

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2020-0112.1A**COMMISSION DATE:** July 25, 2023**SUBDIVISION NAME:** Braker Valley Phase 1**ADDRESS:** 4806 Blue Goose Rd**APPLICANT:** Donald J. Reese (RR Braker Valley, LP)**AGENT:** Chris Rawls (BGE, Inc.)**ZONING:** I-SF-4A (Interim; single-family residence small lot)**AREA:** 68.614 acres**LOTS:** 211**COUNTY:** Travis**DISTRICT:** 1**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose

**SIDEWALKS:** Sidewalks will be constructed along Braker Ln, Bridwell Bend, Fairmeade Dr, Gannet Hollow Dr, Glacier Valley Dr, Jarvis Path, Monument Valley Dr, Mystic Valley Dr and Spanish Plains Way.

**VARIANCE:** A variance to LDC 25-8-341 (cut requirements) and 25-8-342 (fill requirements) was granted by the Land Use Commission with the approved Braker Valley Preliminary Plan on April 19, 2022.

**DEPARTMENT COMMENTS:**

The request is for the approval of Braker Valley Phase 1, a subdivision consisting of 196 single-family lots and 12 green space lots on 68.614 acres 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:**

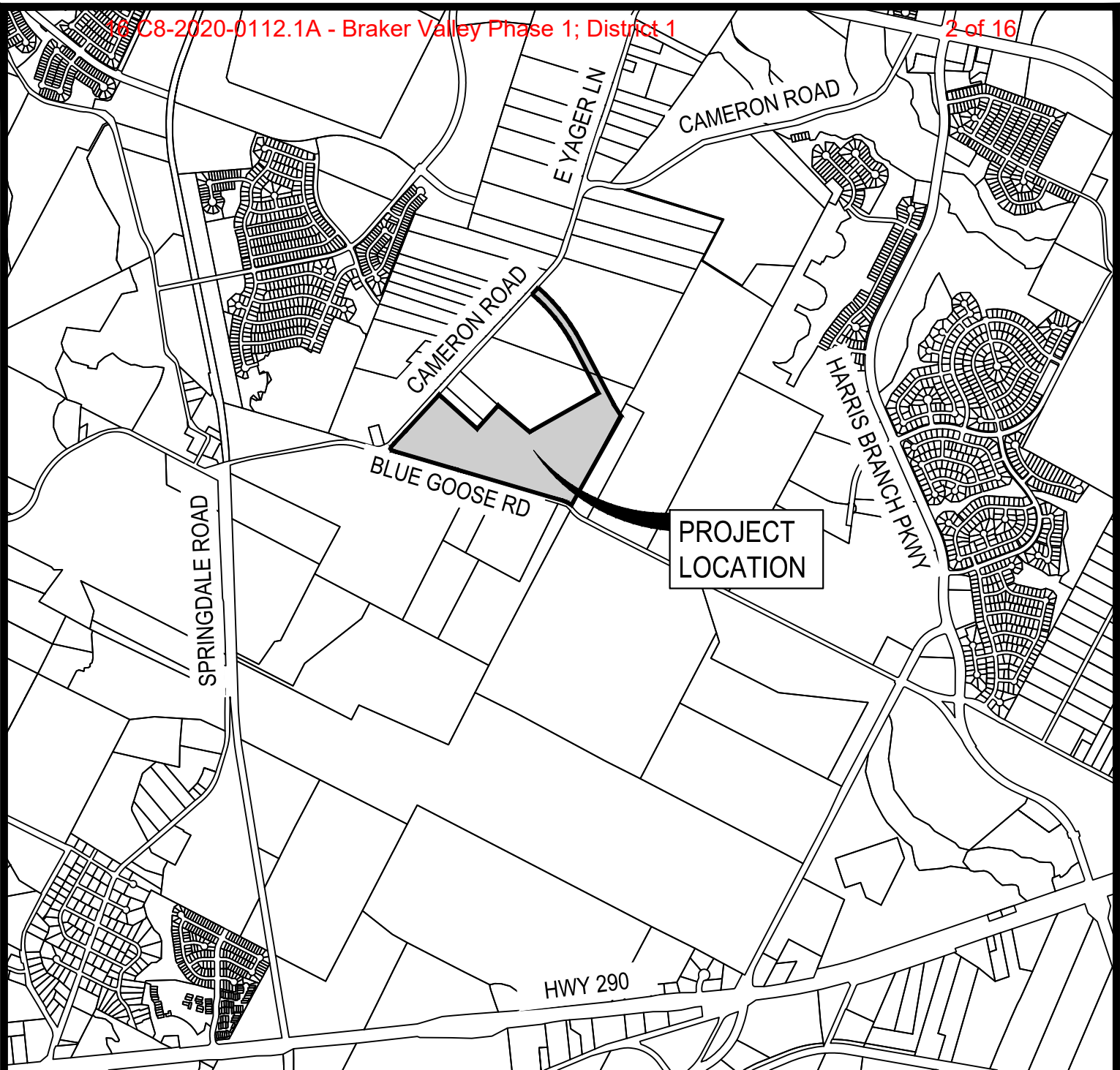
Staff recommends disapproval of the plat for the reasons listed in the comment report dated July 20, 2023 and attached as Exhibit C.

**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 20, 2023



## LOCATION MAP

BRAKER VALLEY

**Brown & Gay Engineers, Inc.**  
1701 Directors Blvd, Suite 1000  
Austin, TX 78744  
Tel: 512-879-0400 • [www.bgeinc.com](http://www.bgeinc.com)  
TBPE Registration No. F-1046

