

# Memo



Date: **June 25, 2021**

To: **Lance Oriti P.E., Stantec Consulting Services Inc.**

CC: Clint Garza, City Manager  
Megan Santee, Assistant City Attorney  
Lindsey Oskoui, Assistant City Manager

From: E. Megan Will, Director of Planning & Development  
Kevin Sawtelle, P.E., City Engineer  
Will Taylor, Graduate Engineer

Subject: **The Backyard – Preliminary Plat**  
Determination of Administrative Completeness & Technical Review Comments

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The purpose of this memorandum is to provide a determination of administrative completeness and technical review comments for the **Backyard – Preliminary Plat** application submitted **June 18, 2021**.

The application **(21-672-PP)** has been determined to be **administratively complete**. Please see the table on pages 3-5 of this memo for review administrative requirements. The application is considered “filed” with the City as of June 18, 2021 and has been scheduled on the regular agenda of the Planning and Zoning Commission for **July 6, 2021**.

The table on pages 6-31 of this document provides a technical review of the plat application.

# PLAT APPLICATION REVIEW CHECKLIST

ADMINISTRATIVELY COMPLETE APPLICATION CHECKLIST	Code Ref	Y/N/NA	6/18/21 Application Comments
1. Is the correct plat type being requested? <i><a href="#">Preliminary Plat: See Sec. 30.02.003</a> <a href="#">Final Plat: See Sec. 30.02.007</a> <a href="#">Development Plat: See Sec. 30.02.009</a> <a href="#">Replat: See Sec. 30.02.011</a> <a href="#">Amended Plat: See Sec. 30.02.012</a></i>		Y	Preliminary Plat
2. Have fees been paid?	30.07.001(a)	Y	Fees are due at the time of application. Recordation fees will be due upon filing of an approved plat.
3. Proof of Ownership and <a href="#">Authorization to Apply on Behalf of Owner</a> , if necessary. <i>Only the landowner or his or her authorized agent are allowed to submit an application for subdivision approval. The City requires proof of ownership or documented proof of authorization to serve as agent for the landowner from any applicant.</i>	<a href="#">30.02.002(i)</a>	Y	Foreclosure Sale Deed #201817411 indicates JPD Backyard Finance, LLC is the owner of this property. Lance Oriti, Stantec Consulting Services Inc., received authorization from Christi Van Rite, Authorized Agent in Designation of Authorized Agent form dated September 29, 2020.
4. Have property taxes been paid? – provide an Original Tax Certificate Travis County requires an Original Tax Certificate for plat recordation. To avoid delay at the time of recordation, staff recommends ordering the certificate and providing it to the City as soon as possible.	<a href="#">30.02.002(k)(2)(A)</a>	Y	Copies of the tax certificates have been submitted; originals will be required prior to recordation of final plat.
5. Is an Engineer's Summary Report provided?	<a href="#">30.02.002(k)(2)(B)</a>	Y	October 14, 2020 letter from Lance Oriti, Stantec Consulting Services Inc.
6. Does the proposed development take access from a TxDOT or Travis Co. roadway?	<a href="#">30.02.002(k)(2)(B)</a>	N/A	



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7. Have utility providers verified adequate level of service to the proposed subdivision? Letters must be provided from each of the applicable utility service providers, verifying receipt and review of all materials depicting the proposed development and their ability to provide an adequate level of service for the proposed development.	<a href="#">30.02.002(k)(2)(B)</a>	Y	
a. Water/Wastewater		Y	Water/wastewater service confirmed via Agreement for the Provision of Nonstandard Retail Water and Wastewater Service between WTCPUA and JPD Backyard Finance, LLC.
b. Electric		Y	Electric service confirmed via 10/05/20 letter from Austin Energy.
c. Gas		Y	Gas service confirmed via 10/05/20 letter from Texas Gas Service.
d. Telephone		Y	Telephone service confirmed via 10/06/20 letter from AT&T.
e. Cable TV		N/A	
f. Solid Waste		Y	Solid Waste service confirmed via 09/24/20 letter from Waste Management.
8. Will the subdivision generate school-aged children?  If YES, a LTISD Capacity Letter is required.	<a href="#">See Sec 30.02.002(k)(2)(B)</a>	N	
9. Emergency Services Capacity Letter	<a href="#">See Sec 30.02.002(f)</a>	Y	Emergency service capacity letter from LTFR, dated 12/05/20.



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10. Is the subject property located in the Bee Cave ETJ?  If YES, has application been made to Travis County?		N/A	In City limits
11. Does the proposed subdivision include new streets?  If YES, street names must be reserved/confirmed via 911 Addressing	<a href="#">30.02.002(f)</a> 30.02.003(f)(4)	Partial	911 Addressing has confirmed reservation of Willie Way.  Continue working with Austin 911 to confirm or determine acceptable alternative for Live Oak Lane prior to approval of the Final Plat.
12. Does the subdivision include common open space or other improvements not dedicated to the City for public use?  If YES, a property owners'/ homeowners' association agreement, CCRs and association documents must be submitted for review.	<a href="#">30.04.003</a>	Y	Received 10/22/202.  See also See PDD Ex. C, Sec. IV.M.2.
13. Traffic Impact Analysis (or evidence that one is not required)	30.03.001(e)	Y	Updated TIA clearing all City traffic engineering consultant comments submitted 6/18/2021.



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ADMINISTRATIVELY COMPLETE APPLICATION CHECKLIST	Code Ref	Y/N/NA	6/18/21 Application Comments
<p>14. Transmittal Letters to other Agencies, as applicable the Preliminary Plat shall be submitted to the following agencies for review:</p> <ul style="list-style-type: none"> <li>- Emergency Service District 6</li> <li>- West Travis County Public Utility Agency (WTC-PUA)</li> <li>- Austin Energy</li> <li>- Travis County</li> </ul>	30.02.003(c)	Y	<p>ESD6/LTFR Transmittal verified 10/30/20 via email.</p> <p>AE Transmittal verified 11/2/20 via email.</p> <p>WTCPUA Transmittal verified 11/13/20 via email</p>



