

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2022-0169

**COMMISSION DATE:** September 5, 2023

**SUBDIVISION NAME:** Evelyn Tract Preliminary Plan

**ADDRESS:** Blue Goose Road

**APPLICANT:** Century Land Holdings II, LLC (Steve Sherrill)

**AGENT:** LJA Engineering, Inc. (Russell Kotara, P.E.)

**ZONING:** SF-4A (Small Lots) / GR-MU (Community Commercial Mixed Use)

**AREA:** 106.21 acres (4,626,507.6 sf)

**LOTS:** 542

**COUNTY:** Travis

**DISTRICT:** 1

**WATERSHED:** Walnut Creek / Decker Creek

**JURISDICTION:** Full Purpose

**SIDEWALKS:** Sidewalks will be constructed along streets.

**VARIANCE:** None

### **DEPARTMENT COMMENTS:**

The request is for the approval of the Evelyn Tract Preliminary Plan comprised of 542 lots on 106.21 acres (4,626,507.6 sf).

The plan 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.

### **STAFF RECOMMENDATION:**

Staff recommends disapproval of the preliminary plan for reasons listed in Exhibit C in the support material.

**CASE MANAGER:** Cesar Zavala

**PHONE:** 512-974-3404

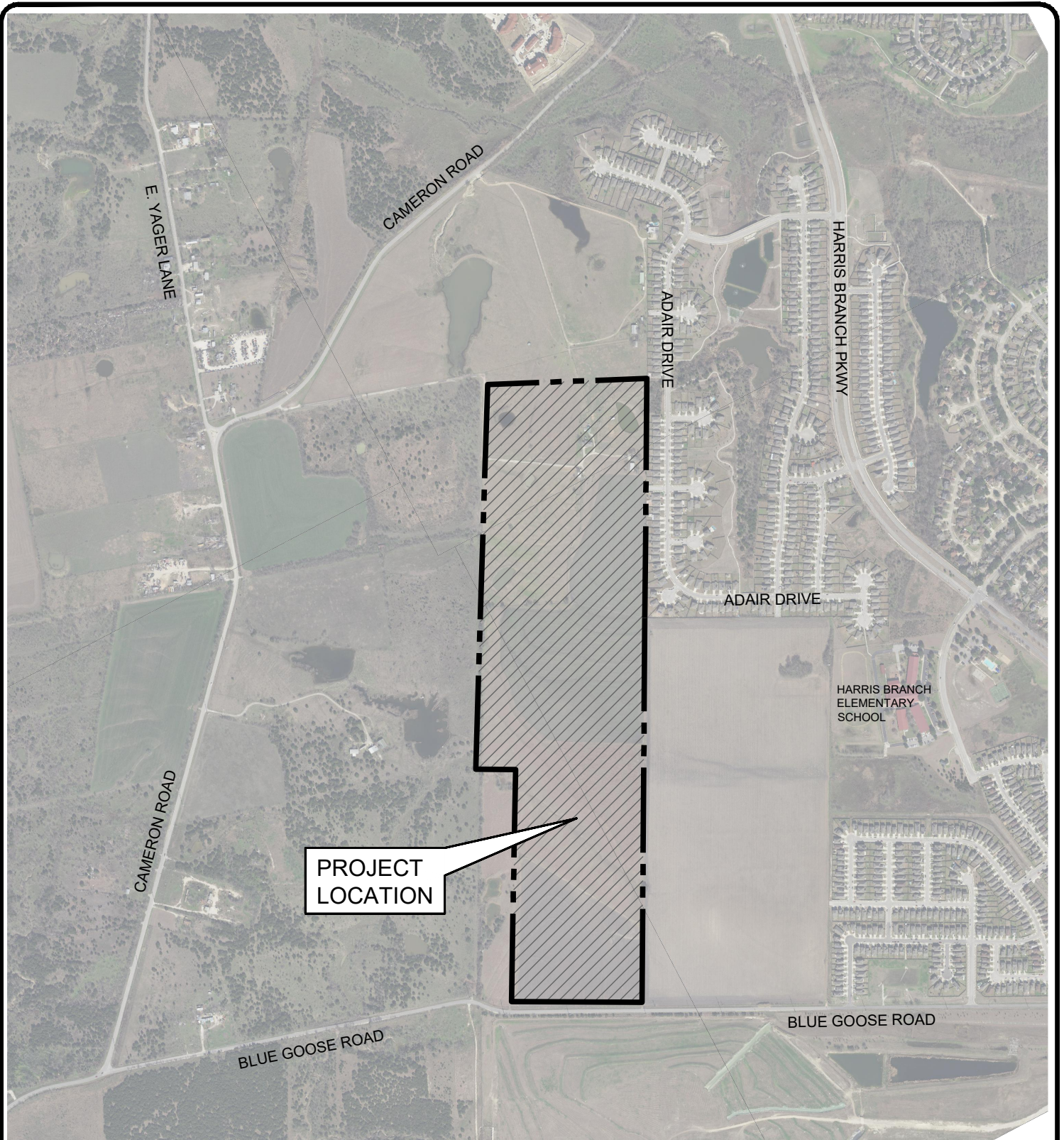
**E-mail:** [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)

### **ATTACHMENTS**

Exhibit A: Vicinity map

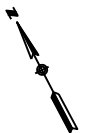
Exhibit B: Proposed preliminary plan

Exhibit C: Comment Report



## LOCATION MAP

EVELYN TRACT



SCALE: 1" = 1,000'

# EVELYN TRACT

## PRELIMINARY PLAN (A SMALL LOT SUBDIVISION)

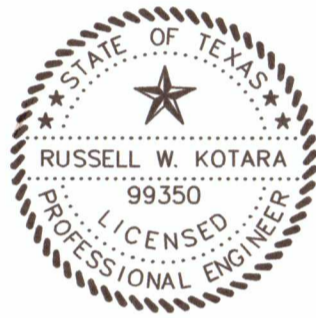
I, RUSSELL KOTARA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF (TITLE 25/TITLE 30) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Russell Kotara*

