SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0180.0ACOMMISSION DATE: June 27, 2023SUBDIVISION NAME: Resubdivision of a Portion of Lots 8, 9 and 10, John M. Edwards Subd.ADRESS: 6201 Clovis StreetAPPLICANT: Gary O'DellAGENT: Thrower Design LLC (Ron Thrower)ZONING: SF-3 (Family Residence Zoning District)NEIGHBORHOOD PLAN: MontopolisAREA: 1.16 acresLOTS: 7COUNTY: TravisWATERSHED: Country Club East WatershedVARIANCE: N/A

DEPARTMENT COMMENTS:

The request is for the approval of resubdivision of a portion of Lots 8, 9 and 10, John M. Edwards Subdivision consisting of 7 total lots on approximately 1.16 acres. The resubdivision application 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 resubdivision application for the reasons listed in the comment report dated June 21, 2023, and attached as Exhibit C.

CASE MANAGER: Juan Enriquez, Planning Officer

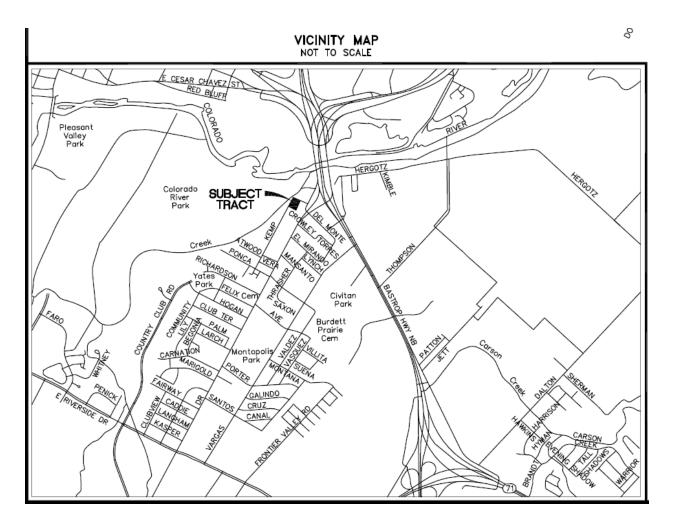
PHONE: 512-974-2767

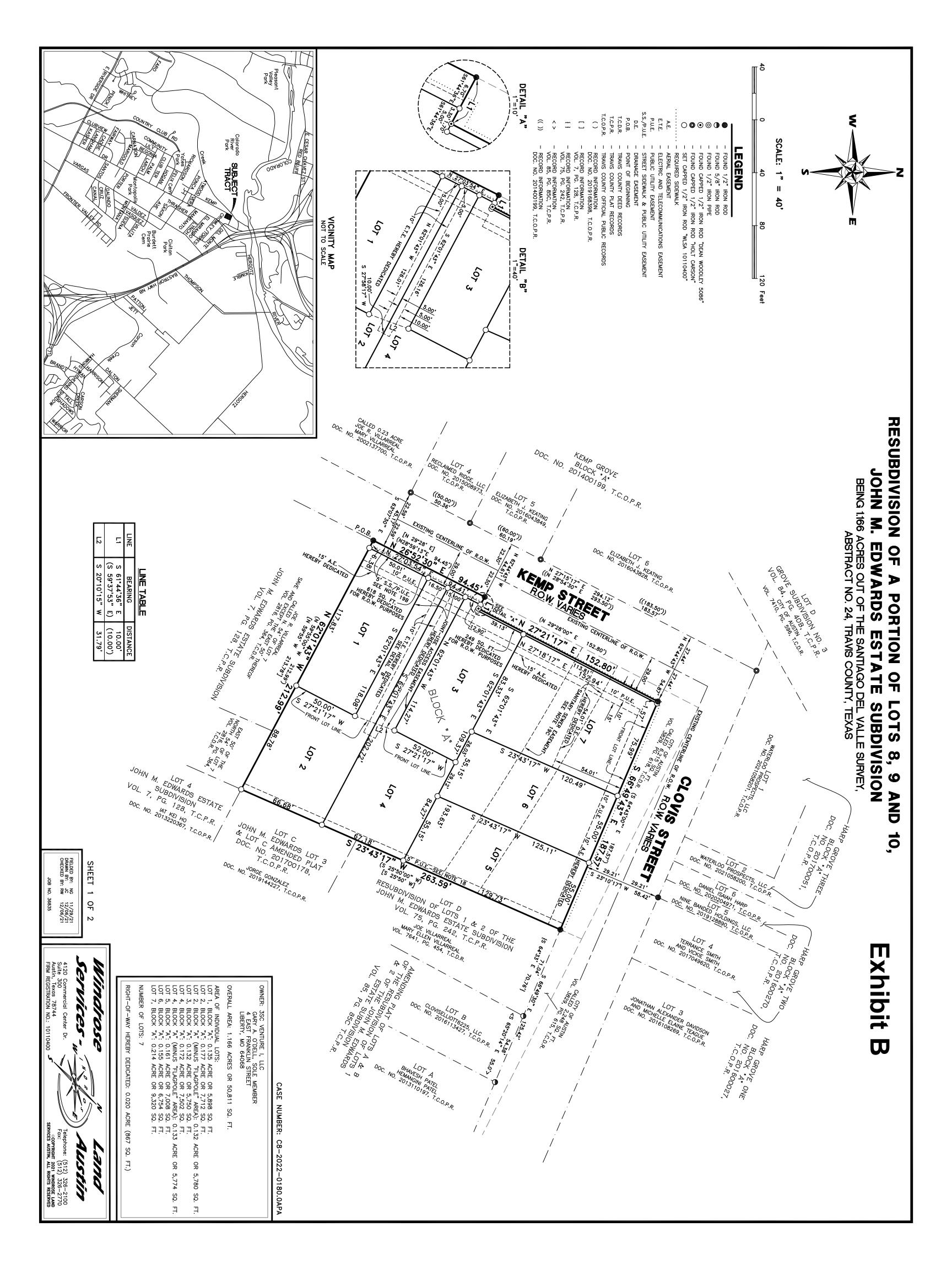
E-mail: juan.enriquez@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map Exhibit B: Proposed Resubdivision Exhibit C: Comment Report dated June 21, 2023

