

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2021-0050.0A**COMMISSION DATE:** July 18, 2023**SUBDIVISION NAME:** 607 Montopolis Drive 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 Dr and Thrasher Ln.**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.

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 include depicting a dedicated 10' electrical easement on the face of plat and payment of outstanding fees. The applicant has recently cleared the subdivision review comments informally and what remains is a minor change to the plat along with 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:**

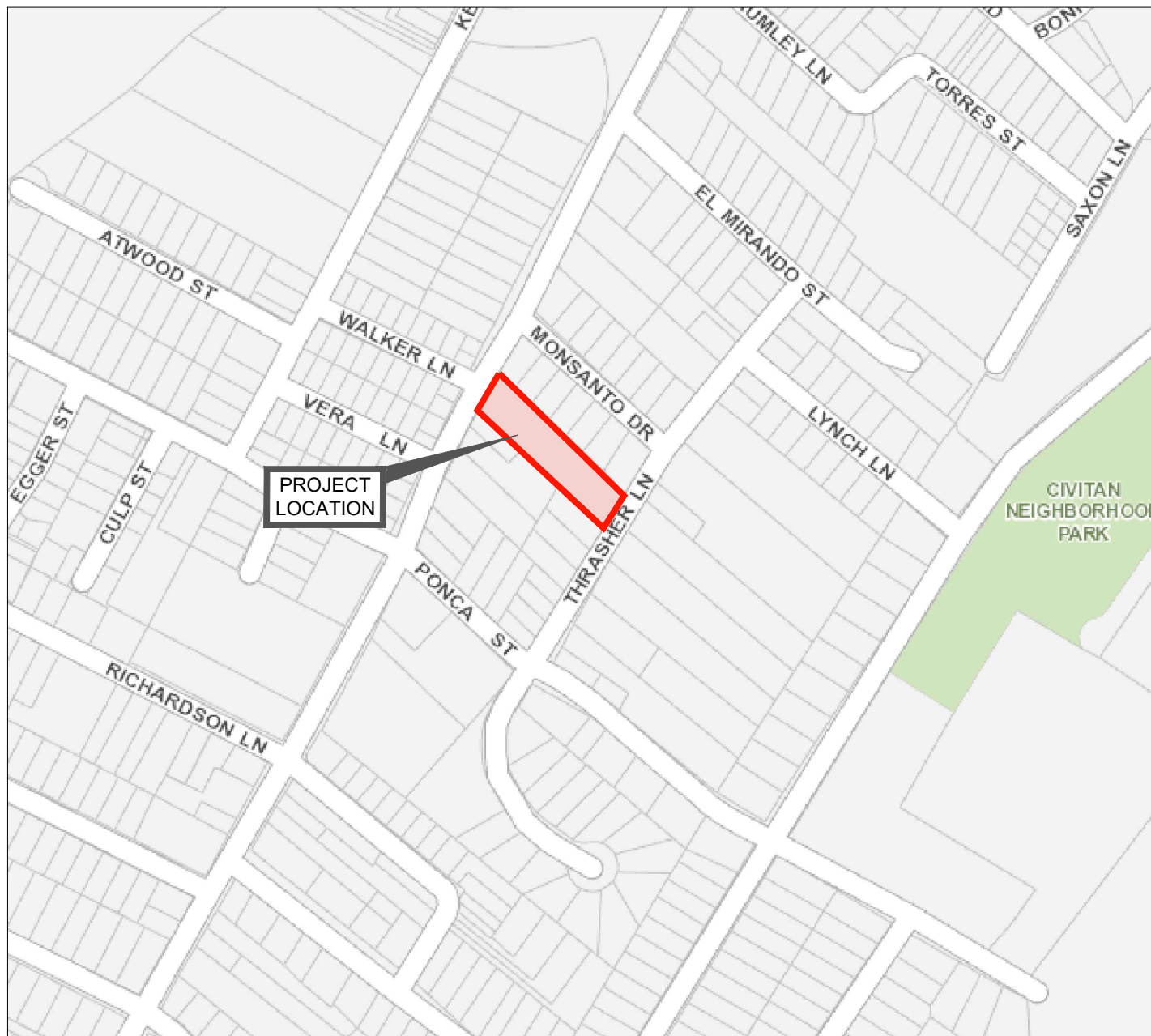
Staff recommends approval of the plat, subject to the conditions listed in the comment report dated July 12, 2023 and attached as Exhibit C.

