

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2022-0030.1A

ZAP DATE: September 19, 2023

SUBDIVISION NAME: East Village RA – 18 & 22

AREA: 38.73 acres

LOT(S): 4

OWNER/APPLICANT: RH Pioneer North, LLC (Annie Atkinson)

AGENT: LJA Engineering, Inc. (Walter Hoysa, P.E.)

ADDRESS OF SUBDIVISION: 12310 Hulsey Road

GRIDS: MQ31

COUNTY: Travis

WATERSHED: Harris Branch

JURISDICTION: 2-mile ETJ

EXISTING ZONING: N/A

MUD PLAN: N/A

PROPOSED LAND USE: Commercial – 3 commercial lots, 1 open space/drainage easement lot, and public ROW

VARIANCES: None

SIDEWALKS: Sidewalks will be provided along all internal streets.

DEPARTMENT COMMENTS: The request is for the approval of a final plat out of an approved preliminary plan. The plan is comprised of 4 total lots on approximately 38.73 acres including 3 commercial lots, 1 open space/drainage easement lot, and 858 linear feet of streets. The property connects to Hulsey Road to the east. Parkland will be in compliance with the Single Office/Title 30. Water and wastewater will be provided by the City of Austin.

Staff recommends approval of the final plat, subject to the conditions listed in the attached comment report. After the conditions are met, the plan will comply with LDC 30-2-84. The conditions include remove or update notes, provide a Travis County subdivision construction agreement, etc. These are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plat does not need to be heard before the Commission again.

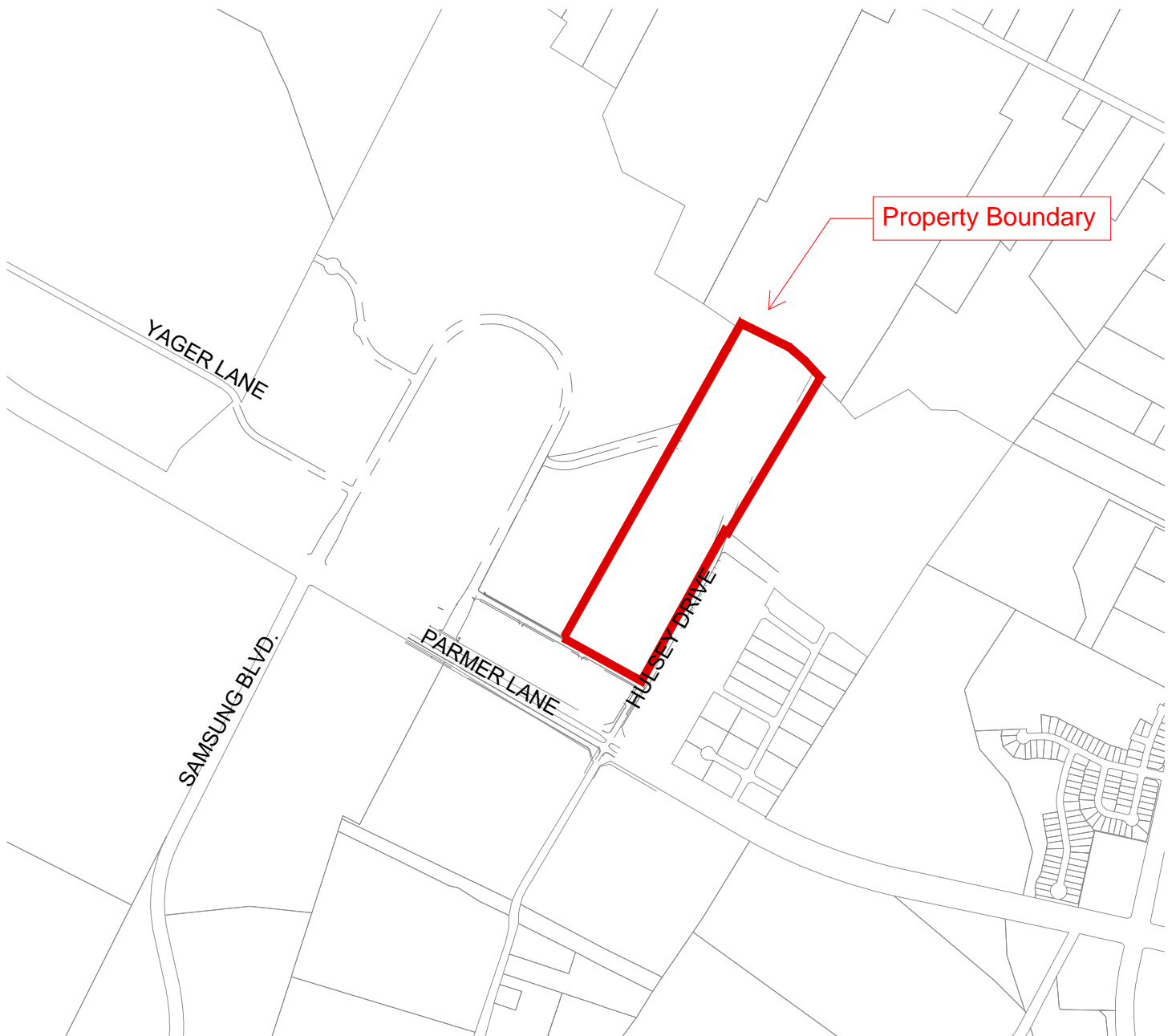
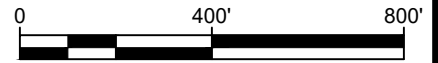
STAFF RECOMMENDATION: Staff recommends approval of the final Plat, subject to the conditions listed in the comment report dated September 14, 2022 and attached as Exhibit C.

