OWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS.
2. ALL STREETS, DRAINAGE, SIDEWALK, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS.
3. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: MONTOPOLIS DRIVE AND THRASHER 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 GOVERNING BODY OR UTILITY COMPANY.
4. A CITY OF AUSTIN SITE DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
5. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION TO THOSE INDICATED, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN 10 FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION OF THIS PROJECT.
6. THE OWNER 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 REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THE SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH PAYMENT WAS GRANTED FOR THIS SUBDIVISION ON _____ (DATE) BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT, OFFICE OF THE DIRECTOR. THE RSMP CASE NUMBER FOR THIS PROJECT IS RS-2022-0009R. REFER TO RSMP APPROVAL LETTER AND AGREEMENT FOR CONDITIONS OF PARTICIPATION.
8. 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.
9. EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO THE LAND DEVELOPMENT CODE.
10. ALL BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ALL 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 ACCESSES ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. THE WATER AND WASTEWATER UTILITY SYSTEM SERVICE 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. 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.
14. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
15. 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.
16. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 10 DWELLING UNITS DUE TO SF-3 ZONING.
17. THIS SUBDIVISION IS RESTRICTED TO SF-3 ZONING IMPERVIOUS COVER MAXIMUM OF 45%.
18. 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.
19. 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.
20. 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.
21. DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.
22. MAINTENANCE OF THE JOINT-USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT-USE DRIVEWAY.
23. ADDRESSES FOR RESIDENTIAL FLAG LOTS MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET.
24. WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
25. EACH LOT SHALL HAVE INDEPENDENT WATER METERS AND CLEANOUTS AND PRIVATE PLUMBING SHALL NOT CROSS LOT LINES. PRIVATE LINES MAY CROSS PERPENDICULARLY BUT OTHERWISE SHALL NOT BE LOCATED WITHIN A PUBLIC UTILITY EASEMENT.
26. AFD ACCESS APPROVED BY THE FIRE MARSHAL SHALL BE BUILT PRIOR TO VERTICAL CONSTRUCTION FOR LOTS 2 AND 3.
27. 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.
28. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
29. 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.
30. THIS SUBDIVISION IS EXEMPT FROM STORMWATER DETENTION REQUIREMENTS PER SECTION 1.2.2.G OF THE CITY OF AUSTIN DRAINAGE CRITERIA MANUAL.
31. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
32. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
33. THE OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NONSTANDARD TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
34. DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
35. MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
36. ALL VEHICLES SHALL BE PARKED OFF OF THE JOINT USE DRIVEWAY SURFACE AND PUBLIC UTILITY EASEMENT, EXCEPT FOR INDIVIDUAL LOT DRIVEWAYS.
37. THE JOINT-USE DRIVEWAY USED AS ALTERNATIVE ACCESS FOR A SINGLE-FAMILY RESIDENTIAL USE MAY SERVE NOT MORE THAN EIGHT (8) DWELLING UNITS.

WHITECAP
—SURVEY COMPANY—

WHITECAP SURVEY COMPANY, LLC
TBPELS FIRM NO. 10194424
PO BOX 1225
DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: INFO@WHITECAPSURVEY.COM

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

CASE NUMBER: C8-2021-0050.0A
UPDATE: U1
CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: 607 Montopolis Drive Subdivision
LOCATION: 607 MONTOPOLIS DR

SUBMITTAL DATE: June 5, 2023
FINAL REPORT DATE: June 14, 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 **July 24, 2023**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

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

REVIEWERS:

Planner 1 : Tiffany Turpen
Electric : Cody Shook
ATD Engineering : Dari Majd
PARD / Planning & Design : Kathleen Stanford
911 Addressing : Janny Phung
Environmental : Enrique Maiz-Torres
Subdivision : Joey de la Garza
Water Quality : Madison Cooper

Electric Review - Cody Shook - Cody.Shook@austinenergy.com

EL 1 – EL 3. U1: [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

In order to clear this comment, please submit a formal update showing the easements on the proposed plat that were discussed in meeting on 6/8/2023.

