

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2022-0180.0A

**COMMISSION DATE:** June 27, 2023

**SUBDIVISION NAME:** Resubdivision of a Portion of Lots 8, 9 and 10, John M. Edwards Subd.

**ADDRESS:** 6201 Clovis Street

**APPLICANT:** Gary O'Dell

**AGENT:** Thrower Design LLC (Ron Thrower)

**ZONING:** SF-3 (Family Residence Zoning District)

**NEIGHBORHOOD PLAN:** Montopolis

**AREA:** 1.16 acres

**LOTS:** 7

**COUNTY:** Travis

**DISTRICT:** 3

**WATERSHED:** Country Club East Watershed

**JURISDICTION:** Full Purpose

**VARIANCE:** 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](mailto:juan.enriquez@austintexas.gov)

### **ATTACHMENTS**

Exhibit A: Vicinity map

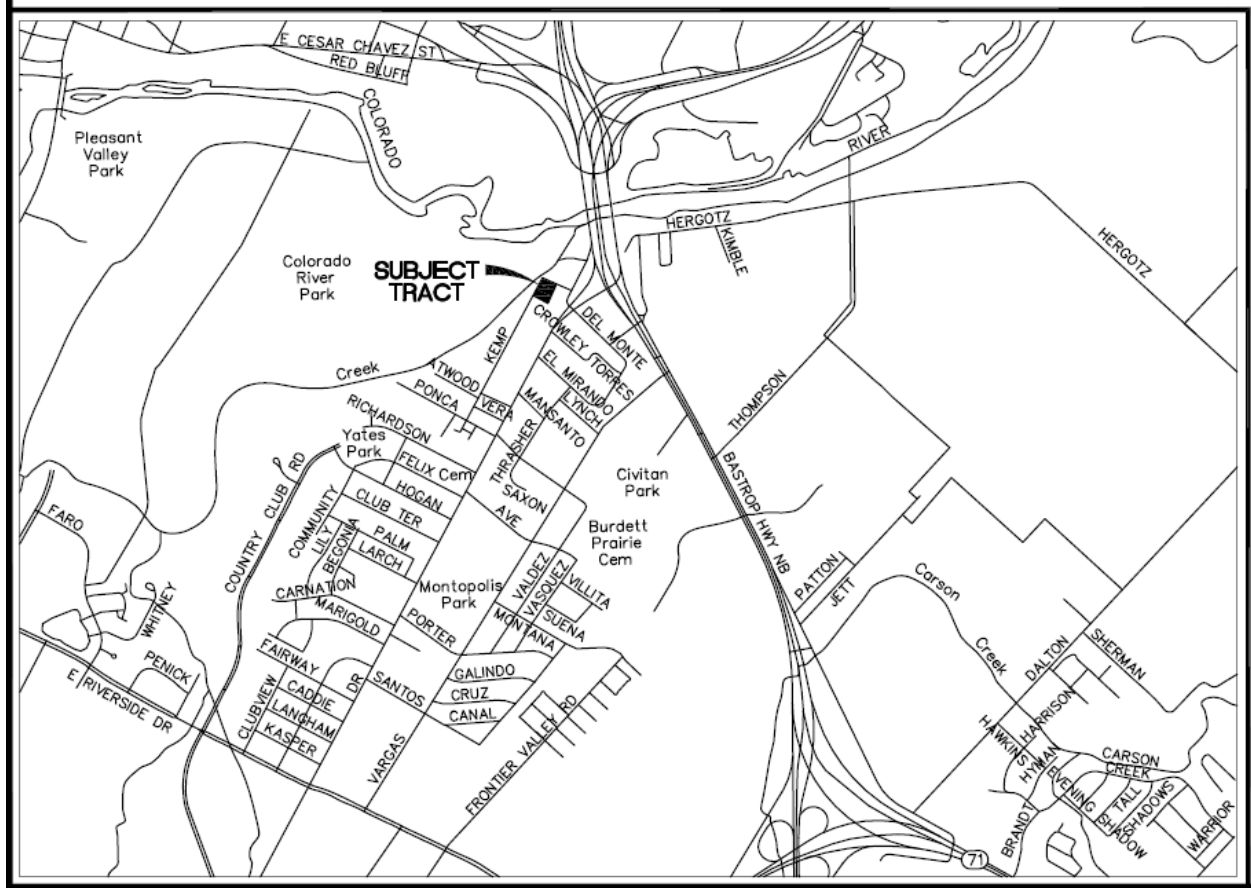
Exhibit B: Proposed Resubdivision

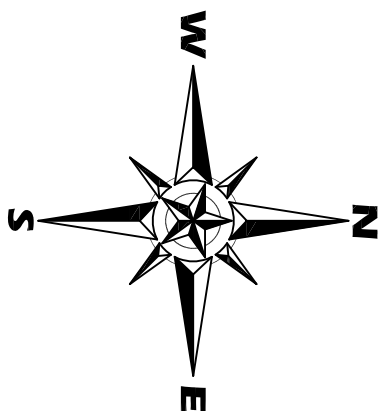
Exhibit C: Comment Report dated June 21, 2023

# Exhibit A

VICINITY MAP  
NOT TO SCALE

DO





SCALE: 1" = 40'

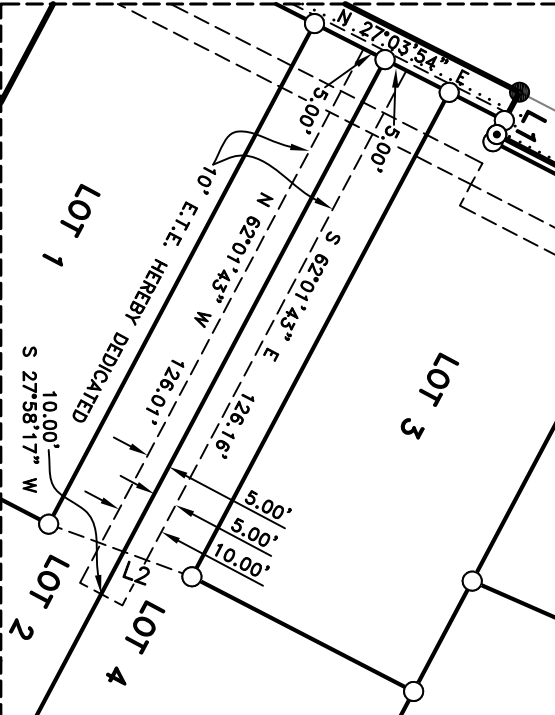
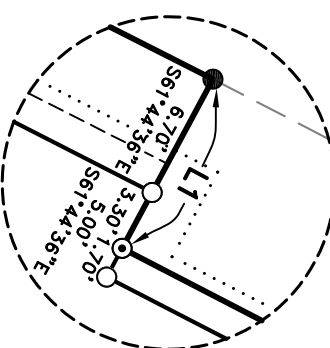


