

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



CASE NUMBER: C8-2017-0124.1A
REVISION #: 00
CASE MANAGER: Don Perryman
UPDATE: U2
PHONE #: 512-974-2786

PROJECT NAME: Lightfield (W/R C8-2016-0100.1A)
LOCATION: 4902 Lott Avenue

SUBMITTAL DATE: June 7, 2018
REPORT DUE DATE: June 21, 2018
FINAL REPORT DATE: July 5, 2018
14 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

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, Development Services 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 16, 2018.** 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.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (512-974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 7.0 of the plans and 7.0 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 : Ramon Rezvanipour
Heritage Tree Review : Caitlin Campbell
Environmental : Taylor Horton
AW Utility Development Services : Bradley Barron
Drainage Engineering : Laura Arthur
PARD / Planning & Design : Jackie Chuter
Subdivision : Don Perryman
Transportation Planning : Natalia Rodriguez

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. Fiscal arrangements are required for street, detention, sidewalk, drainage, restoration, erosion controls, water quality ponds, and boundary street improvements [LDC 25-1-112]. Remember to include fiscal for sidewalks located next to greenbelts, open spaces, landscape areas, drainage easements, etc. Once approved, a percentage of this total estimate is due prior to approval of the final plat. The remainder will be collected at the construction or site plan stage. A fiscal estimate will be prepared pending receipt of additional information. Engineer's construction cost estimate for determining fees & fiscal requirements is requested.
- U1. Include temporary erosion controls, restoration of disturbed areas and channel construction in the cost estimate.
- U2. Approval of this pending grading comments for the preliminary plans.
- DE 2. Approval of the preliminary plan required prior to approval of final plat [LDC 25-4-51].
- U1,U2 Comment will stand until approved preliminary plans are provided.

Heritage Tree Review: Caitlin Campbell - caitlin.campbell@austintexas.gov

HT 1. CLEARED, thank you

Update 2 NEW (Comments below also included in C8-2017-0124 Preliminary Plan master report):

- HT 2. The health condition of two Heritage trees appears to have changed in the updated Arborist Report from Austin Tree Experts. Tree 1808 - 28" Post Oak initially identified as having extensive borer damage, evidence of decay and a thinning canopy is now marked as healthy. In addition, Tree 1809 - 40" Post Oak was identified as healthy per an email sent to Patti Dodson on October 11, 2017, but is now the one identified with the borer damage, decay and thinning canopy. Please adjust/redesign the portion of Mason Avenue that extends towards Lot 3 and Lot 4 to adequately preserve Tree 1808 per ECM 3.5.2.
- HT 3. Tree 1934 – 30" Post Oak is shown as saved but currently does not meet tree preservation standards. Please look into saving this tree by adding a semi-circle, dry stack retaining wall around it to pull the proposed contours away from the ½ CRZ, and realigning the entrance to the pond to pull the proposed construction farther away from ½ CRZ. Trees proposed to be preserved must meet following criteria:
- (1) a minimum of 50% of critical root zone must be preserved at natural grade, with natural ground cover;
 - (2) cut or fill is limited to 4 inches from the 1/2 critical root zone to the 1/4 critical root zone; and
 - (3) no cut or fill is permitted within the 1/4 critical root zone.
- [ECM 3.5.2, ECM Appendix V Figure 3-6]
- HT 4. FYI – In coordination with C8-2017-0124.1B Construction Documents review comments, please make sure that proposed lots with Heritage trees comply with tree preservation standards. A buildability exhibit for Lot 2 will be required. Based upon the maximum impervious cover allowed by code, please include conceptual footprints, driveway, grading, and utilities locations in relation to the Heritage trees. Please also include spot elevations for the proposed driveway near Tree 1808 and Tree 1809.

Environmental Review - Taylor Horton - 512-974-1218

EV 05 Update 2: Not Cleared: Pending Comment response to HT review regarding saving trees and a possible redesign needed to address the comment.

Original Comment: Provide a tree survey of all trees 19 inches and greater located within or adjacent to the proposed subdivision along with proposed lot lines, water quality / detention pond location, utilities, and ROWs. Include a tree survey table indicating species, ID numbers, caliper inches, and whether trees are proposed to be removed or preserved. The tree survey table must indicate the particular tree types (such as Live Oak, Cedar Elm, Texas Ash, etc). Indicating only Oak or only Ash does not comply with ECM requirements. Be sure to indicate which trees

EV 06 - EV 08 Update 2: Cleared

EV 10 Cleared.

EV 11 Cleared.

Subdivision Review - Don Perryman - 512-974-2786

SR 1. Preliminary plan, currently under review, must be approved prior to, or concurrently with this final plat application.

SR 2. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. These items must be complete on the original mylar prior to approval.