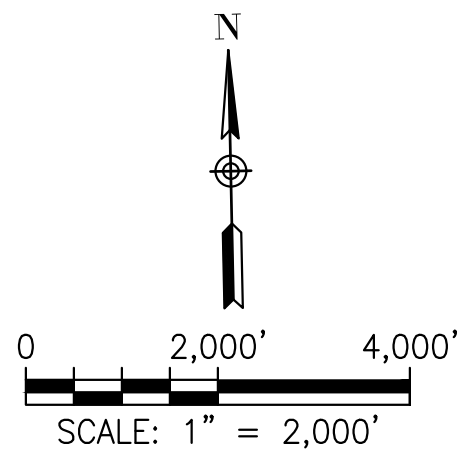
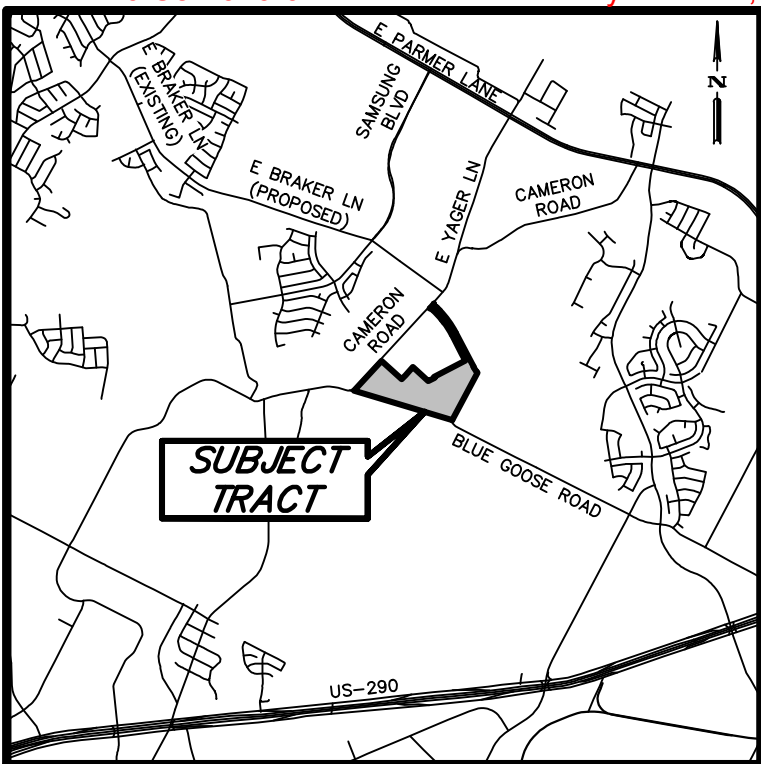
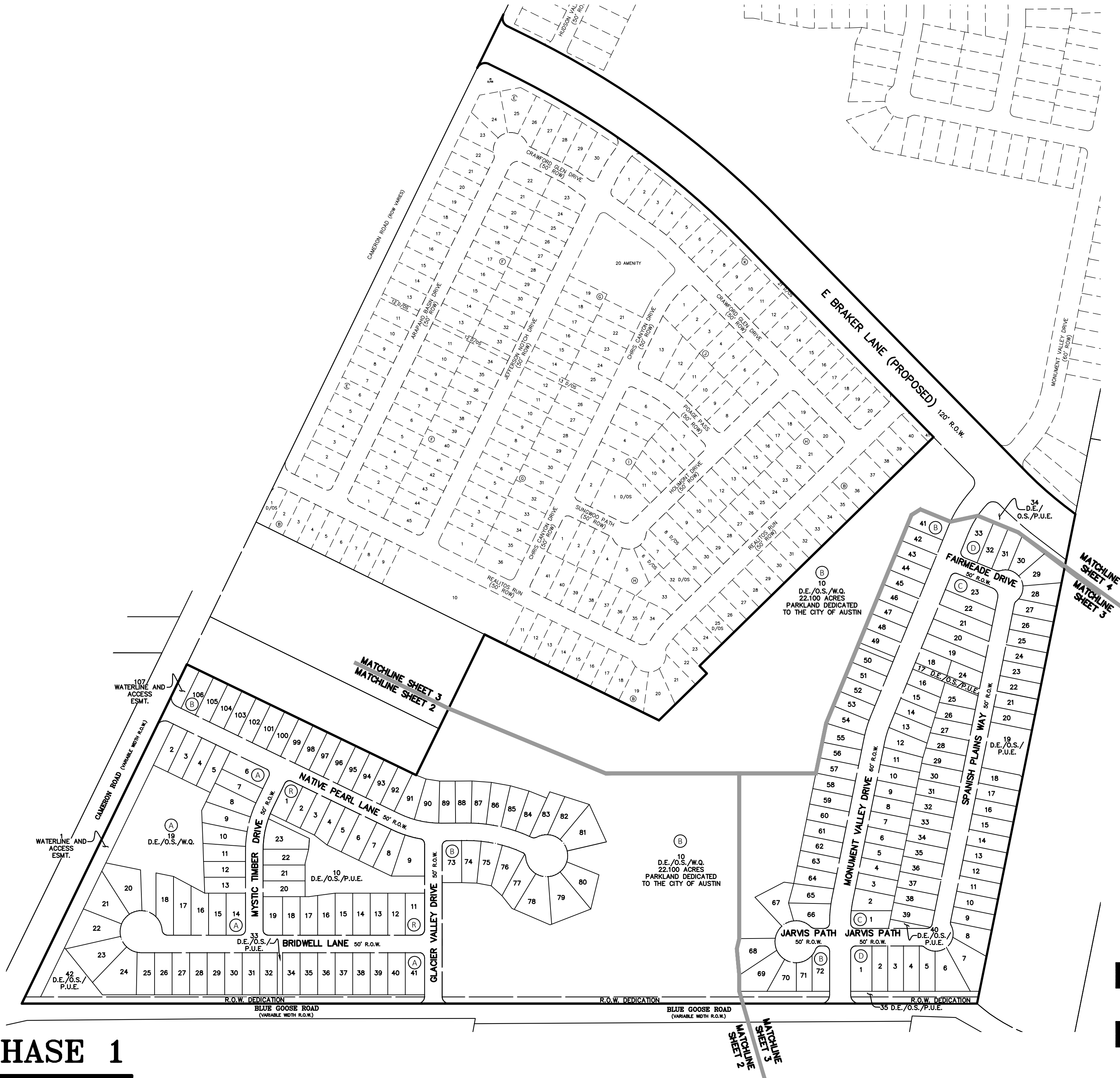


EXHIBIT B



VICINITY MAP  
NOT TO SCALE



FINAL PLAT  
**BRAKER VALLEY PHASE 1**

A SUBDIVISION OF 68.614 ACRES OF LAND  
LOCATED IN THE  
LUCAS MUNOS SURVEY NO. 55,  
ABSTRACT NO. 513  
TRAVIS COUNTY, TEXAS