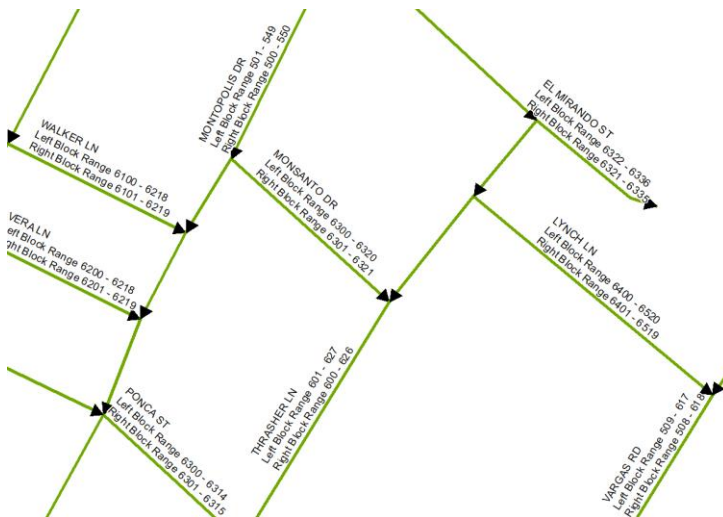
911 Addressing Review - Janny Phung - janny.phung@austintexas.gov

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

AD2: Please indicate whether the joint use access easement will be named and reserve the names if so.

AD3: Pre-Directionals are used when a street crosses over designated zero range boundaries should be represented by a single letter, (not spelled out), and appear before the street name. Please replace the labels EAST RIVERSIDE DR with **E RIVERSIDE DR** and resubmit.

AD4: MONSANTO DR is misrepresented on the vicinity map. Either replace the label MONSANTO DR with EL MIRANDO ST or remove it entirely





NOTE: Tracts of land accessed only by means of dedicated easement will be assigned only one house number based upon the juncture of the easement with the named street. All tracts of land thus accessed will be assigned unit numbers based upon their relative location on the easement.

NOTE: Directionals such as E, W, S, N when required before a street name, should be represented by a single letter, (not spelled out), and appear before the street name. (Example: W PARMER LN or N LAMAR BLVD)

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

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>

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

End of Comments

ATD Engineering Review - Dari Majd - 512-974-4024

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: Response noted. 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/departments/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 25-6-662

U1: Response noted. Comment cleared.

ATD.3. If more than 3 residences are served by a single joint use driveway, the following requirements shall apply in accordance with LDC 25-6-451; TCM, 5.3.1.H: The developer must construct a driveway, designed by a professional engineer, to have an all-weather surface. The joint access easement agreement must include a clause indicating that the driveway may be used by public service personnel and equipment for servicing public utilities; (iv) -If the developer does not use a restrictive covenant to require homeowners to park all vehicles off the joint use driveway surface, then the joint use driveway surface must be at least 24 feet wide. Otherwise, the driveway surface may be no less than 20 feet wide. Clarify if parking is proposed along the joint use driveway surface. *Provide as a plat note.*

U1: Response noted. Comment cleared.

ATD.4. Driveways must be separated from adjacent driveways by at least 50 feet. TCM, Table 7-5. *Please show the spacing from the adjacent driveway on Thrasher Lane.*

U1: Response noted. Please pay the waiver/variance fee in AMANDA to clear comment. Driveway waiver request is approved.

ATD.5. Maximum number of driveways permitted on a street with < 300 feet frontage is 1. TCM Table 7-4.

U1: Response noted. Please pay the waiver/variance fee in AMANDA to clear comment. 2 Joint-use driveways shown in plans. Driveway waiver request is approved.

ATD.6 The ASMP requires 80 feet of right-of-way for Montopolis Drive. Dedicate 40 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).

U1: Response noted. Comment cleared.

Environmental Review - Enrique Maiz-Torres – Enrique.maiz-torres@austintexas.gov
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Update 1 6/12/2023

IMPERVIOUS COVER COMMENTS [LDC 25, Subchapter A, Articles 9 through 13; ECM Appendices Q1 and Q2]

EV 1 The Q2 table provided in the plan set must demonstrate compliance with the allowable impervious cover regulations and rules for a project located in a Suburban watershed. Impervious cover in a Suburban watershed is based on gross site area. [LDC 25-8, Subchapter A, Article 9; ECM Appendix Q-2]