CASE MANAGER: Paul Scoggins, Travis County Single Office **PHONE:** 512-854-7619
Email address: Paul.Scoggins@traviscountytx.gov

Exhibit A: East Village RA – 18 & 22

Exhibit B: East Village RA – 18 & 22 Location Map

Exhibit C: East Village RA – 18 & 22 Comment Report



Property Boundary

SCALE= N.T.S.

LJA Engineering, Inc.



2700 La Frontera Blvd
Suite 150
Round Rock, TX 78681

Phone 512.439.4700
Fax 512.439.4716
FRN - F-1386

LOCATION MAP
RYDEN TRACT

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



CASE NUMBER: C8J-2022-0030.1A
UPDATE: U0
CASE MANAGER: Paul J. Scoggins

Phone: (512)854-7619

PROJECT NAME: East Village RA - 18 & 22
LOCATION: 12310 HULSEY RD



SUBMITTAL DATE: August 21, 2023
FINAL REPORT DATE: September 14, 2023

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal. The subdivision application will be approved when all requirements from each review discipline have been addressed. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

All comments must be addressed by filing an updated submittal prior to the update deadline of November 20, 2023 (**90 calendar days after submittal**). Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC).

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

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

REVIEWERS:

Planner 1 : Tiffany Turpen
911 Addressing : Janny Phung
Environmental : Pamela Abee-Taulli
Travis Co. Subdivision : Paul J. Scoggins
Travis Co. Transportation : Teresa Calkins
Travis Co. Drainage Construction : Teresa Calkins

