

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2023-0149.1A**COMMISSION DATE:** November 28, 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 Ln 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 recent update for this plat now complies with the criteria for approval in LDC 25-4-84(B) and staff recommends approval with conditions.

STAFF RECOMMENDATION:

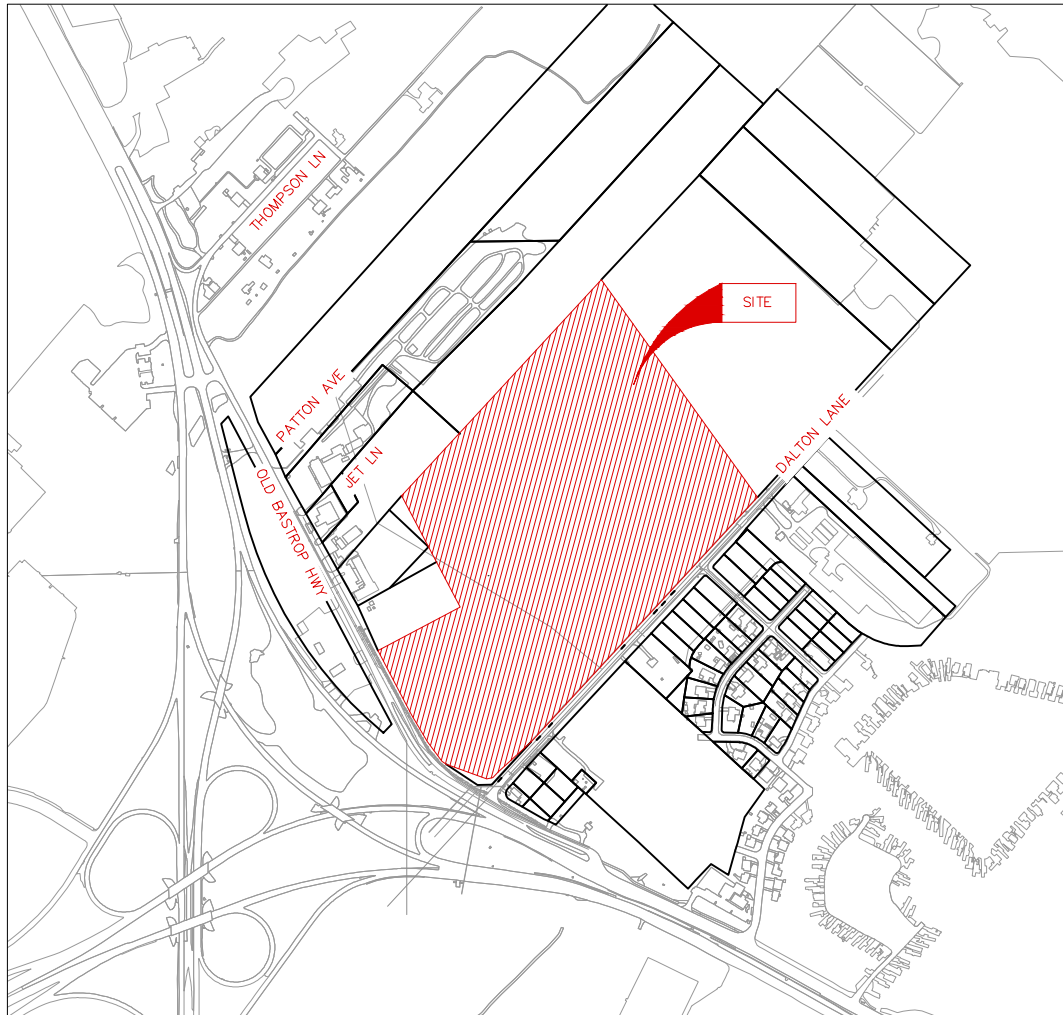
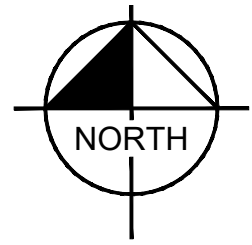
Staff recommends approval with conditions of the plat for the reasons listed in the comment report dated November 21, 2023, and attached as Exhibit C.