**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**E-mail:** [joey.delagarza@austintexas.gov](mailto:joey.delagarza@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated July 12, 2023



## Southwest Engineers



Civil  
Environmental  
Planning

TBPE No.: 1909  
www.swengineers.com

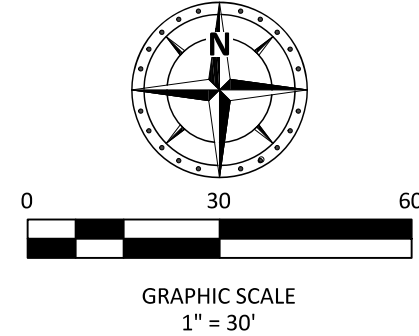
205 Cimarron Park Lp.  
Suite B  
Buda, Texas 78610  
(512) 312-4336

## LOCATION MAP

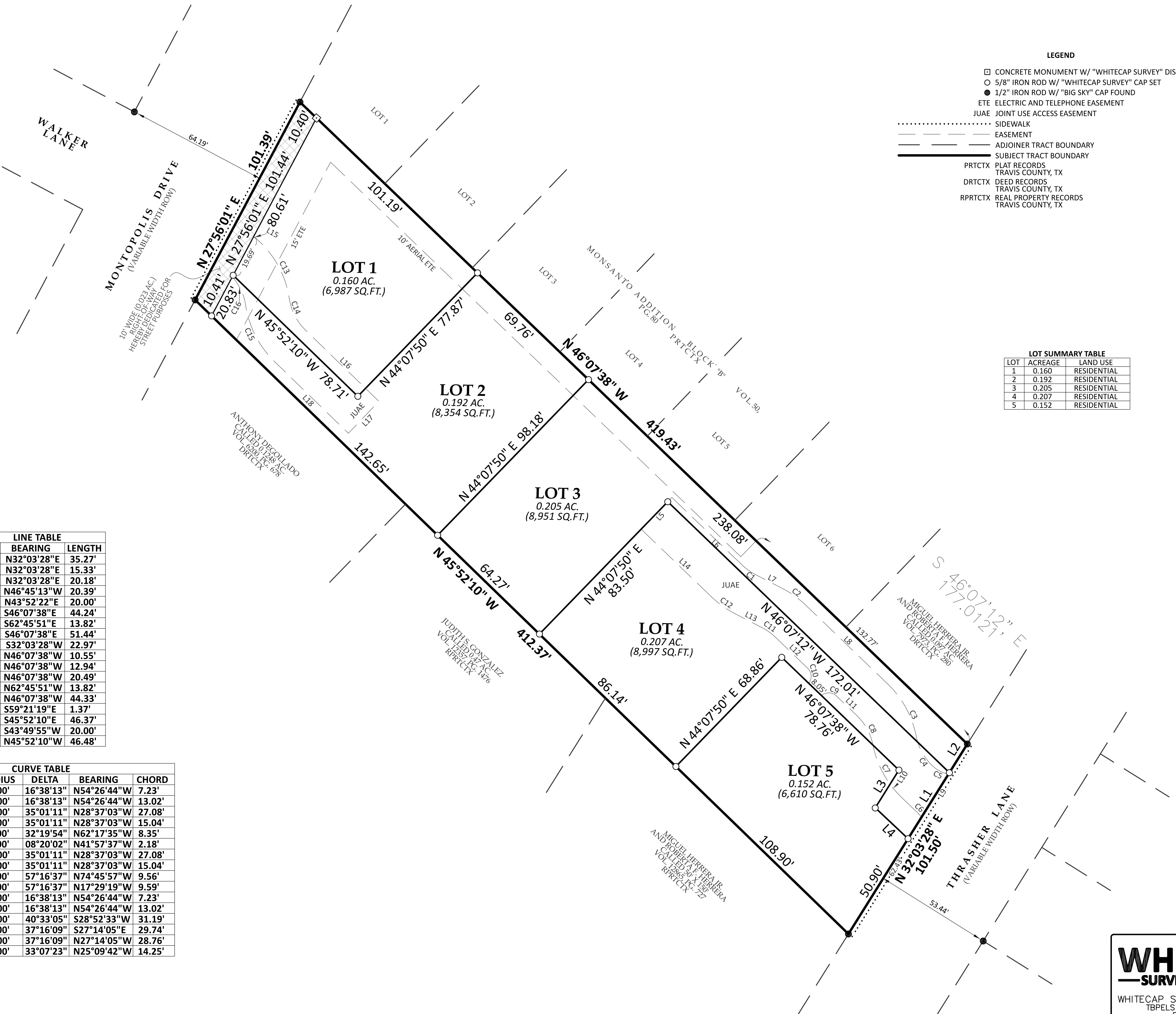
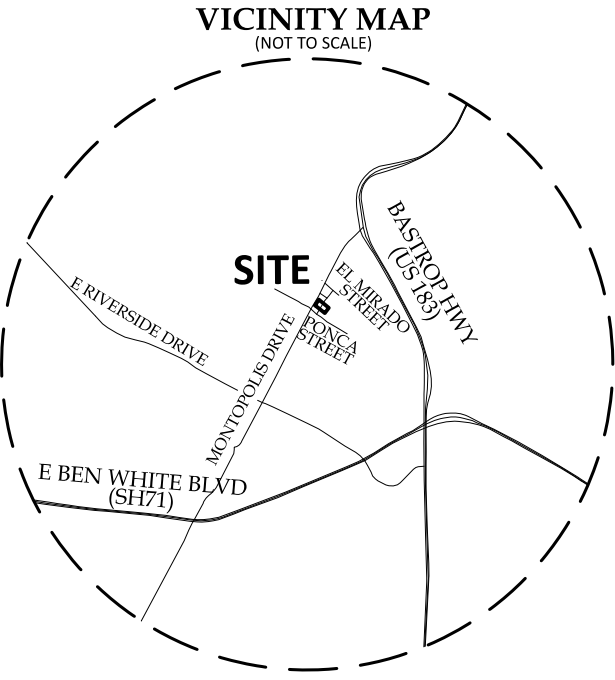
**607 MONTOPOLIS DRIVE  
AUSTIN, TX 78741**