ATD Engineering Review – Daniil Kontsevoy – 512-978-1561

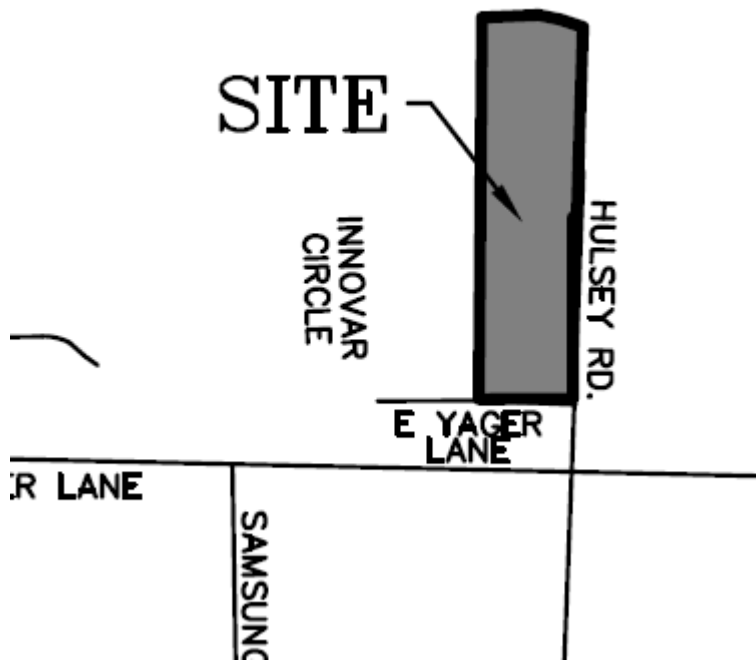
ATD 1. No comments.

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

AD1: This plat review is Rejected;

AD2: Please add the label HULSEY RD and indicate on whether it is a ROW dedication on sheet 1 and 2 as shown on the image below

AD3: Please remove all forms of punctuation after abbreviating street types or directionals from the vicinity map



AD4: Please remove the label INNOVAR CIR since there is no street centerline represented on the vicinity map

SHEET 2
MATCH LINE SHEET 1

LOT 3
13.65 ACRES
COMMERCIAL

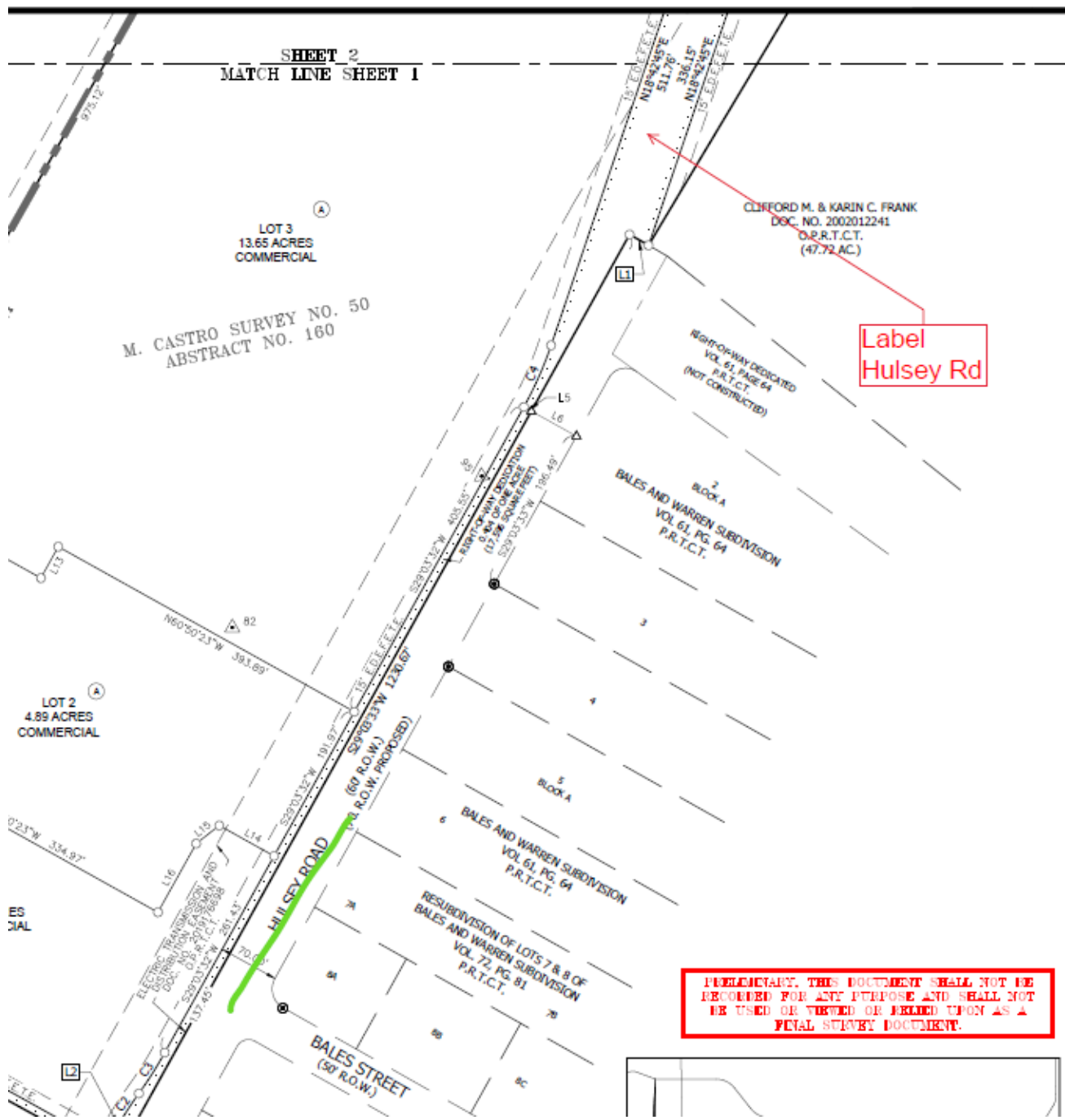
M. CASTRO SURVEY NO. 50
ABSTRACT NO. 160

