

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2023-0149.1A**COMMISSION DATE:** September 5, 2023**SUBDIVISION NAME:** Eastside Commerce Subdivision**ADDRESS:** 1312 Dalton Ln**APPLICANT:** David M. Blackbird (SRPF C/Dalton Lane, LP)**AGENT:** Thomas Lombardi, Jr. (Kimley-Horn)**ZONING:** CH-CO, CS-CO, LI**NEIGHBORHOOD PLAN:** N/A**AREA:** 59.859 acres**LOTS:** 12**COUNTY:** Travis**DISTRICT:** 3**WATERSHED:** Carson Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Dalton Lane and SH 71.**DEPARTMENT COMMENTS:**

The request is for the approval of Eastside Commerce Subdivision, a subdivision comprised of 12 lots on 59.859 acres of previously un-platted property.

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:

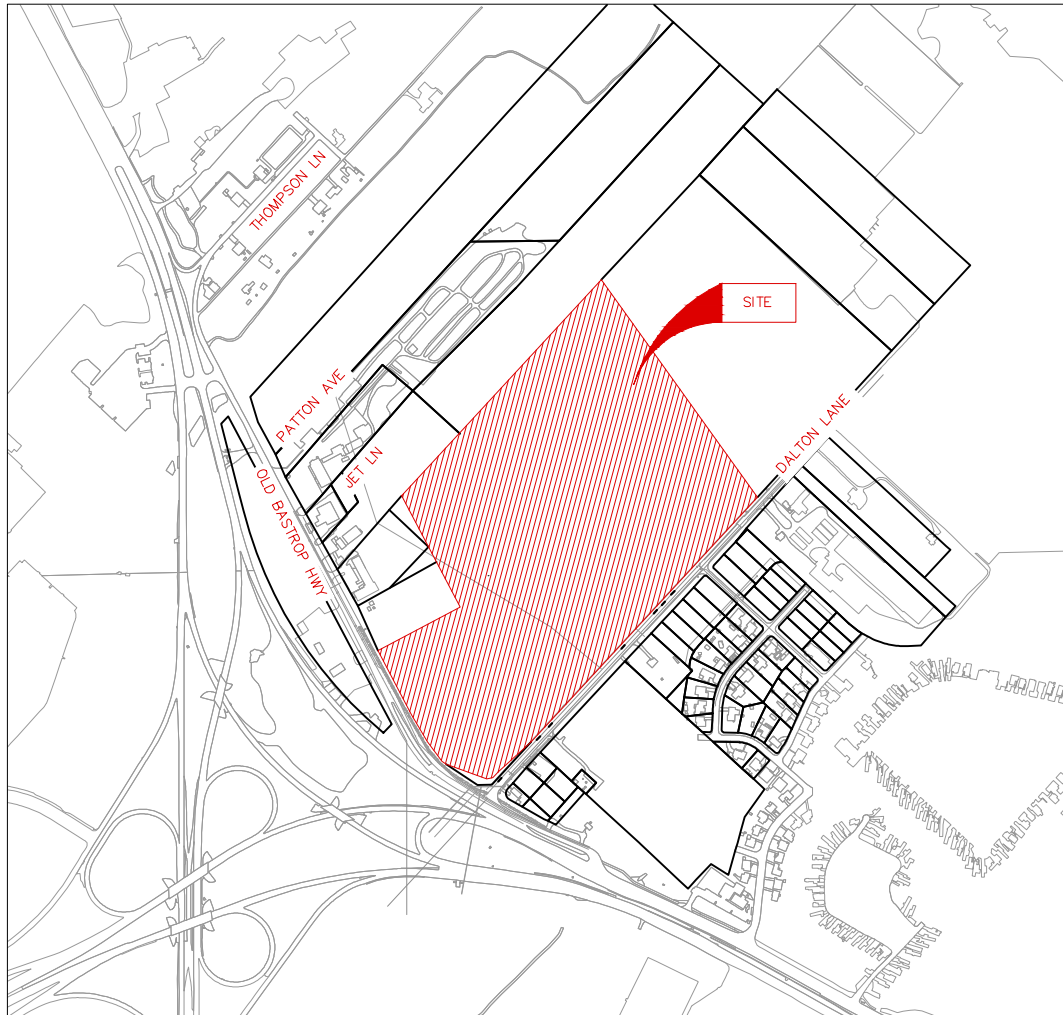
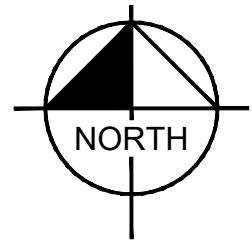
Staff recommends disapproval of the plat for the reasons listed in the comment report dated August 30, 2023 and attached as Exhibit C.

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

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated August 30, 2023



LOCATION MAP

SCALE: 1" = 1000'

DALTON LANE
1312 DALTON LANE
AUSTIN, TEXAS 78742
TRAVIS COUNTY

Kimley»Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
2600 VIA FORTUNA, TERRACE I, SUITE 300
AUSTIN, TEXAS 78746
PHONE: 512-646-2237
TEXAS REGISTERED ENGINEERING FIRM F-928

LEGAL DESCRIPTION OF LAND:

TRACT 1 - 59.86 ACRES

BEING A 59.86 ACRES TRACT SITUATED IN THE SANTIAGO DEL VALLE SURVEY, ABSTRACT 24, TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF A CALLED 60.05 ACRES TRACT DESCRIBED TO SRPF C/DALTON LANE, L.P. IN AN INSTRUMENT RECORDED IN DOCUMENT NO. 2021076478 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 71, A VARIABLE WIDTH RIGHT-OF-WAY, FOR THE SOUTHWEST CORNER OF SAID SRPF C/DALTON LANE, L.P. TRACT, SAME BEING THE SOUTH CORNER OF UNITED PENTECOSTAL SUBDIVISION, A LEGAL SUBDIVISION ACCORDING TO THE PLAT OF RECORD IN DOCUMENT NUMBER 200700088, O.P.R.T.C.T.;