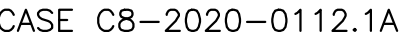


**BGE, Inc.**  
101 West Louis Henna Blvd., Suite 400  
Austin, Texas 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502













CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	830.25'	2,440.00'	19°29'45"	N 37°23'35" W	826.25'
C2	39.29'	25.00'	90°03'24"	S 87°49'51" W	35.37'
C3	39.25'	25.00'	89°56'35"	S 02°10'10" E	35.34'
C4	871.08'	2,560.00'	19°29'45"	N 37°23'35" W	866.89'
C5	138.21'	940.00'	8°25'28"	S 31°51'26" E	138.09'
C6	39.34'	25.00'	90°09'07"	S 02°24'27" E	35.40'
C7	125.80'	275.00'	26°12'33"	S 60°35'18" E	124.70'
C8	191.62'	425.00'	25°49'59"	N 60°46'35" W	190.00'
C9	14.23'	15.00'	54°20'56"	S 75°02'03" E	13.70'
C10	309.33'	60.00'	295°23'14"	N 45°29'06" E	64.13'
C11	16.17'	15.00'	61°46'58"	N 17°42'46" W	15.40'
C12	164.20'	375.00'	25°05'19"	N 61°08'55" W	162.90'
C13	23.45'	15.00'	89°35'03"	S 61°30'54" W	21.14'
C14	31.42'	20.00'	89°59'55"	S 28°16'35" E	28.28'
C15	30.42'	20.00'	87°08'02"	N 63°09'21" E	27.57'
C16	30.42'	20.00'	87°08'02"	N 63°09'21" E	27.57'
C17	1.00'	25.00'	21°7'34"	N 18°09'21" E	1.00'
C18	23.56'	15.00'	90°00'00"	N 28°16'38" W	21.21'
C19	278.74'	60.00'	266°10'39"	S 59°48'42" W	87.64'
C20	22.56'	15.00'	86°10'39"	S 30°11'18" E	20.49'
C21	23.56'	15.00'	90°00'00"	N 61°43'22" E	21.21'
C22	146.31'	325.00'	25°47'37"	S 29°37'11" W	145.08'
C23	23.56'	15.00'	90°00'00"	N 02°29'01" W	21.21'
C24	39.20'	25.00'	89°50'53"	S 87°35'33" W	35.31'
C25	23.56'	15.00'	90°00'00"	S 87°30'59" W	21.21'
C26	87.15'	325.00'	15°21'52"	S 55°09'57" E	86.89'
C27	20.83'	15.00'	79°34'15"	N 23°03'45" W	19.20'
C28	23.56'	15.00'	90°00'00"	N 61°43'22" E	21.21'
C29	23.56'	15.00'	90°00'00"	S 28°16'38" E	21.21'
C30	123.80'	275.00'	25°47'37"	S 29°37'11" W	122.76'
C31	39.27'	25.00'	90°00'00"	N 61°43'22" E	35.36'
C32	23.56'	15.00'	90°00'00"	N 28°16'36" W	21.21'
C33	18.00'	15.00'	68°44'54"	S 72°20'56" W	16.94'
C34	307.86'	60.00'	293°59'00"	S 04°57'59" W	65.37'
C35	11.84'	15.00'	45°14'06"	S 50°39'34" E	11.54'
C36	23.56'	15.00'	90°00'00"	N 61°43'22" E	21.21'
C37	49.90'	330.00'	8°39'51"	S 21°03'18" W	49.85'
C38	62.84'	330.00'	10°54'40"	S 33°31'56" W	62.75'
C39	101.63'	330.00'	17°38'41"	S 47°48'36" W	101.23'
C40	36.77'	25.00'	84°16'39"	N 14°29'37" E	33.55'
C41	151.25'	1,011.67'	8°33'58"	S 31°59'00" E	151.11'
C42	41.73'	25.00'	95°38'29"	N 75°32'49" W	37.05'
C43	83.20'	270.00'	17°39'18"	S 47°48'17" W	82.87'
C44	23.56'	15.00'	90°00'00"	S 06°00'44" E	21.21'
C45	10.66'	15.00'	40°44'02"	S 71°22'46" E	10.44'
C46	140.11'	50.00'	160°33'25"	N 11°28'04" W	98.56'
C47	10.66'	15.00'	40°44'02"	S 48°26'37" W	10.44'
C48	10.40'	15.00'	39°42'54"	S 08°13'08" W	10.19'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C49	137.95'	50.00'	158°04'36"	N 67°23'59" E	98.18'
C50	10.40'	15.00'	39°42'54"	N 53°25'10" W	10.19'
C51	23.56'	15.00'	90°00'00"	S 61°43'22" W	21.21'
C52	38.79'	25.00'	88°54'02"	S 27°42'57" E	35.01'
C53	23.56'	15.00'	90°00'00"	S 83°59'16" W	21.21'
C54	34.51'	25.00'	79°05'20"	N 11°28'04" W	31.83'
C55	20.59'	15.00'	78°38'47"	N 67°23'59" E	19.01'
C56	23.56'	15.00'	90°00'00"	S 28°16'38" E	21.21'
C57	53.50'	270.00'	11°21'14"	S 22°23'59" W	53.42'
C58	51.42'	270.00'	10°54'40"	S 33°31'56" W	51.34'
C59	47.08'	275.00'	9°48'33"	S 52°23'17" E	47.02'
C60	70.46'	275.00'	14°40'46"	S 64°37'57" E	70.26'
C61	8.26'	275.00'	1°43'15"	S 72°49'57" E	8.26'
C62	12.84'	425.00'	1°43'54"	N 72°49'41" W	12.84'
C63	42.95'	425.00'	5°47'26"	N 69°04'01" W	42.94'
C64	42.95'	425.00'	5°47'27"	N 63°16'34" W	42.94'
C65	42.95'	425.00'	5°47'27"	N 57°29'08" W	42.94'
C66	42.95'	425.00'	5°47'26"	N 51°41'41" W	42.94'
C67	32.94'	60.00'	31°27'05"	N 86°29'00" W	32.52'
C68	6.97'	425.00'	0°56'23"	N 48°19'46" W	6.97'
C69	39.00'	60.00'	37°14'32"	N 52°08'12" W	38.32'
C70	39.00'	60.00'	37°14'32"	N 14°53'39" W	38.32'
C71	31.46'	60.00'	30°02'29"	N 18°44'51" E	31.10'
C72	34.91'	60.00'	33°20'17"	N 50°26'15" E	34.42'
C73	37.07'	60.00'	35°24'12"	N 84°48'29" E	36.49'
C74	37.01'	60.00'	35°20'18"	S 59°49'15" E	36.42'
C75	57.94'	60.00'	55°19'47"	S 14°29'13" E	55.72'
C76	8.67'	15.00'	33°08'03"	N 03°23'21" W	8.55'
C77	7.50'	15.00'	28°38'56"	N 34°16'50" W	7.42'
C78	61.51'	375.00'	9°23'55"	N 53°18'12" W	61.45'
C79	54.02'	60.00'	51°34'54"	N 53°49'58" W	52.21'
C80	37.53'	60.00'	35°50'04"	S 82°27'33" W	36.92'
C81	40.11'	60.00'	38°17'56"	S 45°23'33" W	39.36'
C82	35.00'	60.00'	33°25'21"	S 09°31'55" W	34.51'
C83	35.00'	60.00'	33°25'21"	S 23°53'26" E	34.51'
C84	35.00'	60.00'	33°25'21"	S 57°18'47" E	34.51'
C85	11.27'	60.00'	10°45'44"	S 67°53'46" E	11.25'
C86	34.53'	60.00'	32°58'39"	S 46°01'34" E	34.06'
C87	35.00'	60.00'	33°25'21"	S 12°49'35" E	34.51'
C88	36.00'	60.00'	34°22'39"	S 21°04'26" W	35.46'
C89	36.00'	60.00'	34°22'39"	S 55°27'04" W	35.46'
C90	38.00'	60.00'	36°17'14"	N 89°12'59" W	37.37'
C91	44.73'	60.00'	42°42'50"	N 49°42'57" W	43.70'
C92	43.21'	60.00'	41°15'33"	N 07°43'45" W	42.28'
C93	11.68'	325.00'	2°03'33"	S 17°45'09" W	11.68'
C94	42.55'	325.00'	7°30'08"	S 22°31'59" W	42.52'
C95	42.75'	325.00'	7°32'09"	S 30°03'08" W	42.72'
C96	43.14'	325.00'	7°36'18"	S 37°37'21" W	43.11'

CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C97	6.19'	325.00'	1°05'29"	S 41°58'15" W	6.19'
C98	42.21'	325.00'	7°26'31"	S 51°12'17" E	42.18'
C99	44.94'	325.00'	7°55'21"	S 58°53'13" E	44.90'
C100	88.99'	275.00'	18°32'26"	S 26°44'02" W	88.60'
C101	15.06'	275.00'	3°08'14"	S 37°34'22" W	15.06'
C102	16.20'	275.00'	3°22'30"	S 40°49'44" W	16.20'
C103	25.61'	270.00'	5°26'06"	S 53°54'53" W	25.60'
C104	32.73'	25.00'	75°00'49"	S 34°39'34" E	30.44'
C105	6.06'	25.00'	13°53'13"	S 09°47'27" W	6.04'
C106	32.91'	50.00'	37°42'33"	S 52°24'59" E	32.32'
C107	35.00'	50.00'	40°06'25"	N 88°40'31" E	34.29'
C108	35.00'	50.00'	40°06'25"	N 48°34'06" E	34.29'
C109	35.04'	50.00'	40°09'12"	N 08°26'17" E	34.33'
C110	9.89'	15.00'	37°45'36"	S 07°14'29" W	9.71'
C111	0.51'	15.00'	1°57'19"	S 27°05'56" W	0.51'
C112	9.66'	50.00'	11°04'00"	N 63°16'38" E	9.64'
C113	39.97'	50.00'	45°48'11"	N 34°50'33" E	38.91'
C114	31.43'	50.00'	36°01'10"	N 06°04'08" W	30.92'
C115	35.04'	50.00'	40°09'29"	N 44°09'28" W	34.33'
C116	24.01'	50.00'	27°30'34"	N 77°59'30" W	23.78'
C117	57.59'	270.00'	12°13'12"	S 45°05'14" W	57.48'
C118	10.22'	15.00'	39°01'22"	N 47°35'17" E	10.02'
C119	10.37'	15.00'	39°37'24"	N 86°54'40" E	10.17'
C120	29.90'	270.00'	6°20'45"	S 19°53'45" W	29.89'
C121	23.60'	270.00'	5°00'29"	S 25°34'21" W	23.59'
C122	43.05'	270.00'	9°08'11"	S 32°38'41" W	43.01'
C123	8.36'	270.00'	1°46'28"	S 38°06'01" W	8.36'
C124	3.55'	275.00'	0°44'26"	S 17°05'36" W	3.55'
C125	61.64'	375.00'	9°25'04"	N 62°42'41" W	61.57'
C126	41.05'	375.00'	6°16'20"	N 70°33'23" W	41.03'
C127	1.00'	20.00'	2°51'58"	S 15°17'24" W	1.00'
C128	30.42'	20.00'	87°08'02"	S 29°42'36" E	27.57'
C129	33.21'	25.00'	76°06'48"	N 68°39'55" E	30.82'
C130	19.91'	60.00'	19°00'54"	N 47°28'56" E	19.82'
C131	51.30'	60.00'	48°59'09"	N 81°28'57" E	49.75'
C132	15.49'	330.00'	2°41'23"	S 26°43'55" W	15.49'
C133	49.90'	330.00'	8°39'51"	S 21°03'18" W	49.85'
C134	10.93'	330.00'	1°53'54"	S 38°02'19" W	10.93'
C135	44.00'	330.00'	7°38'24"	S 33°16'09" W	43.97'
C136	7.91'	330.00'	1°22'22"	S 28°45'47" W	7.91'
C137	89.67'	330.00'	15°34'09"	S 48°50'52" W	89.40'
C138	11.95'	330.00'	2°04'32"	S 40°01'31" W	11.95'
C139	6.06'	25.00'	13°53'12"	N 23°39'58" E	6.04'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 27°38'42" W	30.00'
L2	N 47°08'27" W	66.79'
L3	S 47°08'27" E	66.96'
L4	S 36°04'10" E	38.57'
L5	S 74°52'50" W	30.21'
L6	N 30°35'17" E	29.81'
L7	N 11°18'32" E	75.71'
L8	S 16°43'22" W	45.82'
L9	S 73°41'34" E	71.33'
L10	N 73°41'34" W	55.34'
L11	N 42°30'59" E	78.81'
L12	S 42°30'59" W	78.81'
L13	S 73°16'38" E	10.88'
L14	N 73°16'38" W	27.53'
L15	S 16°43'22" W	5.85'
L16	N 56°37'57" E	24.77'
L17	N 36°04'10" W	96.72'
L18	S 56°37'57" W	13.75'
L19	S 38°59'16" W	52.85'
L20	S 51°00'44" E	99.02'
L21	S 51°00'44" E	107.80'
L22	N 16°43'22" E	5.85'
L23	S 71°39'16" E	42.93'
L24	S 62°42'41" E	41.87'
L25	S 30°17'57" E	41.70'
L26	S 21°40'33" E	46.41'
L27	S 62°02'01" E	50.98'

