

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



CASE NUMBER: C8-2017-0124.1A
REVISION #: 00 UPDATE: U1
CASE MANAGER: Don Perryman PHONE #: 512-974-2786

PROJECT NAME: Lightfield (W/R C8-2016-0100.1A)
LOCATION: 4908 LOTT AVE

SUBMITTAL DATE: January 12, 2018
REPORT DUE DATE: January 26, 2018
FINAL REPORT DATE: January 29, 2018

STAFF REPORT: 3 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

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 1, 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. Please bring a copy of this report with you upon submittal to Intake.

Please submit 7 of the plans and 7 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
Drainage Engineering : Laura Arthur
Heritage Tree Review : Caitlin Campbell
Environmental : Taylor Horton
AW Utility Development Services : Bradley Barron
Water Quality : Laura Arthur
PARD / Planning & Design : Jackie Chuter
Subdivision : Don Perryman
Transportation Planning : George Zapalac

911 Addressing Review - Cathy Winfrey - 512-974-2398

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

Drainage Engineering Review - Laura Arthur - 512-974-3402

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- 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 and fiscal requirements is requested.
- U1. Include temporary erosion controls, restoration of disturbed areas and channel construction in the cost estimate.
- DE 2. Approval of the preliminary plan required prior to approval of final plat [LDC 25-4-51].
- U1. Comment will stand until approved preliminary plans are provided.

Environmental Review - Taylor Horton - 512-974-1218

Project Name: Lightfield (W/R C8-2016-0100)
Address: 4908 LOTT AVE
File Number: C8-2017-0124
Update :1: 1/25/2018

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.

- EV 01 *Update :1: 1/25/2018 Not Cleared Pending resolution of Preliminary Plan Comments*
The following Environmental Commission Variances are possibly required (based on responses to comments):
- Construction in the CWQZ
 - SF lot less than 5750 square feet that has a CWQZ
 - CEF setback reduced to less than 50 feet; contact ERM
 - CEF located on a SF lot
- EV 02 *Update :1: 1/25/2018 Not Cleared Pending resolution of Preliminary Plan Comments*
Environmental variance package preparation will not take place until review is substantially complete and the environmental variance fee is paid. In addition, the project cannot go before the Environmental Board until the project is substantially compliant with Code. For questions regarding variance fee amount, please call 512-974- 6338.
- EV 03 *Update :1: 1/25/2018 Not Cleared Pending resolution of Preliminary Plan Comments* A Land Use Commission environmental variance from LDC 25-8-XXX is required.
Please submit a request letter that identifies the scope of the environmental variances and addresses the findings of fact per LDC 25-8- 41(A). Contact this

reviewer to discuss required environmental variances and to determine information needed to assess and present the environmental variance request. Once it is determined which variances are required (*based on responses to comments including*) payment is required for each Land Use Commission environmental formal and or administrative variance.

EV 04 *Update :1: 1/25/2018 Not Cleared Pending resolution of Preliminary Plan Comments* This comment pending environmental variance approval. Please include a plat note stating: "A Land Use Commission environmental variance to Section 25-8-X of the COA Land Development Code, for X, was approved for this site by the Zoning and Platting Commission on (*insert date*)."

EV 05 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 are proposed to be removed and which trees are proposed to be preserved.

EV 06 Provide a conceptual ESC plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on Appendix S-1 of the Environmental Criteria Manual. For sites with a limit of construction greater than one acre, the fiscal estimate must include a \$3000 per acre of LOC clean-up fee. *A conceptual ESC plan is necessary to assess the accuracy of the ESC fisca*

EV 08 *Update :1: 1/25/2018 Not Cleared Pending resolution of Preliminary Plan Comments* Please clearly show and label the creek centerline, COA fully-developed 100 year floodplain, CWQZ, and WQTZ on the construction plans. [LDC 25-8-92]

EV 09 Cleared.

EV 10 Cleared.

EV 11 Cleared.

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. When ready to make payment, please contact this reviewer at jackie.chuter@austintexas.gov for a PARD-approved worksheet.

PR 2: Enter the total number of dwelling units (31) in the space in Note 18.

PR 3: Cleared.

PR 4: Cleared. The requested easement to Springdale Park is no longer necessary due to the reconfiguration of the subdivision that extends Mason Avenue to the park property line.

PR 5: Cleared. The requested easement to Springdale Park is no longer necessary due to the reconfiguration of the subdivision that extends Mason Avenue to the park property line.

PR 6: Cleared. The trail to Springdale Park is no longer necessary due to the reconfiguration of the subdivision that extends Mason Avenue to the park property line. The project can satisfy all parkland requirements with fee in lieu of parkland dedication and park development.

PR 7: Cleared.

- 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)**

- TR1. Approval of the Lightfield Preliminary Plan (C8-2017-0124) is required prior to the approval of this final plat.
Update 1: Comment not cleared, pending approval of preliminary plan.
- TR2. 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.
Update 1: Comment not cleared, pending review of variance with preliminary plan.
- TR3. A residential block that is more than 900 feet in length must be transected by a pedestrian path that is located not less than 300 feet from each block end. The pedestrian path must be not less than five feet wide, comply with City standards for sidewalk or trail, and be located within an easement or ROW, as determined by the director, that is not less than 15 feet wide. LDC, 25-4-153(C). Provide the pedestrian path from Lightfield Lane to the northern property line.
Update 1: Comment not cleared, pending review of waiver with preliminary plan.
- TR4. Comment cleared.
- TR5. 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). Provide connections to Lott Avenue.
Update 1: Comment not cleared, pending review of the waiver with preliminary plan.
- TR6. Local streets serving SF-3 densities must be designed with 56 ft. ROW, 36 ft. pavement. TCM, Fig. 1-23. Revise the streets to comply with the TCM standards, or request a waiver.
Update 1: Comment not cleared, pending review of the waiver with preliminary plan.
- TR7. Clarify if the area between Lot 1 and Lott Avenue is within this subdivision. Please round the intersection of Lott Avenue and Mason Avenue to provide a 15 ft. right-of-way radius, as

ROW dedication. TCM, 1.3.1.D.3.

Update 1: Comment not cleared, pending review of the waiver with preliminary plan.

TR8 – TR10. Comments cleared.

TR11. 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.

Update 1: Comment not cleared, pending submittal and review of documents.

TR12. Additional comments may be provided as a result of information or design changes provided in your update.

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

WW1. Easements shown on the plat must be approved by Pipeline Engineering as to form, width, and type. Contact Shwetha Pandurangi (or his 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.

Lonnie has been reassigned within the division. Shwetha will need to conduct this review.

Water Quality Review - Laura Arthur - 512-974-3402

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WQ 1. Clarify whether sufficient space between the water quality controls and the adjacent, existing subdivision has been provided.

U1. Confirm that there are not any structures to the north of the water quality pond that fall within the 50 foot setback from the pond.

WQ 2. Clarify whether water quality controls have been located in the floodplain.

U1. A revised preliminary plan was not found to be included with this update. Provide the preliminary plan that shows the updates that make the floodplain limits more noticeable and shows that the water quality control will not be in the floodplain.

End of Report