THENCE, LEAVING SAID NORTH RIGHT-OF-WAY LINE OF U.S. HWY. 71, WITH THE SOUTHEAST AND NORTHEAST BOUNDARY LINES OF SAID UNITED PENTECOSTAL SUBDIVISION THE FOLLOWING TWO (2) COURSES AND DISTANCES:

- NORTH 62°12'19" EAST A DISTANCE OF 484.92 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID UNITED PENTECOSTAL SUBDIVISION;
- NORTH 27°47'40" WEST A DISTANCE OF 656.18 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CHAPARRAL BOUNDARY" FOUND IN THE SOUTHEAST BOUNDARY LINE OF A CALLED 5.762 ACRES TRACT DESCRIBED TO JONATHAN WEINSTEIN IN AN INSTRUMENT RECORDED IN VOLUME 12963, PAGE 477, O.P.R.T.C.T., SAME BEING THE NORTH CORNER OF SAID UNITED PENTECOSTAL SUBDIVISION AND A WEST CORNER OF SAID SRPF C/DALTON LANE, L.P. TRACT;

THENCE, WITH THE SOUTHEAST BOUNDARY LINE OF SAID 5.762 ACRES, NORTH 43°11'28" EAST, A DISTANCE OF 444.39 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE EAST CORNER OF SAID 5.762 ACRES TRACT AND THE SOUTH CORNER OF A CALLED 16.49 ACRES TRACT DESCRIBED TO AAA FIRE & SAFETY EQUIPMENT CO., INC., SEYED M. MIRI AND LORETTA J. MIRI IN AN INSTRUMENT RECORDED IN DOCUMENT NUMBER 2009209643, O.P.R.T.C.T.;

THENCE, WITH THE SOUTHEAST BOUNDARY LINE OF SAID 16.49 ACRES TRACT, NORTH 42°36'10" EAST A DISTANCE OF 1,088.91 FEET TO A 1-INCH SQUARE BOLT FOUND FOR THE NORTH CORNER OF SAID SRPF C/DALTON LANE, L.P. TRACT, SAME BEING THE WEST CORNER OF A CALLED 27.610 ACRES TRACT DESCRIBED TO RANGER EXCAVATING, L.P. IN AN INSTRUMENT RECORDED IN DOCUMENT NUMBER 2021205143, O.P.R.T.C.T.;

THENCE, LEAVING THE SOUTHEAST BOUNDARY LINE OF SAID 16.49 ACRES TRACT, WITH THE NORTHEAST BOUNDARY LINE OF SAID SRPF C/DALTON LANE, L.P. TRACT, SAME BEING THE SOUTHWEST BOUNDARY LINE OF SAID 27.610 ACRES TRACT, SOUTH 35°39'27" EAST, A DISTANCE OF 1,390.24 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CHAPARRAL BOUNDARY" FOUND IN THE NORTHWEST RIGHT-OF-WAY LINE OF DALTON LANE, A VARIABLE WIDTH RIGHT-OF-WAY, AT THE NORTH CORNER OF A CALLED 0.194 ACRE STREET DEDICATION DESCRIBED TO THE CITY OF AUSTIN, TEXAS, IN AN INSTRUMENT RECORDED UNDER DOCUMENT NO. 2022187472 OF THE O.P.R.T.C.T.; FOR THE SOUTH CORNER OF SAID 27.610 ACRES TRACT;

THENCE, LEAVING THE NORTHEAST BOUNDARY LINE OF SAID SRPF C/DALTON LANE, L.P. TRACT, WITH THE NORTHWEST RIGHT-OF-WAY LINE OF DALTON LANE AND THE NORTHWEST LINE OF SAID 0.194 ACRE STREET DEDICATION, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

- SOUTH 42°41'29" WEST, A DISTANCE OF 71.57 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET,
- SOUTH 42°47'36" WEST, A DISTANCE OF 1,720.35 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "KHA" SET,
- SOUTH 47°39'24" WEST, A DISTANCE OF 174.59 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION TYPE II (TXDOT TYPE II) MONUMENT FOUND,
- SOUTH 42°58'45" WEST, A DISTANCE OF 43.09 FEET TO A TXDOT TYPE II MONUMENT FOUND, AND
- SOUTH 79°06'15" WEST, A DISTANCE OF 32.86 FEET TO A TXDOT TYPE II MONUMENT FOUND AT THE INTERSECTION OF THE NORTHWEST RIGHT-OF-WAY LINE OF DALTON LANE WITH THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 71, FOR THE SOUTH CORNER OF SAID SRPF C/DALTON LANE, L.P. TRACT, SAME BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE, LEAVING THE NORTHWEST RIGHT-OF-WAY LINE OF DALTON LANE, WITH THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 71, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

- IN A WESTERLY DIRECTION, WITH THE ARC OF SAID CURVE TO THE LEFT A DISTANCE OF 225.19 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09°57'41", A RADIUS OF 1,295.24 FEET, AND A CHORD BEARING NORTH 69°57'26" WEST A DISTANCE OF 224.91 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "CHAPARRAL BOUNDARY" FOUND, AND
- NORTH 56°04'17" WEST, A DISTANCE OF 25.28 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION TYPE I (TXDOT TYPE I) MONUMENT FOUND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- IN A NORTHWESTERLY DIRECTION, WITH THE ARC OF SAID CURVE TO THE RIGHT A DISTANCE OF 290.11 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11°19'18", A RADIUS OF 1,468.16 FEET, A CHORD BEARING OF NORTH 33°22'58" WEST, A DISTANCE OF 289.64 FEET TO A TXDOT TYPE I MONUMENT, AND
- NORTH 27°36'32" WEST, A DISTANCE OF 377.82 FEET TO THE POINT OF BEGINNING AND CONTAINING 59.86 ACRES OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

ENGINEER'S CERTIFICATION:

I, THOMAS LOMBARDI, 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 IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE,

A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE "AE" WHICH IS DEFINED BY FEMA AS "1% ANNUAL FLOOD CHANCE AREA WITH BASE FLOOD ELEVATIONS DETERMINED" ACCORDING TO COMMUNITY PANEL NO. 4806240610L, MAP NO. 48453C0610L, EFFECTIVE DATE: JANUARY 22, 2020 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM),

THOMAS LOMBARDI, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 131071
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 3, SUITE 100
AUSTIN, TEXAS 78735
PH. (512) 518-6534
THOMAS.LOMBARDI@KIMLEY-HORN.COM

SURVEYOR'S CERTIFICATION:

I, MIKE MONTGOMERY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

PLAT COMPLETION DATE: JUNE 14, 2023.