LEGEND

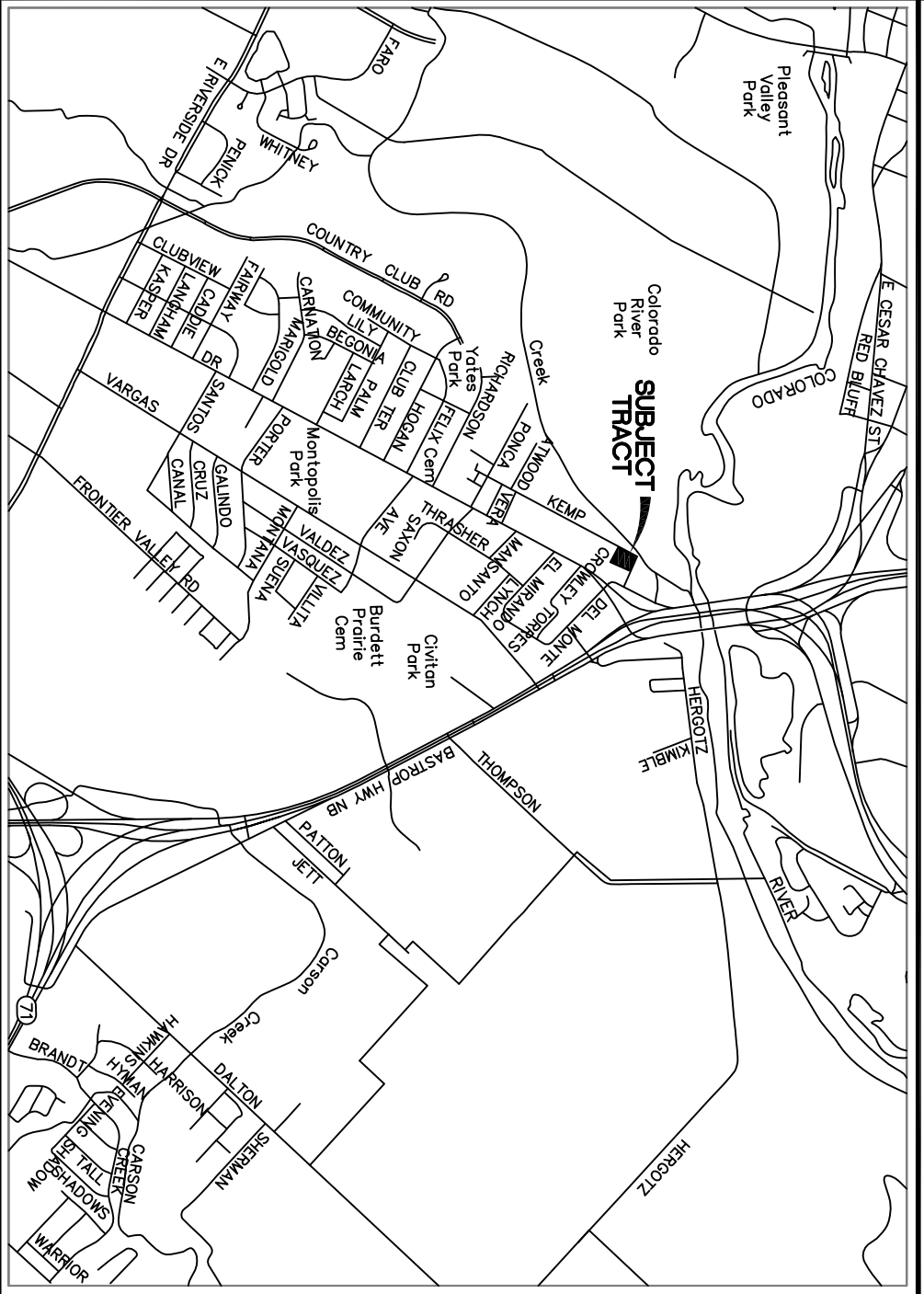
- FOUND 1/2" IRON ROD
- FOUND 5/8" IRON ROD
- ⊙ FOUND 1/2" IRON PIPE
- ⊙ FOUND CAPPED 1/2" IRON ROD "DEAN WOOLLEY 5086"
- ⊙ FOUND CAPPED 1/2" IRON ROD "HOLT CARSON"
- SET CAPPED 1/2" IRON ROD "WLSA 10110400"
- ..... REQUIRED SIDEWALK
- A.E. AERIAL EASEMENT
- E.T.E. ELECTRIC AND TELECOMMUNICATIONS EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- S.S./P.U.E. STREET SIDEWALK & PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.O.B. POINT OF BEGINNING
- T.C.D.R. TRANS COUNTY DEED RECORDS
- T.C.P.R. TRANS COUNTY PLAT RECORDS
- T.C.O.P.R. TRANS COUNTY OFFICIAL PUBLIC RECORDS
- ( ) RECORD INFORMATION
- [ ] RECORD INFORMATION
- { } RECORD INFORMATION
- < > RECORD INFORMATION
- (( )) RECORD INFORMATION
- DOC. NO. 201400199, T.C.O.P.R.

