

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2022-0221.1A

**COMMISSION DATE:** August 1, 2023

**SUBDIVISION NAME:** River Park South

**ADDRESS:** 4700 E RIVERSIDE DR

**APPLICANT:** Presidium (Michael Piano)

**AGENT:** Garza EMC (Anna Merryman)

**ZONING:** ERC

**NEIGHBORHOOD PLAN:** Pleasant Valley

**AREA:** 15.27 acres (665,113 sf)

**LOTS:** 5

**COUNTY:** Travis

**DISTRICT:** 3

**WATERSHED:** Country Club West

**JURISDICTION:** Full Purpose

**SIDEWALKS:** Sidewalks will be constructed along Wickersham Lane, East Riverside Drive, Crossing Place and Elmont Drive

### **DEPARTMENT COMMENTS:**

The request is for the approval of River Park South, a resubdivision of Lot 1, Parke Green Subdivision, comprised of 5 lots on 15.27 acres (665,113 sf)

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). 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 27, 2023, and attached as Exhibit C.

**CASE MANAGER:** Amy Combs

**PHONE:** 512-974-3175

**E-mail:** [amy.combs@austintexas.gov](mailto:amy.combs@austintexas.gov)

### **ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated July 27, 2023

## Exhibit A: Vicinity Map

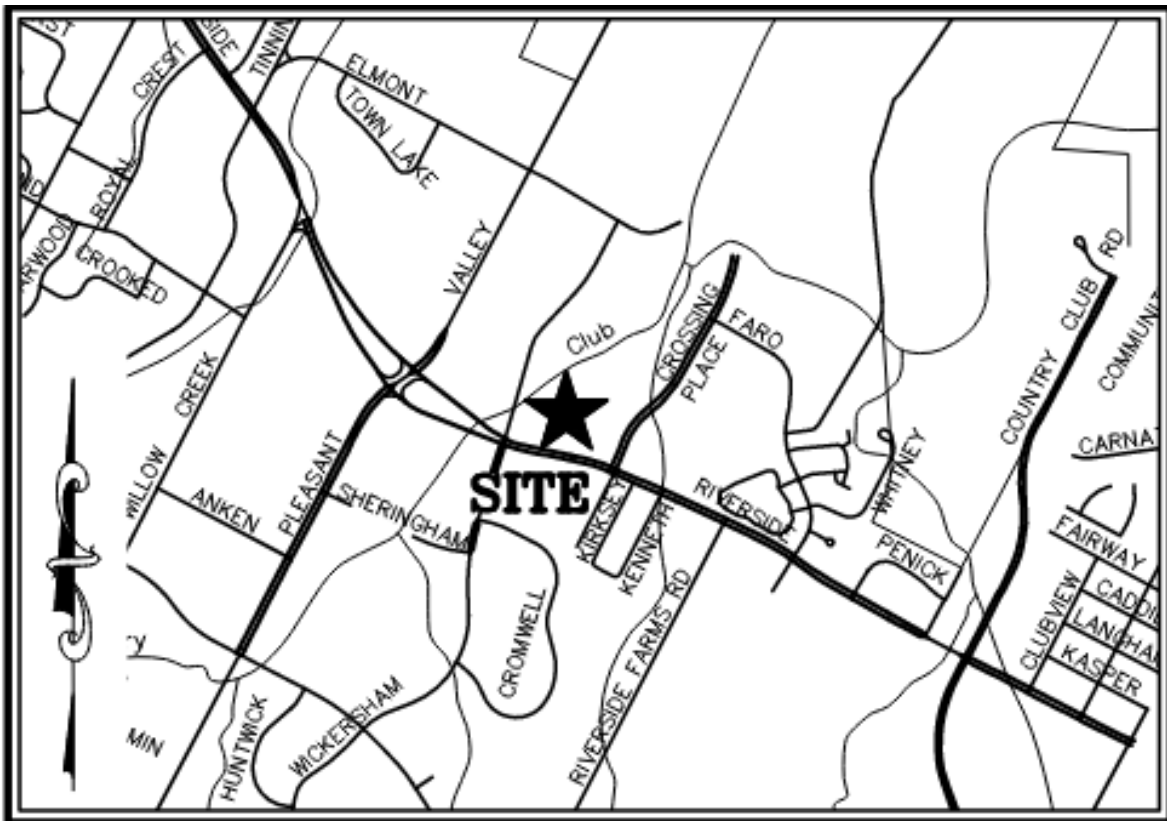
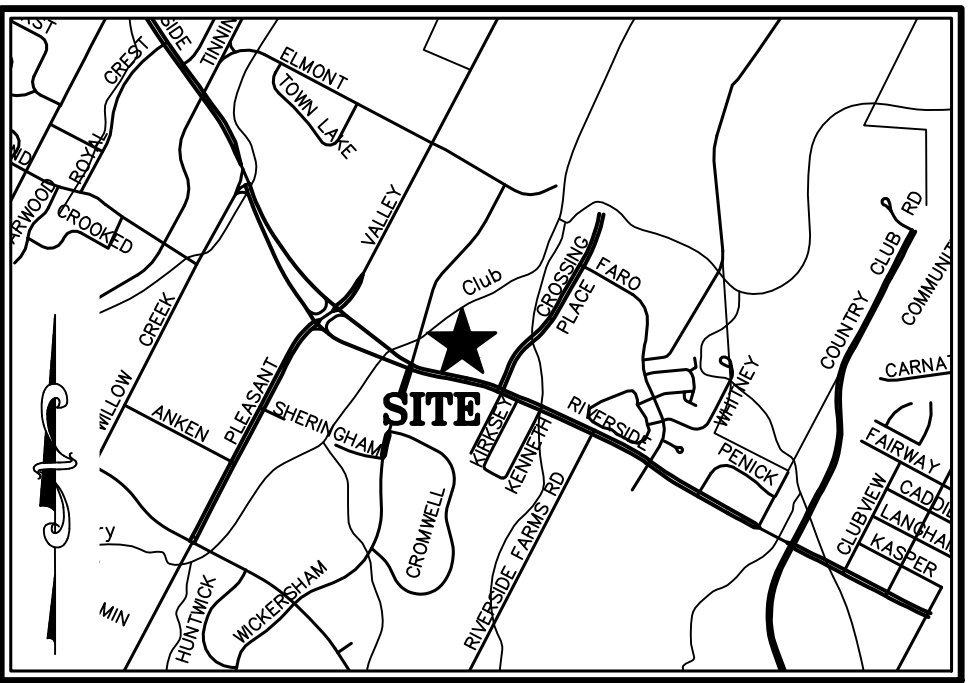
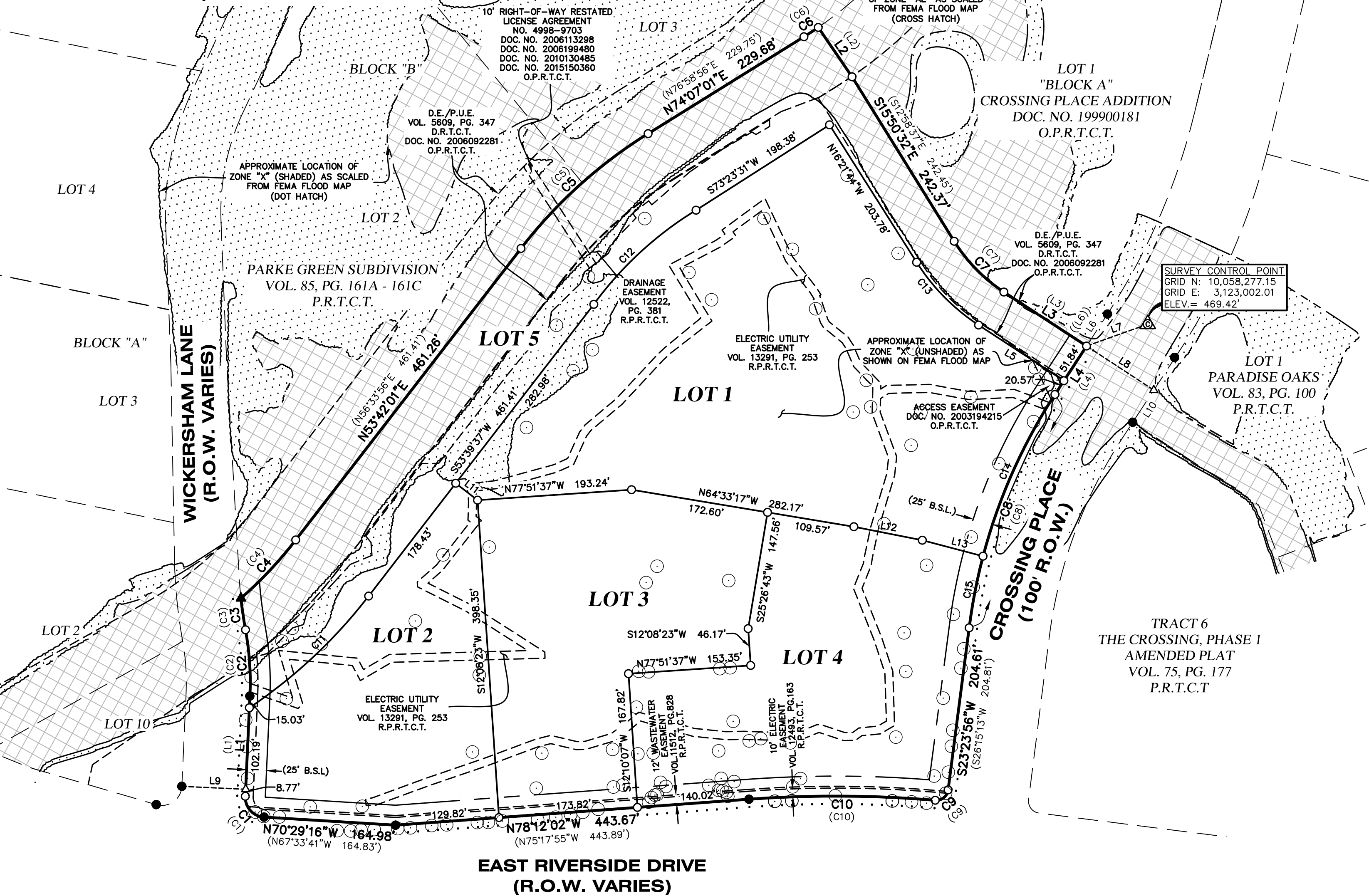