MICHAEL A. MONTGOMERY II, R.P.L.S. DATE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6890

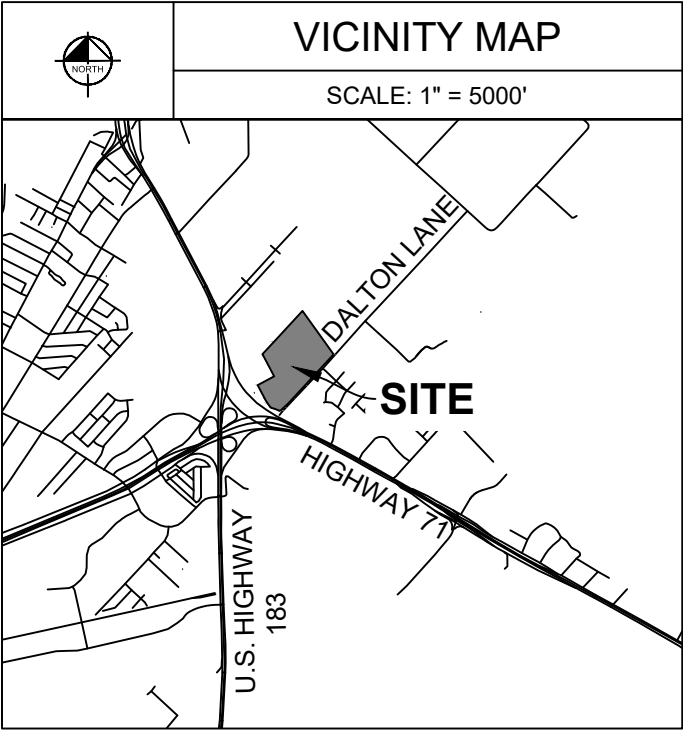
PRELIMINARY

THIS DOCUMENT SHALL
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ANY PURPOSE AND
SHALL NOT BE USED OR
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SURVEY DOCUMENT

FINAL PLAT
EASTSIDE COMMERCE
SUBDIVISION

BEING 59.86 ACRES OUT OF THE
SANTIAGO DEL VALLE SURVEY, ABSTRACT 24,
TRAVIS COUNTY, TEXAS

SRPF C/DALTON LANE, L.P.,
A TEXAS LIMITED PARTNERSHIP
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
SUBMITTAL DATE: 03/23/2023



BENCH MARK LIST

DATUM IS NAVD '88, USING GEOID 18, BASED ON GPS OBSERVATIONS.

BM #103 MAG NAIL SET AT THE NORTHEAST RIGHT-OF-WAY LINE OF HIGHWAY 71.

- ELEV.= 482.6'

BM #105 MAG NAIL SET AT THE NORTHEAST RIGHT-OF-WAY LINE OF HIGHWAY 71.

- ELEV.= 479.1'

LOT DATA TABLE

DESCRIPTION	LOT TYPE	ACREAGE	SQ. FT
NUMBER OF LOTS: 12			
NUMBER OF BLOCKS: 1			
LOT 1 BLOCK A	DEVELOPMENT	3.009 ACRES	131,072 SQ.FT.
LOT 2 BLOCK A	DEVELOPMENT	2.088 ACRES	90,953 SQ.FT.
LOT 3 BLOCK A	DRAINAGE EASEMENT	1.908 ACRES	83,112 SQ.FT.
LOT 4 BLOCK A	DEVELOPMENT	2.293 ACRES	99,883 SQ.FT.
LOT 5 BLOCK A	DEVELOPMENT	3.335 ACRES	145,273 SQ.FT.
LOT 6 BLOCK A	DEVELOPMENT	5.317 ACRES	231,609 SQ.FT.
LOT 7 BLOCK A	DEVELOPMENT	7.174 ACRES	312,499 SQ.FT.
LOT 8 BLOCK A	DEVELOPMENT	6.188 ACRES	269,549 SQ.FT.
LOT 9 BLOCK A	DEVELOPMENT	3.476 ACRES	151,415 SQ.FT.
LOT 10 BLOCK A	DEVELOPMENT	3.707 ACRES	161,477 SQ. FT.
LOT 11 BLOCK A	DRAINAGE EASEMENT	8.731 ACRES	380,322 SQ. FT.
LOT 12 BLOCK A	DRAINAGE EASEMENT	12.633 ACRES	550,293 SQ. FT.
TOTAL		59.859 ACRES	2,607,458 SQ. FT.

SUBDIVISION INFORMATION

OWNER: SRPF C/DALTON LANE, L.P.
ACREAGE: 59.86 ACRES
SURVEY: SANTIAGO DEL VALLE SURVEY, ABSTRACT 24
SURVEYOR: KIMLEY-HORN & ASSOCIATES, INC.
ENGINEER: KIMLEY-HORN & ASSOCIATES, INC.
LINEAR FOOTAGE OF NEW STREETS: NONE
NUMBER OF LOTS: 12
NUMBER OF BLOCKS: 1
LAND USE: COMMERCIAL
DATE: 06/14/2023

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759

TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

TBPELS FIRM # 10194624

SCALE

N/A

DRAWN BY

TJR

CHECKED BY

MMII

DATE

6/15/2023

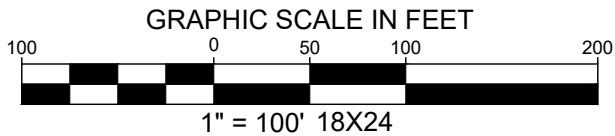
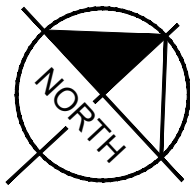
PROJECT NO.

068213106

SHEET NO.