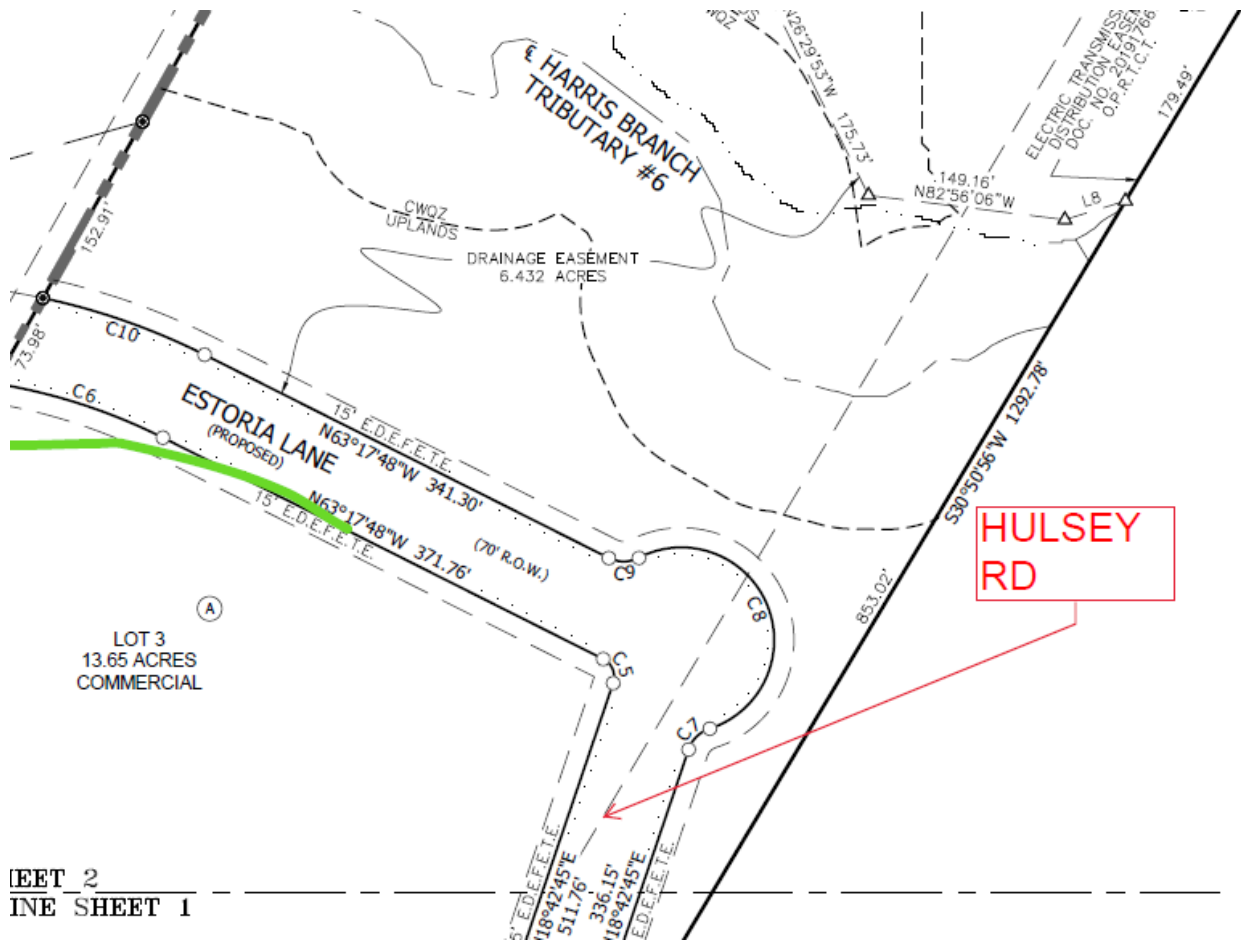
CLIFFORD M. & KARIN C. FRANK
DOC. NO. 2002012241
O.P.R.T.C.T.
(47.72 AC.)