# PLAT APPLICATION REVIEW CHECKLIST

REQUIRED PLAT INFORMATION				
PRELIMINARY PLAT	Code Ref	Y/N/NA	6/18/2021 Comments	Submittal
15. Vicinity or location map	30.02.003(f)(1)	Y		
16. Boundary lines, abstract or survey lines, corporate or other jurisdictional boundaries, existing or proposed highways and streets, including right-of-way widths, bearings and distances sufficient to locate the exact area proposed for the subdivision, and all survey monuments identified and labeled as provided in <a href="#">Section 30.05.002</a> ; the length and bearing of all straight lines, radii, arc lengths, tangent lengths and central angles of all curves shall be indicated along the lines of each lot, and the curve and line data may be placed in a table format; accurate reference ties via courses and distances to at least one recognized abstract or survey corner or existing subdivision corner shall be shown	30.02.003(f)(2)	Y		
17. Name, location and recording information for all adjacent subdivisions or property owners and recording information for adjacent unplatted lots; including those on the other sides or roads or creeks in sufficient detail to show accurately the existing streets, alleys, building setbacks, lot and block numbering, easements, and other features that may influence the layout of development of the proposed subdivision	30.02.003(f)(3)	Y		
18. Location, widths and names of all streets, alleys and easements, existing or proposed, within the subdivision limits	30.02.003(f)(4)	Y		
19. The location of all existing property lines, existing lot and block numbers and date recorded, easements of record, with recording information, buildings, cemeteries, existing sewer or water mains, gas mains or other underground structures, or other existing features within the area proposed for subdivision	30.02.003(f)(5)	Y		
20. Proposed arrangement and square footage of lots, including lot and block numbers	30.02.003(f)(6)	Y		
21. A title block within the lower right-hand corner of the plat, and with the engineering plans, which shows the title or name under which the proposed subdivision is to be recorded, the name and address of the property owner and the name of the land planner, licensed professional engineer or registered public surveyor who prepared the plat or plans, the scale of the plat, the date the plat was prepared, and the location of the property according to the abstract or survey records of Travis County, Texas	30.02.003(f)(7)	Y		



# PLAT APPLICATION REVIEW CHECKLIST

22. Sites, if any, to be reserved or dedicated for parks, schools, playgrounds, other public uses or for private facilities or amenities;	30.02.003(f)(8)	Y	
23. Scale, date, north arrow oriented to the top or left side of the sheet, and other pertinent informational data;	30.02.003(f)(9)	Y	
24. Contours with intervals of two feet (2') or less shown for the area, with all elevations on the contour map referenced to sea level datum;	30.02.003(f)(10)	Y	
25. Areas contributing drainage to the proposed subdivision shall be shown in the engineering plans; locations proposed for drainage discharge from the site shall be shown by directional arrows;	30.02.003(f)(11)	N/A	This information will be reviewed at Subdivision Construction Plan.
26. All physical features of the property to be subdivided shall be shown in the engineering plans, including the location and size of all watercourses, 100-year floodplain according to Federal Emergency Management Agency (FEMA) information, Corps of Engineers flowage easement requirements, ravines, bridges, culverts, existing structures, drainage area in acres or area draining into subdivisions, the outline of major wooded areas or the location of major or important individual trees, and other features pertinent to subdivision;	30.02.003(f)(12)	Y	
27. Proposed phasing of the development and a proposed schedule of development; the dedication of rights-of-way for streets and street improvements, whether on-site or off-site, intended to serve each proposed phase of the subdivision;	30.02.003(f)(13)	Y	Proposed phasing consistent with the PDD approval. See also See PDD Ex. C, Sec. II.
28. Proposed or existing zoning of the subject property and all adjacent properties;	30.02.003(f)(15)	Y	
29. Minimum finished floor elevations of building foundations shall be shown for lots adjacent to a floodplain or within an area that may be susceptible to flooding;	30.02.003(f)(16)	N/A	
30. If the subdivision is not to be served immediately by a water utility, the following note shall be placed on the plat: <i>A Certificate of Occupancy shall not be issued for any structure in this subdivision until water satisfactory for human consumption is available from a source on the land, a community source, or a public utility source in adequate and sufficient supply to serve each lot. The plans and specifications for a private water supply system must be submitted by a licensed professional engineer and approved by the Texas Commission on Environmental Quality (TCEQ.)</i>	30.02.003(f)(17)	N/A	Will be served by WTCPUA.
31. If the subdivision is not to be served immediately by a sewage-collecting system connected to a community treatment plant or public sewer system the following note shall be placed on the plat: <i>A Certificate of Occupancy shall not be issued for any</i>	30.02.003(f)(18)	N/A	Will be served by WTCPUA.



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<i>structure in this subdivision until an on-site waste disposal, such as a septic tank, system is installed in accordance with the City's and the state's rules and regulations governing such systems, and until the City has inspected and approved the installed system.</i>			
32. Certificates and other language shall be included on the plat, such as: (A) Statement that the subject area is legally owned by the applicant (B) Accurate legal description by bearings and distances (C) A signed and notarized statement by the property owner as to the authenticity of the signatures on the plat (D) Registered public surveyor's certificate with signature block and space for notarization of his/her signature (E) Signature block for plat approval signature of the Mayor, City Secretary, and approval dates by the Commission and Council (F) Property owner's and surveyor's certificate, approval block, Special Notice, etc. (G) Any other applicable language, such as for drainage, floodway, or special types of easements.	30.02.003(f)(19)	Y	

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
Streets	Code Ref	Y/N/NA	6/18/21 Submittal Notes
33. Does the plat have reserve or residual strips of land controlling access to egress from other property? They're not allowed.	30.03.001(a)	N	
34. Is the street configuration restricting or damaging the adjoining property?	30.03.001(a)	N	
35. Are the streets constructed in accordance with the TCSS Manual?	30.03.001(a)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
36. Is the street configuration in conformance with the thoroughfare plan?	30.03.001(b)	Y	
37. Are the streets sized appropriately for the type of development?	30.03.001(b)	Y	





# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
38. Does the street configuration minimize the amount of cut and fill on slopes? Minimize land disturbance? Is it along natural contour lines, thereby reducing stormwater runoff and preserving natural, scenic characteristics of the land?	30.03.001(b)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
39. Do the streets provide a safe, convenient, and functional system for traffic circulation?	30.03.001(b)	Y	Consistent with Thoroughfare Plan.
40. Are there 100 or more dwelling units OR does it generate 1,000 or more "one-way" trips per day? (cross-referenced in section (e))	30.03.001(c)(3)	Y	Project will generate more than 1,000 "one-way" trips per day; see updated TIA.
41. Is the project phased? If so, Council may require an update to the TIA at future phases.	30.03.001(c)(3)	Y	
42. Does the subdivision have two points of vehicular access from the thoroughfare system? OR does it have a divided entrance with a median at least 200' feet	30.03.001(c)(4)(A)	Y	
43. If residential, does it have at least 50' of frontage (or more if req'd by zoning) on a public street?	30.03.001(c)(4)(B)	N/A	
44. Does the TIA demonstrate a need for off-site improvements?	30.03.001(c)(5)	Y	See updated TIA.
45. Does the applicant provide rights-of-way required for existing or future streets and street improvements shown in the thoroughfare plan?	30.03.001(c)(6)(A)	Y	
46. Does the subdivision propose perimeter streets? If so, is half of the total required right-of-way width for such streets provided?	30.03.001(c)(6)(B)	N	
47. If the slope is greater than 3:1, is the right-of-way wider to provide adequate earth slopes?	30.03.001(c)(6)(C)	N/A	Compliance TBD at Subdivision Construction Plans/Final Plat as applicable.
48. Does the TIA require intersection improvements and traffic control devices to be installed?	30.03.001(c)(8)	Y	Traffic signals where Willie way intersects Bee Cave Parkway and SH-71 will be installed when warrants are met in the field.
49. Did the application include a phasing schedule that explains the <ul style="list-style-type: none"> <li>plan for development,</li> </ul>	30.03.001(c)(9)	Y	



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
<ul style="list-style-type: none"> <li>dedication of rights-of-way</li> <li>street improvements (on or off site)</li> </ul>			
<p>50. Does the subdivision propose private streets? If so, do they comply with the following: <b>Check Code for numerous other requirements.</b></p> <ul style="list-style-type: none"> <li>NOT intended for regional or local through traffic circulation</li> <li>Subdivision in area that on at least two sides (i.e. at least 50% of the perimeter) is surrounded by natural barriers (creeks, floodplains, steep topological slopes, geologic formations or wildlife preserves, a golf course, or park)***<i>screening walls, roadways, man-made drainage ditches or berms, utility easements and rights of way DO NOT COUNT</i>***</li> <li>Subdivision not located adjacent to an existing/approved public street that could be reasonably connected via bridge or culvert</li> <li>Has POA or HOA covering all of property to be served by streets</li> </ul>	30.03.001(c)(10)(A)	N/A	
<p>51. Does the subdivision require construction of an improvement that 'outside forces' (e.g. TXDOT) prevent the applicant from building immediately? If so, see Code for guidance on escrow</p>	30.03.001(d)(1)	N/A	
<p>52. <b>For required components of TIA check Code</b></p>	30.03.001(f)	Y	Updated TIA submitted.
<p>53. If the Streets are NOT shown on the thoroughfare plan do they:</p> <ul style="list-style-type: none"> <li>Appropriately continue existing streets</li> <li>Conform to a plan for the neighborhood that City Council has adopted to address unusual topographic conditions</li> </ul>	30.03.001(g)	N/A	



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
<ul style="list-style-type: none"> <li>• Provide future access to vacant areas zoned something similar?</li> <li>• Work harmoniously with existing or proposed driveway openings</li> </ul>			
54. If residential streets, does the layout discourage through traffic? Prevent access to adjacent subdivisions?	30.03.001(h)	N/A	
55. If the ROW changes width, does it happen at a location <i>other than</i> at an intersection?	30.03.001(h)	N/A	
56. Does the subdivision abut or contain an existing or proposed arterial street? <b>If so, see requirements.</b>	30.03.001(i)	Y	Willie Way is a Type B Minor Arterial.
57. Are there private reserve strips controlling access to streets? These are prohibited unless controlled by City	30.03.001(j)	N	
58. Is the centerline offset between intersecting, undivided streets greater than 150' (less should be avoided)?	30.03.001(k)	Y	
59. If there is a major thoroughfare intersection, is it at least 90 degrees angle and is the tangent to the intersecting street at least 50'?	30.03.001(l)	Y	
60. Do the street ROW widths match what is shown on the thoroughfare plan?	30.03.001(m)	Y	
61. Do the street ROW widths match what is shown in the roadway cross-sections of the comp plan?	30.03.001(m)	Y	
62. Are any <u>prohibited</u> half streets proposed? <b>If so see requirements.</b>	30.03.001(n)	N	
63. Are all block lengths at least 500' and less than 2000' (measured along centerline between mid-points of intersection)?	30.03.001(o)	Y	
64. If there is a cul-de-sac street, is it <ul style="list-style-type: none"> <li>• 600' or less?</li> <li>• Does it have a turn-around built at least 80' in diameter and a ROW width at least 100'</li> </ul>	30.03.001(p)	N/A	
65. Is there a dead-end street approved?	30.03.001(r)	N/A	



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TECHNICAL REQUIREMENTS FOR SUBDIVISION			
66. Do new streets which are extensions of existing streets <ul style="list-style-type: none"> <li>Have the same name as the existing street?</li> <li>Have <math>\geq</math> ROW width?</li> </ul>	30.03.001(s)	N/A	
67. Are there at least two points of access from an <u>improved public roadway</u> ?	30.03.001(u)	Y	
68. For residential lots, is there at least one entrance for every 50 lots?	30.03.001(u)	N/A	
69. Are driveways designed in accordance with the TCSS Manual?	30.03.001(u)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
70. Are the streets designed in accordance with the TCSS Manual?	30.03.001(v)	N/A	Final compliance TBD at Subdivision Construction Plans /Final Plat(s), as applicable.
Alleys	Code Ref	Y/N/NA	6/18/21 Submittal Notes
71. If alley in non-res area, is the ROW at least 25' and pavement at least 15'?	30.03.002(a)	N/A	No alleys proposed.
72. If alley in non- res area and serving as fire lane, is pavement at least 24' AND dedicated on final pat?	30.03.002(a)	N/A	
73. If in res area, is the alley approximately parallel to the front street? AND At least 15' ROW and 10' of pavement?	30.03.002(b)	N/A	
74. Is there a dead-end or hammerhead alley? <b>(NOT ALLOWED)</b>	30.03.002(c)(3)	N	
75. Is the alley 2000' or fewer (measured along centerline)?	30.03.002(c)(4)	N/A	
76. Is alley designed in accordance with TCSS manual?	30.03.002(c)	N/A	
77. Is the alley intersection perpendicular and at a 90-degree angle?	30.03.002(c)(5)	N/A	
78. Can the alley width and inside radius accommodate waste collection and emergency vehicles?	30.03.002(c)(5)	N/A	
79. Is the intersection three way (fours should be avoided; any more prohibited)?	30.03.002(c)(5)	N/A	