1 OF 4

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FINAL PLAT EASTSIDE COMMERCE SUBDIVISION

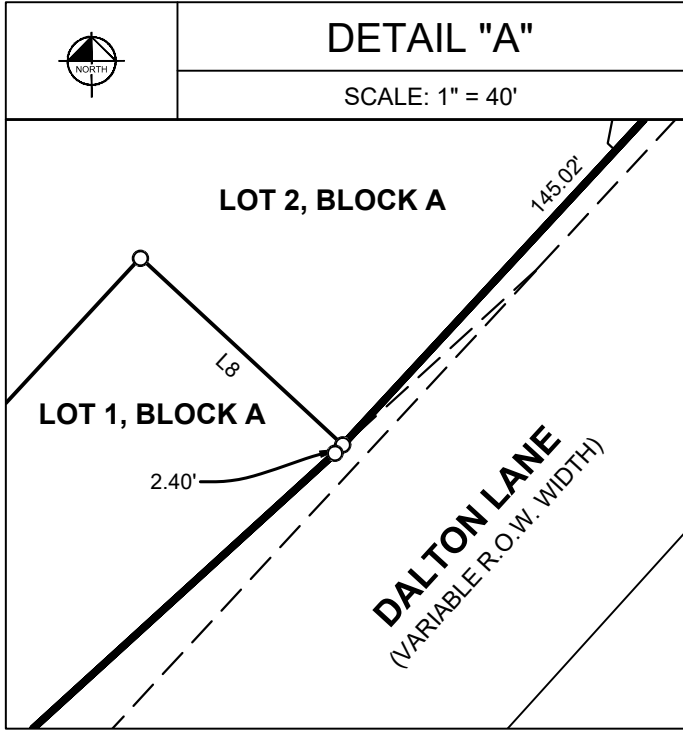
BEING 59.86 ACRES OUT OF THE
SANTIAGO DEL VALLE SURVEY, ABSTRACT 24,
TRAVIS COUNTY, TEXAS

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S42°58'45"W	43.09'	L15	S42°47'36"W	12.05'
L2	S79°06'15"W	32.86'	L16	S16°16'08"W	20.89'
L3	N56°04'17"W	25.28'	L17	N83°28'47"W	32.31'
L4	N32°12'24"W	55.95'	L18	N77°26'13"W	69.22'
L5	S57°47'36"W	41.01'	L19	S47°14'36"E	14.06'
L6	N79°09'13"W	35.84'	L20	N42°45'24"E	6.16'
L7	N47°12'24"W	47.19'	L21	N03°57'52"W	132.51'
L8	N47°12'24"W	57.42'	L22	S46°41'49"E	28.35'
L9	S42°47'36"W	47.49'	L23	N03°57'52"W	90.94'
L10	S47°12'24"E	4.06'	L24	N44°35'47"E	85.32'
L11	S42°47'36"W	34.77'	L25	N47°12'24"W	58.94'
L12	N47°12'24"W	34.91'	L26	N03°57'52"W	71.83'
L13	N47°12'24"W	34.91'	L27	N47°12'24"W	78.94'
L14	N47°12'24"W	72.31'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°57'41"	1295.24'	225.19'	N69°57'26"W	224.91'
C2	11°19'18"	1468.16'	290.11'	N33°22'58"W	289.64'
C3	63°56'48"	83.29'	92.95'	N16°21'40"E	88.20'

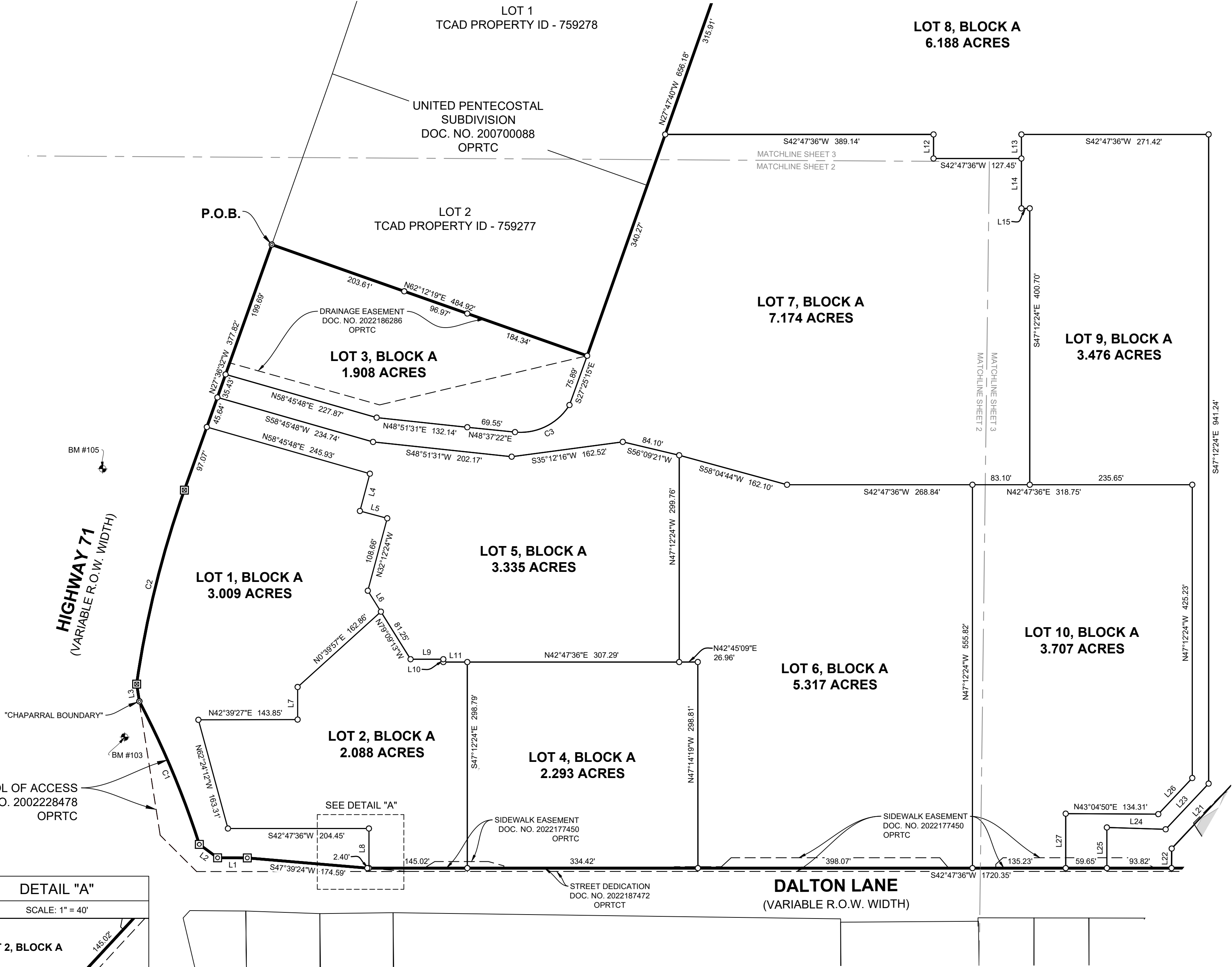
LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	6' SIDEWALK LINE
	FEMA FLOOD LINE
	SURVEY LINE