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 November 21, 2023



LOCATION MAP

SCALE: 1" = 1000'

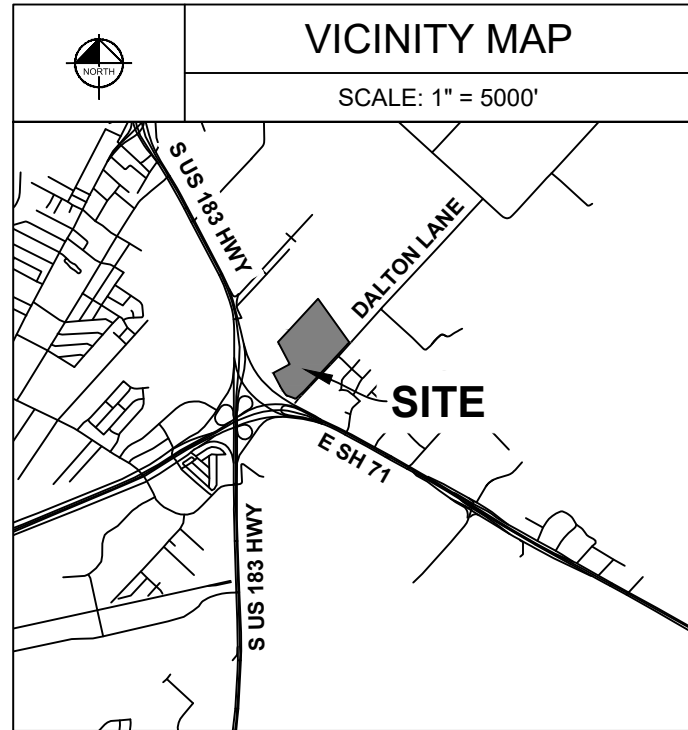
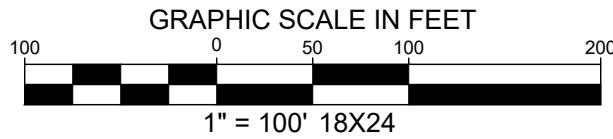
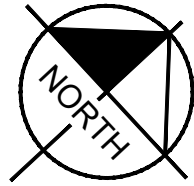
DALTON LANE
1312 DALTON LANE
AUSTIN, TEXAS 78742
TRAVIS COUNTY

