



CITY OF AUSTIN – TRAVIS COUNTY SINGLE SUBDIVISION OFFICE

505 Barton Springs Road
Austin Texas 78704



MASTER REVIEW REPORT

CASE NUMBER: C8J-2008-0082
CASE MANAGER: Don Perryman
REVISION #: 00
PROJECT NAME: Webb Estates (Withdrawal & Resubmittal of C8J-07-0055)
SUBMITTAL DATE: April 23, 2008
REPORT DUE DATE: May 12, 2008
FINAL REPORT DATE: May 13, 2008
REPORT LATE: 1 DAY

PHONE #: 974-2786

UPDATE: U0

LOCATION: CITY PARK RD

STAFF REVIEW:

- This report includes all comments received to date concerning your site plan. The site plan will be approved when all requirements identified in this report have been addressed. However, until this happens, your site plan is considered disapproved.
- PLEASE NOTE: 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 (referenced above) at the CITY OF AUSTIN, WATERSHED PROTECTION AND DEVELOPMENT REVIEW, P.O. BOX 1088, AUSTIN, TX.

REPORT:

- The attached report identifies those requirements that must be addressed by an update to your application in order to obtain approval. This report may also contain recommendations for you to consider, which are not requirements.
- ADDITIONAL REQUIREMENTS AND RECOMMENDATIONS MAY BE GENERATED AS A RESULT OF INFORMATION OR DESIGN CHANGES PROVIDED IN YOUR UPDATE.

UPDATE DEADLINE:

- It is the responsibility of the applicant or his/her agent to update this site plan application. All updates must be submitted by October 9, 2008 which is 180 days from the date your application was filed [Sec. 25-5-113]. 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.
- Your 180-day expiration date has been adjusted by 1 day to reflect the late days incurred by this report.

EXTENSION:

- An extension to the 180 day deadline may be requested by submitting a written justification to your case manager on or before October 9, 2008. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.
- Extensions may be granted only when there are extenuating circumstances that could not have been reasonably anticipated when the application was submitted. Requests for extensions must clearly document why the additional time is needed.

Environmental Review - Craig Carson - 974-7690

- EV 0 Please be advised that additional comments may be generated as update information is reviewed.
- EV 1 Please show and label the Edwards Aquifer Recharge Zone.
- EV 2 Please show and label the Full Purpose/Limited Purpose boundary for this site.
- EV 3 On the Turkey Creek Q 2 Table, the “Total Proposed Impervious Cover” is shown to be 6.34 acres, and the “Proposed Impervious Cover on Slopes Table” shows a total of 8.49 acres. Please revise so the table is consistent.
- EV 4 In the Q 3 table, please list the lots that are the receiving tracts.
- EV 5 This comment pending possible Environmental Resource Management (ERM) input.
- FYI – Issues such as erosion controls and tree protection are not reviewed at this time. These issues will be reviewed with the construction plan.

Hydro Geologist Review - Sylvia R. Pope, P.G. - 974-3429

- HG 1. The seep and canyon rimrock Critical Environmental Features (CEFs) are shown on the preliminary plan with buffers. However, they are NOT labeled as Critical Environmental Features. Revise the plan by adding the label “Critical Environmental Feature Buffer Zone” to each of the buffers. This will coincide with existing note no. 8 on the first sheet of the preliminary plan.

Mapping Review - Richard Sigmon - 974-2288

*** UNSUCCESSFUL ‘INITIAL’ PRELIMINARY PLAT REVIEW ...04/25/2008**
1. Data for Segments Labeled L1 and L2 (Depicted on Survey .pdf)(western boundary)
Are Not Depicted on the Plat (Sheets 1 and 2 of 4)

****DISTRIBUTION TO MAPPING OF COPIES FOR ANY AND ALL UPDATES OR CORRECTIONS IS REQUIRED****

Transportation Review - Amber Mitchell - 974-3428

TR 1. Comment addressed.

TR 2. Residential blocks may not exceed 1200 feet in length unless such blocks are parallel to and adjacent to an arterial street, in which case they may not exceed 1500 feet in length. LDC, 25-4-153. A waiver request has been received and comments will be provided in a separate memo.

10/02/2007: Staff will support this waiver request.