LEGEND	
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRFC	IRON ROD FOUND WITH CAP
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
	BENCHMARKS
	1/2" IRON ROD SET W/CAP "KHA"
	1/2" IRON ROD FOUND (CAP NOTED)
	TXDOT TYPE 1 MONUMENT FOUND
	TXDOT TYPE 2 MONUMENT FOUND
	UNMARKED CORNER



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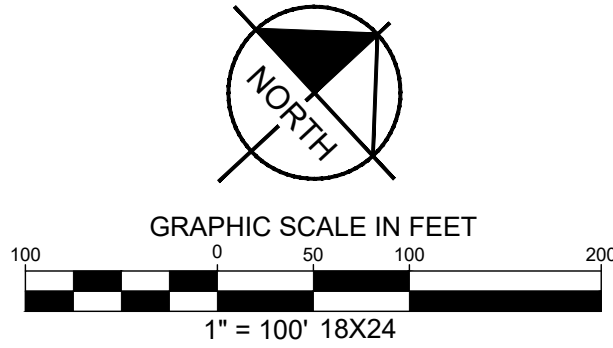
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TBPELS FIRM # 10194624

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	TJR	MMII	6/15/2023	068213106	2 OF 4

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DWG NAME: K:AUS_SURVEY\AUSTIN SURVEY PROJECTS\068213106 - STREAM DALTON LANE - BOUNDARY SURVEY & EASEMENTS\DWG\PLAT\STREAM DALTON PLAT.DWG PLOTTED BY: ATEN, JENNA 6/15/2023 10:57 AM LAST SAVED: 6/15/2023 10:56 AM

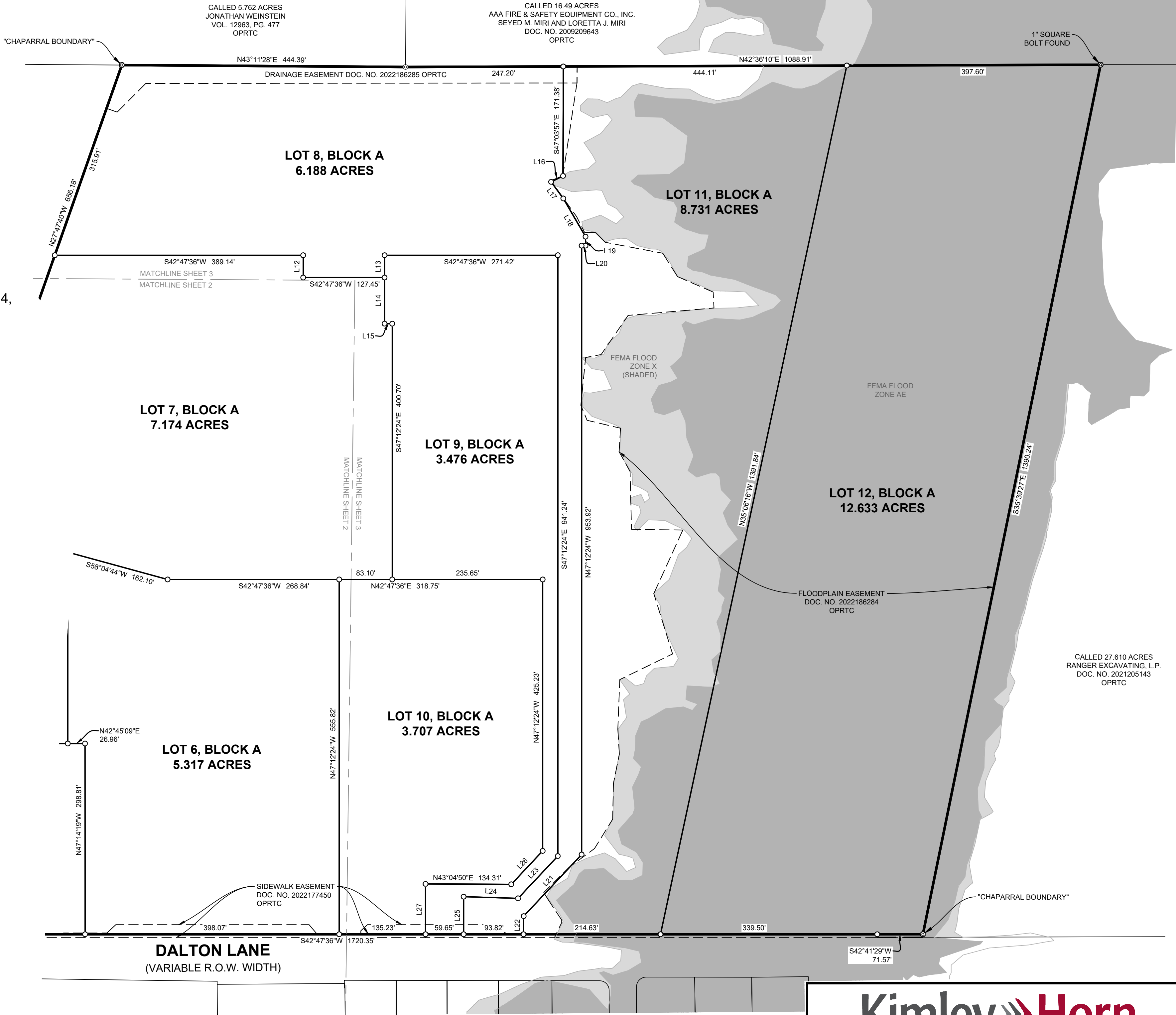


FINAL PLAT
EASTSIDE COMMERCE
SUBDIVISION
BEING 59.86 ACRES OUT OF THE
SANTIAGO DEL VALLE SURVEY, ABSTRACT 24,
TRAVIS COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	6" SIDEWALK LINE
	FEMA FLOOD LINE
	SURVEY LINE