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

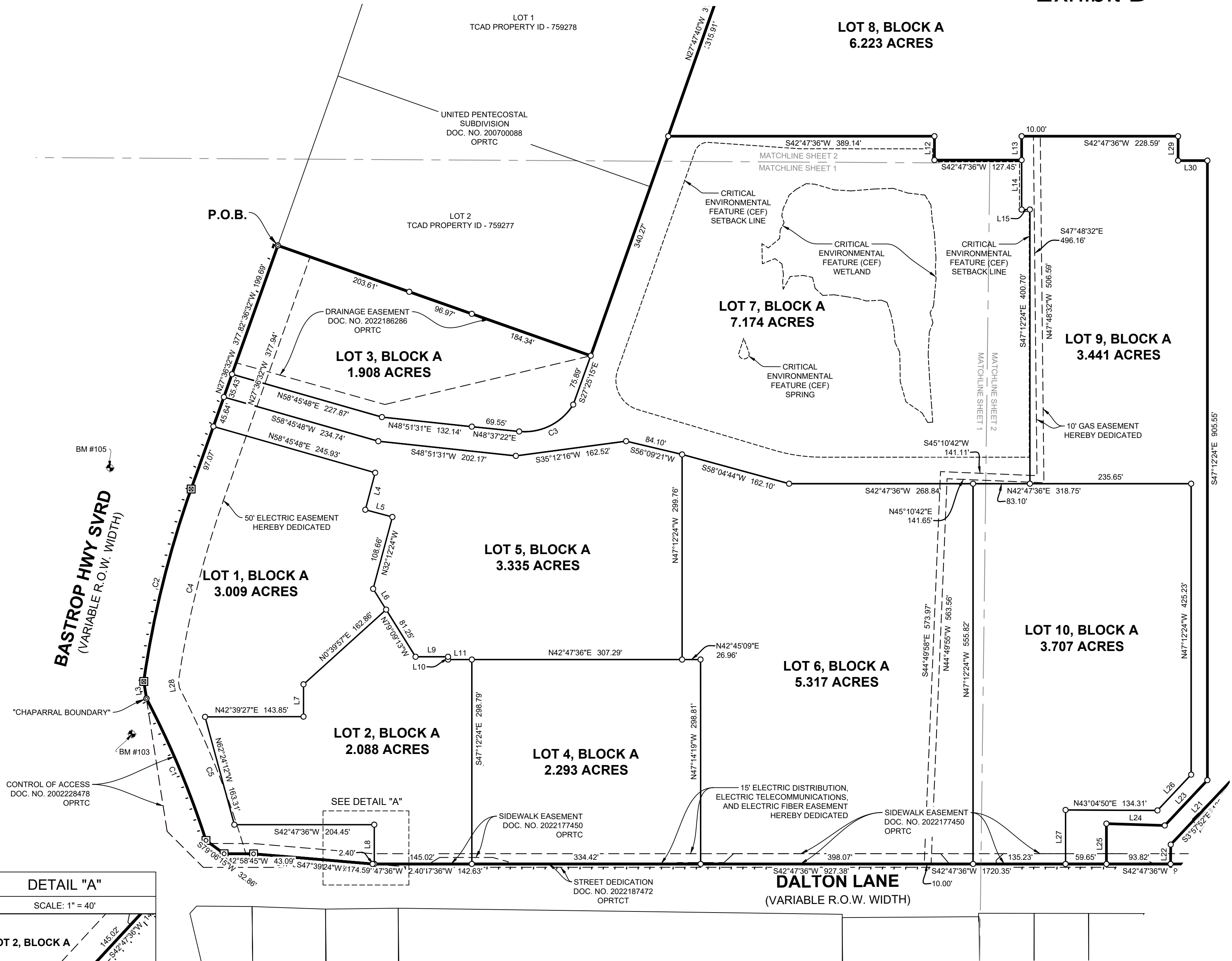
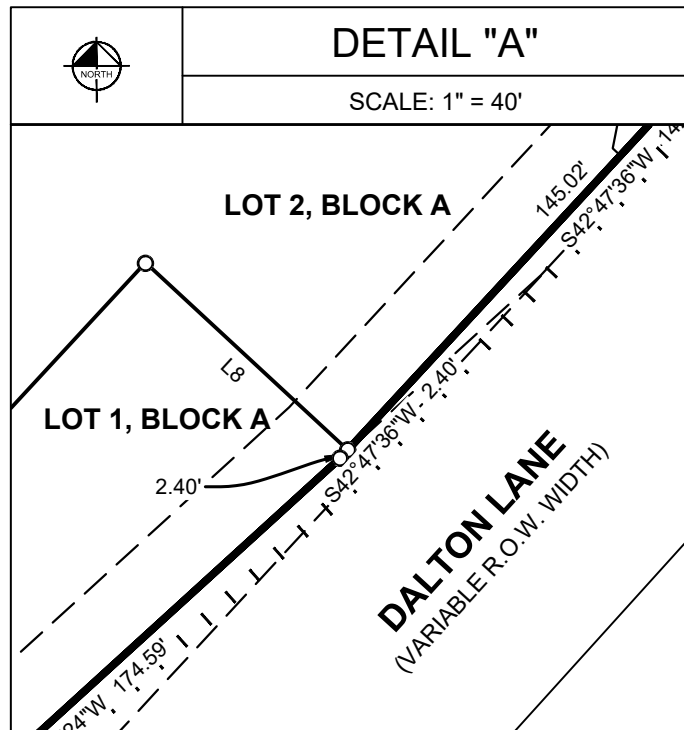
FINAL PLAT EASTSIDE COMMERCE SUBDIVISION

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
	CRITICAL ENV. FEATURE

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



PRELIMINARY

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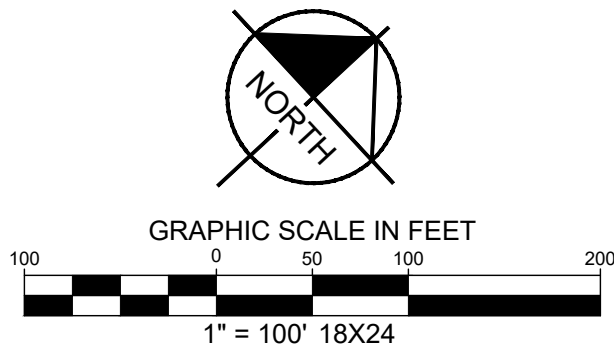
10814 JOLLYVILLE ROAD, CAMPUS IV
SUITE 200, AUSTIN, TEXAS 78759
TEL. NO. (512) 418-1771
WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
1" = 100'	TJR	MMII	11/8/2023	068213106	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