LICENSED PROFESSIONAL ENGINEER

1-7-23

DATE



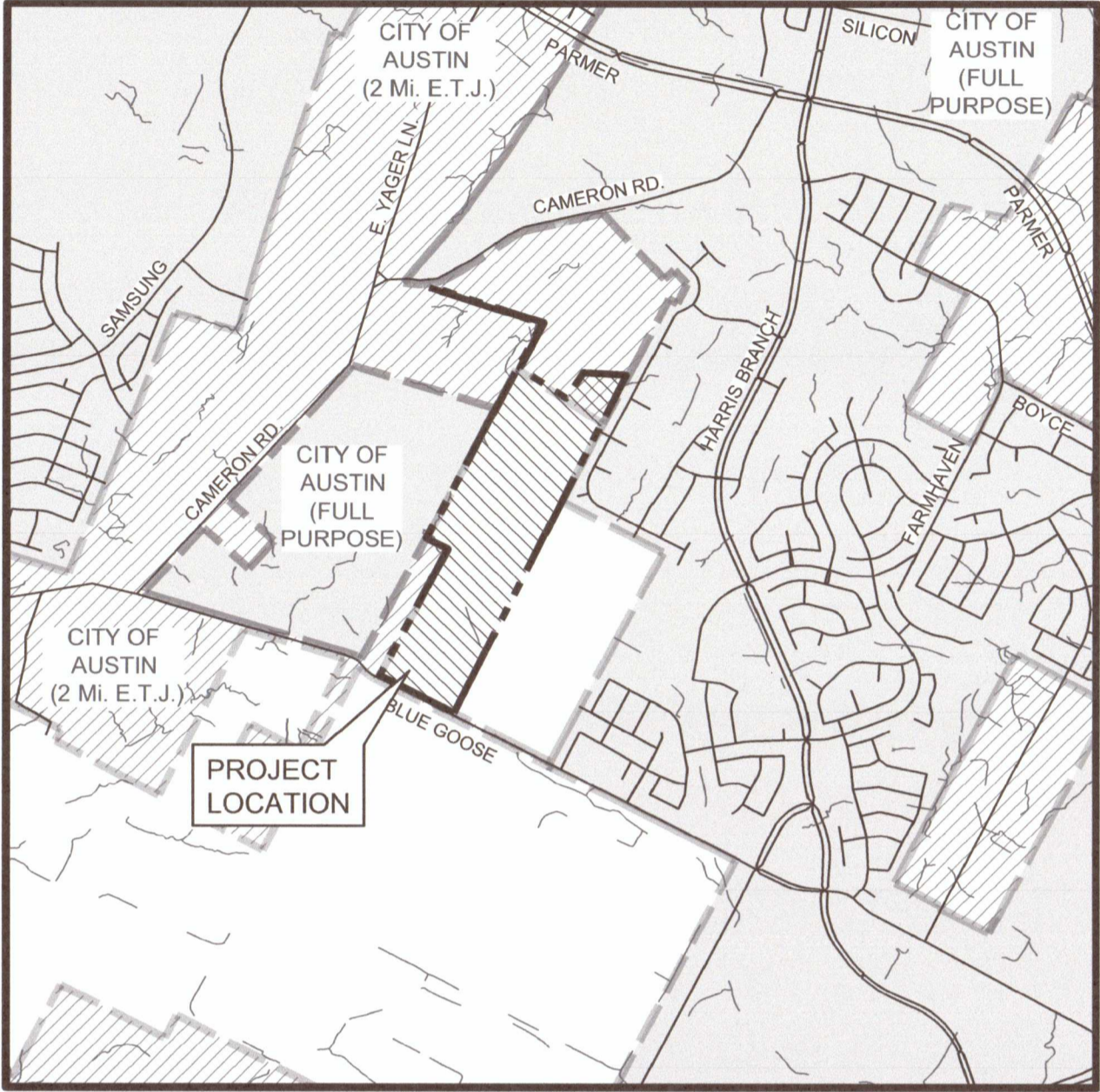
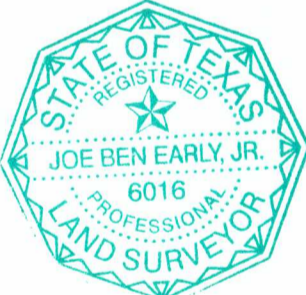
I, JOBY EARLY, R.P.L.S., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF (TITLE 25/TITLE 30) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

*Joby Early*

REGISTERED PROFESSIONAL LAND SURVEYOR

6/19/23

DATE



LOCATION MAP

SCALE: 1" = 2,000'

CITY OF AUSTIN GRID: P30, Q30, P29, & Q29  
MAPSCO: 527D, 528A, 527H, 528E, 527M, 528J,  
527R, & 528N

LEGAL DESCRIPTION:

AN ALTA/NSPS LAND TITLE SURVEY OF 106.277 ACRES IN THE LUCAS MUNOS SURVEY NO. 55  
ABS. 513, TRAVIS COUNTY, TEXAS, CONSISTING OF:

TRACT 1: BEING ALL OF A 98.700 ACRE TRACT CONVEYED TO EVELYN J. REMMERT AND ALFRED G. WENDLAND, JR. IN A DEED OF GIFT EXECUTED FEBRUARY 5, 1991 AND RECORDED IN VOLUME 11378, PAGE 166 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: BEING ALL OF A 6.714 ACRE TRACT CONVEYED TO EVELYN J. REMMERT AND CECIL H. REMMERT IN A WARRANTY DEED DATED FEBRUARY 10, 1998 AND RECORDED IN VOLUME 13120, PAGE 356 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: BEING ALL OF A 0.556 ACRE TRACT CONVEYED TO CECIL H. REMMERT AND EVELYN J. REMMERT IN A DEED OF GIFT EXECUTED FEBRUARY 8, 1991 AND RECORDED IN VOLUME 11374, PAGE 124 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

**SUBMITTAL DATE: FEBRUARY 7, 2023**

DEVELOPER:	CENTURY LAND HOLDINGS II, LLC 6500 RIVER PLACE BLVD., BLD. 2, SUITE 200 AUSTIN, TX 78730 CONTACT PERSON: STEVE SHERRILL PHONE # (512) 930-4041
OWNER:	CENTURY LAND HOLDINGS II, LLC 6500 RIVER PLACE BLVD., BLD. 2, SUITE 200 AUSTIN, TX 78730 CONTACT PERSON: STEVE SHERRILL PHONE # (512) 930-4041
ENGINEER:	LJA ENGINEERING, INC. 7500 RIALTO BLVD., BLDG. II, SUITE 100 AUSTIN, TEXAS 78735 CONTACT PERSON: RUSSELL W. KOTARA, P.E. PHONE # (512) 439-4700 FAX # (512) 439-4716
SURVEYOR:	EARLY LAND SURVEYING, LLC P.O. BOX 92588 AUSTIN, TEXAS 78709 CONTACT PERSON: JOBY EARLY, R.P.L.S. PHONE # (512) 202-8631

PRELIMINARY SUBDIVISION APPROVAL SHEET OF \_\_\_\_.

FILE NUMBER: C8-2022-0169 APPLICATION DATE \_\_\_\_\_

APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_

EXPIRATION DATE (LDC 25-4-62) \_\_\_\_\_

CASE MANAGER: \_\_\_\_\_

Cesar Zavala, for:  
Denise Lucas, Director, Development Services Department

*Final plats must be recorded by the expiration date. Subsequent site plans which do not comply with the Code current at the time of filing, and require building permits or notice of construction (if a building permit is not required), must also be approved prior to the project expiration date.*

**LJA Engineering, Inc.**

7500 Rialto Boulevard, Building II  
Suite 100  
Austin, Texas 78735

Phone 512.439.4700  
Fax 512.439.4716  
FRN-F-1386

C8-2022-0169

SHEET 1 OF 5

NOTES:

LEGAL DESCRIPTION:

194.473 ACRES IN THE LUCAS MUNOS SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, CONSISTING OF:  
99.991 ACRES IN A DEED OF GIFT EXECUTED FEBRUARY 5, 1991 AND RECORDED IN VOLUME 11378, PAGE 166 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.  
6.728 ACRES IN A CORRECTION WARRANTY DEED DATED FEBRUARY 10, 1998 AND RECORDED IN DOCUMENT NO. 2021133647 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
0.559 ACRES IN A DEED OF GIFT EXECUTED FEBRUARY 8, 1991 AND RECORDED IN VOLUME 11374, PAGE 124 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.  
88.196 ACRES IN A GENERAL WARRANTY DEED DATED SEPTEMBER 28, 2011 AND RECORDED IN DOCUMENT NO. 2011141507 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LAND USE SUMMARY			
USE:	ACREAGE	# OF LOTS	% OF PROJECT
<u>SINGLE FAMILY:</u>	61.766	523	58.12%
OPEN SPACE: BLOCK 'P', LOT 3 BLOCK 'I', LOT 31	1.079	2	1.02%
OPEN SPACE/ DRAINAGE: BLOCK 'A', LOT 1 BLOCK 'A', LOT 13 BLOCK 'B', LOT 18 BLOCK 'B', LOT 29 BLOCK 'I', LOT 30 BLOCK 'J', LOT 7	13.872	6	13.05%
OPEN SPACE, D.E., LANDSCAPE BLOCK 'B', LOT 12	0.729	1	0.69%
OPEN SPACE, LANDSCAPE BLOCK 'I', LOT 45	0.314	1	0.29%
OPEN SPACE, PEDESTRIAN BLOCK 'D', LOT 12 BLOCK 'C', LOT 12 BLOCK 'A', LOT 17	0.200	3	0.18%
LANDSCAPE: BLOCK 'M', LOT 1 BLOCK 'M', LOT 25 BLOCK 'N', LOT 14 BLOCK 'O', LOT 1 BLOCK 'O', LOT 31	0.830	5	0.78%
AMENITY: BLOCK 'C', LOT 27	1.366	1	1.29%
R.O.W.:	26.121	N/A	24.58%
<b>TOTAL</b>	<b>106.277 AC</b>	<b>542</b>	<b>100%</b>

3. IMPERVIOUS COVER

IMPERVIOUS COVER FOR SINGLE FAMILY LOTS WITHIN THIS SUBDIVISION IS CALCULATED BASED ON THE FOLLOWING ASSUMPTIONS:

< 10,000 S.F. = 2,500 S.F. / LOT  
10,001 - 15,000 S.F. = 3,500 S.F. / LOT  
15,001 - 1 Acre = 5,000 S.F. / LOT  
1 - 3 Acre = 7,000 S.F. / LOT  
3 Acre + = 10,000 S.F. / LOT

APPENDIX Q-2  
IMPERVIOUS COVER  
(Suburban Watershed)

Gross Site Area = 106.277 Acres  
Critical water quality zone (CWQZ) = 0 Acres  
Water quality transition zone (WQTZ) = 0.24 Acres  
Upland area (Gross area minus total deductions) = 106.277 Acres

Area of Uplands with Slopes 0-15% = 106.27  
Area of Uplands with Slopes 15-25% = 0.24  
Area of Uplands with Slopes 25-35% = 0.21  
Area of Uplands with Slopes 35-4% = 0.06

ALLOWABLE IMPERVIOUS COVER:  
Impervious cover allowed at 58.12% X Gross Area (106.277) = 58.45 Acres

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY  
TOTAL ACREAGE 15-25% = 0.24 Acres X 10% = 0.024 Acres

IMPERVIOUS COVER					
Slope Categories	Total Acres	Building & Other Impervious Cover Acreage	Driveways/Roadways Acres	Total Impervious Cover Acres	% of Categories
0-15%	106.27	30.25	13.81	44.06	41.8%
15-25%	0.74	0	0	0	0
25-35%	0.21	0	0	0	0
Over 35%	0.06	0	0	0	0

4. ROADWAY STANDARDS

STREET WIDTH AND SIDEWALK LOCATIONS SHALL BE AS FOLLOWS.

STREET TABLE							
STREET NAME	ACCESS STATUS	RIGHT OF WAY	PAVEMENT & CURB TYPE	SIDEWALKS	CUL-DE-SAC / ROW	ASMP LEVEL CLASSIFICATION	LENGTH
TRUE VALOR DR.	PUBLIC	58'7/2	30' FOC-FOC	6'- BOTH SIDES	50' / 60'	STREET LEVEL 2	4,238'
KOSHOA DR.	PUBLIC	58'	30' FOC-FOC	5'- BOTH SIDES		STREET LEVEL 1	631'
REMMERT CV.	PUBLIC	58'	30' FOC-FOC	5'- BOTH SIDES	50' / 60'	STREET LEVEL 1	231'
TALLSALT DR.	PUBLIC	58'	30' FOC-FOC	5'- BOTH SIDES	50' / 60'	STREET LEVEL 1	1,152'
BAREFOOT DR.	PUBLIC	58'	30' FOC-FOC	5'- BOTH SIDES	50' / 60'	STREET LEVEL 1	3,087'
POMPEY FACTOR DR.	PUBLIC	58'	30' FOC-FOC	5'- BOTH SIDES		STREET LEVEL 1	2,474'
YAZZIE DR.	PUBLIC	58'	30' FOC-FOC	5'- BOTH SIDES		STREET LEVEL 1	587'
ROANHORSE DR.	PUBLIC	58'	30' FOC-FOC	5'- BOTH SIDES		STREET LEVEL 1	1,216'
MEDAL OF HONOR DR.	PUBLIC	58'	30' FOC-FOC	5'- BOTH SIDES		STREET LEVEL 1	877'
CODE TALKER DR.	PUBLIC	58'	30' FOC-FOC	5'- BOTH SIDES		STREET LEVEL 1	580'
CAYEDITO DR.	PUBLIC	58'	30' FOC-FOC	5'- BOTH SIDES	40' / 50' / 60'	STREET LEVEL 1	1,601'
MINCH RD.	PUBLIC	58'	30' FOC-FOC	5'- BOTH SIDES		STREET LEVEL 1	146'
E. BRAKER LN. (FUTURE)	PUBLIC	120'	84' FOC-FOC	6'- BOTH SIDES		STREET LEVEL 2	1,206'
<b>EXISTING ABUTTING STREET</b>							
BLUE GOOSE ROAD	PUBLIC	VARIES	VARIES - EOP-EOP	N/A		STREET LEVEL 2	N/A
* FOC-FOC (FACE OF CURB TO FACE OF CURB) 6" STANDARD CURB							
* BOC-BOC (BACK OF CURB TO BACK OF CURB) 1.5" RIBBON CURB							

5. SIDEWALKS

- A. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE PROPOSED STREETS LISTED IN NOTE #4 ABOVE. SUCH SIDEWALKS SHALL BE CONSTRUCTED PRIOR TO OCCUPANCY OF THE LOTS. FAILURE TO CONSTRUCT SUCH SIDEWALK MAY RESULT IN THE WITHHOLDING OF A CERTIFICATE OF OCCUPANCY, BUILDING PERMIT, OR UTILITY CONNECTION BY THE GOVERNING BODY OR UTILITY

6. FISCAL REQUIREMENTS

PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC §25-1-112/LDC §30-1-132 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:

- (A) STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: TRUE VALOR DRIVE (NORTH OF BRAKER LANE) AND BRAKER LANE

FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A).

- (B) ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: TRUE VALOR DRIVE (NORTH OF BRAKER LANE) AND BRAKER LANE

7. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES THE 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 OWNERS SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

8. DRAINAGE EASEMENTS

- A. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- B. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY AND/OR CITY OF AUSTIN FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
- C. MINIMUM DRAINAGE EASEMENT WIDTH FOR ENCLOSED STORM DRAIN PIPE SHALL BE 20 FEET PER DCM 1.2.4.G.
- D. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS OR FENCES SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY AND/OR CITY OF AUSTIN.
- E. SEEDING AROUND DETENTION AND WET POND SHALL MEET CITY OF AUSTIN NATIVE GRASS SPECIFICATIONS 604S.6.