Exhibit B: Proposed Final Plat

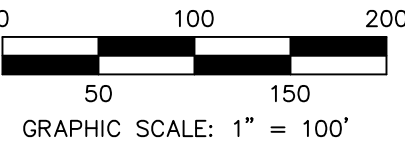


VICINITY MAP

SCALE: 1" = 200'

LEGEND

- PROPERTY LINE
- EXISTING PROPERTY LINES
- EXISTING EASEMENTS
- PROPOSED SIDEWALK
- CALCULATED POINT
- 1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- MAG NAIL FOUND (AS NOTED)
- SURVEY CONTROL POINT
- VOL./PG. VOLUME, PAGE
- DOC. NO. DOCUMENT NUMBER
- B.S.L. BUILDING SETBACK LINE
- R.O.W. RIGHT-OF-WAY
- P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- (.....) RECORD INFORMATION PER VOL. 85, PG. 161A-161C
- ((.....)) RECORD INFORMATION PER DOC. NO. 199900181



LOT SUMMARY TABLE

LOT 1	4.9915 ACRES	217,428 SQ. FT.
LOT 2	1.9715 ACRES	85,878 SQ. FT.
LOT 3	2.4064 ACRES	104,821 SQ. FT.
LOT 4	2.5980 ACRES	113,168 SQ. FT.
LOT 5	3.3021 ACRES	143,837 SQ. FT.
TOTAL:	15.2694 ACRES	665,133 SQ. FT.

**BEARING BASIS:**  
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000051525100

**SURVEY CONTROL:**  
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED JANUARY 27, 2021, 4WARD CONTROL POINT WAS CHECKED TO CITY OF AUSTIN MONUMENT L-19-4001, HAVING A PUBLISHED GRID COORDINATE & NAVD 88, GEOID 03 ELEVATION OF N 10057893.514, E 3126179.351, ELEV. 497.04'.