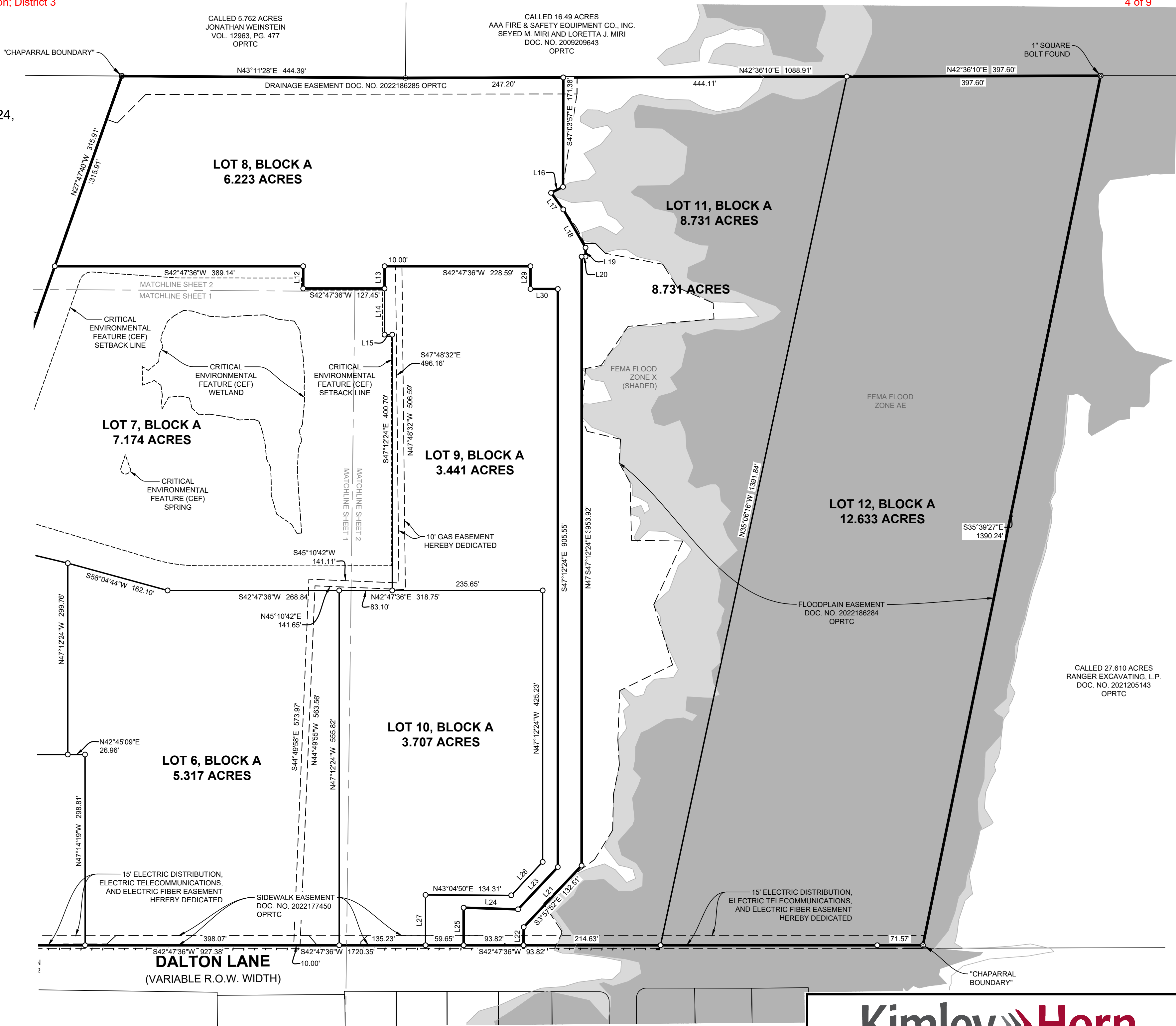


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FINAL PLAT
EASTSIDE COMMERCE
SUBDIVISION

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

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.