SR 3. After the plat has been approved by the Commission (or Director if administrative), the plat is sent to Millers to have 2 mylar copies made (this takes 1-3 working days). **The following items that are needed to record the plat at Travis County:**

- **Mylar(s) containing original signatures, with appropriate seals and dates**
- One 8 ½" x 11" paper copy of the plat
- **Original tax certificate(s) showing all taxes paid for the previous year.**
- **Check for the plat recordation fee and any document to be recorded with the plat (like a subdivision construction agreement)**

Transportation Planning - Natalia Rodriguez - 512-974-3099

This case has been reassigned to Natalia Rodriguez from George Zapalac.

TR 1. Approval of the Lightfield Preliminary Plan (C8-2017-0124) is required prior to approval of this final plat. ***U2: Comment not cleared. Pending preliminary plan approval. Additional comments may be required.***

TR 2. Streets of new subdivisions must be in line with existing streets in adjoining property except where the Comprehensive Plan, topography, requirements of traffic circulation or other considerations make it desirable to depart from such alignment. LDC, 25-4-151. Extend Lott Avenue or request a variance from the Land Use Commission. If a variance is requested, then you will be required to pay the variance fee and submit a copy of the receipt to the transportation reviewer before the item can be scheduled for Land Use Commission.

U2: Comment not cleared. A variance has been approved by Land Use Commission for the Tannehill Street extension. Please provide the following on the plat:

- ***Indicate the 20-foot sidewalk, trail, and recreational easement will be dedicated on the plat (i.e. "hereby dedicated")***
- ***Provide the dotted line within the easement from the eastern ROW line of Tannehill Street to Lightfield Lane.***
- ***Provide the following note: "A minimum 10-foot wide concrete sidewalk shall be built according to the City of Austin standards within the dedicated sidewalk, trail, and recreational easement as shown by a dotted line on the face of the plat within Lot 10, Block B. The design including***

construction and termination shall be reviewed and constructed at the time of subdivision construction application. 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."

- FYI – the variance fee was paid with the preliminary application.

- TR 3. U2: Comment cleared. Mason Avenue has been extended; therefore, the block lengths are less than 900 feet. This requirements is no longer applicable.
- TR 5. Comment cleared. Based on conversation with Environmental and Watershed Protection Staff, Lott Avenue street extension is not recommended due to the existing CEF, floodplain, and topographic constraints. However, improvements for pedestrian and bicycle improvements are acceptable and will be required. This comment is being addressed with TR2.
- TR 6. U2: Comment cleared. The 50-foot right-of-way width has been approved with the preliminary plan. FYI – the fees will be paid with the preliminary plan.
- TR 7. U2: Comment cleared. The area between Lot 1 & Lott Avenue is not within proposed preliminary plan.
- TR 11. Common areas such as medians, traffic circles, and pedestrian access ways are separate lots to be owned and maintained by the Homeowners Association for this subdivision. Draft copies of the following documents must be submitted during review of the preliminary plan, and approved copies must be recorded with the final plat: Covenants, Conditions, and Restrictions (outlining ownership, maintenance, fee assessment, association dues, and any other requested restrictions); Association Bylaws (outlining membership, voting rights, and similar items). Provide a note on the plat showing recording information for the CCR's and HOA Bylaws. Label common areas with lot numbers.
U2: Comment not cleared. Pending recordation of the CCR's and HOA Bylaws.

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

PARD / Planning & Design Review - Jackie Chuter - (512)974-9457

- PR 1. The parkland dedication and park development fee is required (City Code §25-1-601) and must be paid prior to approval. The park fee bills have been issued. The applicant may pay in person at the cashier or online at Austin Build + Connect. This reviewer will email the bill numbers to the applicant. When payment has been made, email the receipt to this reviewer at Jackie.chuter@austintexas.gov to clear this comment.
- PR 2. Cleared.
- PR 3. Cleared.
- PR 4. Cleared.
- PR 5. Cleared.
- PR 6. Cleared.
- PR 7. Cleared.

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

- WW 1. Easements shown on the plat must be approved by Pipeline Engineering as to form, width, and type. Contact Shwetha Pandurangi (or her designee) with AW Pipeline Engineering at 512-974-3514 for review and approval of the water and wastewater easements as proposed. Additional plat notes may be required with the Pipeline Engineering review.

There are easements overlapping the water and wastewater easement as proposed. Water and wastewater easements are to be exclusive.

THE FOLLOWING COMMENTS APPLY PRIOR TO THE RELEASE OF THE SITE DEVELOPMENT PERMIT.

P 1. FYI – FLASH DRIVE REQUIREMENT

All applications submitted for completeness check after 5/10/10 for Administrative Site Plan Revision, Consolidated Site Plan, Non-Consolidated Site Plan, CIP Streets and Drainage, Major Drainage/Regional Detention, and Subdivision Construction Plans will require the additional items listed in Exhibit VII of the application packet on a USB flash drive prior to release of permit. The flash drive must be taken directly to the Intake Department by the applicant after site plan approval. For more information, contact the Intake Staff.

END OF REPORT