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
80. Are City utility easements at least 15'? (drainage width as required by City Engr)	30.03.003(a)	N	Exception requested via Engineer's Summary Letter.  Staff understands a 7.5' PUE and sidewalk easement is proposed along the east side of Willie Way, adjacent to the venue and Glenn, to allow the large retaining wall behind the venue to remain clear of the PUE.
81. Are the easements centered along front or side lot lines (rather than across the interior or rear of lots)?	30.03.003(a)	Y	
82. Is there a watercourse/drainageway or channel? If so, is there a stormwater easement or drainageway ROW?	30.03.003(b)	N/A	
83. Are lot areas computed inclusive of all easements?	30.03.003(c)	Y	
84. Is the minimum buildable area at least one half of the required minimum lot size?	30.03.003(c)	N/A	Building areas are as set forth in Exhibit B of Ord. 428.
85. In res subdivisions without alleys, is there at least a 10' utility easement along front of all lots adjacent to and flush with the street ROW?	30.03.003(d)	N/A	
86. Is the applicant requesting to provide an easement via separate instrument?	30.03.003(e)	Y	
87. Are blocks 2,000' or fewer?	30.03.004(b)	Y	
88. Are blocks at least 500'?	30.03.004(b)	Y	
89. If there are blocks that don't meet min and max dimensions, has the applicant applied for a variance?	30.03.004(b)	Y	
<b>Walkways</b>	<b>Code Ref</b>	<b>Y/N/NA</b>	<b>6/18/21 Submittal Notes</b>
90. For res developments, are sidewalks at least 4' wide? Are sidewalks on at least one side of the street?	30.03.005(a)	N/A	No residential development proposed.
91. In non-res developments and along perimeter roadways, are sidewalks at least 5' wide	30.03.005(a)	N/A	Sidewalks must be per PDD requirements. Sufficiently of size/design will be determined at Subdivision Construction Plan or Site Plan review, as applicable.



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
92. Are sidewalks in the street ROW 1' from the ROW line and at least 4' from the street curb?	30.03.005(a)	N/A	Sidewalks must be per PDD requirements. Sufficiently of size/design will be determined at Subdivision Construction Plan or Site Plan review, as applicable.
Lots	Code Ref	Y/N/NA	6/18/21 Submittal Notes
93. Do lots conform to the min requirements in the zoning district?	30.03.006(a)	Y	
94. Does each lot abut a dedicated, improved street? If not is the street platted as an approved private street subdivision?	30.03.006(b)	Y	
95. Do lots conform with comprehensive plan requirements?	30.03.006(b)	Y	
96. Are the lots emptying onto a highway, arterial, or collector street? If so, TIA may be required with preliminary plat)	30.03.006(b)	Y	Updated TIA provided.
97. Is lot frontage 50' or greater?	30.03.006(b)	Y	
98. If irregularly shaped lot, does it meet width and frontage requirements of zoning district?	30.03.006(c)	Y	
99. Are side lot lines roughly right angles to the street ROW lines?	30.03.006(d)	Y	
100. If there are double frontage lots, are setbacks established for each side street?	30.03.006(e)	Y	Setbacks established per PDD (Ex. C, Sec. III.I.)
101. If double frontage lot, is there appropriate screening? <a href="#">See 30.05.007 for screening rules.</a>	30.03.006(f)	Y	Per Ord. 428 Ex. C Sec. III.H.9., the project is required to provide enhanced entryway landscaping within the 75-foot buffer area along Bee Cave Parkway from 365' West of Willie Way to the eastern property boundary.  These areas are labeled as "75' Enhanced Landscape Buffer."



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TECHNICAL REQUIREMENTS FOR SUBDIVISION			
			Additionally, the remaining 75-foot non-enhanced landscape buffer area along Bee Cave Parkway is labeled as "75' Landscape Buffer"
102. If OSSF proposed, does it meet minimum size required by OSSF Rules?	30.03.006(g)	N/A	No OSSF.
103. Are there any flag lots? (PROHIBITED)	30.03.006(h)	N/A	No flag lots proposed.
<b>Building Lines</b>	<b>Code Ref</b>	<b>Y/N/NA</b>	<b>6/18/21 Submittal Notes</b>
104. If the property abuts 71, 620, 2244, Bee Cave Pkwy, or FM 3238 (Hamilton Pool), is the building setback 75'? Is the land in setback unpaved? Is there anything proposed other than landscaping, paved access drives, and/or underground utilities?	30.03.007(1)	Y	
105. If non-res or MF and abuts another road, is the front building setback 35'? Is land unpaved except for driveways?	30.03.007(2)	N/A	Setbacks per Ord. 428 Ex. C Sec. III.I.
106. If SF and abuts another road, is front building setback 35'? Is land unpaved except for driveways?	30.03.007(3)	N/A	
<b>Utility Services</b>	<b>Code Ref</b>	<b>Y/N/NA</b>	<b>6/18/21 Submittal Notes</b>
107. Are feeder lines placed away from major/minor thoroughfares and arterials?	30.03.008(b)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
108. Are feeder lines placed overhead placed along both sides of the street ROW (DISCOURAGED)?	30.03.008(b)	N/A	<p>Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.</p> <p>However, per Section 30.03.008(b), all subdivision plats and engineering plans shall provide for utility services, and wires to be placed underground.</p> <p>Additionally, per Section 20.05.001, except for transmission lines, all new electric utility services are to be placed underground.</p>