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

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S42°58'45"W	43.09'	L16	S16°16'08"W	20.89'
L2	S79°06'15"W	32.86'	L17	N83°28'47"W	32.31'
L3	N56°04'17"W	25.28'	L18	N77°26'13"W	69.22'
L4	N32°12'24"W	55.95'	L19	S47°14'36"E	14.06'
L5	S57°47'36"W	41.01'	L20	N42°45'24"E	6.16'
L6	N79°09'13"W	35.84'	L21	N03°57'52"W	132.51'
L7	N47°12'24"W	47.19'	L22	S46°41'49"E	28.35'
L8	N47°12'24"W	57.42'	L23	N03°57'52"W	90.94'
L9	S42°47'36"W	47.49'	L24	N44°35'47"E	85.32'
L10	S47°12'24"E	4.06'	L25	N47°12'24"W	58.94'
L11	S42°47'36"W	34.77'	L26	N03°57'52"W	71.83'
L12	N47°12'24"W	34.91'	L27	N47°12'24"W	78.94'
L13	N47°12'24"W	34.91'	L28	N56°04'17"W	9.50'
L14	N47°12'24"W	72.31'	L29	N47°12'24"W	35.69'
L15	S42°47'36"W	12.05'	L30	S42°47'36"W	42.83'

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'
C4	11°01'12"	1418.16'	272.76'	N33°14'02"W	272.34'
C5	11°09'19"	1345.24'	261.91'	N69°00'11"W	261.50'

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

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

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

SCALE

N/A

DRAWN BY

TJR

CHECKED BY

MMII

DATE

11/8/2023

PROJECT NO.

068213106

SHEET NO.

3 OF 4

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.

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.
3.

ALL DRAINAGE EASEMENTS CREATED BY THIS PLAT SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS OR HER SUCCESSORS AND ASSIGNS.
4.

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.
5.

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.
6.

AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH SUBCHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7.

THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8.

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.
9.

PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG DALTON LANE AND HIGHWAY 71 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.
10.

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.
11.

LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER UTILITY IMPROVEMENTS TO SERVE EACH LOT.
12.

USES OF THE LOT ARE RESTRICTED TO COMMERCIAL.
13.

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.
14.

ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
15.

ANY RELOCATION OF ELECTRICAL FACILITIES SHALL BE AT THE OWNERS EXPENSE.
16.

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
17.

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.
18.

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.
19.

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 THE CITY OF AUSTIN (AND OTHER APPROPRIATE JURISDICTION) FOR THE PLACEMENT, INSPECTION, OR MAINTENANCE OF SAID EASEMENTS.
20.

ALL PROPOSED CONSTRUCTION OR SITE ALTERATION REQUIRES THE APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
21.

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.
22.

WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
23.

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.
24.

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.
25.

DEVELOPMENT OF THESE LOTS SHALL COMPLY WITH REQUIREMENTS OF THE AIRPORT HAZARD AND COMPATIBLE LAND USE REGULATIONS, (CHAPTER 25-13) AS AMENDED.
26.

BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
27.

ALL DRIVE LANES, FIRE LANES, AND DRIVEWAYS WITHIN THIS SUBDIVISION SHALL PROVIDE RECIPROCAL ACCESS FOR INGRESS TO ALL OTHER LOTS WITHIN THIS SUBDIVISION.

28.

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.
29.

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.
30.

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.

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.

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THE PRESENTS:

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.

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

BY: DAVID M. BLACKBIRD

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, 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

ENGINEER'S CERTIFICATION:

I, THOMAS LOMBARDI, 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.

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. 4806240610, 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 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.

PLAT COMPLETION DATE: SEPTEMBER 13, 2023.

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

APPROVED FOR ACCEPTANCE:
THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF _____, 20__.

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE ____ DAY OF _____, 20__.