TR 3. Cul-de-sac and single-outlet streets with lengths exceeding 2,000 feet require approval by the Land Use Commission. LDC, 25-4-152 TCM, 1.3.2.E. A variance request has been received and comments will be provided in a separate memo. Please provide this reviewer with a copy of the variance fee receipt.

10/02/2007: Staff will support this variance request.

TR 4. Comment addressed.

TR 5. Comment addressed.

TR 6. Comment addressed.

TR 7. New subdivisions must have at least two access streets, and each must connect to a different external street, unless otherwise approved by the Director. LDC, 25-4-157(B). Please demonstrate compliance or request a waiver addressing the following:

- A new subdivision may have only one access street if it:
 - does not cross an area with a high wildland fire protection rating;
 - is not inundated by more than nine inches of water by a 100-year flood;
 - has a paved width of at least 36 feet from its intersection with an external street for a distance of 100 feet, or 50 feet if it has curb and gutter; and
 - is not more than 2,000 feet in length and provides access to no more than 30 single-family residential dwellings, or
 - is an arterial or collector street, and its intersection with the external street will function at a level of service of "C" or better during construction and after build-out of the subdivision, as determined by an approved intersection analysis.
LDC, 25-4-157(C)(1)
- A new subdivision may have only one access street if the Director determines that providing more than one access street is undesirable, unnecessary, or impractical after considering:
 - traffic circulation
 - traffic safety

- flood and fire safety
- topography
- density of the subdivision and surrounding developed property
- whether later development of adjacent property is anticipated to provide additional access
- whether traffic through the subdivision should be limited
- the environmental effect of a cut or fill, waterway crossing, or other surface disturbance necessary to provide more than one access street
- whether the access street is a divided street
- whether adverse effects from permitting one access street are mitigated, including whether secondary pedestrian access is provided, and
- whether the subdivider owns adjacent property through which access can be provided; has the right to provide a second access across another person's property; or is able to develop the subdivision if more than one access street is required.

10/02/2007: Applicant is working with staff to address this comment.

02/29/2008: Staff will not support this waiver until the following issues have been addressed: 1) the safety concerns presented by Travis County Fire Control in a letter dated June 28, 2007 have been allayed, and 2) further information is provided documenting why the site cannot achieve a direct access to City Park Drive from Webb Mountain Drive.

Update 1: Response noted.

TR 8. A joint use driveway may be utilized to access up to 8 residential units as an alternative to direct access to an abutting public or private street. The use of joint use driveways does not eliminate the requirements of adequate road frontage for each lot. The developer must include a plat note and provide dedication documents indicating that maintenance of the joint use driveway shall be the responsibility of the lot owners served by the joint use driveway.

If more than 3 residences are served by a single joint use driveway, the following requirements shall apply: (this applies to the joint access easement provided to Lots 4, 5, 6, and 7)

-The developer must post fiscal surety for the construction of the driveway prior to plat approval and must construct the driveway during construction of the streets within the subdivision, or within the term of the fiscal instrument if no streets are constructed within the subdivision.

-The developer must construct a driveway, designed by a professional engineer, to have an all-weather surface and a pavement structure meeting at least private street standards. The driveway must be designed to have no more than 9 inches of water overtopping the driveway during the 100-year storm event.

-The developer must construct a turnaround meeting City of Austin Fire Criteria at the end of the driveway, or no further than 200 feet from the end of the driveway, and must obtain a written signature from the area fire service providers acknowledging their approval of the joint use driveway.

-The joint access easement must be dedicated as a public utility easement and may be required to be dedicated as a drainage easement. The access agreement must include a clause indicating that the driveway may be use by public service personnel and equipment for servicing public utilities.

-If the developer does not use a restrictive covenant to require homeowners to park all vehicles off the joint use driveway surface, then the joint use driveway surface must be at least 24 feet wide. Otherwise, the driveway surface may be no less than 20 feet wide.

-The developer must erect signs indicating "private driveway" at the driveway entrance.

LDC, 25-6-451; TCM, 5.3.1.H

Update 1: Response noted, comment will be cleared when issue is addressed.