Label
Hulsey Rd

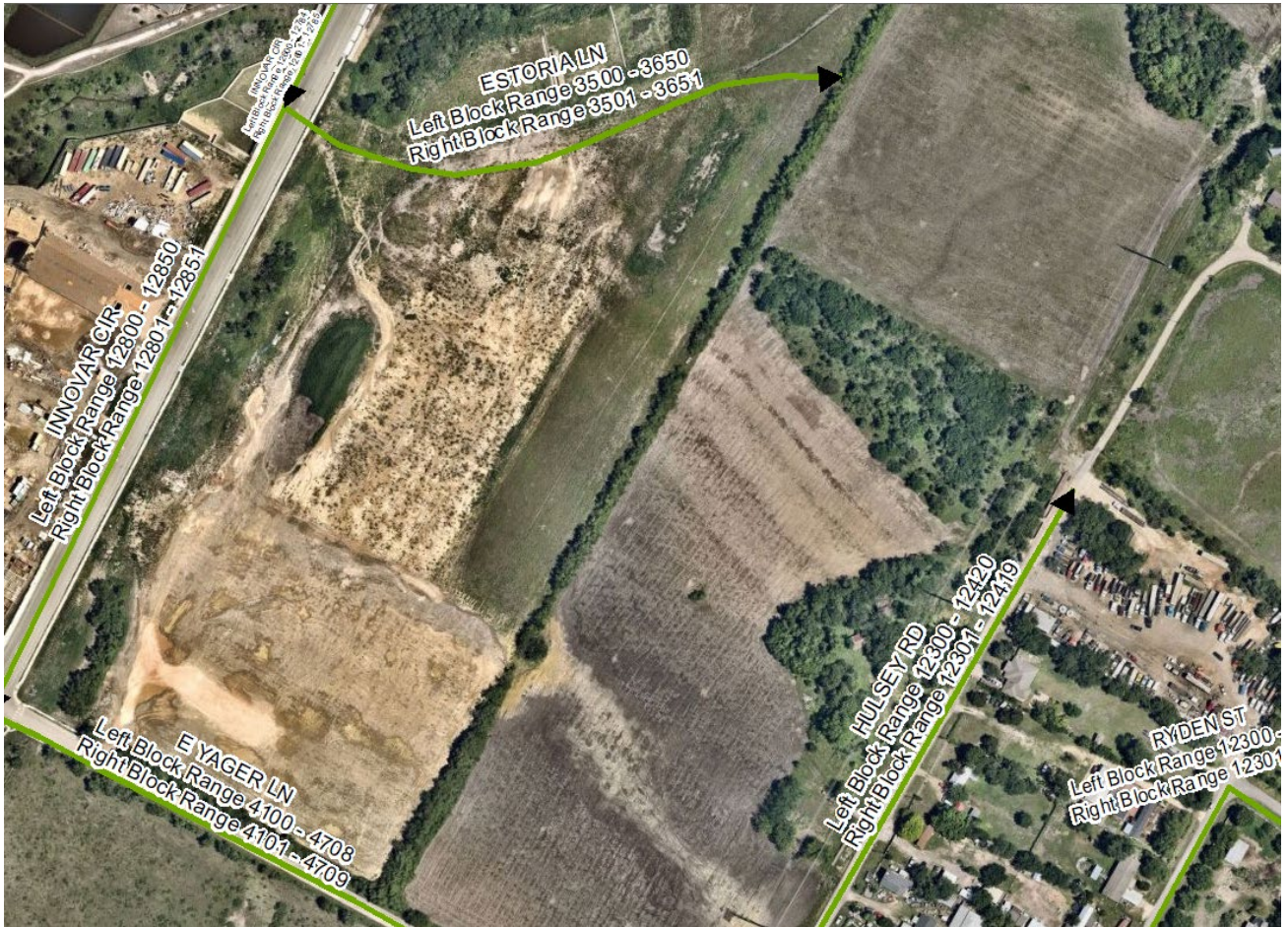
LOT 2
4.89 ACRES
COMMERCIAL

**PRELIMINARY. THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL NOT
BE USED OR FORCED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT.**





SHEET 2
 OF SHEET 1



NOTE: Punctuation or diacritical marks cause confusion for first responders

NOTE: Addressing recommends to please place labels directly on the ROW and not as a callout or on a parcel

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

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

The standards applied to all new street names in Travis County can be found at this link:

http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf

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

§30-2-155

End of Comments

Environmental Review - Pamela Abee-Taulli - 512-974-1879

PLAT NOTES [LDC 25-1, Article 4]

EV 1 Add the following note: *“Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks.”* [LDC 25-8, Article 7]

EV 2 Remove critical water quality zone buffers from the plat.

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

PARD approves

Water Quality Review - David Gomez - 512-974-7706

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.

The Certification of Compliance LDC 25-1-84 – Applications Related to a Closed Municipal Solid Waste Landfill can be certified during the site plan phase of the process.

The water quality note has been added.

There are no comments regarding this review.

Travis Co. Subdivision Review - Paul J. Scoggins - (512)854-7619

Please include a letter stating how each comment has been, or will be, addressed.