**FLOODPLAIN NOTE:**  
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION OR DEPTH DETERMINED, AND ZONE 'X' (SHADED) AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AS SHOWN ON F.I.R.M. MAP NO. 48453C0605K, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LINE #	DIRECTION	LENGTH
L1	N18°37'20"E	125.99'
L2	S18°21'55"E	74.98'
L3	S40°51'33"E	123.62'
L4	S49°08'43"W	72.41'
L5	N40°53'04"W	127.55'
L6	N49°08'43"E	47.85'
L7	N86°17'22"E	81.33'
L8	S40°46'05"E	100.66'
L9	N71°22'40"W	79.97'
L10	S49°13'55"W	48.12'
L11	S36°20'23"E	34.55'
L12	N62°51'37"W	87.39'
L13	N59°14'43"W	78.60'

LINE #	DIRECTION	LENGTH
(L1)	N21°30'34"E	126.05'
(L2)	S15°30'00"E	75.00'
(L3)	S37°59'38"E	123.66'
(L4)	S52°00'00"W	72.53'
((L6))	N51°50'20"E	47.85'

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	25.00'	38.84'	89°01'25"	N25°54'48"W	35.05'
C2	370.00'	82.87'	12°49'59"	N12°10'09"E	82.70'
C3	580.00'	39.94'	3°56'43"	N07°45'22"E	39.93'
C4	522.82'	100.33'	10°59'43"	N59°12'00"E	100.18'
C5	605.31'	215.63'	20°24'38"	N63°54'31"E	214.49'
C6	487.79'	21.39'	2°30'44"	N72°56'11"E	21.39'
C7	205.54'	89.67'	24°59'47"	S28°22'55"E	88.96'
C8	693.04'	313.98'	25°57'28"	S36°10'49"W	311.30'
C9	15.00'	22.82'	87°09'07"	S67°05'01"W	20.68'
C10	1,492.39'	233.48'	8°57'49"	N73°40'18"W	233.24'
C11	637.82'	205.40'	18°27'03"	S62°53'10"W	204.51'
C12	449.26'	175.11'	22°19'59"	S63°22'05"W	174.01'
C13	260.00'	111.24'	24°30'48"	N28°37'40"W	110.39'
C14	693.04'	222.54'	18°23'53"	S39°57'36"W	221.58'
C15	693.04'	91.44'	7°33'35"	S26°58'53"W	91.37'

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
(C1)	25.00'	38.87'	89°04'44"	N23°01'34"W	35.07'
(C2)	370.00'	82.91'	12°50'22"	N15°03'23"E	82.74'
(C3)	580.00'	39.96'	3°56'50"	N10°38'36"E	39.95'
(C4)	522.82'	100.36'	10°59'56"	N62°03'55"E	100.21'
(C5)	605.31'	215.70'	20°25'02"	N66°46'26"E	214.56'
(C6)	487.79'	21.35'	2°30'29"	N75°43'41"E	21.35'
(C7)	205.54'	89.70'	25°00'16"	S25°31'00"E	88.99'
(C8)	693.04'	314.30'	25°59'02"	S39°02'06"W	311.61'
(C9)	15.00'	22.84'	87°15'37"	S69°56'18"W	20.70'
(C10)	1,492.39'	233.71'	8°58'21"	N70°49'01"W	233.47'

**BLOCK D,  
RIVER PARK SOUTH,  
A RESUBDIVISION OF  
LOT 1, BLOCK "B",  
PARKE GREEN  
City of Austin,  
Travis County, Texas**



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INFO@4WARDLS.COM (512) 537-2384  
TBPELS Firm #10174300

Date: 6/13/2023  
Project: 01452  
Scale: 1" = 100'  
Reviewer: SMD  
Tech: HT  
Field Crew: JCR/KDL  
Survey Date: JULY 2022  
Sheet: 1 OF 2



STATE OF TEXAS §  
COUNTY OF TRAVIS §  
KNOW ALL MEN BY THESE PRESENTS THAT \_\_\_\_\_, AGENT FOR NRE ZONE, LLC, BEING THE OWNER OF 15.2694 ACRES OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NO. 24, TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK "B", PARKE GREEN SUBDIVISION, RECORDED IN VOLUME 85, PAGES 161A-161C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS (P.R.T.C.T.), SAID LOT CONVEYED IN DOCUMENT NO. 2015099340 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOT 1 IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS

BLOCK D, RIVER PARK SOUTH,  
A RESUBDIVISION OF LOT 1, BLOCK "B", PARKE GREEN

DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, UNLESS OTHERWISE INDICATED, SUBJECT TO ANY RESTRICTIONS AND EASEMENTS HERETOFORE GRANTED AND NOT RELEASED.