Update 1 Comment Pending. Revise Q-2 Table. Proposed limestone is considered IC

APPENDIX Q2**IMPERVIOUS COVER
SUBURBAN WATERSHEDS**

ALLOWABLE IMPERVIOUS COVER		
Impervious cover allowed at	45%	x GROSS SITE AREA = 0.42 Acres
PROPOSED IMPERVIOUS COVER		
Existing Impervious Cover Proposed to Remain		= 0.00 Acres
Proposed New Impervious Cover		= 0.344 Acres
Total Proposed Impervious Cover		= 0.344 Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY		
Total acreage 15-25% =	1.19	Acres x 10% = 0.119 Acres

PROPOSED IMPERVIOUS COVER ON SLOPES

SLOPE CATEGORIES	IMPERVIOUS COVER		
	ACRES	ACRES	% OF CATEGORY
0-15%	1.18	0.200	17%
15-25%	0.01	0.000	0%
25-35%	0.00	0.000	0%
Over 35%	0.00	0.000	0%
Gross Site Area	1.19		

Lot Size
Greater than 3 ac.
Greater than 1 ac. and no more than 3 ac.
Greater than 15,000 SF and no more than 1 ac.
Greater than 10,000 SF and no more than 15,000 SF or less in Size
TOTAL LOTS AND PROPOSED IC
ROW impervious cover
Other impervious cover, such as stormwater pond

The proposed driveway / road IC # is not accurate. Limestone is considered IC

INSET #2

Subdivision Review - Joey de la Garza - joey.delagarza@austintexas.gov

SR 1 – SR 5, **U1**: Comments cleared.

SR 6 **U1**: Original comment: "The site contains existing structures. 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; 25-2-492

- 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). 25-1-83 or 30-1-113
- If the structures will remain, submit a scaled drawing that shows the existing structures and the new lot lines. 25-1-83, 25-2-492, 30-1-113

Comment stands; pending demolition of existing structures.

SR 7 – SR 8, **U1**: Comments cleared.

SR 9 **U1**: Original comment: "For each residential flag lot, designate the front lot line. If not identified on the plat, residential review will determine the front lot line is the lot line parallel to the street." 25-1-83

Comment stands as this was not depicted on the plat with the last update. In relation to this comment, please submit a digital drawing to this reviewer illustrating that each proposed lot in this subdivision will have a 50'x50' buildable area within their respective boundaries and within the applicable building setback lines.

SR 10 – SR 11, **U1**: Comments cleared.

Water Quality Review - Madison Cooper - 512-974-3402

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. Note – if 4 separate ponds are proposed, the water quality plan cannot be reviewed via an exemption and a subdivision construction plan application will be required.
U1. Comment pending. Please provide an updated engineering report (including the attached plans in the appendix) to reflect the change to PIL of structural controls instead of ponds or rain gardens.
- WQ2. For single family residential, a minimum of four (4) single family lots must be treated by a rain garden. (ECM 1.6.7.5.H.2)
U1. Comment cleared.
- WQ3. This site may qualify for payment in lieu of structural water quality controls under ECM 1.6.4.B.1.A. If payment in lieu of structural controls is desired, please provide the Appendix T form. The form and instructions can be found here:
<https://www.austintexas.gov/department/stormwater-management>.
U1. Comment pending. The redeveloped, new, and total impervious cover numbers seem to be inconsistent with the information provided in the engineering report, plans, and the RSMP application. Please clarify and/or revise as necessary. Please clarify the calculation used to obtain the building component square footage.
- WQ4. Per ECM 1.6.8 and LDC 25-7-61, 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 0.5 cfs more than the existing-conditions runoff rate and there are no existing erosion issues downstream of the site. Please demonstrate compliance.
U1. Comment cleared.
- WQ5. 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.
- WQ6. 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
U1. Comment pending. It appears the form provided was not signed. Please sign and resubmit.

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

Update 1:

- PR1. Comment cleared.

PR2. The parkland dedication and park development fee is required (City Code §25-1-601) and must be paid prior to approval. Due to the SF-3 zoning, the fee for 10 units must be paid (high density rate for density greater than 12 units per acre) because each lot is large enough for a two-family residential use. Park fee bills will be issued with the next update when the number of units have been confirmed. Please confirm the number of existing residential units on the property that would remain and not be demolished, if any. If any existing residential units remain on the property, those units would be subtracted from the 10 units that would be charged for parkland dedication.

U1: Thank you for your response. Fees will be issued in Amanda for 10 units with this update. Please reach out to this reviewer (Kathleen.Stanford@austintexas.gov) if there are any concerns regarding fees or the calculation.

End of Master Comment Report