Drainage Construction Review - Ron Czajkowski - 974-6307

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. The drainage areas and flow paths for areas LA 1, LA 2, and LA 3 appear reasonable for existing conditions. For proposed conditions, the drainage area boundaries and flow paths still need to be adjusted in area LA 3 to account for interception and conveyance of flow by Eula Gardens Cove in LA 3.
- DE 2. Provide the revised PondPack analyses for the final revisions.
- DE 3. Note that a plat note will be required at the final plat stage spelling out the maximum square footage of impervious cover allowed for each lot (i.e. 5000 ft² or as otherwise assumed in the drainage analyses).

Subdivision Review - Don Perryman - 974-2786

SR 1. Section 30-2-34, of the Land Development Code, requires that an application for preliminary plan or final plat approval include all land constituting the original tract. It appears that this application does not include the entirety of the original tract. Therefore the balance of the tract should be included in your subdivision plat, or a waiver should be requested in writing to the Case Manager to exclude the balance, in accordance with Section 30-2-34 of the Land Development Code. Requirements related to this issue usually take a minimum of 20 days to resolve. It is imperative that this requirement be resolved as soon as possible so that this issue does not affect your approval date.

RESUBMITTAL: Provide evidence via deeds that the Dunlap tract to the north is not part of the original tract. According to your comment response letter dated April 3, 2008 and turned in with this application, the Dunlap tract was deeded off of the Webb Tract in 1953 and the deed is included. I could not find the deed in my review documents. Please provide deed.

SR 2. There appears to be a gap in the connection of City Park Road to the proposed Webb Mountain Drive, how do you plan to resolve this?

RESUBMITTAL: City and County staff are meeting on this issue on May 14th. I will advise you of the results of the meeting concerning this issue.

SR 3. This property is in the Limited Purpose Jurisdiction of the City of Austin, delete the building setback lines altogether from the lots on the preliminary plan and add a note that states: "Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.

SR 4. FYI: DO NOT GIVE THE MYLARS TO THE CASE MANAGER...After all Departments have signed off please contact Richard Sigmon at 974-2288 to set an appointment to drop off your mylar(s) for final closure check (prior to the Zoning and Platting Commission or Planning Commission meeting). Once the mylar(s) are approved, they will be transferred to the Case Manager. It is the applicant(s) responsibility to allow enough time to ensure that the mylar(s) can be checked (and corrections made if necessary) prior to the public hearing. Failure to do so may cause a delay in obtaining required Commission signatures on the mylar and subsequent recordation of the plat

SR 5. FYI: After all Departments have signed off and the case is placed on a ZAP agenda, I will need 12 half size paper copies of the preliminary plan and one 8 ½" x 11" paper copy of the plan as well as the mylar(s) for ZAP back-up.

Travis Co. Drainage Construction Review - John Ellis - 854-9805

1. Provide copy of drainage analysis for staff review, including copy of drainage model on CD.
2. Revise analysis and address drainage flows across property boundaries with adjacent Diamond Sky properties. Post development flows across these boundaries cannot exceed predevelopment levels.

Travis Co. Transportation Review - Sarah Sumner - 854-7687

See Travis County Subdivision comments.

Electric Review - David Lambert - 322-6109

- EL 1. FYI: Any relocation of existing electric facilities shall be at developer's expense.
- EL 2. FYI: David Vasquez at 505-7247 is your initial Austin Energy contact person for electric service design.

Travis Co. Subdivision Review - Sarah Sumner - 854-7687

Travis County Subdivision:

1. This subdivision is in the limited purpose/extraterritorial jurisdiction of the City of Austin. Consequently, it is subject to Title 30, Austin/Travis County Subdivision Regulations, which requires approval by the City of Austin Zoning and Platting Commission and the Travis County Commissioners Court. All Single Office review comments must be cleared prior to requesting action by the Commission and Court.
2. Please verify ownership of entrance from City Park Road to Webb Mountain Drive. A subdivision cannot take access through an access easement. **Update 1 -3 – comment stands until easement issue is resolved. The proposed road does not meet 30-2-158 (A) 1 as your proposed road connects to an easement over property you do not own and not to a road.**
3. Please advise on the status of your water service contract and Fish and Wildlife permit. Update 1– water letter received; please provide copy of permit and final conservation plan (received draft from Jan. 07). **Update 3 – comment stands, please provide copy of permit and final conservation plan for all acreage of project.**