9. 100 YEAR FLOOD PLAIN

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0590H TRAVIS COUNTY, TEXAS, DATED JANUARY 22, 2020.

10. PARK LAND DEDICATION REQUIREMENTS

THE PARK LAND DEDICATION REQUIREMENTS FOR THIS SUBDIVISION ARE CALCULATED AS FOLLOWS:  
REQUIRED AREA 5 X NO. OF SINGLE FAMILY LOTS X 2.8 / 1000  
5 X 161 X 2.8 / 1000 = 2.25 ACRES

PARKLAND DEDICATION IS REQUIRED PER TITLE 30 PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED WILL INCLUDE BLOCK C, LOT 2.

11. UTILITY SYSTEM

- A. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN.
- B. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO THE CITY OF AUSTIN'S WATER AND WASTEWATER SYSTEM.
- C. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY AND THE LANDOWNER MUST PAY THE CITY INSPECTION FEE.
- D. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
- E. 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.
- F. 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 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- G. 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 FEET OF THE CENTER LINE 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.
- H. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

12. AUSTIN ENERGY:

- A. 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.
- B. 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 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- C. 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 FEET OF THE CENTER LINE 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.
- D. THE PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, NATIONAL ELECTRICAL CODE, OSHA REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BY AE AS A RESULT OF AN OWNER'S FAILURE TO MAINTAIN REQUIRED CLEARANCES WILL BE CHARGED TO AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
- E. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
- F. SOURCE: AE DESIGN CRITERIA MANUAL - 1.16.0 - SUBDIVISION APPLICATION REQUIREMENTS
- G. THE OWNER/DEVELOPER OF THIS PROPERTY SHALL PROVIDE AUSTIN ENERGY WITH 24 HOUR ACCESS ACROSS THE PROPERTY TO THE TRANSMISSION EASEMENT (EXISTING, PROPOSED, OR BY PRESCRIPTIVE RIGHTS), FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRIC FACILITIES. IF THE PROPOSED SUBDIVISION IMPEDES FULL ACCESS TO OUR EASEMENT AND FACILITIES, A SEPARATE ACCESS EASEMENT MAY BE REQUIRED.
- H. THE SUBDIVISION OWNER MUST PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO PROVIDE ELECTRIC SERVICE TO THE DEVELOPMENT AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- I. THE OWNER/DEVELOPER OF THIS PROPERTY SHALL PROVIDE AUSTIN ENERGY WITH 24 HOUR ACCESS ACROSS THE PROPERTY TO THE EASEMENT, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRIC FACILITIES IF THE SUBDIVISION IMPEDES FULL ACCESS TO OUR EASEMENT, A SEPARATE ACCESS EASEMENT MAY BE REQUIRED, IF THE PROPOSED SUBDIVISION IMPEDES FULL ACCESS TO OUR FACILITIES.
- J. THE OWNER/DEVELOPER OF THIS PROPERTY SHALL PROVIDE AUSTIN ENERGY WITH 24-HOUR ACCESS ACROSS THE PROPERTY TO THE TRANSMISSION EASEMENT (EXISTING, PROPOSED, OR BY PRESCRIPTIVE RIGHTS), FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRIC FACILITIES.

12. AUSTIN ENERGY (CONTD):

- K. THE SUBDIVISION OWNER MUST PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES TO PROVIDE ELECTRIC SERVICE TO THE DEVELOPMENT AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE THE CITY OF AUSTIN LAND DEVELOPMENT CODE
- L. IF A TRANSMISSION EASEMENT (EXISTING, PROPOSED, OR PRESCRIPTIVE) IS ON THE PROPERTY, THEN ALL ROADS AND DRIVEWAYS WHICH CROSS OR PARALLEL THE TRANSMISSION EASEMENT MUST BE BUILT TO SUSTAIN NOT LESS THAN 48,000 LBS. TANDEM AXLE LOAD WITHIN THE EASEMENT TO ENSURE SAFETY AND ACCESS BY AUSTIN ENERGY AND THEIR CONTRACTORS.
- M. IF A TRANSMISSION EASEMENT IS ON A PROPERTY SUBJECT TO A FUTURE SITE PLAN OR CONSTRUCTION, ALL CONSTRUCTION ACTIVITY OR GRADING WITHIN THE EASEMENT MUST BE COORDINATED WITH AUSTIN ENERGY PRIOR TO COMMENCEMENT, AND AE MUST BE PROVIDED WITH A MINIMUM OF A 48-HOUR NOTICE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR GRADING. CALL ANDREW PEREZ AT 512-505-7153 TO SCHEDULE A MEETING 48 HOURS PRIOR TO COMMENCEMENT.
- N. IF A TRANSMISSION EASEMENT IS PRESENT, THEN OWNER MAY NOT PLACE, ERECT, CONSTRUCT OR MAINTAIN THE FOLLOWING WITHIN THE ELECTRIC TRANSMISSION EASEMENT (EXISTING, PROPOSED, OR BY PRESCRIPTIVE RIGHTS):
- O. ANY PERMANENT STRUCTURES, INCLUDING, BUT NOT LIMITED TO HABITABLE STRUCTURES SUCH AS HOMES, MOBILE HOMES, GARAGES, OR OFFICES;
- P. ANY STRUCTURE OF ANY KIND IN SUCH PROXIMITY TO THE ELECTRIC TRANSMISSION OR DISTRIBUTION LINES, POLES, STRUCTURES, TOWERS, OR APPURTENANT FACILITIES AS WOULD CONSTITUTE A VIOLATION OF THE NATIONAL ELECTRICAL SAFETY CODE IN EFFECT AT THE TIME THE STRUCTURE IS ERECTED, NOR
- Q. ANY STRUCTURES, INCLUDING BUT NOT LIMITED TO: FENCES, STORAGE SHEDS, DRAINAGE, FILTRATION OR DETENTION PONDS WHICH WOULD IMPAIR AUSTIN ENERGY'S ACCESS TO THE TRANSMISSION EASEMENTS OR ITS LINES, POLES, STRUCTURES, TOWERS OR APPURTENANT FACILITIES IN THE EASEMENTS.
- SOURCE: AE DESIGN CRITERIA MANUAL - 1.16.0 - SUBDIVISION APPLICATION REQUIREMENTS
13. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFFS SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT THE RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS. DETENTION PONDS SHALL BE DESIGNED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE TO EXISTING PRE-DEVELOPMENT PEAK RATES OF DISCHARGE FOR THE 2, 10, 25, AND 100 YEAR STORM EVENTS AT EACH POINT OF DISCHARGE FROM THE PROJECT OR DEVELOPMENT SITE.
14. IT SHALL BE THE RESPONSIBILITY OF THE ENGINEER TO DEMONSTRATE THROUGH MAPS, SCHEMATICS, CALCULATIONS AND SUPPORTING DATA THAT THE PROPOSED INFRASTRUCTURE, R.O.W. AND DRAINAGE EASEMENTS ARE ADEQUATE TO CONVEY THE DESGN FLOWS IN ACCORDANCE WITH THE CITY OF AUSTIN'S DEVELOPMENT STANDARDS. ADDITIONAL DEDICATION OF DRAINAGE EASEMENT(S) MAY BE REQUIRED AT THE TIME OF FINAL PLATTING OR CONSTRUCTION.
16. THIS SUBDIVISION IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF AUSTIN.
17. ANY WATER QUALITY CONTROL FACILITY AS SHOWN ON THE APPROVED WATER QUALITY CONTROL PLAN, THAT SERVES A PARTICULAR PHASE OF DEVELOPMENT SHALL BE COMPLETED AND FULLY OPERATIONAL PRIOR TO RELEASE OF THAT PHASE. ALL DISTURBED AREAS WITHIN EACH PHASE OF THIS PROJECT SHALL BE REVEGETATED AND ALL PERMANENT EROSION/ SEDIMENTATION CONTROLS COMPLETED PRIOR TO THE ISSUANCE OF OCCUPANCY PERMITS FOR THAT PHASE. TEMPORARY E/S CONTROLS SHALL BE ADJUSTED AS NEEDED PRIOR TO THIS RELEASE TO ENSURE THAT SUBSEQUENT PHASE DISTURBED AREAS ARE ADEQUATELY COVERED. ADDITIONALLY, ANY AREA WITHIN THE LIMITS OF CONSTRUCTION OF THE PROJECT WHICH IS NOT ADEQUATELY REVEGETATED SHALL BE BROUGHT INTO COMPLIANCE PRIOR TO THE RELEASE OF THE FINAL PHASE.
18. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE (LDC). THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY THE LDC.
19. MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
20. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC AND ENVIRONMENTAL CRITERIA MANUAL.
21. AERIAL TOPOGRAPHIC MAPPING FROM THE CITY OF AUSTIN, 2012.
22. ALL STREETS ARE PUBLIC.
23. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL NEW DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
24. PROJECT IS LOCATED WITHIN THE HARRIS BRANCH, DECKER CREEK, AND WALNUT CREEK WATERSHEDS.
25. PROJECT IS NOT WITHIN THE CONTRIBUTING ZONE OR RECHARGE ZONE OF THE EDWARDS AQUIFER.
26. THIS PROJECT IS IN THE DESIRED DEVELOPMENT ZONE WITHIN A SUBURBAN WATERSHED.
27. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE. CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
28. THE SINGLE OFFICE MAY NOT RECORD A PLAT OF A SMALL LOT SUBDIVISION UNLESS A DECLARATION OF COVENANTS, EASEMENTS, AND RESTRICTIONS OR SIMILAR DOCUMENT HAS BEEN APPROVED BY THE CITY ATTORNEY, RECORDED, AND REFERENCED ON THE PLAT.
29. 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 7J
30. LOTS 1, 13 AND 17, BLOCK A, LOTS 12, 18, 29, BLOCK B, LOT 12, BLOCK C, LOT 12, BLOCK D, LOT 1, BLOCK F, LOTS 1, 28 AND 29, BLOCK G, LOTS 30 AND 45, BLOCK I, LOT 7, BLOCK M, AND LOT 14, BLOCK N WILL BE MAINTAINED BY THE OWNER OR HIS/HER ASSIGNS. NO RESIDENTIAL DEVELOPMENT SHALL BE ALLOWED ON THIS LOT(S). IF CONVEYED TO A PUBLIC ENTITY OR NEIGHBORHOOD ORGANIZATION, RECREATION FACILITIES AND REST AREAS MAY BE CONSTRUCTED.
31. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
32. STREETS WILL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS AND DEDICATED AS PUBLIC RIGHT-OF-WAY WITH THE FINAL PLAT. LDC 25-6-17(1A).
33. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: TRUE VALOR DR, KOSHOA DR, REMMERT CV, TALLSALT DR, BAREFOOT DR, POMPEY FACTOR DR, YAZZIE DR, ROANHORSE DR, MEDAL OF HONOR DR, CODE TALKER DR, CAYEDITO DR, MINCH RD AND E. BRAKER LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC 25-6-351
34. TO PREVENT MOWING AND FUTURE IMPACTS TO THE CEF SETBACK, SPLIT-RAIL FENCING WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE STANDARD 150-FT WETLAND CEF SETBACKS AND ASSOCIATED SIGNAGE INDICATING 'CEF SETBACK: NO DISTURBANCE ALLOWED' WILL BE INSTALLED.
35. ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
36. THE PRELIMINARY PLAN MEETS THE SMALL REQUIREMENT RATIO PER LDC 25-4-232. SEE TABLE BELOW.