LINE TABLE		
NUMBER	BEARING	DISTANCE
L28	N 33°08'48" E	45.23'
L29	S 73°16'38" E	56.05'
L30	S 51°48'23" E	30.06'
L31	N 21°24'23" W	10.52'
L32	N 30°40'13" E	41.22'
L33	N 21°17'15" E	30.78'
L34	S 30°04'07" W	100.51'
L35	S 34°57'17" E	46.10'
L36	N 16°43'22" E	43.94'
L37	S 38°53'01" E	89.57'
L38	N 47°12'25" W	78.22'
L39	N 00°27'25" E	53.03'
L40	N 31°47'16" E	57.63'
L41	S 51°41'44" E	55.06'
L42	S 57°29'09" E	55.06'
L43	S 63°16'33" E	55.06'
L44	S 69°03'58" E	55.06'
L45	S 73°23'46" E	48.04'
L46	S 73°36'09" E	44.40'
L47	S 64°37'57" E	39.60'

STREET NAMES		
STREET	R.O.W. WIDTH	CENTERLINE LENGTH
E BRAKER LANE	120 FT.	2,191 FT.
BRIDWELL LANE	50 FT.	868 FT.
GLACIER VALLEY DRIVE	50 FT.	476 FT.
NATIVE PEARL LANE	50 FT.	1,180 FT.
MYSTIC TIMBER DRIVE	50 FT.	520 FT.
FAIRMEADE DRIVE	50 FT.	189 FT.
JARVIS PATH	50 FT.	411 FT.
MONUMENT VALLEY DRIVE	60 FT.	1,545 FT.
SPANISH PLAINS WAY	50 FT.	1,024 FT.
TOTAL LINEAR FEET		8,404 FT.



GENERAL NOTES:

1. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.99991777
2. THE SUBJECT PROPERTY IS LOCATED IN TRAVIS COUNTY WITHIN THE CITY LIMITS OF THE CITY OF AUSTIN.
3. ALL STREETS IN THE SUBDIVISION WILL BE CONSTRUCTED USING CITY OF AUSTIN URBAN STANDARDS WITH CURB AND GUTTER AND SIDEWALKS AND WILL BE DEDICATED AS PUBLIC R.O.W. AT FINAL PLATTING. STREET WIDTH AND SIDEWALK LOCATIONS SHALL BE SHOWN ON THE SUBDIVISION CONSTRUCTION PLANS.
4. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0460K TRAVIS COUNTY, TEXAS DATED JANUARY 6, 2016, COMMUNITY #480624.
5. WATER QUALITY AND DETENTION FACILITIES WILL BE MAINTAINED BY THE CITY OF AUSTIN.
6. 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.
7. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED ON EACH LOT, INCLUDING SINGLE FAMILY AND MULTIFAMILY CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
8. MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
9. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, ETC. ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS, UNLESS OTHERWISE NOTED.
10. NO BUILDING SHALL BE OCCUPIED UNTIL THE ASSOCIATED STORM WATER QUALITY AND DETENTION CONTROL FACILITIES HAVE BEEN CONSTRUCTED, INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN, IF APPLICABLE.
11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
13. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LANE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
14. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING, OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
15. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
16. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN (OR OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
17. 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 R.O.W. MAY ALSO REQUIRE A LICENSE AGREEMENT.
18. THE UTILITY PROVIDERS FOR THE SUBDIVISION ARE AS FOLLOWS:  
PHONE – AT&T  
ELECTRIC – AUSTIN ENERGY  
GAS – TEXAS GAS
19. TWO–YEAR PEAK FLOW CONTROL AS DETERMINED UNDER THE DRAINAGE CRITERIA MANUAL AND THE ENVIRONMENTAL CRITERIA MANUAL IS REQUIRED PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
20. ALL STREETS IN THIS SUBDIVISION ARE PUBLIC STREETS.
21. THERE WILL BE NO DRIVEWAYS ON ANY PORTION OF A LOT WITH AN EXISTING SLOPE GREATER THAN 15%.
22. ANY PLANNED TEMPORARY OR PERMANENT FENCING MUST NOT PREVENT ACCESS TO THE EASEMENT. AUSTIN ENERGY WILL INSTALL A LOCK ON THE GATE TO PROVIDE ACCESS. IDENTIFY LOCATION AND PROVIDE SPECIFICATIONS FOR PROPOSED FENCING. ACCESS MUST BE GIVEN 24 HOURS A DAY.
23. PROPERTY OWNER IS RESPONSIBLE FOR ALL DAMAGES TO CURBING, LANDSCAPE, AND WALLS PLACED AROUND THE ELECTRIC TRANSMISSION STRUCTURES/POLES/LINES CAUSED BY AUSTIN ENERGY DURING MAINTENANCE AND REPAIRS.
24. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

