

CITY OF AUSTIN – PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: **C8-2015-0001.0A**
REVISION #: **00** UPDATE: **U1**
CASE MANAGER: **Cesar Zavala** PHONE #: **512-974-3404**

PROJECT NAME: **Lot 1 of the Resub of lots 1-4 inclusive of Peschka Subd.**
LOCATION: **1405 RABB RD**

SUBMITTAL DATE: **April 1, 2015**
REPORT DUE DATE: **April 15, 2015**
FINAL REPORT DATE: **April 15, 2015**

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. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Watershed Protection and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-4-56; 25-4-82):

It is the responsibility of the applicant or his/her agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is July 7, 2015.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):

You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 6 of the plans and 6 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1.**

REVIEWERS:

Planner 1: Cindy Casillas
Drainage Engineering: Benny Ho
Environmental: Atha Phillips
PDR Transportation: Natalia Rodriguez
AWU-Utility Development Service: Bradley Barron
Water Quality: Benny Ho
PARD / Planning & Design: Marilyn Shashoua
Subdivision: Cesar Zavala

Heritage Tree Review - Keith Mars - 512-974-2755

HT1 Provide a tree survey for trees 19" and greater in diameter.

Update #1: FYI: Tree permit review will be required for building permits for each lot.

Resubdivision cannot create hardship for tree preservation, so plans will need to comply with tree ordinances.

Electric Review - Jenna R Neal - 512-322-6110

EL 1. Please change ten foot electric and telecommunications easement to a **fifteen foot** electric and telecommunications easement due to the existing electric facilities. Show on the face of the plat or note in a prominent location.

Update 1: 15' etc is now shown on plat. Comment cleared.

EL 2. As an FYI, any **relocation** of electric facilities shall be at landowner's/developer's expense.

Update 1: Informational. Comment cleared.

EL 3. As an FYI, the applicant will need to contact **Ernie Salinas at ph. 512-505-7667** to discuss permanent electric service for any future development on this site.

Update 1: Informational. Comment cleared.

Drainage Engineering Review - Benny Ho - 512-974-3402

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.

This site is located at 1405 Rabb Road in the Barton Springs Zone of the Barton Creek Watershed.

DE1. Please provide closed landfill certification as required by Section 25-1-83 of the land Development Code.

Update 1. It appears that no response has been provided. Please explain.

DE2. In order to process the RSMP request, please submit the stormwater management concept plan with the formal request to this reviewer.

STORMWATER MANAGEMENT CONCEPT PLAN

In addition, all backup calculations, drainage area plans, engineering reports and computer models shall be submitted electronically to benny.ho@austintexas.gov

The concept plan will typically consist of two sheets: a site plan and a drainage area plan.

The site plan should be at a scale suitable to fit the entire site on one sheet, but shall not be less than

1" = 1000'.

The site plan should show the following:

- _____ 1) Project name and address.
- _____ 2) Vicinity map, including City of Austin grid number.
- _____ 3) Site boundary.
- _____ 4) General site layout.
- _____ 5) Existing and proposed drainage area boundaries within the site for all discharge points from the site.
- _____ 6) Discharges and velocities at each discharge point for the 2, 10 and 25, and 100 year storm events for existing and ultimate developed conditions.
- _____ 7) Existing and developed land use.
- _____ 8) Existing and developed time of concentration flow paths.
- _____ 9) SCS soil types and hydrologic soil groups.
- _____ 10) Proposed drainage and stormwater management improvements.
- _____ 11) Calculations demonstrating the adequacy of the intervening system (storm sewer, tributary channel, etc.), to convey the fully developed 100 year storm from the entire drainage area.

The drainage area plan should be at a scale suitable to show the entire drainage area for flows through the site and downstream drainage conveyance systems to the main branch of the watershed, but shall not be less than 1" = 2000'. The purpose of the drainage area plan is to show

drainage areas which discharge through or into the site and the downstream conveyance systems.