LEGEND	
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
IRFC	IRON ROD FOUND WITH CAP
IPF	IRON PIPE FOUND
PKF	PK NAIL FOUND
	BENCHMARKS
	1/2" IRON ROD SET W/CAP "KHA"
	1/2" IRON ROD FOUND (CAP NOTED)
	TXDOT TYPE 1 MONUMENT FOUND
	TXDOT TYPE 2 MONUMENT FOUND
	UNMARKED CORNER

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PLAT NOTES

1. 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 AUSTIN WATER. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
2. 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 THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.
3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES MAY BE PLACED IN DRAINAGE EASEMENTS, EXCEPT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF AUSTIN.
4. ALL DRAINAGE EASEMENTS CREATED BY THIS PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS OR HER SUCCESSORS AND ASSIGNS.
5. PRIOR TO ADDITIONAL CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THE SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
6. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
7. 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 SUBCHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. 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 THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN (10) FEET OF THE CENTERLINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THE PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
10. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG DALTON LANE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. 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.
11. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
12. LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER UTILITY IMPROVEMENTS TO SERVE EACH LOT.
13. USES OF THE LOT ARE RESTRICTED TO COMMERCIAL.
14. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN.
15. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
16. ANY RELOCATION OF ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.
17. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
18. TRAVIS COUNTY DRIVEWAY PERMITS ARE REQUIRED FOR TRAVIS COUNTY ROW ALONG DALTON LANE.
19. IN APPROVING THIS PLAT, THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS.
20. THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.
21. THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR ERECT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.
22. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A CENTRALIZED WATER DISTRIBUTION SYSTEM OR AN APPROVED ONSITE WATER WELL.
23. THE PLAT NOTES RELATING TO WATER QUALITY PROTECTION REQUIREMENTS, IN ACCORDANCE WITH SECTION 482.945 OF THIS CHAPTER.
24. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER CITY OF AUSTIN LAND DEVELOPMENT CODE.
25. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS, AND CONDITIONS OF THE SEPARATE INSTRUMENT.

26. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR THE PLACEMENT, INSPECTION, OR MAINTENANCE OF SAID EASEMENTS.
27. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
28. ALL DRAINAGE LOTS/EASEMENTS MUST COMPLY WITH THE COA DCM TO BE OF SUFFICIENT WIDTH TO PROVIDE CONTINUOUS ACCESS FOR THE OPERATION, MAINTENANCE, OR REPAIR OF A DRAINAGE FACILITY OR CONVEYANCE OF STORM WATER. A MINIMUM OF 25 FT IN WIDTH FOR AN OPEN DRAINAGE SYSTEM; OR A MINIMUM OF 15 FT IN WIDTH FOR AN ENCLOSED DRAINAGE SYSTEM.
29. AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES THE IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
30. A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 15 FT OF A RESIDENTIAL STRUCTURE.
31. AS APPLICABLE, OBTAIN AND IMPLEMENT A STORMWATER POLLUTION PREVENTION PLAN (SWP3). THE SWP3 REQUIRES THE IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORMWATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THE PRESENTS:

THAT SRPF C/DALTON LANE, L.P., A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF A CALLED 59.86 TRACT, CONVEYED BY INSTRUMENT RECORDED IN 2021076478 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE "EASTSIDE COMMERCE SUBDIVISION" TO THE CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO,

DO HEREBY SUBDIVIDE 59.86 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, AND TITLE 30 OF THE CITY OF AUSTIN/TRAVIS COUNTY SUBDIVISION REGULATIONS AND CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS: EASTSIDE COMMERCE SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, DRAINS, EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

BY: SRPF C/DALTON LANE, L.P., A TEXAS LIMITED PARTNERSHIP

SRPF C/DALTON LANE, L.P., A TEXAS LIMITED PARTNERSHIP
2001 ROSS AVENUE, SUITE 400
DALLAS, TX, 75201

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SRPF C/DALTON LANE, L.P., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND (S)HE ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__, A.D.

NOTARY PUBLIC, STATE OF TEXAS, NOTARY REGISTRATION NUMBER _____

PRINTED NAME MY COMMISSION EXPIRES

SURVEYOR'S NOTES:

1. HORIZONTAL CONTROL STATEMENT:
BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE GRID VALUES.THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
2. VERTICAL CONTROL STATEMENT
THIS DRAWING SHOWS EXISTING SPOT ELEVATIONS BASED UPON A FIELD SURVEY CONDUCTED BY SURVEY PERSONNEL. ALL ELEVATIONS SHOWN HEREON ARE TIED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD '88) BASED ON GPS OBSERVATIONS.
3. MONUMENTATION STATEMENT:
ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2" IRON ROD WITH A SURVEYOR'S CAP STAMPED "KHA" AT THE CONCLUSION OF CONSTRUCTION, UNLESS OTHERWISE STATED.

CITY OF AUSTIN §
CERTIFICATE OF APPROVAL §

APPROVED FOR ACCEPTANCE:
THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 2-MILE ETJ OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20__ A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, ON THIS THE ____ DAY OF _____, 20__ A.D.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, UNDER SECTION 30-2-84(B)(2), AUSTIN -TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE COUNTY EXECUTIVE, TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, ON THIS THE ____ DAY OF _____, 20__ A.D.

CYNTHIA C. McDONALD, COUNTY EXECUTIVE
TRANSPORTATION AND NATURAL RESOURCES

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 CERTIFICATION 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 AND STATE IN DOCUMENT NO. _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 20__ A.D.