IN WITNESS WHEREOF, \_\_\_\_\_, AGENT FOR NRE ZONE, LLC, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: \_\_\_\_\_  
\_\_\_\_\_, AGENT  
NRE ZONE, LLC,

STATE OF TEXAS §  
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED

\_\_\_\_\_, AGENT FOR NRE ZONE, LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
NOTARY PUBLIC FOR TRAVIS, COUNTY, TEXAS

WITNESS MY HAND, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_

ENGINEER'S CERTIFICATION:

I, ANNA MERRYMAN, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

\_\_\_\_\_  
ANNA MERRYMAN, P.E. DATE  
LICENSED PROFESSIONAL ENGINEER NO. 138766

SURVEYOR'S CERTIFICATION:

I, STEVEN M. DUARTE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 30 OF THE AUSTIN CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. FOR REVIEW PURPOSES ONLY.

\_\_\_\_\_  
STEVEN M. DUARTE, R.P.L.S. DATE  
TEXAS REGISTRATION NO. 5940

GENERAL NOTES:

1) NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

2) 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.

3) ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

4) 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: WICKERSHAM LANE, EAST RIVERSIDE DRIVE & CROSSING PLACE. 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.

5) THE OWNER OF THIS SUBDIVISION, AND THE OWNER'S SUCCESSORS AND ASSIGNS, ARE RESPONSIBLE FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN AND TRAVIS COUNTY REGULATIONS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

6) 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.

7) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE 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.

8) ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.

9) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.

10) PRIOR TO ANY DEVELOPMENT, A PERMIT IS REQUIRED BY THE CITY OF AUSTIN.

11) THE OWNER SHALL BE RESPONSIBLE FOR 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 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 FOR THIS PROJECT.

12) 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 SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

13) PRIOR TO CONSTRUCTION ON LOTS 1-5 IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN ENGINEERING DEPARTMENT FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT ITS PRESENT STATE BY THE USE OF PONDING OR OTHER APPROVED METHODS.

14) NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

15) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.

16) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION AND MAINTENANCE.

17) THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATION OR DEPTH DETERMINED, AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION F.I.R.M. PANEL NO. 48453C 0465K, TRAVIS COUNTY, TEXAS DATED JANUARY 22, 2020.

18) PARKLAND DEDICATION REQUIREMENTS ARE DEFERRED AND MUST BE MET AT THE TIME OF SITE PLAN.

19) THE LOTS IN THIS SUBDIVISION SHALL HAVE INDEPENDENT SEWER TAP(S), INDEPENDENT WATER METER(S), AND ITS PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

20) BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

21) 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.

22) THE MINIMUM FINISHED FLOOR ON LOT 5 SHALL BE ONE FOOT ABOVE THE HIGHEST ADJACENT ESTABLISHED BASE FLOOD ELEVATION SHOWN HEREON.

23) OFF STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.

24) LOT 1, BLOCK C, TO REMAIN AS OPEN SPACE.

CITY CERTIFICATIONS

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN,

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
BETTY BAKER, CHAIRPERSON

\_\_\_\_\_  
SECRETARY

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS,

THIS, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
CESAR ZAVALA, FOR:  
DENISE LUCAS, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS §  
COUNTY OF TRAVIS §

THAT I, REBECCA GUERRERO, CLERK OF THE COUNTY COURT 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., IN THE PLAT RECORDS OF

SAID COUNTY IN DOCUMENT NO. \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

\_\_\_\_\_  
REBECCA GUERRERO, CLERK, COUNTY COURT,  
TRAVIS COUNTY, TEXAS

\_\_\_\_\_  
BY: DEPUTY

**BLOCK D,  
RIVER PARK SOUTH,  
A RESUBDIVISION OF  
LOT 1, BLOCK "B",  
PARKE GREEN  
City Of Austin,  
Travis County, Texas**



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TBPE # F-14629  
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PO Box 90876, Austin Texas 78709  
INFO@4WARDLS.COM (512) 537-2384  
TBPELS FIRM #10174300

Date:	6/13/2023
Project:	01452
Scale:	1" = 100'
Reviewer:	SMD
Tech:	HT
Field Crew:	JCR/KDL
Survey Date:	JULY 2022
Sheet:	2 OF 2

**Exhibit C: Master Comment Report**  
**CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT**  
**SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



**CASE NUMBER:** C8-2022-0221.1A  
**UPDATE:** U0  
**CASE MANAGER:** Amy Combs email: amy.combs@austintexas.gov

**PROJECT NAME:** River Park South  
**LOCATION:** 4700 E RIVERSIDE DR

**SUBMITTAL DATE:** July 3, 2023  
**FINAL REPORT DATE:** July 27, 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 **October 2, 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):**