- _____ 1) Site boundary.
- _____ 2) Existing and proposed drainage areas for all discharge points from or through the site.
- _____ 3) Downstream conveyance systems to the main branch of the watershed, or to a point where the 100 year floodplain elevation has been established by current FEMA Flood Insurance Study.
- _____ 4) Proposed drainage and Stormwater Management improvements.

Update 1. It appears that the approval letter for participation in the RSMP and the fee calculation form have been provided, but not the receipt. Please explain.

DE3. An extensive study was conducted in this area to determine the watershed. Please contact Mr. Scott Heir to obtain more information on the downstream conveyance path for the water and present it to this reviewer.

Update 1. Even if the site has been approved for participation in the RSMP, the proposed development still must demonstrate no immediate adverse effect of stormwater discharge to the neighbors. Please provide response. Furthermore, since it is health and safety related and is based on engineering judgement, the response must be provided by an engineer, signed and sealed.

DE4. Please pay 25% of the construction inspection fee.

Update 1. It appears that no response has been provided. Please explain.

Environmental Review - Atha Phillips - 512-974-6303

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

Update 1 4/14/2015

EV 1 Comment cleared.

EV 2 Please provide a buildability exhibit for each lot based on a 20% impervious cover limit, please include the existing trees in the exhibit and show that development is possible without encroaching into the ½ CRZ of each tree.

Update 1 This comment was not addressed.

EV 3 Comment cleared.

EV 4 Please provide Q tables for the lots using the single family assumptions.

Update 1 This comment was not addressed.

FYI: Further tree comments pending buildability exhibit.

PARD / Planning & Design Review - Marilyn Shashoua - 512-974-9372

UPDATE 1:

PR1: The parkland dedication fee of \$650/dwelling unit is required [25-1-601] and must be paid prior to plat approval [25-1-605(B)]. Payment is required for 6 units due to SF-3 zoning unless the property is rezoned to single-family or a restrictive covenant is filed and recorded that restricts each property to a single dwelling unit and cannot be amended without compliance with parkland dedication. When ready to make payment, please contact this reviewer at marilyn.shashoua@austintexas.gov for a PARD approved worksheet.

PR2: Cleared.

Subdivision Review - Cesar Zavala - 512-974-3404

SR 1. Comment Cleared.

SR 2. **Update 1:** Update the director's approval block to list the new department name and current director, approval block should read as follows:

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR,
DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF
TRAVIS, THIS THE ____ DAY OF _____, 2015, AD.

J. Rodney Gonzales, Director
Development Services Department

- SR 3. Comment Cleared.
- SR 4. Comment Cleared.
- SR 5. Comment Cleared.
- SR 6. Comment Cleared.

SR 7. Please set up a meeting with Cory Harmon at 974-2882 for review of the utilities on this site. An email from Cory stating that the plat is acceptable is needed to clear this comment.

Update 1: Comment pending sign off from Cory Harmon.

SR 8. **Update 1:** Provide an as built survey demonstrating the existing building setbacks in relation to the proposed lot lines.

SR 9. **F.Y.I.** - Deadline for obtaining all required sign-offs (and making the case manager aware that you have cleared all comments) in order to get on the Zoning & Platting Commission or Planning Commission agenda is noon on Monday for the following types of cases:

- Final Plat with NO variances (would be on the agenda 8 days after sign-offs)
- Final Plat with variance(s) (15days after sign-offs)
- Preliminary Plan with or w/o variances (15 days after sign-offs)
- *Resubdivision with or w/o variances (22 days after sign-offs)*

SR 10. **F.Y.I.** - The City of Austin requires the following "Recordation Fee" prior to approval of this plat, \$22.50 for plats to be recorded in Travis County. This fee is not the County recordation fee required to record the plat. Please make an appointment with the "Intake Center" on the 4th floor at 974-2680 to pay the fee. All checks should be made payable to the City of Austin.