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
109. Did the applicant provide verification of acceptance of easement locations and widths from the public utilities prior to final plat?	30.03.008(b)	N/A	Verification will be required with Subdivision Construction Plans and Site Plans, as appropriate.
110. Did the applicant provide a letter of commitment from each utility (electric, gas, telephone, cable)?	30.03.008(b)	Y	
111. Is electrical and telephone support equipment (e.g. transformers, amplifiers, switching devices) pad or ground mounted, or mounted underground? (NOT ALLOWED TO BE OVERHEAD UNLESS SUBDIVISION IS SERVED FROM PERIMETER OVERHEAD ELECTRICAL FACILITIES)	30.03.008(d)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
112. Is the pad or ground mounted utility equipment screened from any public roadway AND clear of street intersections and driveway openings?	30.03.008(d)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
113. Is the applicant proposing grouped metering? (NOT ALLOWED)	30.03.008(g)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
<b>Water and Wastewater Facility Design</b>	<b>Code Ref</b>	<b>Y/N/NA</b>	<b>6/18/21 Submittal Notes</b>
114. Is the design of the water source in accordance with TCEQ regs?	30.03.009(a)(1)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
115. Is the design of the water source in accordance with TCSS Manual?	30.03.009(a)(2)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
116. Is the design of the fire protection system in accordance with the TCSS Manual and the fire department requirements?	30.03.009(a)(3)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
117. Is the subdivision served by an approved means of wastewater collection and treatment?	30.03.009(b)	Y	WTCPUA
118. Has the applicant provided all necessary easements for utilities?	30.03.009(c)(3)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
119. Has the applicant provided proof of adequate water and wastewater service?	30.03.009(c)(4)	Y	
120. Has the applicant provided for provisions of future expansion of utilities?	30.03.009(c)(5)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.





# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
121. Has the applicant provided information on operations and maintenance of utilities OR proof that a separate entity will be responsible for the operations and maintenance?	30.03.009(c)(6)	Y	WTCPUA
122. Has the applicant provided fiscal security for construction of utilities (if not already built?)	30.03.009(c)(7)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
123. Has the applicant obtained approval from all utility providers?	30.03.009(c)(8)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
124. Has the applicant verified that they are complying all requirements of the utility provider?	30.03.009(c)(9)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
125. Have water and wastewater lines been extended along the entire frontage of the subdivision adjacent to the street?	30.03.009(d)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
<b>Stormwater Collection and Conveyance Systems</b>	<b>Code Ref</b>	<b>Y/N/NA</b>	<b>6/18/21 Submittal Notes</b>
126. Does the application include a layout of the drainage system, including supporting calculations?	30.03.010(a)	Y	
127. Does the proposed drainage system resist external pressure caused by earth or building?	30.03.010(b)(1)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
128. Does the proposed drainage system resist internal pressure or abrasion caused by water or debris?	30.03.010(b)(2)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
129. Do the proposed improvements permit water to gather in a pool that may become stagnant?	30.03.010(c)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
130. Does the proposed development result in additional identifiable adverse flooding on other property? (NOT ALLOWED)	30.03.010(d)(1)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
131. Does the proposed development result preserve the natural and traditional character of the land and waterway to the greatest extent feasible?	30.03.010(d)(2)	Y	Approved in concept via Ord. 428, Ex. B.
132. Does the proposed development include on-site control of the two-year peak flow?	30.03.010(d)(3)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
133. If the development proposes off-site control of the two-year peak flow, does it have an adverse water quality impact from increased in-stream peak flow (NOT ALLOWED) OR Stream bank erosion (NOT ALLOWED)	30.03.010(e)	N/A	Off-site control not proposed.
134. Is there a note requiring erosion and sedimentation controls conform to the TCSS Manual? (All property herein is subject to the City of Bee Cave non-point source pollution control permit for this subdivision. Should the use of this property change, alter, or amend the use as permitted in the non-point source pollution control permit, then an amended non-source pollution control permit shall be required.)	30.03.010(f)	Y	
135. Is the applicant proposing to deepen, widen, fill, reclaim, reroute, or change the course or location of any existing ditch, channel, stream or drainageway? If so, see Code.	30.03.010(g)	N/A	
136. Are the street network, lots, and building site, generally sited and aligned along natural contour lines?	30.03.010(h)	Y	Approved in concept via PDD Ord.
137. Are the street network, lots, and building site, generally sited and aligned to minimize the amount of cut and fill on slopes?	30.03.010(h)	Y	Approved in concept via PDD Ord.
138. Are above-ground stormwater retention or detention facilities designed using materials and techniques established in the comprehensive plan?	30.03.010(i)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
139. Is future upstream development accounted for as determined under the Drainage Criteria Manual?	30.03.010(j)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
140. Has the applicant proposed to dedicate necessary ROWs or easements to accommodate the required construction or improvement of the storm drainage facility?	30.03.010(m)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
<b>Public Sites &amp; Open Spaces</b>	<b>Code Ref</b>	<b>Y/N/NA</b>	<b>6/18/21 Submittal Notes</b>
141. Are creeks and drainage areas being protected in their natural condition?	30.04.002	Y	Approved in concept via PDD Ord.



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
142. Does the subdivision contain either common open space or other improvements not intended to be dedicated to the City for public use (e.g. private streets, private recreation facility, landscaped entry features, water quality structures)?	30.04.002	Y	
143. If so, did the applicant submit a property owners' or homeowners' association agreement with the final plat?	30.04.002	N/A	To be submitted with Final Plat.
144. Were Conditions, Covenants and Restrictions submitted with the Preliminary Plat application?	30.04.003(a)	Y	Draft submitted 10/22/20.
145. Do the CCRs include provisions that allow the City to take over maintenance the common property using association funds due to nonperformance or inaction by association? See Code for further requirements.	30.04.003(a)	Y	
146. Do the CCRs include provisions that, if the assn. becomes defunct, the City would be conveyed ownership of private streets and common areas?	30.04.003(a)	Y	
147. Do the CCRs include provisions that, if the assn. becomes defunct, the City would be allowed to remove improvements or amenities from the common areas and sell any buildable land, as residential lots to recoup the City's expense for maintenance and demo of improvements?	30.04.003(a)	Y	
148. Do the CCRs automatically make each lot owner a member?	30.04.003(b)(1)	Y	
149. Do the CCRs require that each lot is automatically subject to a proportionate share of the expenses for the POA/HOA's activities (e.g. maintenance of open space, private streets, common rec facilities)?	30.04.003(b)(2)	Y	
150. Do the CCRs: A. Legal create an automatic membership POA or HOA? B. Place title to the common property in the POA/HOA's name?	30.04.003(c)	Y	