25. DIRECT ACCESS TO EAST BRAKER LANE IS PROHIBITED FROM ALL LOTS. SIDE LOT ACCESS RESTRICTED FROM ALL LOTS.
26. THE ENGINEER WHO PREPARED THESE PLANS IS RESPONSIBLE FOR THEIR ADEQUACY. IN APPROVING THESE PLANS, TRAVIS COUNTY/CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
27. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUN–OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
28. SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS WHICH EXTEND BEYOND THE RIGHT–OF–WAY.
29. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
30. ALL NON–RESIDENTIAL LOTS SHALL BE OWNED AND MAINTAINED BY HOMEOWNER'S ASSOCIATION.
31. ALL STRUCTURES MUST HAVE A FINISHED FLOOR ELEVATION AT LEAST TWO FEET ABOVE THE 100–YEAR FLOODPLAIN AT THE TIME OF OBTAINING BUILDING PERMIT
32. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
33. 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: BRIDWELL BEND, EAST BRAKER LANE, FAIRMEADE DRIVE, GANNET HOLLOW DRIVE, GLACIER VALLEY DRIVE, JARVIS PATH, MONUMENT VALLEY DRIVE, MYSTIC VALLEY DRIVE, AND SPANISH PLAINS WAY. 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 THE GOVERNING BODY OR UTILITY COMPANY.
34. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG CAMERON ROAD AND BLUE GOOSE ROAD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG CAMERON ROAD AND BLUE GOOSE ROAD ARE SUBJECT TO THE APPROVAL OF TRAVIS COUNTY AT THE SITE PLAN PHASE. THE REQUIRED 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 THE GOVERNING BODY OR UTILITY COMPANY.
35. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
36. 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.
37. A LAND USE COMMISSION VARIANCE WAS GRANTED TO LDC 25–8–341 TO ALLOW CUT OVER 4 FEET UP TO 11.5 FEET AND 25–8–342 TO ALLOW FILL OVER 4 FEET UP TO 17 FEET WITH THE FOLLOWING STAFF CONDITIONS:
- a. IN THE TWO LOCATIONS WHERE ROADWAYS CROSS THE CRITICAL WATER QUALITY ZONE, CULVERTS WILL BE PROVIDED FOR THE ENTIRE WIDTH OF THE HALF–CRITICAL WATER QUALITY ZONE. THIS AVOIDS THE FLOW PINCH–POINT OF THE SINGLE, NARROW CULVERT ORIGINALLY PROPOSED.
- b. ALL AREAS OF THE STORMWATER POND THAT ARE NOT COVERED BY DAM SAFETY REGULATIONS WILL BE REVEGETATED WITH STANDARD SPECIFICATIONS MANUAL 609S NATIVE SEEDING AND PLANTING FOR RESTORATION, USING A SELECTION OF LOW–GROWING, NON–WOODY VEGETATION THAT CAN BE MOWED.
40. 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 BY AE AS RESULT OF AN OWNER'S FAILURE TO MAINTAIN REQUIRED CLEARANCES WILL BE CHARGED TO AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
41. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
42. THE OWNER/DEVELOPER OF THIS PROPERTY SHALL PROVIDE AUSTIN ENERGY WITH 24 HOUR ACCESS ACROSS THE PROPERTY TO THE EASEMENT, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRIC FACILITIES IF THE SUBDIVISION IMPEDES FULL ACCESS TO OUR EASEMENT, A SEPARATE ACCESS EASEMENT MAY BE REQUIRED, IF THE PROPOSED SUBDIVISION IMPEDES FULL ACCESS TO OUR FACILITIES.
43. THE OWNER/DEVELOPER OF THIS PROPERTY SHALL PROVIDE AUSTIN ENERGY WITH 24–HOUR ACCESS ACROSS THE PROPERTY TO THE TRANSMISSION EASEMENT (EXISTING, PROPOSED, OR BY PRESCRIPTIVE RIGHTS), FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRIC FACILITIES.
44. THE SUBDIVISION OWNER MUST PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO PROVIDE ELECTRIC SERVICE TO THE DEVELOPMENT AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE THE CITY OF AUSTIN LAND DEVELOPMENT CODE
45. IF A TRANSMISSION EASEMENT (EXISTING, PROPOSED, OR PRESCRIPTIVE) IS ON THE PROPERTY, THEN ALL ROADS AND DRIVEWAYS WHICH CROSS OR PARALLEL THE TRANSMISSION EASEMENT MUST BE BUILT TO SUSTAIN NOT LESS THAN 48,000 LBS. TANDEM AXLE LOAD WITHIN THE EASEMENT TO ENSURE SAFETY AND ACCESS BY AUSTIN ENERGY AND THEIR CONTRACTORS.
46. IF A TRANSMISSION EASEMENT IS ON A PROPERTY SUBJECT TO A FUTURE SITE PLAN OR CONSTRUCTION, ALL CONSTRUCTION ACTIVITY OR GRADING WITHIN THE EASEMENT MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT, AND AE MUST BE PROVIDED WITH A MINIMUM OF A 48–HOUR NOTICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR GRADING. CALL ANDREW PEREZ AT 512–505–7153 TO SCHEDULE A MEETING 48 HOURS PRIOR TO COMMENCEMENT.
47. IF A TRANSMISSION EASEMENT IS PRESENT, THEN OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN THE FOLLOWING WITHIN THE ELECTRIC TRANSMISSION EASEMENT (EXISTING, PROPOSED, OR BY PRESCRIPTIVE RIGHTS):
- o ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES;
  - o ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRICAL SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED; NOR
  - o ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO, FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.

48. 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.

49. THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS.

50. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED \_\_\_\_\_, 20\_\_\_\_, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC# \_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF \_\_\_\_\_ COUNTY, TEXAS.

51. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.

52. SLOPES IN EXCESS OF 15 PERCENT EXIST ON BLOCK R, LOTS 6, 7, AND 9; BLOCK B, LOTS 73–74; BLOCK C, LOTS 16–20 AND 24; AND BLOCK B, LOT 50; AND BLOCK D, LOT 22. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.

53. PLD HAS BEEN SATISFIED FOR 196 UNITS BY THE DEDICATION OF LOT 10 BLOCK B AND 1200 FT OF 8' ADA COMPLIANT CONCRETE TRAIL AND 4040 FT OF EARTHEN NATURE TRAIL WITH ASSOCIATED TRAIL HEAD CURB CUTS.