	SMALL LOTS (< 5,750 Sq. Ft.)	STANDARD LOTS (> 5,750 Sq. Ft.)	TOTAL
	420	103	523
	80%	20%	100%

Watershed Name	Existing Site Area Draining to Watershed (ac.)	Proposed Site Area Draining to Watershed (ac.)	Proposed Quantity (in ac. Of drainage of Diversion
Harris Branch	32.87	32.02	-0.85
Decker Creek	25.01	25.12	0.11
Walnut Creek	47.17	47.9	0.73

38. 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.

39. APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT. CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.

**PRELIMINARY SUBDIVISION APPROVAL SHEET OF \_\_\_\_\_**  
FILE NUMBER: C8-2022-0169 APPLICATION DATE \_\_\_\_\_  
APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_  
EXPIRATION DATE (LDC 25-4-62) \_\_\_\_\_  
CASE MANAGER: \_\_\_\_\_

Cesar Zavala, for:  
Denise Lucas, Director, Development Services Department

*Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.*

EVELYN TRACT  
PRELIMINARY PLAN  
(A SMALL LOT SUBDIVISION)

GENERAL NOTES

DATE: 5/11/22  
DESIGNED BY: RWK  
DRAWN BY: JMC  
CHECKED BY: RWK  
DRAWING NAME: evelyn-nots.dwg



1-7-23

**LJA Engineering, Inc.**  
7500 Rialto Boulevard, Building II  
Suite 100  
Austin, Texas 78735  
Phone 512.439.2700  
Fax 512.439.1716  
FRN - F-1386

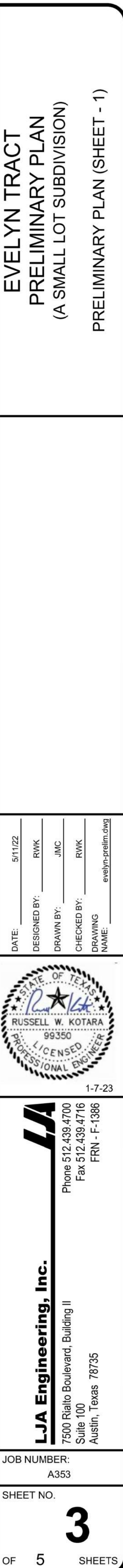
JOB NUMBER: A353

SHEET NO.