DYANA LIMON-MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

FINAL PLAT
EASTSIDE COMMERCE
SUBDIVISION

BEING 59.86 ACRES OUT OF THE
SANTIAGO DEL VALLE SURVEY, ABSTRACT 24,
TRAVIS COUNTY, TEXAS

Kimley»Horn

10814 JOLLYVILLE ROAD, CAMPUS IV TEL. NO. (512) 418-1771
SUITE 200, AUSTIN, TEXAS 78759 TBPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	TJR	MMII	6/15/2023	068213106	4 OF 4

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DWG NAME: K:\AUS_SURVEY\AUSTIN SURVEY PROJECT\068213106 - STREAM DALTON LANE - BOUNDARY SURVEY & EASEMENTS\DWG\PLAYS\STREAM DALTON PLAT.DWG PLOTTED BY: A TEN, JENNA 6/15/2023 10:57 AM LAST SAVED 6/15/2023 10:58 AM

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

CASE NUMBER: C8-2023-0149.0A
UPDATE: U0
CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: Eastside Commerce Subdivision
LOCATION: 1312 DALTON LN

SUBMITTAL DATE: August 7, 2023
FINAL REPORT DATE: August 30, 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 **November 6, 2023**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. The revised plat/plan in pdf format
 - b. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Shakayla Stevenson
Site Plan Plumbing : Cory Harmon
PARD / Planning & Design : Scott Grantham
Electric : Cody Shook
911 Addressing : Janny Phung
ATD Engineering : Dari Majd
Drainage Engineering : Yanjun Chu

Environmental : Ryan Soutter
Flood Plain : Sona Singh
Hydro Geologist : Eric Brown
Subdivision : Joey de la Garza
AW Utility Development Services : Bradley Barron
Wetlands Biologist : Eric Brown

AW Utility Development Services - Bradley Barron - 512-972-0078

- AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:
The proposed subdivision is currently served with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing any future water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.
- AW2. Uniform Plumbing Code:
Obtain copies of your current tap records from the AW TAPs office at (512)972-0000 and contact the assigned Site Plan Plumbing Reviewer. Written approval from the Site Plan Plumbing Reviewer will be required for successful plat release.
- AW3. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:
Remove note 2. There are no public water or wastewater easements within the boundaries of the plat. No public water and/or wastewater easements will be approved internal to this site. All lots shall obtain water and wastewater service from the ROW frontage.
- AW2. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:
Replace note 22 with the following note.
NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Electric Review - Cody Shook - 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

Fifteen-foot electric distribution, electric telecommunications, and electric fiber easement is required adjacent to Dalton Ln R.O.W. Show the easement on the face of the plat.
- EL 2. [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

AE Transmission Engineering is currently reviewing this plat and will require an electric transmission, electric distribution, electric telecommunications, and electric fiber easement is required adjacent SH 71 R.O.W. This reviewer will contact applicant prior to next plat submittal with easement width once it has been determined.

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

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

AD2: Please update label for **E SH 71** the directional E must be included

AD3: Please change the label vicinity map so that **BASTROP HWY SVRD** appears above the label US 183 should be enclosed within parenthesis and not be bold.

BASTROP HWY SVRD
(US 183)

AD4: Please update label for **S US 183 HWY** the directional S must be included

AD5: Please remove all forms of punctuation after abbreviating street types or directionals



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.

NOTE: Punctuation or diacritical marks cause confusion for first responders

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

§25-4-155

End of Comments

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

- ATD 1. Please add the following note to the subdivision: Development of structures that require a building permit on this plat will be subject to the City of Austin Street Impact Fee as applicable prior to acquiring the building permit.
- ATD 2. The Building Permits for this final plat are required to comply with the City's Street Impact Fee. The fee was adopted by City Council in December 2020 and is applicable to all Building Permits submitted on or after June 22, 2022. (For more information: <https://www.austintexas.gov/department/street-impact-fee>). Please complete a copy of the SIF worksheet and submit it for review via the TDS KNACK Portal: <https://atd.knack.com/development-services/sif-worksheet-portal/>. Once the SIF estimator worksheet is finalized ATD staff will use the worksheet to generate a SIF Formal Calculation Memo to summarize potential future payments, including applicable reductions and Offset Agreements. LDC 25-6-662
- ATD 3. The ASMP requires 84 feet of right-of-way for Dalton Lane. Dedicate 42 feet of right-of-way from the existing centerline in accordance with the ASMP (LDC 25-6-55).
- ATD 4. Please pay the ATD Final Plat review fee in AMANDA.
- ATD 5. Please show the dotted lines along Dalton Lane and Highway 71 for the sidewalk per the legend and add Highway 71 to plat note #10.
- ATD 6. No direct access from a lot to a major roadway is permitted on a subdivision plat if the lot has less than 200 feet of frontage on the roadway and alternative access is available. LDC 25-6-381(B). Either prohibit access to Highway 71 from Lots 5 and 7 or provide a joint use access easement to Highway 71 from Lots 3, 5 and 7 and provide a plat note.
- ATD 7. Joint access may be required at the time of subdivision approval for abutting lots on a major roadway or Hill Country Roadway which have insufficient frontage to allow a driveway approach for each lot in accordance with the requirements of the TCM. LDC 25-6-381(E). Provide joint use access to Highway 71 from Lots 3, 5, and 7. A plat note will be required once the JUAE is established.
- ATD 8. The number of driveways on an arterial street should be minimized in order to reduce the number of conflict points and facilitate traffic flow. TCM, 5.3.1.M. Staff recommends providing joint use access to Dalton Lane from Lot 1.
- ATD 9. More comments may be forthcoming after access to lots configure is shown.

Drainage Engineering Review - Yanjun (Julia) Chu - yanjun.chu@austintexas.gov

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.

- DE 1. [LDC 25-7-152] "Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities."
- DE 2. [LDC 25-4-83] "The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin. The owner understands and acknowledges that plat vacation or replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements."

DE 3. [LDC 25-5-1] "Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin."

DE 4. (LDC 25-7-32, DCM Appendix E) Proposed improvements encroach on the Erosion Hazard Zone Buffer established by Watershed Protection Department. Conduct an analysis in accordance with City of Austin Drainage Criteria Manual Appendix E, Criteria For Establishing An Erosion Hazard Zone.