DETAIL "A"

DETAIL "B"

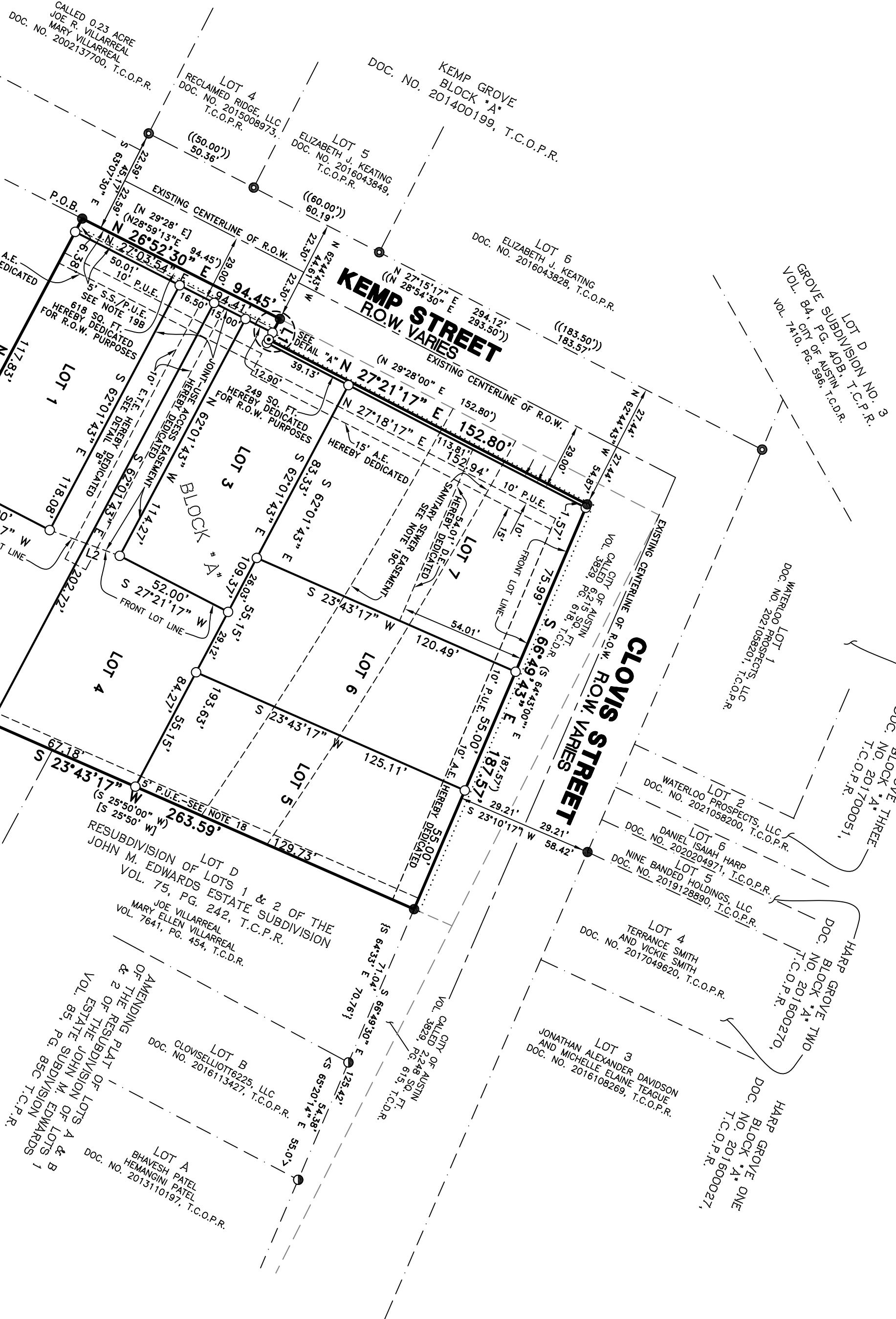


VICINITY MAP  
NOT TO SCALE



RESUBDIVISION OF A PORTION OF LOTS 8, 9 AND 10,  
JOHN M. EDWARDS ESTATE SUBDIVISION  
BEING 1166 ACRES OUT OF THE SANTIAGO DEL VALLE SURVEY,  
ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS

Exhibit B



LINE TABLE

LINE	BEARING	DISTANCE
L1	S 61°44'36" E	10.00'
	(S 59°37'53" E) (10.00')	
L2	S 20°10'15" W	31.79'

CASE NUMBER: CB-2022-0180.0APA

OWNER: SSC VENTURE 1, LLC  
GARRETT A. O'DELL, SOLE MEMBER  
4 EAST FRANKLIN STREET  
LIBERTY, MO 64068

OVERALL AREA: 1.166 ACRES OR 50,811 SQ. FT.

AREA OF INDIVIDUAL LOTS:

LOT 1, BLOCK "A": 0.135 ACRE OR 5,898 SQ. FT.  
LOT 2, BLOCK "A": 0.177 ACRE OR 7,712 SQ. FT.  
LOT 3, BLOCK "A": (MINUS "FLAGPOLE" AREA): 0.132 ACRE OR 5,780 SQ. FT.  
LOT 4, BLOCK "A": 0.132 ACRE OR 5,750 SQ. FT.  
LOT 5, BLOCK "A": 0.172 ACRE OR 7,502 SQ. FT.  
LOT 6, BLOCK "A": (MINUS "FLAGPOLE" AREA): 0.133 ACRE OR 5,774 SQ. FT.  
LOT 7, BLOCK "A": 0.161 ACRE OR 7,008 SQ. FT.  
LOT 8, BLOCK "A": 0.155 ACRE OR 6,754 SQ. FT.  
LOT 9, BLOCK "A": 0.214 ACRE OR 9,320 SQ. FT.

NUMBER OF LOTS: 7

RIGHT-OF-WAY HEREBY DEDICATED: 0.020 ACRE (967 SQ. FT.)

SHEET 1 OF 2

Windrose Land Services - Austin

4120 Commercial Center Dr.  
Suite 300  
Austin, Texas 78744

Filed by: WS 11/29/21  
Drawn by: JC 12/08/21  
Checked by: RW 12/06/21  
JOB NO. 36635

Telephone: (512) 326-2100  
Fax: (512) 326-2770  
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**CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT  
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



**CASE NUMBER:** C8-2022-0180.0A  
**UPDATE:** U0  
**CASE MANAGER:** Juan Enriquez, Planning Officer [juan.enriquez@austintexas.gov](mailto:juan.enriquez@austintexas.gov)

**PROJECT NAME:** Resubdivision of a Portion of Lots 8, 9 and 10, John M. Edwards Subd.  
**LOCATION:** 6201 CLOVIS ST

**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:  
<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  
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

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](mailto: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:  
[http://www.austintexas.gov/sites/default/files/files/Information\\_Technology/911Addressing/Street\\_Name\\_Standards.pdf](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**

- 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: <https://www.austintexas.gov/department/street-impact-fee>). Please complete a copy of the SIF worksheet and submit it for review via the TDS KNACK Portal: <https://atd.knack.com/development-services#sif-worksheet-portal/>. Once the SIF estimator worksheet is finalized ATD staff will use the worksheet to generate a SIF Formal Calculation Memo to summarize potential future payments, including applicable reductions and Offset Agreements. LDC 25-6-662
- 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](mailto: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.

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*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 estimate must be approved by the update/expiration deadline. Fiscal posting will occur during the plat recordation stage. The reviewer requesting fiscal will help coordinate with the City’s fiscal office. 25-4-84(D)



- SR 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 [LURIntake@austintexas.gov](mailto:LURIntake@austintexas.gov) 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 developed-conditions 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: [http://austintexas.gov/sites/default/files/files/Planning/Applications\\_Forms/Landfill\\_Verification\\_Form.pdf](http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf)
- 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.**