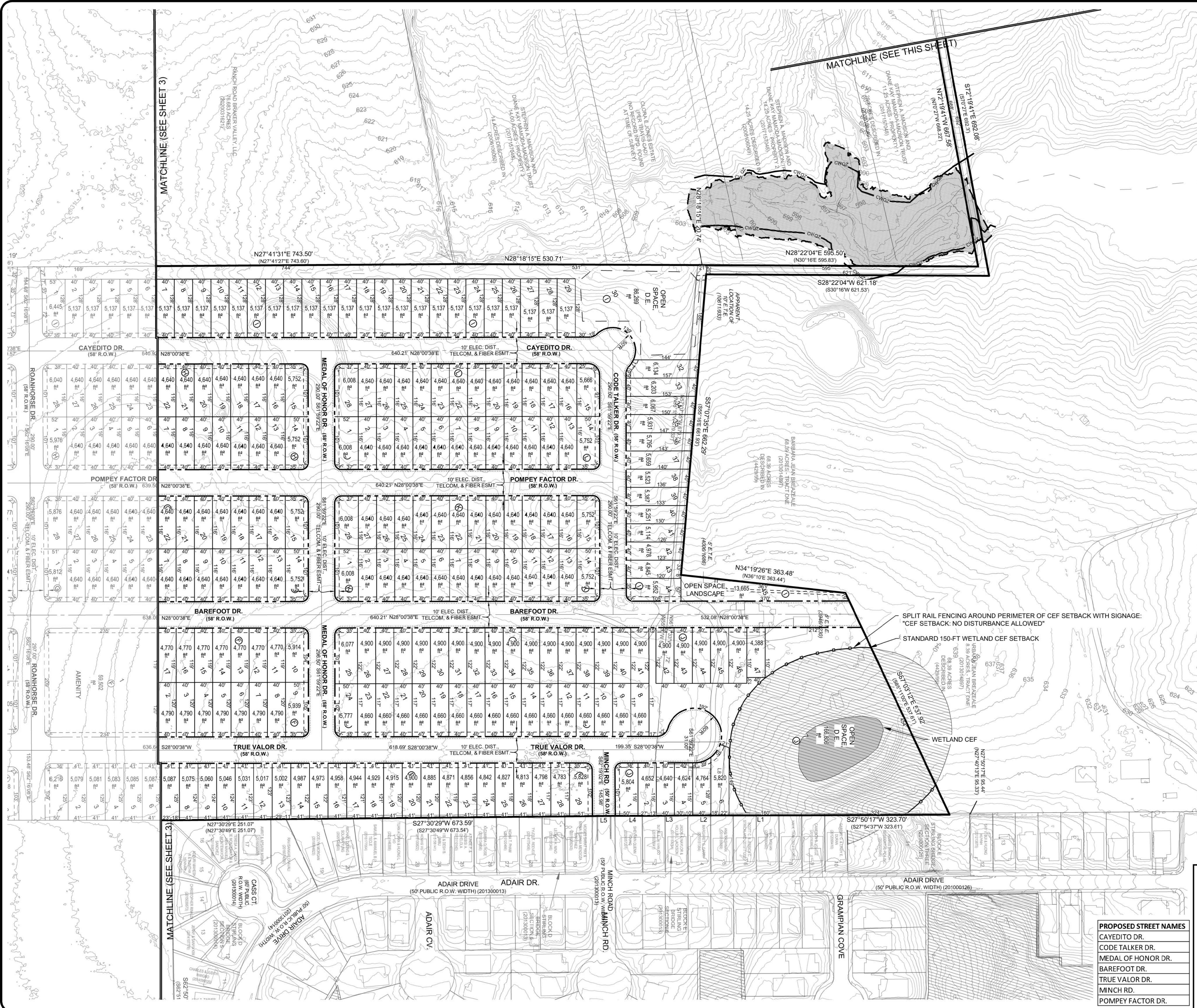
2

OF 5 SHEETS

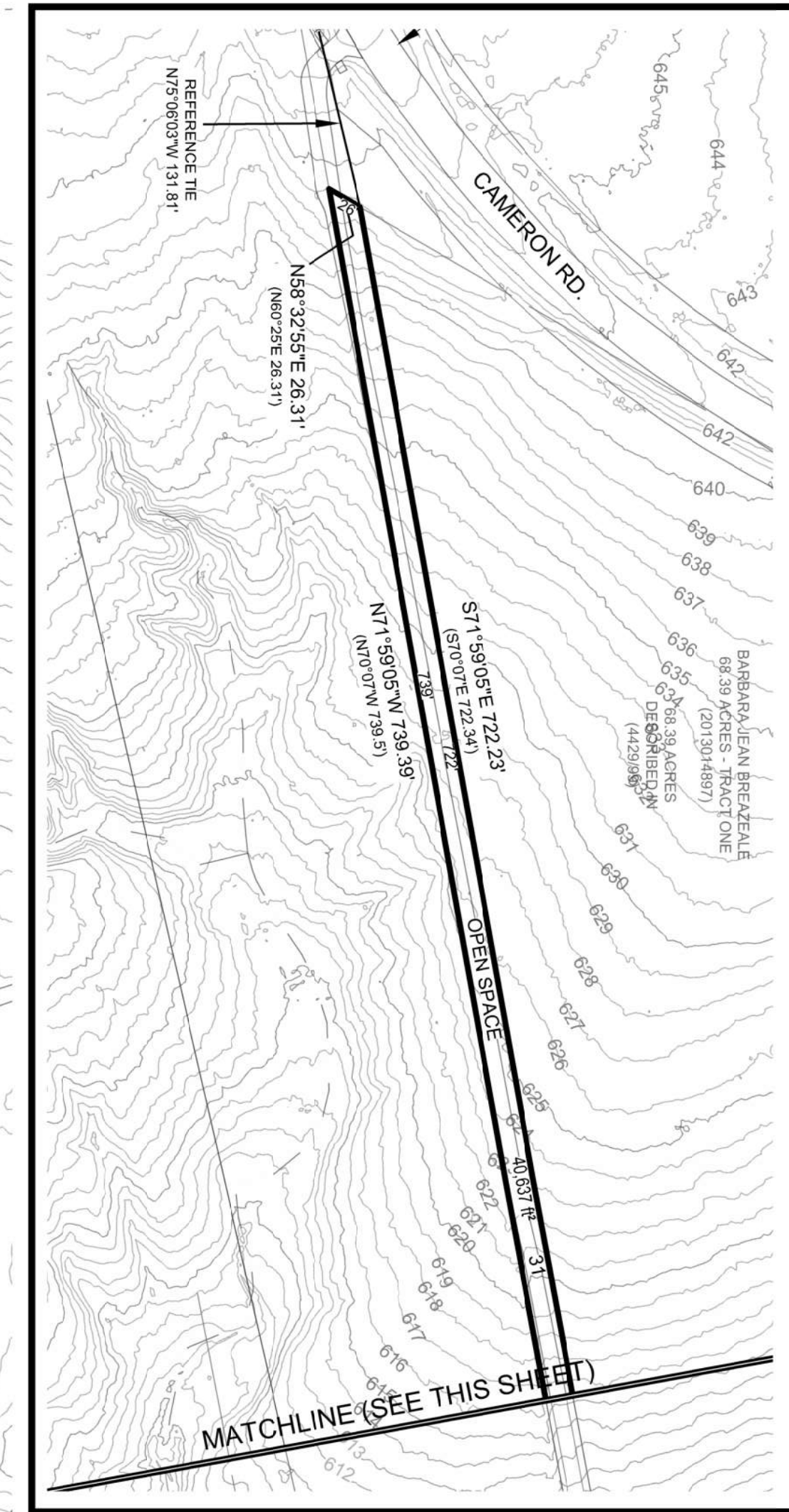
C8-2022-0169



I:\A353\Blue\_Coast\preliminary\plan\lateral\drawing\lateral-prelim.dwg  
User: mrcne  
Last Modified: May 23, 2023 - 09:34  
Plot: lateral-prelim.dwg, May 23, 2023 - 09:34:13



ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.



