

**CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8J-2022-0273.1A
UPDATE: U0
CASE MANAGER: Sarah Sumner Phone: 512-854-7687

PROJECT NAME: Lagos Austin-Section 2 Phase 1
LOCATION: 11215 N FM 973 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 (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of September 27, 2023 (**90 calendar days after submittal**). 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).

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.

Case Expiration Date:
90-day fiscal posting date:

REVIEWERS:

Planner 1 : Shakayla Stevenson
911 Addressing : Janny Phung
Drainage Engineering : Kyle Virr
Environmental : David Michael
Travis County Transportation: Teresa Calkins

Water Quality : Kyle Virr
Wetlands Biologist : Miranda Reinhard
Travis Co. Subdivision : Sarah Sumner
Travis Co. Drainage: Teresa Calkins

No Review Required. Out of Austin Energy service area, served by Bluebonnet Electric Cooperative, Inc.

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

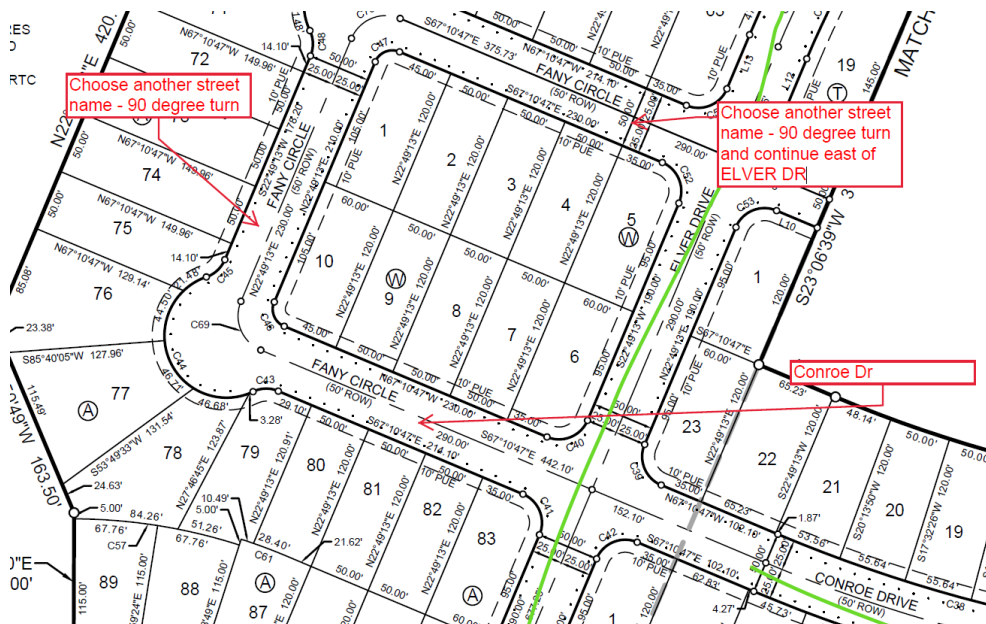
AD1: This plat review is Rejected;

AD2: Please remove all street labels in the vicinity map **EXCEPT** the following:

1. Please update label for **N FM 973 RD** the street type RD directional N must be included on the vicinity and main exhibit
2. Please update label for **BLAKE MANOR RD** the street type RD directional N must be included
3. Please update label for **N SH 130** the directional N must be included
4. Please update label for **BLOOR RD** the street type RD and directional N must be included
5. Please update label for **N FM 973 RD** the street type RD directional N must be included
6. Please update label for **BLUE BLUFF RD** the street type RD directional N must be included
7. Please update label for **LINDELL LN** the street type RD directional N must be included
8. Please update label for **E US 290** the directional E must be included

AD3: The segment labeled FANY CIR and Conroe Dr is one continuous street and should only have one street name. Replace FANY CIR with Conroe Dr as it continues to the east.

AD4: Please choose 2 other street names as shown on the image below



NOTE: The following have been reserved: ANGEL JOSEFINA AVE, ELVER DR, CONROE DR, LAGO LEON ST

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/>

§30-2-155

End of 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.