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
C. Appropriately limit the use of common property? D. Give each lot the right to use common property? E. Place O&M responsibility on the POA/HOA? F. Place an adequate association charge on each lot? G. Provide for voting rights for each lot owner? H. Identify land within the association's jurisdiction that is to be transferred to public agencies, individual residential lots, from the developer to the HOA?			
151. Do the CCRs provide for government agencies to access the common elements at all times?	30.04.003(c)(9)	Y	
<u>Park Land and Public Facility Dedication</u>	Code Ref	Y/N/NA	6/18/21 Submittal Notes
152. Does the plat (prelim and final) include dedication of land to the City for public park purposes?	30.04.004	Y	Per Ord. 428 Ex. C Sec IV.L. the Project includes Open Space accessible by the public w/ trail system amenities, this is the extent of the required parkland dedication for the Project. All open space and parks located within the project will be privately maintained by the project. Required public access easements are depicted on the Preliminary Plat.
153. For each Res Subdivision, does the amount of public parkland equal at least 1.5 acre per 100 DU?	30.04.004(b)(1)	N/A	
154. Does the plat (pre and final) clearly show area proposed to be dedicated as park?	30.04.004(b)(2)	N/A	See note above.
155. For MF Subdivisions, does the application provide number of dwelling units? (IF NOT, City calculates at highest density)	30.04.004(b)(3)	N/A	
156. For Non-Res, did the applicant pay a fee of \$1,000/acre?	30.04.004(b)(4)(B)	N/A	See note above.



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
157. Is the parkland well-drained, relatively level (for active use), and suitable for leisure activities?	30.04.004(c)(1)	N/A	See note above.
158. Is the land relatively featureless, barren of natural trees and vegetative cover, and/or not physically attractive in some other way? (NOT ALLOWED)	30.04.004(c)(1)	N/A	See note above.
159. Is the parkland easily accessible from a public street and open to the public view?	30.04.004(c)(4)	N/A	See note above.
160. Does the parkland have street and pedestrian access connection to residential neighborhoods?	30.04.004(c)(4)	N/A	See note above.
161. Does the parkland have at least 50' of frontage on a public street?	30.04.004(c)(4)	N/A	See note above.
162. Is the parkland subject to any reservations of record, encumbrances, or easements which would interfere with the use of the land for park purposes?	30.04.004(c)(5)	N/A	See note above.
163. If the proposed development sides or backs to proposed park, does the application include a fence that is at least 6', but less than 8' in height?	30.04.004(c)(6)	N/A	See note above.
164. Is the fence constructed of visually open material (e.g. split rail)	30.04.004(c)(6)(A)	N/A	See note above.
165. Does the park have frontage, curbs, and gutters for all streets abutting the outside perimeter of the park?	30.04.004(c)(6)(B)	N/A	See note above.
166. Are water, wastewater, and electrical service connections provided to the park?	30.04.004(c)(6)(C)	N/A	See note above.
167. Is the applicant proposing fee in lieu? If so, is the parkland required less than 3 acres OR Is the proposed parkland unacceptable, unavailable, or unsuitable?	30.04.004(d)	N/A	See note above.
168. If Res subdivision fee in lieu, did the applicant pay \$650 per dwelling unit?	30.04.004(d)	N/A	See note above.
<b>Improvements, in general</b>	<b>Code Ref</b>	<b>Y/N/NA</b>	<b>6/18/21 Submittal Notes</b>



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
169. Do the subdivision and improvements allow the City to provide for the orderly and economical extension of public facilities and services?	30.05.001(a)(1)	Y	
170. Will all purchasers of property within the subdivision shall have a usable, buildable parcel of land?	30.05.001(a)(2)	N/A	Subdivision to be under single ownership.
171. Are all required improvements are constructed in accordance with City standards?	30.05.001(a)(3)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
172. Is the land to be subdivided or developed served adequately by essential public facilities and services? No subdivision shall be approved unless and until adequate public facilities exist or provision has been made for water facilities, wastewater facilities, drainage facilities, electricity and street facilities which are necessary to serve the development proposed, whether or not such facilities are to be located within the property being platted or off-site.	30.05.001(b)	Y	
173. Are the utilities extended to adjacent property lines to allow connection of these utilities by adjacent property owners when such adjacent property is platted?	30.05.001(b)	N/A	Adjacent properties are platted.
174. Are the following Public Improvements provided? (1) Water and wastewater facilities; (2) Stormwater drainage, collection or conveyance facilities; (3) Water quality controls; (4) Streets; (5) Streetlights; (6) Street signs; (7) Walkways (sidewalks); (8) Traffic-control devices required as part of the project; and (9) Appurtenances to the above, and any other public facilities required as part of the proposed subdivision.	30.05.001(c)	Y	As required per Ord. 428 Ex. C.



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
175. Are all aspects of the design and implementation of public improvements compliant with the City's current design standards and any other applicable City codes and ordinances, including preparation and submittal of engineering plans and construction inspection? The construction of all of the improvements required in this chapter shall conform to the latest edition of the TCSS Manual.	30.05.001(d)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
<b>Monuments</b>	<b>Code Ref</b>	<b>Y/N/NA</b>	<b>6/18/21 Submittal Notes</b>
176. Are monuments established at the corner of each block in the subdivision and do they consist of an iron rod or pipe not less than one-half inch (1/2") in diameter and eighteen inches (18") deep, and set flush with the top of the ground?	30.05.002	Y	Monument information included.
177. Are lot corner monuments placed at all lot corners, except corners which are also block corners, and do they consist of iron rods or pipes of a diameter of not less than one-half inch (1/2") and eighteen inches (18") deep, and are they set flush with the top of the ground? Are curve point markers established of the same specifications as lot corners?	30.05.002	Y	Monument information included.
<b>Streetlights</b>	<b>Code Ref</b>	<b>Y/N/NA</b>	<b>6/18/21 Submittal Notes</b>
178. Is all street lighting in keeping with the semirural, "Hill Country" atmosphere of the City, and is it in conformance with Section 32.05.008 [32.05.012] of the zoning ordinance?	30.05.003	Y	Per Ord. 428 Ex. C Section IV.C., excluding the event venue, the project will be compliant with 2015 International Dark Sky Community Guidelines. However, streetlights will be reviewed at Subdivision Construction Plans / Site Plan(s) as applicable.
179. Are streetlights proposed in a residential subdivision? They are discouraged.	30.05.003	N/A	No streetlights in residential subdivisions are proposed.
<b>Street Names and Signs</b>	<b>Code Ref</b>	<b>Y/N/NA</b>	<b>6/18/21 Submittal Notes</b>