- LEGEND**
- CWQZ CRITICAL WATER QUALITY BUFFER ZONE
  - ATLAS 14 FULLY DEVELOPED 100yr. FLOODPLAIN
  - PROPOSED BOUNDARY
  - PROPOSED EASEMENT
  - PROPOSED SIDEWALK  
(4' - 58' R.O.W.)  
(5' - 72' & 120' R.O.W.)
  - PROPOSED POND LOCATION
  - WETLAND CRITICAL ENVIRONMENTAL FEATURE OR WETLAND CEF WITH STANDARD 150-FT SETBACK
  - SPLIT RAIL FENCING AROUND PERIMETER OF 150-FT SETBACK W/ SIGNAGE

**PROPOSED STREET NAMES**

CAYEDITO DR.  
CODE TALKER DR.  
MEDAL OF HONOR DR.  
BAREFOOT DR.  
TRUE VALOR DR.  
MINCH RD.  
POMPEY FACTOR DR.

**PRELIMINARY SUBDIVISION APPROVAL SHEET OF**  
FILE NUMBER: C8-2022-0169 APPLICATION DATE \_\_\_\_\_  
APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_  
EXPIRATION DATE (LDC 25-4-62) \_\_\_\_\_  
CASE MANAGER: \_\_\_\_\_

Cesar Zavala, for:  
Denise Lucas, Director, Development Services Department

Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

EVELYN TRACT  
PRELIMINARY PLAN  
(A SMALL LOT SUBDIVISION)  
PRELIMINARY PLAN (SHEET - 2)

DATE: 5/11/22  
DESIGNED BY: RWK  
DRAWN BY: JMC  
CHECKED BY: RWK  
DRAWING NAME: evelyn-prelim.dwg

STATE OF TEXAS  
RUSSELL W. KOTARA  
99350  
LICENSED PROFESSIONAL ENGINEER

1-7-23

**LJA Engineering, Inc.**  
7500 Rialto Boulevard, Building II  
Suite 100  
Austin, Texas 78735  
Phone 512.439.4700  
Fax 512.439.4716  
FRN - F-1386

JOB NUMBER: A353  
SHEET NO. 4  
OF 5 SHEETS



**EVELYN TRACT  
PRELIMINARY PLAN  
(A SMALL LOT SUBDIVISION)  
ADJACENT OWNERS MAP**

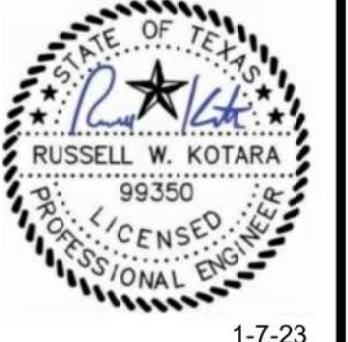
DATE: 5/24/22

DESIGNED BY: RWK

DRAWN BY: JMC

CHECKED BY: RWK

DRAWING NAME: evelyn-owners.dwg



-23

**Phone 512.439.4700**  
**Fax 512.439.4716**  
**FRN - F-1386**

ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

**PRELIMINARY SUBDIVISION APPROVAL SHEET OF \_\_\_\_.**  
 FILE NUMBER: C8-2022-0169      APPLICATION DATE \_\_\_\_\_  
 APPROVED BY LAND USE COMMISSION ON \_\_\_\_\_  
 EXPIRATION DATE (LDC 25-4-62) \_\_\_\_\_  
 CASE MANAGER: \_\_\_\_\_

Cesar Zavala, for:  
Denise Lucas, Director, Development Services Department

*Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.*

JOB NUMBER: 4050

SHEET NO.

5  
OF 5 SHEETS

C8-2022-0169

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

CASE NUMBER: C8-2022-0169  
UPDATE: U0  
CASE MANAGER: Cesar Zavala Email: cesar.zavala@austintexas.gov

PROJECT NAME: Evelyn Tract  
LOCATION: 6100 Blue Goose Rd.

SUBMITTAL DATE: August 7, 2023  
FINAL REPORT DATE: August 31, 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 submit an update through the intake submittal webform: <https://www.austintexas.gov/page/subdivision-application-process>
2. Your update must include the following items:
  1. The revised plat/plan in pdf format
  2. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

**REVIEWERS:**

Planner 1: Tiffany Turpen  
911 Addressing: Dolores Huerta  
ATD Engineering: Daniil Kontsevov  
AW Utility Development Services: Bradley Barron  
Drainage Engineering: David Gomez  
Environmental: Enrique Maiz-Torres  
Site Plan Plumbing: Cory Harmon  
Subdivision: Cesar Zavala  
Water Quality: David Gomez

**Electric Review - Andrea Katz - 512-322-6957**

Approved. Please show all open space that isn't also a drainage easement as PUE.

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

AD1: The following street names have been approved.

CODE TALKER DR, MEDAL OF HONOR DR, CAYEDITO DR, POMPEY FACTOR DR, TRUE VALOR DR, ROANHORSE DR, YAZZIE DR, TALLSALT DR, KOSHOA DR, REMMERT CV

AD2: This preliminary review is Rejected for the following reasons:

AD3: Please update the label for BLUE GOOSE RD on all sheets, the street type RD must be included.

AD4: Please remove all forms of punctuation after abbreviating street types or directionals on all sheets including the location map.

AD5: BAREFOOT DR is rejected for use. You may add a modifier (second word) to the street name to make it unique or propose a new street name for review. Please submit proposed street names to Address Management Services prior to resubmittal.

AD6: In the location map, please update PARMER to E PARMER LN as it reads here.

NOTE: Punctuation or diacritical marks cause confusion for first responders.

NOTE: If streets names are labeled on the plat, street types must be included.

NOTE: MINCH RD is a continuation of MINCH RD therefore it will continue as MINCH RD.

NOTE: Location maps help identify the location of the project. Major roads and surrounding streets in the immediate area should only be included. Extraneous streets can be omitted.

The standards applied to all new street names in Travis County can be found at this link:  
[http://www.austintexas.gov/sites/default/files/files/Information\\_Technology/911Addressing/Street\\_Name\\_Standards.pdf](http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf)

Active streets and address points can be viewed on Property Profile. Please label what is shown  
<https://maps.austintexas.gov/GIS/PropertyProfile/> §25-4-155

**ATD Engineering Review – Daniil Kontsevov – 512-978-1561**

ATD 1. Right-of-way for Blue Goose must be vacated prior to final plat approval. Contact the case manager for information on vacating City streets, or Anna Bowlin at 473-9383 for Travis County streets.

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. There appears to be a portion of the flows that are offsite in the existing conditions located near the NW corner of the site, but are not shown in the proposed conditions. Also, there are offsite flows near the SE corner of the site (OS-B). Please demonstrate adequate conveyance of off-site runoff through the site per LDC 25-7-151. A drainage easement may be required per LDC 25-7-152.
- DE 2. The proposed drainage easement must meet the minimum easement width requirements found in DCM 1.2.4.G.
- DE 3. Provide a copy of the electronic drainage model for review with the next update per DCM 1.2.5. The model inputs should match the drainage plan and calculations provided in the plan set. The model results should demonstrate compliance with DCM 1.2.2.D.
- DE 4. FYI...DCM 1.2.2(C) states, "The public drainage system shall be designed to convey those flows from greater than the 25-year frequency storm up to and including the 100-year frequency storm within defined public rights of way or drainage easements".
- DE 5. DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance.
- DE 6. Please clarify if there are any waivers from the Drainage Criteria Manual being requested, please submit a formal waiver request sealed by a Professional Engineer. The request should reference the criteria section and provide justification on why a waiver is warranted. [DCM Preface]
- DE 7. Please clarify if any of the ponds meet the criteria of DCM 8.3.3.B. FYI, if so, a note will need to be placed on construction plans as follows, Dam Safety Certification Statement on the cover sheet per DCM 8.3.3.B.,  
*"I [name of professional engineer] Texas license number [number] certify that the design of the dam in this set of plans can safely pass 75-percent of the Probable Maximum Flood based on the hydrologic, hydraulic, structural and geotechnical analysis using standard accepted engineering practices." The certification statement may be divided into the four disciplines of hydrology, hydraulics, structural and geotechnical and independently certified.*
- FYI: The plan set sheets included in the engineer's report will need to be updated to reflect any changes prior to final approval.
- DE 8. Please demonstrate that all proposed pond locations will fit ponds that are compliant with all applicable DCM 1.2.4.E requirements and sized to be compliant with DCM 1.2.2.D.
- DE 9. FYI...All proposed storm drains that will be in the ROW or in a public drainage easement must meet DCM Section 5 design guidelines.
- DE 10. The property encroaches on the Erosion Hazard Zone Buffer established by Watershed Protection Department. Please show the boundary on a plan within the Engineer's report to demonstrate that none of the proposed improvements are impacted, and if impacted, conduct an