54. FRONTAGE FOR LOT 23, BLOCK C IS VIA MONUMENT VALLEY DRIVE.

55. LOT 1, BLOCK A AND LOT 107, BLOCK B ARE HEREBY DEDICATED TO THE CITY OF PFLUGERVILLE.

FINAL PLAT  
BRAKER VALLEY PHASE 1

A SUBDIVISION OF 68.614 ACRES OF LAND  
LOCATED IN THE  
LUCAS MUNOS SURVEY NO. 55,  
ABSTRACT NO. 513  
TRAVIS COUNTY, TEXAS



**BGE, Inc.**  
101 West Louis Henna Blvd., Suite 400  
Austin, Texas 78728  
Tel: 512-879-0400 • www.bgeinc.com  
TBPELS Registration No. F-1046  
TBPELS Licensed Surveying Firm No. 10106502

G:\TXC\Projects\CRHorton\6867-00\_Braker\_Valley\06\_Braker\_Valley\04\_Survey\04-Final\Drawings\Plat\9710-00\_Braker\_Valley\_P1\_Plat.dwg, 9/15/2022 10:35 AM, Matthew Wisick



CASE C8-2020-0112.1A



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

CASE NUMBER: C8-2020-0112.1A  
UPDATE: U0  
CASE MANAGER: Joey de la Garza Email: [Joey.DelaGarza@austintexas.gov](mailto:Joey.DelaGarza@austintexas.gov)

PROJECT NAME: Braker Valley Phase 1  
LOCATION: 4806 Blue Goose Rd.

SUBMITTAL DATE: June 26, 2023  
FINAL REPORT DATE: July 20, 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 **September 25, 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

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  
Environmental : Pamela Abee-Taulli  
911 Addressing : Janny Phung  
Drainage Engineering : Kyle Virr  
Flood Plain : Sona Singh  
Subdivision : Joey de la Garza  
AW Utility Development Services : Bradley Barron  
Water Quality : Kyle Virr  
Wetlands Biologist : Leslie Lilly



<b>Environmental Review - Pamela Abee-Taulli - 512-974-1879</b>
---

7/3/2023 U0

**ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]**

- EV 1 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.
- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
  - **The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC.** [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]  
Please revise accordingly.

<b>911 Addressing Review - Janny Phung - <a href="mailto:janny.phung@austintexas.gov">janny.phung@austintexas.gov</a></b>
---

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

AD2: Please indicate whether **GLACIER VALLEY DR** and **MONUMENT VALLEY DR** are going to continue south of BLUE GOOSE RD

AD3: Please provide the plans showing the extension of E BRAKER LN east of the existing portion

AD4: Street names reserved more than three years in the past are subject to re-review against the Street Name and Labeling Standards currently in effect. So, although **CRAWFORD GLEN DR**, **CHRIS CANYON DR** was reserved for an adjacent project labeled in May of 2012, it is being rejected at this time since the use of the names may compromise or delay emergency response. Please select a different name, re-label and resubmit.

AD5: Please update the label **E US 290 HWY** with the directional E on the vicinity map as seen here

NOTE: The following has been reserved: BRIDWELL LN, MYSTIC TIMBER DR, NATIVE PEARL LN, GLACIER VALLEY DR, JARVIS PATH, MONUMENT VALLEY DR, SPANISH PLAINS WAY, FAIRMEADE DR, ARAPAHO BASIN DR, JEFFERSON NOTCH DR, POAGE PASS, HOLIMONT DR, SUNGWOO PATH, REALITOS RUN

NOTE: Directionals (such as N, E, W or S) are required before a street name when a street crosses over designated zero range boundaries. Without the directional, duplicate addresses would occur. It is important to include the directional in the street name label.

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

Note: A list of all street names reserved and currently in use in Travis County is available online at:

<https://data.austintexas.gov/dataset/911-Addressing-Street-Name-Master-List/kumu-nbtd/data>

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/department/911-addressing> §25-4-155

**ATD Engineering Review - Bryan Golden - 512-974-2426**

No comments.

**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: Engineer's seal, signature and date required [LDC 25-7-62].
- DE4: Fiscal arrangements are required for street, sidewalk, drainage, restoration, erosion controls and boundary street improvements [LDC 25-1-112]: In the City of Austin jurisdiction, fiscal surety is not collected for local streets and drainage. Please contact me to discuss what will need to be included in the fiscal estimate. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, and other common areas. Please provide an engineer's estimate of fiscal requirements for review and approval.
- DE5: The 100 year floodplain must be contained in drainage easements. [LDC 25-7-152]
- DE6: Minimum drainage easement width is 15 feet for stormsewer, 25 feet for channels. [LDC 25-7-152]
- DE7: Separate dedication of off-site drainage easement required prior to final plat approval. [LDC 25-7-151]
- DE8: Access from a public road is required for maintenance and/or inspection of all Drainage Easements 25 feet or larger - label all proposed Drainage Easements on Preliminary Plan and provide a Drainage Access Easement of no less than 15 feet in width. [LDC 25-7-152]
- DE9: Label all access easements for maintenance and/or inspection of drainage easements as "Drainage Access Easements". [LDC 25-7-152]
- DE10: Verify that drainage facilities (headwalls, open channels, storm sewers, area inlets, detention, retention, water quality controls) located within drainage easements comply with Section 1.2.4 of the Drainage Criteria Manual. Especially consider, access drives (widths, grades), fences, staging areas, etc.