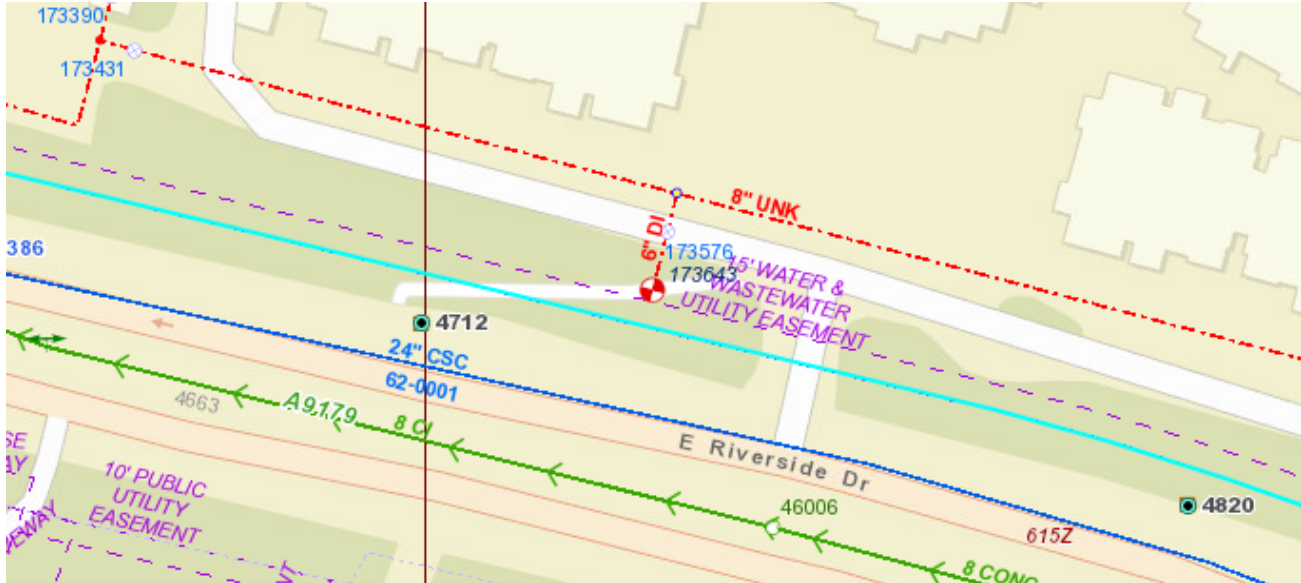
1. Applicants must submit an update through the intake submittal webform:  
<https://www.austintexas.gov/page/subdivision-application-process>
2. Your update must include the following items:
  - a. The revised plat/plan in pdf format
  - b. A letter that addresses each comment in the master comment 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: Shakayla Stevenson  
Site Plan Plumbing: Cory Harmon  
Drainage Engineering: Kena Pierce  
Electric: Cody Shook  
911 Addressing: Janny Phung  
ATD Engineering: Dari Majd  
Environmental: Mel Fuechec  
Flood Plain: Zach Kretsch  
PARD / Planning & Design: Scott Grantham  
Subdivision: Amy Combs  
AW Utility Development Services: Bradley Barron  
Wetlands Biologist: Hank Marley

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

City records indicate the wastewater easement within the boundaries of the plat is a 15' easement, not a 12' easement as shown. Verify easement width. Provide a recorded copy of easement to reviewer if easement is 12' as shown.



**AW2. Per Utility Criteria Manual Section 2, §25-4, §25-9:**

Add the following note to the plat:

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.