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
180. Have street names been submitted to the City, to the U.S. Postal Service, and to applicable emergency service providers (including 911) for review and approval in accordance with the City's guidelines for the naming of streets?	30.05.004(a)	Yes	Proposed names have been submitted. Austin 911 Addressing has confirmed reservation of Willie Way. Live Oak Lane, or acceptable alternative name must be confirmed prior to Final Plat.
181. Were street names established on the Preliminary Plat? Have they changed with the final plat? May not be changed unless special circumstances have caused the major realignment of streets or a proposed street name(s) is discovered to have already been used elsewhere in the City, or some other similar eventuality. If additional street names are needed for the final plat, then they must be submitted for review and approval by the City, the U.S. Postal Service, and applicable emergency service providers (including 911) along with the final plat application.	30.05.004(a)	N/A	Application is for preliminary plat, not final plat.
182. Are any of the proposed street names surnames of people or the names of corporations or businesses? NOT ALLOWED unless approved by the City Council.	30.05.004(b)	N/A	
183. Do new street names duplicate existing street names either literally or in a subtle manner; do they be so similar as to cause confusion between names; do they sound like existing street names when spoken? NOT ALLOWED	30.05.004(c)	N	
184. If new street(s) extends an existing street(s), does it bear the same name? REQUIRED, where practical.	30.05.004(d)	Y	
185. Has the owner provided payment for street name signs? (payment due prior to approval of construction plans)	30.05.004(e)	N/A	Payment shall be due prior to approval of Subdivision Construction Plans.
<b>Street and alley improvements</b>	<b>Code Ref</b>	<b>Y/N/NA</b>	<b>6/18/21 Submittal Notes</b>
186. Are all on-site streets and alleys proposed to be constructed by the developer at the developer's expense? See section for more detail if subdivision is adjacent to a planned or future or substandard arterial or collector street.	30.05.005(a)	Y	





# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
187. Are all streets and alleys constructed using reinforced concrete and per specs in the TCSS manual?	30.05.005(b)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
188. Are barrier-free ramps for physically challenged persons constructed at all street corners, driveway approaches, appropriate midblock crosswalks, and in locations where accessible parking spaces are provided? All barrier-free ramps and other accessibility considerations shall comply with Section 228 of the Highway Safety Act, as currently amended, and with the Americans With Disabilities Act (ADA), as amended.	30.05.005(d)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
189. Are all signs and barricades in conformity with the TCSS Manual, with ADA standards, and with specifications for uniform traffic-control devices, as adopted by the Texas Department of Transportation and the Texas Department of Public Safety?	30.05.005(e)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
190. Has the City engineer approved all driveway cuts? See Code for specifications.	30.05.005(f)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
<u>Retaining walls, construction regulations, design criteria</u>	Code Ref	Y/N/NA	6/18/21 Submittal Notes
191. Is this use of retaining walls minimized? Code discourages walls, encourages balanced cut and fill.	30.05.006(a)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
192. Is the change in elevation to adjacent property or subdivision greater than 2.5' and does the slope exceed 1:2? If so, retaining wall is required, see Code for more detail.	30.05.006(a)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
193. Are retaining walls in compliance with the Building Code and TCSS manual? Have they been approved by the City Engineer?	30.05.006(b)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
194. Is there a plat note specifying retaining walls shall be maintained by the owner of the property on which the wall is located?	30.05.006(c)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
195. Are any retaining walls constructed parallel to and within any portion of a utility easement? NOT ALLOWED.	30.05.006(d)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
Screen and Landscaping	Code Ref	Y/N/NA	6/18/21 Submittal Notes
196. Does this subdivision contain single family or two-family residential lots with rear or side yards that are adjacent to an arterial thoroughfare or a four-lane collector street; or back up to a collector or residential street? <ul style="list-style-type: none"> <li>• If so, is screening provided?</li> <li>• Is it adjacent to the ROW or property line and fully located on a private lot?</li> <li>• Does the screening meet sight distance requirements?</li> </ul>	30.05.007(a)(1)	N/A	No single family or two-family residential lots. PDD specifies specific screening standards for the project, to be reviewed at site plan.
197. If screening needed, is a maintenance easement of a 5' dedicated to city on private lot side and adjacent to the screening wall?	30.05.007(a)(3)	N/A	All required screening to be reviewed at site plan.
198. Has the wall/fence design been approved by the City Engineer? See Code for specifications.	30.05.007(a)(6)	N/A	All required screening to be reviewed at site plan.
199. Is the proposed wall between 6' and 8'? Decorative columns, pilasters, stone caps, and other features may exceed the maximum eight-foot (8') height by up to eighteen inches for a total maximum height of nine and one-half feet (9.5') for these features, provided that such taller elements comprise no more than ten percent (10%) of the total wall length in elevation view.	30.05.007(a)(7)	N/A	All required screening to be reviewed at site plan.
200. Are screening fences, walls and devices proposed to be constructed outside of any portion of a utility easement?	30.05.007(a)(8)	N/A	All required screening to be reviewed at site plan.
201. Does the subdivision have more than 10 platted lots? If so, they are allowed to provide a low maintenance landscaped entryway feature at access points from streets and thoroughfares. If proposed:	30.05.007(b)(1)	N/A	