Environmental Review - Ryan Soutter - ryan.soutter@austintexas.gov

PLAT NOTES [LDC 25-1, Article 4, Division 2]

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, Subchapter A, Article 7]

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

FP 1: As required by LDC 25-7-33 and/or LDC 30-4-33, please update the floodplain note to indicate that there are portions of the tract that are within the FEMA 100-year floodplain. Update the FIRM panel number and effective date to the most current map. For this site, the current effective FIRM panel number is (Map number) effective (effective date).

FP 2: 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. (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 3: 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 4: 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 5: 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 6: 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.

Hydro Geologist Review - Eric Brown - 512-978-1539

HG1_U0 Clearly show the boundaries of all Critical Environmental Features and clearly label the feature(s): "CRITICAL ENVIRONMENTAL FEATURE" on all sheets that it exists.

HG2_U0 Pursuant to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a), please add a note stating that: "All activities within the Critical Environmental Features (CEF) setback 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. Existing drainage and native vegetation shall remain undisturbed to allow the water quality function of the setback. Inspection and maintenance of setback shall occur semiannually in accordance with City of Austin code and criteria."

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

Update 0:

- PR1. A Parkland Early Determination (PED #1786) was issued in 2023, stating that for this project, no parkland dedication would be owed, based on the facts that site plan SP-2021-0263C.F2 had been approved, and that no new development was proposed for the site plan area. Please confirm that there will be no changes to the development from SP-2021-0263C.F2, and the above statements are still accurate.
- PR2. The PARD site plan / subdivision review fee has not yet been paid. Please let me know if there are any questions about this fee or payment.
- PR3. PARD is interested in purchasing, by deed or easement, the area along Carson Creek, and associated floodplain. Please reach out to me if there are questions about this potential offer.

Subdivision Review - Joey de la Garza - joey.delagarza@austintexas.gov

- SR 1. This application was initially submitted on Aug. 7, 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: Nov. 6, 2023
 - Fiscal due: Feb. 5, 2024
 - All submitted for recording due: March 4, 2024
- SR 2. Add Case # C8-2023-0149.0A in the bottom right hand corner of each sheet. 25-1-83 or 30-1-113
- SR 3. The plat diagram(s) should be on the first sheet(s) along with a 4"x4" vicinity map. Line & curve tables, lot summary table and legal description of property should be on the following sheets(s) with plat notes and signature blocks on the last sheet(s). 25-1-83 or 30-1-113

- SR 4. Please amend the following administrative City of Austin approval block: 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 5. Please revise the following note on sheet 4 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 6. Since this project lies within the City of Austin full purpose jurisdiction, remove the following from
sheet 4 (25-1-83):

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD, UNDER SECTION 30-2-84(B)(2),
AUSTIN -TRAVIS COUNTY SUBDIVISION REGULATIONS, BY THE COUNTY EXECUTIVE,
TRANSPORTATION AND NATURAL RESOURCES, TRAVIS COUNTY, ON THIS THE ____
DAY OF _____, 20__ A.D.

CYNTHIA C. McDONALD, COUNTY EXECUTIVE
TRANSPORTATION AND NATURAL RESOURCES

- SR 7. Remove the following from sheet 4 (25-1-83):
CITY OF AUSTIN §
CERTIFICATE OF APPROVAL §
- SR 8. Revise the notary signature block on sheet 4 as follows: 25-1-83 or 30-1-113
State of Texas §
County of Travis §

Before me, the undersigned authority, a notary public in and for the State of Texas, on this day
did personally appear David M. Blackbird, 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 7. Revise the engineer's certification as follows: ;25-1-83, 30-1-113:
"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."
- SR 8. Revise the surveyor's certification as follows 25-1-83, 30-1-113:
"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, 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."

SR 9. Revise the owner's dedication block as follows: 25-1-83 (or 30-1-113) and TX LGC 212.004(c)

That SRPF C/Dalton Lane, L.P., working by and through David M. Blackbird, and being the owner of that certain 59.86 acre tract of land out of the Santiago Del Valle Grant and situated in Travis County, Texas, as conveyed by deed recorded in Document No. 2021076478 of the official public records of Travis County, Texas, does hereby subdivide said 59.86 acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

EASTSIDE COMMERCE SUBDIVISION

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

SR 10. Because this area falls within the Airport Overlay, add a plat note that states: "Development of these lots shall comply with requirements of the Airport Hazard and compatible land use regulations, (Chapter 25-13) as amended."

SR 11. Add the following note to the plat 25-1-83 and 25-2: "Building setback lines shall be in conformance with City of Austin zoning ordinance requirements."

SR 12. Add the Land Use Commission approval block 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__.

Chair

Secretary

SR 13. Add the following note, which is required by LDC 25-4-83/30-2-83: "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."

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. Add/revise the fiscal note as applicable:

- a. If fiscal is not required to be posted, add the following note: 25-1-83, 30-1-113
"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 or 30-1-113, 30-2-38, 30-2-84
"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."

- SR 16. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses and make sure all seals & stamps are legible. 25-1-83 or 30-1-113
- SR 17. **FYI**, all fees associated with this subdivision application must be paid prior to plat approval. 25-1-83
- SR 18. **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

Wetlands Biologist Review - Eric Brown - 512-978-1539

- WB1_U0** Clearly show the boundaries of all Critical Environmental Features and clearly label the feature(s): "CRITICAL ENVIRONMENTAL FEATURE" on all sheets that it exists.
- WB2_U0** Pursuant to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a), please add a note stating that: "All activities within the Critical Environmental Features (CEF) setback 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. Existing drainage and native vegetation shall remain undisturbed to allow the water quality function of the setback. Inspection and maintenance of setback shall occur semiannually in accordance with City of Austin code and criteria."

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

- Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note that conveys the following: **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.**
- There is a site plan (SP-2021-0263C.F2) for this property that is approved for construction. Pursuant to verifying compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, provide copies of the Overall Water Plan and Overall Wastewater Plan of the approved site plan that includes the proposed lot lines.

End of report.