Exhibit A





	RESUBDIVISION OF A PORTION OF LOTS 8, 9 A
STATE OF TEXAS § COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS	1.166 ACRES OUT OF THE SANTIAGO DEL ABSTRACT NO. 24, TRAVIS COUNTY, TI
VENTURE certain tr ostract N bdivision, by deed exas, and	GENERAL NOTES: 1) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITER MANUAL.
property) in accordance with the map or plat attached hereto, to be known as: RESUBDIVISION OF A PORTION OF LOTS 8, 9 AND 10, JOHN M. EDWARDS ESTATE SUBDIVISION And do hereby dedicate to the public the use of all streets and easement shown hereon, subject to any and all easements or restrictions heretofore granted and not released.	2) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREE 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 THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC.#
TO CERTIFY WHICH, WITNESS by my hand this day of, 20 <u>3SC VENTURE I, LLC</u> GARY A O'DELL SOLE MEMBER	3) 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 MY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
4 EAST FRANKLIN STREET LIBERTY, MO 64068 STATE OF TEXAS § COUNTY OF TRAVIS §	4) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS. 5) THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSIER) 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 REQUIRE
ndersigned authority, on this day personally appeared Gary A. me is subscribed to the foregoing instrument and acknowledge purposes and consideration therein expressed, in the capacit	6) ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION PLAT OF JOHN M. EDWARDS ESTATE SUBDIVISION, RECORDED IN VOLUME 7, PAGE 128, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
Notary Public in and for the State of Texas My Commission expires on:	 7) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25–8, SUBCHAPTER 8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. 8) 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
COUNTY OF TRAVIS § I, Michael Turner, 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.	9) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE. 10) 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.
M MENT SHALL NOT BE RECORDED FOR AN UPON AS A FINAL SURVEY DOCUMENT."	11) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM. 12) BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.
REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 6441 WINDROSE LAND SERVICES-AUSTIN LTD. 4120 COMMERCIAL CENTER DRIVE, SUITE 300 AUSTIN, TEXAS 78744 PHONE: 512-326-2100 FAX: 512-326-2770 FIRM REGISTRATION NO. 10110400	13) NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY. 14) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS 15) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
STATE OF TEXAS § COUNTY OF TRAVIS § I, Chris McComb, P.E., 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	 16) A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 7 DWELLING UNITS. 17) 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. 18) THE 5' PUBLIC UTILITY EASEMENT LOCATED ALONG THE EASTERLY LINE OF THIS RESUBDIVISION IS BASED ON THE SUBDIVISION PLAT OF JOHN M. EDWARDS ESTATE SUBDIVISION, RECORDED IN VOLUME 7, PAGE 128, PLAT RECORDS
THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0605K, COMMUNITY PANEL NO. 480624 0605 K, REVISED JANUARY 22, 2020.	 19) THE FOLLOWING NOTES ARE BASED ON INFORMATION CONTAINED IN TITLE COMMITMENT GF NO. 2417221-AU10 OF FIRST AMERICAN TITLE, EFFECTIVE DATE OF JUNE 20, 2019. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. A) SUBJECT TO AN EASEMENT AND/OR RIGHTS OF INGRESS AND EGRESS TO TEXAS POWER & LIGHT COMPANY B' VOL. 454, PG. 507, DEED RECORDS OF TRAVIS COUNTY, TEXAS. EXACT LOCATION OF EASEMENT CAN NOT BE DETERMINED DUE TO ILLEGIBILITY OF RECORDED DOCUMENT.
CHRIS MCCOMB, P.E. PRESIDENT DATE REGISTERED PROFESSIONAL ENGINEER NO. 80442 AMC DESIGN GROUP, INC.	 B) 5' STREET, SIDEWALK AND PUBLIC UTILITY EASEMENT SHOWN HEREON TO THE CITY OF AUSTIN BY VOL. 4648, PG. 747, DEED RECORDS OF TRAVIS COUNTY, TEXAS. C) SANITARY SEWER EASEMENT TO THE CITY OF AUSTIN SHOWN HEREON BY VOL. 9874, PG. 747, REAL PROPERT RECORDS OF TRAVIS COUNTY, TEXAS.
AUSTIN, TEXAS 78734 512–385–2911 REGISTERED ENGINEERING FIRM F–1708	20) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: CLOVIS STREET & KEMP STREET. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATE OF OCCUPANCY AND / OR CERTIFICATE OF COMPLIANCE, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
FULL PURPOSE LIMITS OF THE CITY OF AUSTIN	21) DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25–13) AS AMENDED. 22) ADDRESSES FOR RESIDENTIAL FLAG LOTS MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBL STREET.
GITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE DAY OF, DEVELOPMENT SERVICES DEPARTMENT, GITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE DAY OF, 20, A.D. JUAN ENRIQUEZ FOR:	23) EXTENDED OR OBSTRUCTED FIRE ACCESS SHALL BE MITIGATED WITH AN AFD APPROVED SPRINKLER SYSTEM FOR BUILDINGS ON LOTS 2 & 4. 24) 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.
SERVICES DEPARTMENT	25) MAINTENANCE OF THE JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY TH JOINT USE DRIVEWAY. 26) WATER METERS AND CLEANOUTS SHALL NOT BE LOCATED IN DRIVEWAYS OR SIDEWALKS.
ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THEDAY OF20 CHAIRBAY OF20	27) 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 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.