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

# 607 MONTOPOLIS



**BEARING BASIS**  
GRID NORTH, TEXAS COORDINATE  
SYSTEM, NAD83 (2011) CENTRAL ZONE  
UNITS = US SURVEY FEET



- 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
  - ETE ELECTRIC AND TELEPHONE EASEMENT
  - JUAE JOINT USE ACCESS EASEMENT
  - SIDEWALK
  - EASEMENT
  - ADJOINER TRACT BOUNDARY
  - SUBJECT TRACT BOUNDARY
  - PRTCTX PLAT RECORDS TRAVIS COUNTY, TX
  - DRTCTX DEED RECORDS TRAVIS COUNTY, TX
  - RPRTCTX REAL PROPERTY RECORDS TRAVIS COUNTY, TX

**LOT SUMMARY TABLE**

LOT	ACREAGE	LAND USE
1	0.160	RESIDENTIAL
2	0.192	RESIDENTIAL
3	0.205	RESIDENTIAL
4	0.207	RESIDENTIAL
5	0.152	RESIDENTIAL

**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	44.24'
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	44.33'
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'

**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



# 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



**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 RSPM CASE NUMBER FOR THIS PROJECT IS RS-2022-0009R. REFER TO RSPM 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  
TBEPLS 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: U2  
CASE MANAGER: Joey de la Garza      PHONE #: 512-974-2664

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

SUBMITTAL DATE: July 3, 2023  
FINAL REPORT DATE: July 12, 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  
ATD Engineering : Dari Majd  
PARD / Planning & Design : Kathleen Stanford  
Electric : Cody Shook  
Subdivision : Joey de la Garza

**Electric Review - Cody Shook - [Cody.Shook@austinenergy.com](mailto:Cody.Shook@austinenergy.com)**

EL 1. U2: [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

**Ten-foot electric distribution, electric telecommunications, and electric fiber easement is still required adjacent to Thrasher Ln ROW. Please show this easement on the face of the plat to clear this comment.**

**911 Addressing Review - Janny Phung - [janny.phung@austintexas.gov](mailto:janny.phung@austintexas.gov)**

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

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: Refer to the private easement naming criteria in the addressing standards

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/>

Note: A copy of the Addressing Standards is available online at:

<http://www.austintexas.gov/departments/911-addressing>

§25-4-155

End of Comments

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

ATD4. 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.*

U2: Response noted. Comment remains pending payment and receipt. Driveway waiver request was approved.

ATD5. Maximum number of driveways permitted on a street with < 300 feet frontage is 1. TCM Table 7-4.

U2: Response noted. Comment remains pending payment and receipt. 2 Joint-use driveways shown in plans. Driveway waiver request was approved.

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

Update 2:

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.

U2: Thank you for your response. Comment pending payment of PLD fees for 10 units Please reach out to this reviewer ([Kathleen.Stanford@austintexas.gov](mailto:Kathleen.Stanford@austintexas.gov)) if there are any changes.

**Subdivision Review - Joey de la Garza - [joey.delagarza@austintexas.gov](mailto:joey.delagarza@austintexas.gov)**

- SR 6, **U2:** 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 9, **U2:** 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

**Thank you for the buildability exhibit that was requested for this original review comment. Please adjust the common lot line for the proposed Lot 1 & Lot 2 so that Lot 1 has a 50' distance from the 25' front setback on the south side of the lot. The diagram indicates a distance of 44.12'. Also, as a reminder, all fees associated with this application need to be paid prior to plat approval.**

**End of Master Comment Report**