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

**AD1:** Please remove all street labels in the vicinity map **EXCEPT** the following §25-4-155:

1. Please update label for **E RIVERSIDE DR** the street type DR and the directional S must be included
2. Please update label for **FARO DR** the street type DR must be included
3. Please update label for **WICKERSHAM LN** the street type LN must be included
4. Please update label for **ELMONT DR** the street type DR must be included
5. Please update label for **S PLEASANT VALLEY RD** the street type RD and the directional S must be included
6. Please update label for **GROVE BLVD** the street type BLVD must be included





**AD2:** Pre-Directionals are used when a street crosses over designated zero range boundaries should be represented by a single letter, (not spelled out), and appear before the street name. Please replace the labels EAST RIVERSIDE DR with **E RIVERSIDE DR** and resubmit. §25-4-155

**FYI:** 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.

**FYI:** If streets names are labeled on the plat, street types must be included

**FYI:** Directionals such as E, W, S, N when required before a street name, should be represented by a single letter, (not spelled out), and appear before the street name. (Example: W PARMER LN or N LAMAR BLVD)

**FYI:** GROVE BLVD is mislabeled as COUNTRY CLUB RD

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)

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

**ATD1.** Please add the following note to the subdivision LDC 25-6-662: 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/departments/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.** The ASMP requires 96 feet of right-of-way for Crossing Place. Dedicate 48 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).

**ATD4.** The ASMP requires 140 feet of right-of-way for E Riverside Drive. Dedicate 70 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).

**ATD5.** The ASMP requires 84 feet of right-of-way for Wickersham Lane. Dedicate 42 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).

**ATD6.** The ASMP requires 84 feet of right-of-way for Elmont Drive. Dedicate 42 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).

**ATD7.** Please include "Elmont Drive" in plat note #4 for sidewalks. (See below)

4) 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: WICKERSHAM LANE, EAST RIVERSIDE DRIVE & CROSSING PLACE. 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.

**ATD8.** Please pay the ATD-Final Plat fee in AMANDA to clear the comment. Thank you.

### **Drainage Engineering Review - Kena Pierce - 512-978-1832**

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.

Reviewer's Notes: Mixed Use: Residential application. Proposed development is mixed use. Not single family. Site is currently a RSMP development. Future development will take that into account. EHZ along the northeastern edge of the site. This will be addressed at the next permitting stage. Do not appear to be any offsite flow through the site. Floodplain affects the site. Notes provided.

**DE 1.** It appears that there are concentrated flows and/or **floodplain** through the property. [LDC 25-7-152] A drainage easement is required to the limits of the 100 year fully developed flow elevation. A drainage easement will be required.

Per the Floodplain Review Comments:

"FP1: The drainage easement to contain the floodplain needs to be recorded prior to final plat approval under LDC 25-7-152. The drainage easement is being recorded with SP-2022-0255C.F2 via separate instrument. Pending easement recordation."

Please provide the recorded document number to clear this comment.

### **Environmental Review - Mel Fuechec - mel.fuechec@austintexas.gov**

#### **PLAT NOTES [LDC 25-1, Article 4]**

**EV 1** 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 2** 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**

**FP1:** The drainage easement to contain the floodplain needs to be recorded prior to final plat approval under LDC 25-7-152. The drainage easement is being recorded with SP-2022-0255C.F2 via separate instrument. Pending easement recordation.

### **PARD / Planning & Design Review - Scott Grantham - 512-974-9457**

- PR1.** There is a currently submitted site plan for this area (SP-2022-0255C). Final Plat will need to be approved, and a Unified Development Agreement approved prior to approval of the site plan.
- PR2.** As shown on the Preliminary Plan, label all future park lots (e.g., Lot 5) within the Final Plat area as "City of Austin Parkland." This is not full dedication to the city, but rather designates the lot for future dedication.
- PR3.** As shown on the Preliminary Plan, include and label future parkland easement area (e.g., Meadow Park) as "Parkland Easement." This does not record easement, but rather designates the area for future recordation.
- PR4.** Thank you for note #18 on notes page. Please update as follows:

"Parkland dedication is required per City Code §25-1-601, as amended, prior to approval of a residential site plan in this subdivision. Parkland will be satisfied at the time of site plan."

### **Subdivision Review - Amy Combs - (512) 974-2786**

**SR1.** This application was initially submitted on **July 3, 2023**, and is subject to the following deadlines (25-1-83; 25-4-84; 25-4-85):

- **Update deadline: October 2, 2023**
- **Fiscal due: January 2, 2024- All Fees Separate from fiscal need to be paid by the Update Deadline- October 2, 2023, or the application will expire**
- **All submitted material for recording due: January 30, 2024**

**SR2.** Add Case # C8-2022-0221.1A in the bottom right-hand corner of each sheet. 25-1-83

**SR3.** What are all of the circles with dots all over the plat? Trees? Please remove from the face of the plat/ plat diagram if these are tree outlines. If not, please define what these are and add these to the legend if appropriate (25-1-83)