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
<ul style="list-style-type: none"> <li>Is it within private property and within an easement identified for such use? "Limited portions" may be placed within ROW.</li> <li>Does the plat include a note that the long-term maintenance responsibility will be born by the property owner or an approved HOA?</li> </ul>			
202. If entry feature, <ul style="list-style-type: none"> <li>Does the design contain low maintenance materials?</li> <li>Does it include irrigation?</li> <li>Is there a sign?</li> <li>Are the proposed plants of a customary size per latest edition of "American Standard for Nursery Stock" by American Association of Nurserymen?</li> <li>And if walls, do walls conform with Code (e.g. height)</li> </ul>	30.05.007(b)(2)	N/A	Entry landscaping required per PDD; however, compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
203. Is the entryway in conformance with the TCSS Manual?	30.05.007(b)(3)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
204. Does the plat (or maintenance doc.) specify that the applicant is responsible for maintenance of entryway for a min of 2 years or until building permits have been issued for 80% of lots in subdivision, whichever is later? And that afterward, an HOA is responsible?	30.05.007(b)(4)	Y	Required maintenance language included in POA/CCR documents.
205. Is landscaping in conformance with zoning?	30.05.007(c)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
<b>Water and Wastewater Requirements</b>	<b>Code Ref</b>	<b>Y/N/NA</b>	<b>6/18/21 Submittal Notes</b>
206. Is water/wastewater installed in conformance with Section 30.03.009?	30.05.008(a)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
207. Has water and wastewater been adequately provided? No final plat shall be approved for any subdivision within the City or its extraterritorial jurisdiction until the applicant has made adequate provision for a water system and a sanitary	30.05.008(b)	Y	



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
sewer system of sufficient capacity to adequately provide service to all tracts and lots within the area to be subdivided. The design and construction of the water system and of the sanitary sewer system to serve the subdivision shall be in conformance with the TCSS Manual.			
208. Has a note that states the following been included on the plat?: “Water satisfactory for human consumption shall be available to each lot in the proposed subdivision from a source on the land, a community source, or a public utility source, in adequate and sufficient supply for the intended uses on each lot within the subdivision.”	30.05.008(c)	Y	Required plat note included.
209. Have plans and specifications for a private water supply other than an investor-owned water supply corporation, or a corporation organized under Article 1434a of the Texas Civil Statutes, been submitted by a licensed professional engineer and approved by the TCEQ prior to final plat approval?	30.05.008(c)	N/A	WTCPUA service confirmed.
210. If the sole source of water supply for a proposed subdivision or development is intended to be groundwater under the land, then does the plat contain a statement prepared and signed by a professional engineer licensed to practice in the State of Texas, stating that adequate groundwater is available, and shall continue to be available in the foreseeable future, to serve the subdivision?	30.05.008(c)	N	Per PDD Exhibit C Section IV.H.6., two water wells may be used for supplemental irrigation for on-site landscaping and to supplement water to maintain amenity ponds at their permanent pool elevation. Location of the wells shall be considered for approval at site plan.
211. Has the following been satisfied? When a proposed subdivision is located within an area to be served by an investor-owned water supply or sewer service utility, or a water supply or sewer service corporation organized under Article 1434a of the Texas Civil Statutes, the property owner shall furnish, before approval of a preliminary plat, evidence of a contractual	30.05.008(d)	N/A	



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
agreement between the property owner and the water or sewer utility for financing, installing and maintaining utilities in the subdivision, and stating the capacity and quantity of such utilities to be made available to the proposed development.			
212. Has a water system with mains of sufficient size and having a sufficient number of outlets to furnish adequate domestic water supply and to furnish fire protection to all lots been provided?	30.05.008(e)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
213. Have water lines been extended to the property line, in order to allow future connections into adjacent undeveloped property, and has a box for the water meter(s) for each lot been installed either in the right-of-way or immediately adjacent to the right-of-way in an easement?	30.05.008(e)	Y	
214. Have services for utilities been made available to the property line of each lot in such a manner as will minimize the necessity for disturbing the street pavement and drainage structure when connections are made?	30.05.008(f)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
215. Has fire protection shall be provided in accordance with Section 30.03.009?		N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
<u>Adjacent (perimeter) streets and utilities</u>	<u>Code Ref</u>	<u>Y/N/NA</u>	<u>6/18/21 Submittal Notes</u>
216. Does the subdivision abut on one or both sides of a substandard street--existing or on a planned or future road shown on the Thoroughfare Plan? If so, does the application propose to improve the existing on-site facility, including walkways, screening, landscaping, storm sewers, water quality controls, and other utilities up to City standards? REQUIRED. See Code for process details if dispute.	30.05.009(a)	Y	<p>Willie Way and Live Oak Lane are both shown on the Thoroughfare Plan and are reflected in the preliminary plat. Construction of both streets are proposed, and cross sections including the required facilities have been submitted.</p> <p>Specific landscaping requirements for roadways are included in Ord. 428 Section IV.H., which detail specific Willie Way planting standards. Compliance with these standards</p>



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
			TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
217. Does the street(s) dead-end at power lines or similar rights-of-way or easements, but is intended for future extension across these rights-of-way or easements? If so, is it constructed in the ROW or easement for half the distance across the ROW or easement?	30.05.009(c)	N/A	
218. If a dead-end street, <ul style="list-style-type: none"> <li>Does the plat contain a note clearly labeling the dead-end street will at some point be extended across the powerline easement or right-of way?</li> <li>Is signage placed at the end of the constructed street stub stating that the street will be extended in the future? Is the lettering large enough to be legible by a person with normal vision at a distance of 20'?</li> </ul>	30.05.009(c)	N/A	
Storm Drainage and Water Quality Controls	Code Ref	Y/N/NA	6/18/21 Submittal Notes
219. Where runoff of stormwater and the prevention of erosion cannot be accomplished satisfactorily by surface drainage facilities, is an adequate storm sewer system consisting of inlets, pipes and other underground structures with approved outlets constructed? Areas subject to flood conditions or inadvertent stormwater retention, such as standing or pooling water, as established by the City engineer, will not be considered for development until adequate drainage has been provided.	30.05.010(a)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
220. Does the criteria for design of storm sewers, culverts, bridges, drainage channels, and drainage facilities conform to TCSS?	30.05.010(b)	N/A	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.
221. Are drainage areas proposed to be diverted artificially to adjacent properties or across roadways? NOT ALLOWED	30.05.010(b)	N	Compliance TBD at Subdivision Construction Plans / Site Plan(s), as applicable.



# PLAT APPLICATION REVIEW CHECKLIST

TECHNICAL REQUIREMENTS FOR SUBDIVISION			
222. Does stormwater drainage drain from one residential lot onto another? NOT ALLOWED unless such does not pose any harm or inconvenience to the downstream property owner(s) and unless specifically approved by the City.	30.05.010(b)	N/A	