Environmental Review - David Michael - david.michael@austintexas.gov

PLAT NOTES [LDC 25-1, Article 4]

EV 01 Add the following note: *“Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks.”* [LDC 25-8, Article 7]

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

EV 02 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]

Flood Plain Review - Zach Kretsch - (512) 552-5174

DATE REVIEWED: 6/29/2023

UPDATE # U0

General notes: There is a portion of the COA 100-year floodplain that encroaches the proposed ROW (Angel Josefina Avenue). **At subdivision construction plan review please confirm that the portion of Josephina Road that is within the floodplain will be built at existing grade.** The floodplains within the lot are contained within a drainage easement lot. Confirmation statements have been added to the executive summary in the floodplain report. No formal comments at this time.

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

1. This property is located in the City of Austin's 2 Mile ETJ and within the Suburban Desired Development Zone. Therefore, Travis County will be the lead agency and the subdivision reviewer for this application.

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.
- WQ5: 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

Wetlands Biologist Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes.

- WB1. Update0.** Submit an accurate and complete Environmental Resource Inventory; information submitted does not meet the LDC and ECM criteria. [LDC 25-8-121 or LDC 30-5-121; ECM 1.3.0 & 1.3.1]
Additional information: {*ERI must identify all critical environmental features (CEFs) pursuant to LDC 25-8-121. Please include the revised ERI submitted in the Preliminary Plan C8J-2022-0273 with the next update.*}
- WB2. Update0.** Demonstrate that this project complies with Critical Environmental Feature protection requirements and 1:1 mitigation for Critical Environmental Features. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10; ECM 1.10.4]
Additional information: {*The plat does not show the split-rail fencing around the CEF setbacks or Notes 3 and 4 from EXH. 1 – CEF Mitigation Exhibit in the Preliminary Plan C8J-2022-0273 (see the notes and split-rail fencing highlighted in yellow in the screenshot below of this exhibit). Please revise the plat to coincide with the Preliminary Plan by showing the split-rail fencing around the CEF setbacks and include it in a legend and adding the two notes stating 3. “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.” and 4 “To prevent mowing and future impacts to the CEF setback, split-rail fencing will be installed around the entire perimeter of the proposed CEF setbacks and associated signage indicating “CEF Setback: No Disturbance Allowed” will be installed.”.*}



Travis Co. Subdivision Review - Sarah Sumner - 512-854-7687

Formal June 26, CC ZAP July 25, all conditions cleared by Sept. 24, 2023

1. Please add the land use to Lot 12 Block Z
2. Parkland fees of \$51,429.00 were due to Travis County with formal submittal.

ATD Engineering Review - ATD-Reviewers - 512-972-0000

No ATD review required. The site is in ETJ with no access to city-maintained roadways. It will have to be reviewed by Travis County.

ERM Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

FYI No floodplain modification is proposed in this section and Phase of the proposed development; thus, this reviewer has no comments.

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

County is park provider. PARD approves.

Travis Co. Transportation Review - Teresa Calkins - 512-854-7569

- TR1. In completeness check, the documentation from TxDOT indicated that additional information would be required in order to determine if the classification of streets connecting to FM 973 are acceptable. Please provide this documentation, and adjust any streets as necessary. 30-1-113
- TR 2. Provide sealed horizontal and vertical sight distance exhibits for all sight line easements. 30-1-113
- TR 3. Provide documentation of approval from the Travis County Fire Marshal. 30-1-113

TR4. Provide a draft copy of all separate instrument easements prior to recordation. Recorded copies will be required prior to approval of the final plat. 30-1-113

Travis Co. Drainage Construction Review - Teresa Calkins - 512-854-7569

DC 1. Please include the lot use designation on Block Z Lot 12. 30-1-113

DC 2. Provide a complete Engineering and Drainage Report addressing pre-development and post-development drainage patterns and peak stormwater flows where stormwater exits the Lagos Austin-Section 2 Phase 1 Subdivision boundary. Provide drainage area maps that include summaries of pre-development and post-development peak flows where stormwater exits the subdivision boundary, as documented by the drainage files provided for this subdivision. 30-1-113

End of Master Comment Report