CHAIR SECRETARY

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

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SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	TJR	MMII	11/8/2023	068213106	4 OF 4

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

CASE NUMBER: C8-2023-0149.0A
UPDATE: U2
CASE MANAGER: Joey de la Garza, Senior Planner
EMAIL: joey.delagarza@austintexas.gov
PROJECT NAME: Eastside Commerce Subdivision
LOCATION: 1312 DALTON LN

SUBMITTAL DATE: November 13, 2023
FINAL REPORT DATE: November 21, 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:

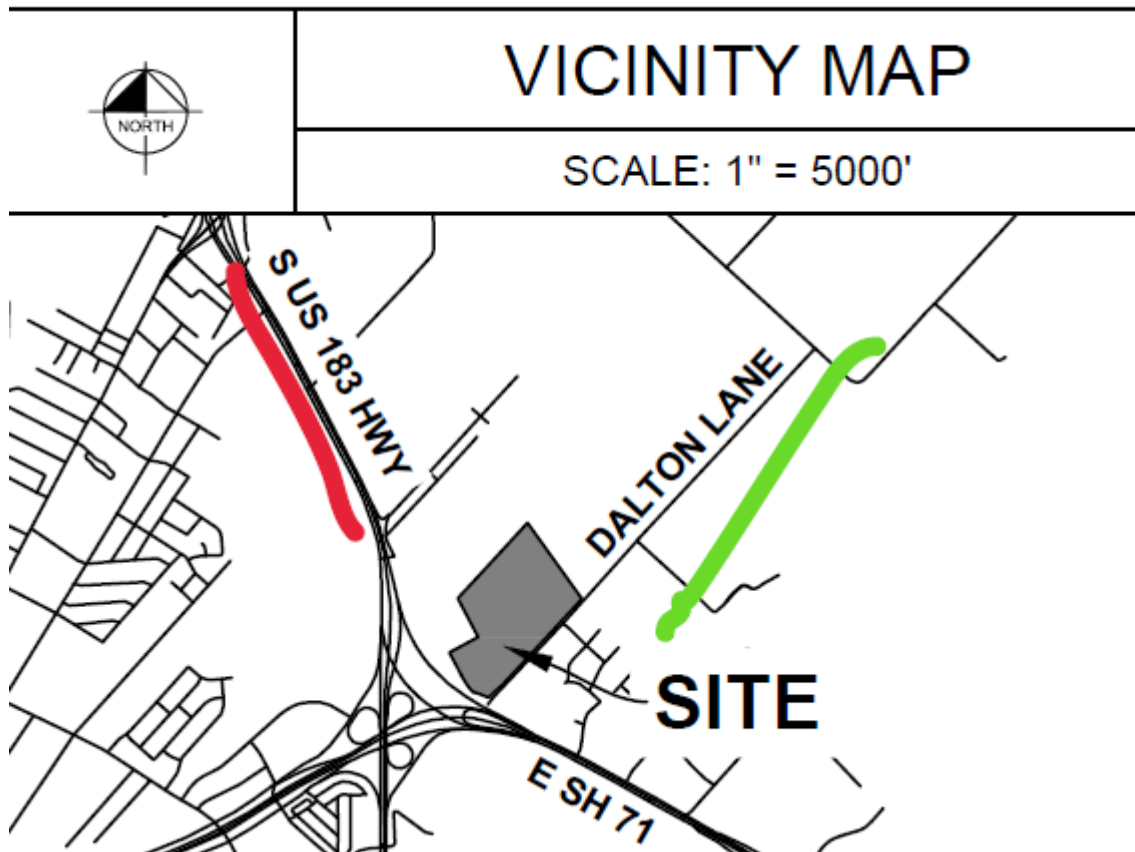
Planner 1: Shakayla Stevenson
911 Addressing: Janny Phung

Electric Review - Cody Shook - Cody.Shook@austinenergy.com

Approved.

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

AD1: This plat review is Rejected;



AD2: In the vicinity map please update the label for BASTROP HWY as shown below

BASTROP HWY
(S US 183 HWY)

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

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 - Dari Majd - 512-974-4024

ATD 4. Please pay the ATD Final Plat review fee in AMANDA.

U2: Response noted. Comment cleared.

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.

U2: Response noted. Comment cleared.

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.

U2: Response noted. Comment cleared. (Plat note #27)

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.

U2: Response noted. Comment cleared. (Plat note #27)

ATD 9. More comments may be forthcoming after access to lots configure is shown.

U2: Response noted. Comment cleared.

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

All comments cleared.

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

APPROVED - The proposed final plat (C8-2023-0149.0A) is approved from a plumbing code perspective.

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

Comments cleared.

End of Master Comment Report.