LOTS 8, 9 AND SUBDIVISION EL VALLE SURVEY,	10,
	TION OF LOTS 8, 9 AND ESTATE SUBDIVISION E SANTIAGO DEL VALLE SURVEY, TRAVIS COUNTY, TEXAS

METES AND BOUNDS LEGAL DESC

ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE ND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA

BEGINNING AT A FOUND ½" IRON ROD IN THE EASTERLY RIGHT-OF-WAY (R.O.W.) LINE OF KEMP STREET (R.O.W. VARIES), BEING AT THE NORTHWEST CORNER OF LOT 7 OF SAID JOHN M. EDWARDS ESTATE SUBDIVISION, BEING THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS THE NORTH 54" OF LOT 7 SAVE AND EXCEPT THE EAST 50" THEREOF CONVEYED TO JOE R. VILLARREAL BY DEED RECORDED IN VOLUME 2816, PAGE 364, TRAVIS COUNTY DEED RECORDS (T.C.D.R.), FOR THE SOUTHWEST CORNER OF SAID LOT 8, THE SOUTHWEST CORNER OF SAID 0.454 ACRE TRACT, AND THE POINT OF BEGINNING HEREOF

THENCE WITH THE EASTERLY R.O.W. LINE OF SAID KEMP STREET, SAME BEING THE WESTERLY LINE HEREOF, THE FOLLOWING CALLS:

• NORTH 26°52'30" EAST, WITH THE WESTERLY LINE OF SAID 0.454 ACRE TRACT, SAME BEING THE WESTERLY LINE OF SAID LOT 8, A DISTANCE OF 94.45' TO A FOUND ½" IRON ROD AT THE MOST WESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 6,215 SQ. FT. CONVEYED TO THE CITY OF AUSTIN BY STREET DEED RECORDED IN VOLUME 3829, PAGE 618, T.C.D.R., BEING AT AN ANGLE POINT IN THE EASTERLY R.O.W. LINE OF SAID KEMP STREET, AND BEING THE NORTHWEST CORNER OF SAID 0.454 ACRE TRACT, FOR AN ANGLE POINT IN THE WESTERLY LINE HEREOF;

• SOUTH 61°44'36" EAST, PASSING THROUGH A PORTION OF SAID LOT 8, BEING A SOUTHERLY LINE OF SAID 6,215 SO. FT. STREET DEED TRACT, SAME BEING THE NORTHERLY LINE OF SAID 0.454 ACRE TRACT, A DISTANCE OF 10.00' TO A FOUND CAPPED ½" IRON ROD STAMPED "DEAN WOODLEY 5086" AT THE MOST SOUTHERLY CORNER OF SAID 6,215 SO. FT. STREET DEED TRACT, BEING AT AN ANGLE POINT IN THE EASTERLY R.O.W. LINE OF SAID KEMP STREET, AND BEING THE SOUTHWESTERLY CORNER OF SAID 0.713 ACRE TRACT, FOR AN ANGLE POINT IN THE WESTERLY LINE HEREOF;

• THENCE NORTH 27°21'17 EAST, PASSING THROUGH LOTS 8, 9 AND 10, WITH AN EASTERLY LINE OF SAID 6,215 SQ. FT. STREET DEED TRACT, SAME BEING THE WESTERLY LINE OF SAID 0.713 ACRE TRACT, A DISTANCE OF 152.80' TO A FOUND ½' IRON ROD AT AN ANGLE POINT OF SAID 6,215 SQ. FT. STREET DEED TRACT, BEING AT THE INTERSECTION OF THE EASTERLY R.O.W. LINE OF SAID KEMP STREET AND THE SOUTHERLY R.O.W. LINE OF CLOVIS STREET (R.O.W. VARIES), FOR THE NORTHWESTERLY CORNER OF SAID 0.713 ACRE TRACT AND THE NORTHWESTERLY CORNER HEREOF;

BEING A TRACT OR PARCEL OF LAND CONTAINING 1.166 ACRES OR 50,811 SQ. FT. OUT OF AND A PART OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24, LOCATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN LOTS 8, 9 AND 10, JOHN M. EDWARDS ESTATE SUBDIVISION, RECORDED IN VOLUME 7, PAGE 128, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (T.C.P.R.), AND BEING THOSE SAME TRACTS OF LAND DESCRIBED AS 0.454 ACRE AND 0.713 ACRE CONVEYED TO 3SC VENTURE I, LLC BY DEED RECORDED IN DOCUMENT NO. 2019168398, TRAVIS COUNTY OFFICIAL PUBLIC RECORDS (T.C.O.P.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83.