All comments per 30-1-113 of Title 30. Please pay TC review fees, which will be sent to applicant.

1. IF applicable, please include the approved TIA/mitigation agreement and/or phasing agreement. IF an agreement was required, **then please include a plat note stating the plat is subject to that agreement and include the date it was approved and recording information.**
 - a. FYI: Please include a plat note as requested above. IF it was added please clarify which note.
 - b. Plat note not found.
2. Please include a plat note stating the electric provider.
 - a. Cleared for CC.
3. Please include the Travis County annotation block.
 - a. Cleared for CC.
4. IF not previously uploaded, please include the City of Austin’s construction agreement. This will need to be reviewed and approved by the City and will be recorded with the plat.
 - a. Cleared for CC. This will need to be reviewed and approved by the City AND will be recorded as noted in the plat note.
5. Please include a Travis County subdivision construction agreement.
 - a. Pending. A City of Austin subdivision construction agreement was found, but not one for Travis County.
 - b. Travis County SCA not found.
6. Please include a fire flow letter sealed by the engineer of record.
 - a. This letter needs to be a summary of the fire flow test explaining that the flow meets the minimum standards. This letter will be included as a backup document for Travis County Commissioners Court.
 - b. Letter not found. It needs to be a summary of fire flow testing and how fire flow will be met AND sealed by the engineer of record.