4. Please contact the local emergency services provider for approval of the street grade and layout of the preliminary plan. **Update 1-3 – comment stands pending approval from ESD 4 or Fire Marshall regarding plans for fire flow, street width and single access through a high wildland fire risk area.**
5. Please verify all residential lots have space for septic fields not on 30-degree slopes and contact Robert Morriss, P.E. Acting Division Manager at Travis County (512) 854-7581 for an appointment to review the on site septic system layout and notes. Update 1 - Robert Morriss has now retired, please contact Phil Ice at 512-854-7581 Update 2 – in progress with Phil Ice. **Update 3 – please identify Travis County on site septic notes.**
6. Please remove the first sentence of the flood plain statement. Update 2 – comment stands, should start with “No portion of...” **Update 3 – cleared.**
7. Please add lot 65 to the list of lots with joint use access easements per note 21. **Update 3 – comment stands, 65 not added, Lot 1 should be restricted to its Joint Use Access and the property adjacent to Lot 6 should possibly be included as a party to that JUAЕ if that will be their new access.**
8. Please remove Lot 1 from note 22 and restrict access to only via the joint use driveway. **Update 3 – comment stands, Lot 1 has not been removed.**
9. Please revise the engineer’s certification to refer to Title 30 not 13. **Update 3 – cleared**
10. Please verify Lot 52 will have adequate space for a house pad, driveway and septic drainfield without infringing on the 100’ sanitary easement around the well on Lot 51. **Update 3 – note regarding capping of well not found.**
11. Please show that the easement for the adjacent property owner Mr. Dunlap has been released and rededicated with his permission following the new configuration of the preliminary plan. **Update 3 – comment stands until agreement reached.**
12. Please verify the subdivision boundary has not been drawn in City Park Road ROW. **Update 3 – comment stands, City Park ROW line with 2 dashes appears to continue inside of subdivision boundary, please verify subdivision boundary is outside of ROW and show survey ties at both road entrances to verify ROW.**
13. The Match Lines for Eula Gardens Cove sheets ST 10 and ST 11 do not match at station 16 both horizontally and vertically. **Update 3 – cleared**
14. Please provide copy of letter that formally withdraws previous application.

15. Please remove conservation lots from note 18 as conservation lots have to be maintained by an approved agency per the Fish and Wildlife Permit.

Austin Water Utility Review - Howard Neil Kepple - 974-3003

WW 1. As indicated in the letter provided from River Place MUD there are still 2 conditions to be met before service can be considered available from the MUD. According to Bart Jennings with Wholesale, Council previously approved out of district service for 85 SF units, however, the MUD has not come forward to execute the contract. The MUD cannot provide service until a contract is executed. Any corrections to the preliminary plan notes specifying source of service must wait until method/provider of service is established.

WW 2. The preliminary plan must also be approved by Travis County for on-site septic and fire protection.

Water Quality Review - Ron Czajkowski - 974-6307

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WQ 1. No comments at this time. Comments may be generated after verification of impervious cover by EV reviewer.

Case Manager Review - Don Perryman - 974-2786

A formal update is required. Please submit 9 copies of the plans to INTAKE for distribution to the following reviewers. PLEASE CLEARLY LABEL ALL PACKETS WITH THE REVIEWER'S NAME.

NOTE->you must make an appointment with the Intake Staff (974-2681 or 974-2689) to submit the update. PLEASE BRING ALL COPIES OF THIS REPORT WITH YOU UPON SUBMITTAL TO INTAKE. YOUR EXPIRATION DATE IS 10/09/2008.

Additional comments may be generated as requested information is provided. Please include a comment response letter indicating how

comments have been addressed. Please address all fiscal/fee requirements as needed and provide copies of the receipts to the Planner.

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 city engineers review the application for code compliance.

Reviewers:

Case Manager/Subdivision: Don Perryman

Austin Water Utility: Neil Kepple

Drainage Construction/Water Quality: Ron Czajkowski

Environmental: Craig Carson

Hydro Geologist: Sylvia Pope

Mapping: Richard Sigmon

Transportation: Amber Mitchell

Travis County Drainage Construction: John Ellis

Travis County Subdivision/Transportation: Sarah Sumner

Planner 1: Cindy Casillas (**No Distribution**)