**SR4.** 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.

---

Amy Combs for:

Jose Roig, Director  
Development Services Department

**SR5.** Revise the notary signature block as follows: 25-1-83

State of \_\_\_\_\_ §

County of \_\_\_\_\_ §

Before me, the undersigned authority, a notary public in and for the State of \_\_\_\_\_, 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 \_\_\_\_\_

\_\_\_\_\_  
Date

**SR6.** It is hard to see the boundaries for the lots – particularly Lot 1, 2, and 5. Please adjust the line width and revise the lines as follows: 25-1-83

- a. The boundary line must be solid and the heaviest weighted line. Verify the boundary line accurately encompasses only the area inside the preliminary plan.
- b. All proposed lot lines must be solid and the second heaviest line.
- c. Easement lines (existing and proposed) must be broken, and a lighter weight than lot lines. The easement area may be shaded or hatched.
- d. Lot lines outside but adjacent to the project must be broken and the lightest weight.

**SR7.** What do the different hatchings mean on the face of the plat? Please add each type to the plat's legend (25-1-83)

**SR8.** 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
- 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

**SR9.** Revise the engineer's certification as follows: 25-1-83:

"I, (name of engineer), am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of Title 25 of the City of Austin Land Development Code and is true and correct to the best of my knowledge."

- Please place the floodplain statement on sheet 1 in either the engineer's or surveyor's certification block before the signature line

**SR10.** Revise the surveyor's certification as follows 25-1-83:

"I, (name of surveyor), am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the surveying related portions of Title 25 of the City of Austin Land Development Code and is true and correct to the best of my knowledge and was prepared from an actual on the ground survey of the property made under my direction and supervision."

**SR11.** Remove all building setback lines from the face of the plat and the legend (25-1-83)

**SR12.** Revise the Land Use Commission approval block as follows 25-1-83:

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary

**SR13.** Please revise the following note which is required by LDC 25-4-83:

"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."

**SR14.** 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)

**SR15.** Add/revise the fiscal note as applicable:

**a. If fiscal is not required** to be posted, add the following note: 25-1-83

"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."

**b. If fiscal is required,** add the following note. 25-1-83, 25-4-38, 25-4-84 "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."

**SR16.** Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. 25-1-83



**SR17.** Add the following note. 25-1-83, 212.014: "All restrictions and notes from the previous existing subdivision, (name of existing plat) recorded in (doc. #/Vol. & Pg) of the plat records of \_\_\_\_\_ County, shall apply to this plat."

**SR18.** Revise the Owner's dedication statement as follows: 25-1-83 TX LGC 212.014 and 212.004(c)

That (owner) being owner of (legal description of subject property, lot, block, subdivision) a subdivision of record in document No. XXX of the official public records of \_\_\_\_\_ County, Texas, conveyed by deed of record (vol/pg, instrument #) of the real property records of \_\_\_\_\_ County, Texas, and said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby resubdivide (subject property) in accordance with the map or plat attached hereto, to be known as:

(Name of resubdivision plat)

And do hereby dedicate to the public the use of all streets and easement shown hereon, subject to any and all easements or restrictions heretofore granted and not released.

**SR19.** Please delete plat notes 3, 8, 10, 20, 22, 23, 24 (25-1-83)

**SR20.** There is a new county clerk. Please revise the clerk's approval block (25-1-83):

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

<b>Water Quality Review - Kena Pierce - 512-978-1832</b>
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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.

Reviewer's Notes: Mixed Use: Residential application. Proposed development is mixed use. Not single family. Notes provided.

**WQ review can be deferred to site plan.**

**Wetlands Biologist Review - Hank Marley - [hank.marley@austintexas.gov](mailto:hank.marley@austintexas.gov)**

**WB1.** Clearly show the boundary of all wetland CEFs and clearly label the features: "WETLAND CEF".

**WB2.** Pursuant to LDC 25-8-281(C)(2)(a), please add a note stating that: "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."

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

**EL 1.** [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

(A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

**Please show 15' electric easement adjacent to all street R.O.W. approved on preliminary plan C8-2021-0221 on this plat.**

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

**SPP1.** Pursuant to verifying compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, provide a proposed lot line and existing conditions exhibit that illustrates the proposed lot lines and the locations of all existing buildings, sewer tap(s), water meter(s), domestic water piping, building sewer piping, etc.

**End of Report**