**Flood Plain Review - Sona Singh - 512-658-5695**

- FP 1: Please delineate and clearly label the following items on applicable plan sheets as outlined in LDC 25-7-33, LDC 30-4-33, 25-12 Article 3 (25-yr):
- Location of the existing site conditions Fully Developed 100-year Floodplain.
  - Location of the proposed site conditions Fully Developed 100-year Floodplain.
  - Location of the existing site conditions Fully Developed 25-year Floodplain.
  - Location of the proposed site conditions Fully Developed 25-year Floodplain.
  - Location of the FEMA 100-year Floodplain.
  - Location of previously dedicated drainage easement.
  - Location of additional proposed drainage easement.
- Applicant may obtain electronic copies of the City's regulatory models by visiting [www.ATXFloodPro.com](http://www.ATXFloodPro.com). (Please note that this watershed, the FEMA floodplain is not equal to the Fully-Developed Floodplain.)
- NOTE:** 25-year is not REQUIRED to be delineated on all plan types, however, due to No Adverse Impact and floodway management requirements, it must be shown what improvements (including any land moving activity) are located within the 25-year floodplain/floodway.
- NOTE:** The 100-year floodplains are not REQUIRED to be delineated on final plats, but it must be proven to the floodplain reviewer that the easements shown contain the relevant 100-year floodplains per LDC 25-7-152/LDC 30-4-152 or the site is otherwise in compliance with all portions of LDC 25-7-33/LDC 30-4-33
- FP 2: The applicant is required to contain the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152. Please provide documentation demonstrating this or provide requisite easement. Comment to remain open until easement has been recorded.
- FP 3: Because encroachment of development in a waterway (including the floodplain) is prohibited per LDC 25-7-3 and/or LDC 30-4-3, and access to the easement must be maintained as outlined in DCM 1.2.4.G, include plat note indicating that 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.
- FP 4: Because access to easements is required per DCM 1.2.4.G, include a plat note indicating that 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.
- FP 5: Due to the City participating in the NFIP in compliance with Texas State Water Code Title 2, subtitle C, chapter 16.315, and including keeping easements free and clear of encroachments as outlined in LDC 25-7-3 and DCM 1.2.4.G, maintenance of drainage easements is required to ensure that there are no adverse impacts to flooding. Include a plat note indicating that drainage easements on private property shall be maintained by the property owner and his/her assigns.

**Subdivision Review - Joey de la Garza - 512-974-2664**

- SR 1. This application was initially submitted on June 26, 2023 and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):
- Update deadline: Sept. 25, 2023
  - Fiscal due: Dec. 25, 2023
  - All submitted for recording due: Jan. 23, 2024



- SR 2. Add Case #C8-2020-0112.1A in the bottom right hand corner of each sheet. 25-1-83 or 30-1-113
- SR 3. Amend the following note on sheet 7, which is required to be placed on the plat by the Travis County Clerk's office: 25-1-83; 30-1-113: "This subdivision plat is located within the Full Purpose jurisdiction of the City of Austin on this the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_."
- SR 4. Add a sheet to the plat that contains the size of each lot in square footage along with the percentage of proposed small lots. 25-1-83
- SR 5. Add the term "A Small Lot Subdivision" under the name of the proposed subdivision on each sheet of the plat. 25-1-83
- SR 6. FYI, because the site is zoned SF-4A, the (preliminary plan or final plat) must contain no fewer than 51% small lots, and no more than 49% standard size lots. 25-4-232
- SR 7. Please amend the administrative City of Austin approval block on sheet 7 to the following: 25-1-83, 30-1-113  
APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR,  
DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS  
THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AD.

\_\_\_\_\_  
Joey de la Garza for:  
Jose Roig, Director  
Development Services Department

- SR 8. Replace the notary signature block on sheet 7 as follows: 25-1-83 or 30-1-113  
State of Texas §  
County of \_\_\_\_\_ §

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

\_\_\_\_\_  
Notary Public – State of Texas Date

- SR 9. One concrete monument is required to be placed at or near a major property corner, if one is not located and shown within 1300 feet on previously recorded property. 25-4-131 or 30-2-131
- SR 10. Prior to final plat recordation, the applicant must provide a copy of the Homeowner's Document/Declaration of Covenants and Restrictions for Townhouse/Small Lot/Single Family Attached Subdivisions. Show instrument number on plat. (Required for SF-4A small lot subdivisions) 25-4-232 or 30-2-232
- SR 11. Amend plat note 46 to the following: "If a transmission easement is on a property subject to a future site plan or construction, all construction activity or grading within the easement must be coordinated with Austin Energy prior to commencement." 25-1-83
- SR 12. Revise the Land Use Commission approval block on sheet 7 as follows 25-1-83 (or 30-1-113):  
Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

SR 13. Add/modify the Travis County Clerk recordation block as shown: 25-1-83, 30-1-113  
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., 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.

Witness my hand and seal of the office of the county clerk, this the \_\_\_\_ day of \_\_\_\_\_ 20\_\_, A.D.

\_\_\_\_\_  
Deputy, County Clerk  
Travis County, Texas

- SR 14. If fiscal is required, the fiscal **estimate** must be approved by the update 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 15. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses and make sure all seals and stamps are legible. 25-1-83 or 30-1-113
- SR 16. 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 or 30-1-113

**AW Utility Development Services - Bradley Barron - [Bradley.Barron@austintexas.gov](mailto:Bradley.Barron@austintexas.gov)**

AW1. Per Utility Criteria Manual Section 2, §25-4, and §25-9:

Remove note 48. There are no City of Austin water and wastewater easements within the boundaries of the plat. The only existing waterline easement within the boundaries of the plat belongs to the City of Pflugerville, and City of Austin notes are not applicable.

Per UCM 2.9.1(A)(1) any required easement outside of ROW shall be dedicated in an exclusive water or exclusive wastewater easement.

**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.
- WQ2: 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>.

WQ3: 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.

WQ4: For stacked detention, the velocity of the flows entering the SCM for the developed 100 year peak flow must not exceed two feet per second.

**Wetlands Biologist Review - Leslie Lilly - [leslie.lilly@austintexas.gov](mailto:leslie.lilly@austintexas.gov)**

**WB1. Update0.** Please demonstrate compliance with LDC 25-8-281 or 30-5-281; LDC 25-8-282 or LDC 30-5-282.

Additional information: { *This reviewer cannot establish wetland CEF protection provisions. e.g. Clearly show the boundary of the wetland CEFs and clearly label the features: "WETLAND CEF" on all plan sheets where they exist.* }

**WB2. Update0.** Please demonstrate compliance to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a).

Additional information: { *This comment can be addressed by adding a note on all sheets stating that: "All activities within the CEF and CEF buffer must comply with the City of Austin Code and Criteria. The natural vegetative cover must be retained to the maximum extent practicable; construction is prohibited; and wastewater disposal or irrigation is prohibited."* }

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

APPROVED

The proposed final plat (C8-2020-0112.1A) is approved from a plumbing code perspective.

**PARD / Planning & Design Review - Justin Stewart - 512-974-9475**

Update:0

PR1: PARD approves. Thanks for note #53.

**End of Master Comment Report.**