IVISION PLAT OF JOHN M. EDWARDS ESTATE TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS

THENCE SOUTH 66°49'43" EAST, PASSING THROUGH LOT 10, WITH A SOUTHERLY LINE OF SAID 6,215 SO. FT. STREET DEED TRACT AND THE SOUTHERLY R.O.W. LINE OF SAID CLOVIS STREET, SAME BEING THE NORTHERLY LINE OF SAID 0.713 ACRE TRACT AND THE NORTHERLY LINE HEREOF, A DISTANCE OF 187.57". TO A FOUND ½" IRON ROD IN THE SOUTHERLY R.O.W. LINE OF SAID CLOVIS STREET, BEING THE MOST SOUTHERLY EAST CORNER OF SAID 6,215 SO. FT. STREET DEED TRACT, BEING THE SOUTHWESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS 2,248 SO. FT. CONVEYED TO THE CITY OF AUSTIN BY STREET DEED LOTS 1 & 2 OF THE JOHN M. EDWARDS ESTATE SUBDIVISION, RECORDED IN VOLUME 75, PAGE 242, T.C.P.R. AND CONVEYED TO 20 VILLARREAL AND MARY ELLEN VILLARREAL BY VOLUME 764, PAGE 454, T.C.D.R., FOR THE NORTHEASTERLY CORNER OF SAID 2,248 SO. FT. STREET DEED TRACT, BEING IN THE SOUTHERLY R.O.W. LINE OF CLOVIS STREET, BEING AT THE NORTHEASTERLY CORNER OF SAID LOT D, AND BEING THE NORTHWESTERLY CORNER OF LOT B, AMENDING PLAT OF LOTS A & B OF THE RESUBDIVISION OF LOTS 1 & 2 OF THE JOHN M. EDWARDS ESTATE SUBDIVISION, RECORDED IN VOLUME 76.0 F. STREET, BEING AT THE NORTHEASTERLY CORNER OF SAID LOT D, AND BEING THE NORTHWESTERLY CORNER OF LOT B, AMENDING PLAT OF LOTS A & B OF THE RESUBDIVISION OF LOTS 1 & 2 OF THE JOHN M. EDWARDS ESTATE SUBDIVISION, RECORDED IN VOLUME 85, PAGE 85C, T.C.P.R. AND CONVEYED TO CLOVISELLIOTT6225, LLC BY DEED RECORDED IN DOCUMENT NO. 2016113427, T.C.O.P.R., BEARS SOUTH 66°4930" EAST, A DISTANCE OF 71.04";

THENCE NORTH 62°0143" WEST WITH THE NORTHERLY LINE OF SAID LOT 7, THE NORTHERLY LINE OF SAID EAST 50' OF THE NORTH 54' OF LOT 7 TRACT, THE NORTHERLY LINE OF SAID NORTH 54' OF LOT 7, SAVE AND EXCEPT THE EAST 50' THEREOF, SAME BEING THE SOUTHERLY LINE OF SAID LOT 8 AND THE SOUTHERLY LINE OF SAID 0.454 ACRE TRACT, FOR THE SOUTHERLY LINE HEREOF, A DISTANCE OF 212.99' TO THE POINT OF BEGINNING AND CONTAINING 1.166 ACRES OR 50,811 SO. FT. AS SURVEYED ON THE GROUND.

THENCE SOUTH 23°43'17" WEST, WITH THE WESTERLY LINE OF SAID LOT D, AND THE WESTERLY LINE OF THAT CERTAIN LOT C, JOHN M. EDWARDS LOT 3 & LOT C AMENDED PLAT, RECORDED IN DOCUMENT NO. 201700178, T.C.O.P.R., AND CONVEYED TO JORGE GONZALEZ BY DEED RECORDED IN DOCUMENT NO. 2019144227, T.C.O.P.R., A DISTANCE OF 263.59 TO A SET CAPPED ½" IRON ROD STAMPED "WLSA 10110400" AT THE SOUTHWEST CORNER OF SAID LOT C, BEING THE NORTHWEST CORNER OF THAT CERTAIN LOT 4 OF SAID JOHN M. EDWARDS ESTATE SUBDIVISION CONVEYED TO IAT KEI HO BY DEED RECORDED IN DOCUMENT NO. 2013220367, T.C.O.P.R., AND BEING THE NORTHEAST CORNER OF SAID LOT 7 AND THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED AS THE EAST 50' OF THE NORTH 54' OF LOT 7, FOR THE SOUTHEAST CORNER HEREOF;

AINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL

E EASTERLY LINE OF THIS RESUBDIVISION IS BASED ON THE ION, RECORDED IN VOLUME 7, PAGE 128, PLAT RECORDS

ESS AND EGRESS TO TEXAS POWER & LIGHT COMPANY BY JNTY, TEXAS. EXACT LOCATION OF EASEMENT CAN NOT BE CUMENT.

STATE OF TEXAS § COUNTY OF TRAVIS §

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WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE 20___, A.D.

DAY OF

DEPUTY, COUNTY CLERK TRAVIS COUNTY, TEXAS

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Services -

4120 Commercial Center Dr. Suite 300 Austin, Texas 78744 FIRM REGISTRATION NO.: 10110400

Telephone: (512) 326-2100 Fax: (512) 326-2770 ©COPYRICHT 2021 WINDROSE LAND SERVICES AUSTIN, ALL RIGHTS RESERVED

Austin

Lano

Windrose

CASE NUMBER:

C8-2022-0180.0APA

Fielded by: Ng Drawn by: Jc Checked by: Rw

11/29/21 12/06/21 12/06/21

JOB NO.

36835

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

CASE NUMBER: UPDATE: CASE MANAGER:	C8-2022-0180.0A U0 Juan Enriquez, Planning Officer <u>juan.enriquez@austintexas.gov</u>		1
PROJECT NAME: LOCATION:	Resubdivision of a Portion of Lots 8, 9 and 10, John M. Edwards Subo 6201 CLOVIS ST	d.	
CUDMITTAL DATE.	May 20, 2022		

SUBMITTAL DATE:	May 30, 2023
FINAL REPORT DATE:	June 21, 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 29, 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: <u>https://www.austintexas.gov/page/subdivision-application-process</u>
- 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 ATD Engineering : Dari Majd Electric : Cody Shook 911 Addressing : Janny Phung Drainage Engineering : Kyle Virr PARD / Planning & Design : Kathleen Stanford Subdivision : Juan Enriquez Water Quality : Kyle Virr

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

EL 1. 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

Please label 15' electric easement on Kemp St and 10' electric easement on Clovis St as 'aerial electric distribution, electric telecommunications, and electric fiber' easements.

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 **EXCEPT** the following:
- 1. Please update label for **KEMP ST** the street type ST must be included
- 2. Please change the label for **BASTROP HWY SB** so that **BASTROP HWY SB** appears above the label US 183. US 183 should be enclosed within parenthesis and not be bold.

BASTROP HWY SB

(US 183)

- 3. Please update label for **DEL MONTE RD** the street type RD must be included
- 4. Please update label for **CRUMLEY LN** the street type LN must be included. Name is labeled as CROWLEY
- 5. Please include the label for **MONTOPOLIS DR**

6. E RIVERSIDE DR

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: CRUMLEY LN is incorrectly labeled as CROWLEY on all sheets.

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

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

- ATD1. **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."
- ATD2. 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: <u>https://www.austintexas.gov/department/street-impact-fee</u>). Please complete a copy of the SIF worksheet and submit it for review via the TDS KNACK Portal: <u>https://atd.knack.com/development-services#sif-worksheet-portal/</u>. 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
- ATD3. Please pay the driveway waiver/variance fee in AMANDA. Additional comments may be forthcoming after waiver is reviewed.