analysis in accordance with City of Austin Drainage Criteria Manual Appendix E, Criteria For Establishing An Erosion Hazard Zone. (LDC 25-7-32, DCM Appendix E)

- DE 11. Please clarify if there are any channels and please note that easements will be required for channel conveyance. [DCM Section 6]
- DE 12. Please demonstrate adequate downstream conveyance from each pond. [LDC 25-7-61.A.5.a & d]

**Environmental Review - Enrique Maiz-Torres – Enrique.maiz-torres@austintexas.gov**

Update 0      8/29/2023

**COVERSHEET NOTES** [LDC 25-8, Article 1]

- EV 1 On the cover sheet, add the following note:  
*"This project is located in the Decker Creek and Walnut Creek Watershed, which is classified as a Suburban Watershed."*
- EV 2 Add the following note to the preliminary plan set coversheet:  
*"This project is not located over the Edwards Aquifer Recharge Zone."*  
[LDC 25-8, Article 1]

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

Reviewer's Notes: The subject site **is** located within the vicinity of a defined floodplain and/or within critical water quality zone or erosion hazard zone buffer per City of Austin G.I.S. information. Modeling was submitted under the C8J folder under the tracking number (12992593). Floodplain model and delineation is approved with case C8-2022-0169PA. At final plat review, the floodplain will need to be contained within a drainage easement unless the section is in ROW. Any proposed development of that road will need to check for no adverse impact to the floodplain with modeling and compensatory cut/fill. No cc comments at this time.

**Subdivision Review - Cesar Zavala - 512-974-3404**

- SR 1. This application was initially submitted on August 7, 20223, and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):
- Update deadline: November 6, 2023
  - Fiscal due (in any): February 5, 2024
  - All submitted for recording due: March 4, 2024
- SR 2. Verify that the Block labels within the lots are legible. LDC 25-1-83
- SR 3. Verify that Note #30 list all the lots accordingly, it appears lots are left off the note, such as Lot 3 Block P, and Lot 25 Block M. LDC 25-1-83
- SR 4. In the approval block, delete Denise Lucas' name and replace with Joe Roig as the current department director. LDC 25-1-83
- SR 5. Section 25-4-34(B)/30-2-34(B), of the Land Development Code, requires that an application for preliminary plan or final plat include all land constituting the original tract. It appears this application may not include the entirety of the original tract. To determine if a balance of tract issue exists, submit a deed that shows the property existed in its current configuration prior to the

date it became subject to the City's jurisdiction over subdivision of land. If the tract is not in the same configuration, there are two options 1) include the balance of the tract in your subdivision plat, or 2) request a waiver, in accordance with Section 25-4-34/30-2-34 of the Land Development Code. There is a fee if you choose the waiver. Please make an appointment with the "Intake Center" on the 4<sup>th</sup> floor at 974-1770 to pay the fee.

Provide a current deed and other deeds to show the property boundaries or acreage for the property have not changed since July 19, 1951. Or, refer to LDC 25-4-34(D) for the criteria to request a waiver. Contact this reviewer for further information on the tracts that may be considered a balance of tract. It appears that the neighboring property to the east or Braker Valley tract was recently subdivided and may not be a balance of tract.

Notice of the Balance of Tract will be required as part of the waiver. Refer to LDC 25-4-34(D) for instruction on providing notice to the owners with unplatted property that are adjacent or abut the proposed subdivision. Provide copies of the mailed letters and copies of the certified mail receipts. Attached is a template of the Balance of Tract notice letter to mail to property owners, contact this reviewer if the template is not attached to this page. Submit payment of waiver with the formal submittal of the subdivision application.



Balance of Tract  
TEMPLATE.DOCX

<b>AW Utility Development Services - Bradley Barron - 512-972-0078</b>
--

AW1. §25-1-83 – Subdivision Application Requirements and Expiration, Utility Criteria Manual Section 2, §25-4:

Note 6: Remove "WATER SUPPLY AND WASTEWATER COLLECTION" from this note. Fiscal is not collected for water and wastewater improvements.

AW2. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Replace note 11B with the following note.

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

AW3. §25-1-83 – Subdivision Application Requirements and Expiration:

Remove notes 11E through 11H. These are duplicate notes of 12A through 12D.

<b>Water Quality Review - David Gomez - 512-974-7706</b>
--

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.

WQ 1. The drainage plans should clearly demonstrate how runoff from all proposed on-site development is being routed to the water quality pond (LDC 25-8-211). Please show how each Watershed and each major area is being treated by each pond.

WQ 2. ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no

more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please demonstrate compliance.

- WQ 3 As per LDC 25-8-213, "The required water quality treatment must be provided using green stormwater control measures, as prescribed in the Environmental Criteria Manual." Please remedy as a partial sedimentation filtration basin does not meet the above code.
- WQ 4. Based on the above comment a partial sedimentation filtration basin does not meet the requirements, please provide the appropriate ECM Appendix R table based on the type of water quality control proposed (i.e. possibly an R-1 Table) [LDC 25-8-211]. R-Tables to be reviewed when updated.
- WQ 5. Provide inlet velocity calculations to demonstrate compliance with ECM 1.6.2.B.
- WQ 6. Please provide Certification of Compliance LDC 25-1-84 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: [http://austintexas.gov/sites/default/files/files/Planning/Applications\\_Forms/Landfill\\_Verification\\_Form.pdf](http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf)
- WQ 7. FYI...an Integrated Pest Management (IPM) plan is required for this project. During the construction plan phase, please submit an IPM plan online at: <https://www.austintexas.gov/department/integrated-pest-management> [LDC 25-8-213]
- WQ 8. FYI...once the IPM has been submitted online and approved, an IPM restrictive covenant should be recorded to tie the document to the property [LDC 25-8-213].
- WQ 9. FYI...the following note will be required on the construction plan cover sheet:  
*"For Integrated Pest Management Plan, see agreement filed in document No. \_\_\_\_\_, Official Public Records, Travis County, Texas."* [LDC 25-8-213]

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

All applicable notes and CEF/setback linework included. No additional comments.

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

- Pursuant to verifying compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, provide an existing conditions exhibit that illustrates the locations of all existing septic tank(s), sewer tap(s), water well(s), water meter(s), domestic water piping, building sewer piping, etc.

**End of Master Comment Report**