SR 11. **F.Y.I.:** The following steps are required **AFTER** approval and the plat has been signed by the Commission to record the plat. We send the plat to Millers to have 2 photographic mylar copies made (this takes 2-4 working days). Then we check to make sure that we have the current tax current tax certificates (showing that all taxes have been paid for the previous year)

SR 12. **F.Y.I.:** Recording fees must be paid at the time this plat is approved. Original transparency(ies) will be required for recording. **Travis County** plat recording fees are **\$58.00** per sheet for the first sheet and **\$27.00** per sheet for any additional sheets. Other instruments (including Tax Certificates) are **\$26.00** for the first page and **\$4.00** for all other pages. The last page must have a bottom margin of 4 inches, or an additional **\$4.00** will be charged. Recording fees must be paid by separate check made payable to the Travis County Clerk.

SR 13. **F.Y.I.:** At the time of recording the following item(s) will be required: original county (crimped tax certificate), and any other document being recorded with the plat (like a

Construction Agreement). The certificates must show ALL taxes paid for the previous year. **(Travis County).**

NEW COMMENTS:

SR 14. Remove the annotated former lot line from Lots 1C & 1D.

PDR Transportation Review - Natalia Rodriguez - 512-974-3099

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Update 1: 4/8/2015

Transportation Review is Rejected

Formal Update is required.

TR1. Add the following plat note: "The driveway for lot 1D should take access onto Rabb Road and must be at least 100 feet from the intersection."

Update 1: Comment cleared. Note verified on plat.

Additional Comment with Update 1:

TR2. Round the intersection of Rabb Road and Melridge Place to provide a 20 ft. right-of-way radius, and specify this area as ROW dedication. TCM, 1.3.1.D.3.

TR3. Please change the sidewalk symbol within the legend to only read "Sidewalk".

TR4. Additional comments may be provided as a result of information or design changes provided in your update.

Water Quality Review - Benny Ho - 512-974-3402

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This site is located at 1405 Rabb Road in the Barton Springs Zone of the Barton Creek Watershed.

WQ1. Please provide design for the water quality control such that a cost estimate can be determined.

Update 1. It appears that the proposed development is located in the Barton Springs Zone and is regulated by the Save Our Springs Ordinance. Not only that the site cannot get a waiver for not providing water quality control. Even the City Council (Section 25-8-515 of the Land Development code) is allow to grant an exemption special exceptions, waivers or variances.

WQ2. Please post fiscal surety for the water quality control.
Update 1. It appears that no response has been provided. Please explain.

WQ3. Please provide IPM plan.
Update 1. It appears that no response has been provided. Please explain.

WQ4. Please provide public education plan.
Update 1. It appears that no response has been provided. Please explain.

WQ5. Please provide restrictive covenant for the implementation of the IPM plan.
Update 1. It appears that no response has been provided. Please explain.

WQ6. Please provide restrictive covenant for the private maintenance of the water quality control facility.
Update 1. It appears that no response has been provided. Please explain.

WQ7. Please obtain an operating permit for the water quality control.
Update 1. It appears that no response has been provided. Please explain.

WQ8. Please place the following note on the plan.
“Prior to issuing an y building permit on any lot, a drainage plan must be submitted to the City of Austin for approval.”
Update 1. The plan has been revised. This comment is cleared.

AWU-Utility Development Service Review - Bradley Barron - 512-972-0078

WW1. Obtain copies of your current tap records from the AWU TAPs office at 512-972-0000, and contact Cory Harmon at 512-974-2882 to determine if any non-compliant tap or private plumbing violations will be created by the proposed subdivision and obtain his approval. Written approval from Mr. Harmon will be required for successful plat release.

WW2. The landowner's engineer must provide a construction cost estimate that includes all public water and wastewater utility improvements, service stubs, offsite main extensions, system upgrades, utility relocations and or abandonments required to provide separate service to each lot for verification by AWU. The water and wastewater utility estimate should also be included with the overall construction cost sent to the drainage reviewer to determine your total review fee payment. The landowner must pay the Subdivision Engineering Review Fees once the fee estimate has been completed by the Drainage reviewer.

WW3. Please replace plat note two with the following note:
The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.

End of Report