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: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.
- DE3: Ponds must comply with applicable portions of the Maintenance and Construction requirements of DCM 1.2.4 (E) (1-18). If an applicant desires a waiver from these requirements, please provide a separate submittal with a sealed waiver request letter to the Drainage Engineering reviewer with clear justification for the departure from the DCM. The City charges a drainage waiver fee.
- DE4: DCM 8.3.4(G) states, "Detailed hydraulic design calculations shall be provided for all SWM ponds. Stage-discharge rating data shall be presented in tabular form with all discharge components, such as orifice, weir, and outlet conduit flows, clearly indicated. Stage-storage table shall also be provided. In all cases the effects of tailwater or other outlet control considerations should be included in the rating table calculations". Please provide this table.
- DE5: DCM 5.2.0 H. states that No storm drain system shall discharge into or through an inlet box. Instead the inlet shall discharge to the trunk line through a lateral line. A single connection from a one-lot or two-lot commercial subdivision or an irrigation system may discharge to an existing inlet if it does not impede the function of the inlet, and if the receiving storm drain system has the capacity to convey the additional flows. Please provide the information necessary to verify compliance.

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

Update 0:

- PR1. Thank you for including your Parkland Early Determination (PED #1254) that was issued for this property on June 9, 2021, stating that a fee in lieu of parkland dedication and park development would be required.
- PR2. Parkland dedication and park development fees are required (City Code §25-1-601) and must be paid prior to approval. Due to SF-3 zoning, the fee for (14) units must be paid (high density rate at 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 is confirmed. Please confirm the number of units. PED originally stated (14) units and the plat states (7) units.
- PR3. Please confirm the number of existing residential units on the property, if any. If there are any existing residential units on the property, those units would be subtracted from the (14) units otherwise charged for parkland dedication fees.

PR4. Please update the note on the plat to reflect the correct number of units:

A fee-in-lieu of parkland dedication and park development has been paid for _____ dwelling units due to SF-3 zoning.

Subdivision Review - Juan Enriquez – juan.enriquez@austintexas.gov

- SR 1. This application was initially submitted on May 30, 2023, and is subject to the following deadlines (25-1-83; 25-4-84; 25-4-85):
 - Update/Expiration deadline: Tuesday, August 29, 2023
 - Fiscal due: Tuesday November 28, 2023
 - All submitted for recording due: Wednesday December 27, 2023
- SR 2. A Driveway & Utility Plan is required for residential flag lots. Submit the driveway and utility plan that was reviewed and approved during the project assessment stage. The plan must show the lot boundaries, proposed locations of buildings, driveways, utilities, fire access, trees, and other items as requested by reviewers. The exhibit must be attached to the plat during the review process, but the exhibit will not be recorded with the plat. 25-1-83, 25-4-175
- SR 3. Add Case # **C8-2022-0180.0A** in the bottom right-hand corner of each sheet. Remove "PA" from the plat as that was part of the case number for the project assessment application. 25-1-83
- SR 4. Please revise the following administrative City of Austin approval block: 25-1-83

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

Juan Enriquez for:

Jose Roig, Director Development Services Department

- SR 5. The proposed application for a resubdivision plat must include a legible copy of the existing recorded plat. After the plat is provided, there may be additional comments.25-1-83 and TX LGC 212.014 (resubdivisions)
- SR 6. FYI If fiscal is required, the fiscal <u>estimate</u> must be approved by the update/expiration deadline. Fiscal <u>posting</u> 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 7. An administrative waiver to §25-4-175(A)(2) is required to create residential flag lots out of previously platted land. The waiver will be processed with the plat and requires a separate fee. Contact the "Intake Center" at 512-974-1770 or <u>LURIntake@austintexas.gov</u> to pay the fees with your next update.
- SR 8. **FYI.** After the plat is approved, it must be printed on mylar that is no less than 18x24 and no larger than 24x36. 25-1-83
- SR 9. **FYI.** If the joint driveway will provide access to more than 3 dwellings, fiscal may be required for a Type 2 driveway. Contact the transportation reviewer.

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. Please demonstrate that all proposed IC will drain to the water quality pond.
- WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developedconditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide compliance.
- WQ3: Please provide Certification of Compliance 25-1-83 Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: <u>http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf</u>
- WQ4: 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.

Site Plan Plumbing - Cory Harmon - 512-974-2882

APPROVED -- The proposed final plat (C8-2022-0180.0A) is approved from a plumbing code perspective.

End of Master Comment Report.