7. FYI: Please include the company's representative's name and title in the preamble. ("Company name", by and through (representative's name, title)...)
 - a. Pending. It is noted in the signature block, but not in the actual body of the preamble. This will need to be included with the formal submittal.
 - b. Needs to be in the preamble.
8. FYI: Please verify if this plat will be posting full fiscal, or alternative fiscal. It is understood this can be determined at a later date with the construction plans, but this will determine if the plat will be recorded once approved and construction plans are ready. A proposed estimate will need to be uploaded.
 - a. Estimate/s not found.
 - b. Estimates not found. If it was included in a bunch of other documents, please break them up as individual documents so they are easily found.
9. Please verify if the City Park's letter is current AND verify with them how the park's requirement will be met.
 - a. Cleared for CC. A determination will be required at formal submittal.
 - b. Determination will be needed by parks. In the letter uploaded it was noted that they would like to buy one of the lots. Please confirm.
10. FYI: Please verify how many commercial lots there will be. The lot/block table states 3, but the plat looks to show 4.
 - a. Please include the open space/drainage lot in the lot/block table.
 - b. Lot 1, Block B (open space/drainage easement lot) was not included in the lot/block table. AND, the approved preliminary plan that was uploaded shows only two lots in block A, while the plat shows three proposed lots. AND Lot 1, Block B shows commercial on the prelim while the proposed plat shows open space/drainage easement. The proposed plat should match the approved preliminary plan.
11. IF there was a preliminary plan approved, please upload that approved plan.
 - a. Cleared for CC. A plan with the actual approval blocks filled out will be needed. That one was not found.
 - b. There are no signatures on the prelim that was uploaded.
12. Please provide approval by 911 addressing for street names.
 - a. Cleared for CC. Approval will be needed with formal submittal.
13. Complete and submit signed and sealed copies of the compliance summaries for Title 30, Drainage Criteria Manual and Transportation Criterial Manual.
 - a. Cleared for CC.
14. Provide Fire Marshal approval.
 - a. Pending review and approval.
 - b. Pending review and approval.
15. IF there are any exiting and/or proposed separate instrument easements, please upload those documents. Any proposed easements may need City legal review/approval. IF there are any separate instrument easements please show them on the plat and note their document #, easement type, and ownership.
 - a. Cleared for CC.
16. FYI: Please be specific to the ETJ the property lies in (limited purpose, 2-mile, 5-mile, etc.) in the ETJ block AND include it in a plat note.
 - a. ETJ block not updated and note not found.
17. Additional comments may be issued with future submittals.

<p>Travis Co. Transportation Review - Teresa Calkins - 512-854-7569</p>
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- TR 1. Please identify the requirements related to this final plat in the recorded Phasing Agreement (Document No. 2022170577) and how each requirement has been satisfied. 30-3.

- TR 2. Please identify the classification of each internal and external street section, and the proposed roadway section for the streets that will be constructed in the Subdivision Construction Plan related to this final plat. 30-3.
- TR 3. Please discuss the design of the eyebrow on Hulsey Road in light of the classification of the roadway section. Please consider if a different configuration is appropriate here in light of the roadway classification, traffic volume, and type of vehicles that will access this development. 30-3.
- TR 4. Hulsey Road is shown with a right of way offset where it continues north from the northern boundary of Yager Lane. Recommend matching the western boundary of Hulsey Road south of Yager Lane and extending this boundary north of Yager Lane for a consistent right of way boundary on Hulsey Road. 30-3
- TR 5. Provide documentation of approval of the Travis County Fire Marshal.

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

- DR 1. Include a legend on the final plat identifying line weights. 30-4
- DR 2. Clearly identify the 100-year Atlas 14 fully developed conditions 100-year floodplain and the FEMA 0.1% and FEMA 0.2% floodplains on the final plat. 30-4
- DR 3. Ensure and confirm that the drainage easement shown on the final plat contains the greater extent of the 100-year Atlas 14 fully developed conditions 100-year floodplain and the FEMA 0.1% and FEMA 0.2% floodplains. 30-4
- DR 4. Please confirm the formatting of this final plat document with Paul Scoggins, Travis County Planner. Please include an engineer's signature and seal on each sheet of the final plat document.

End of Master Comment Report