C4
1

ZONING AND PLATTING COMMISSION
SITE PLAN EXTENSION APPEAL REVIEW SHEET

CASE NUMBER: SP-2007-0688C(XT) **ZAP DATE:** February 5, 2013

PROJECT NAME: Wells Branch Commercial

ADDRESS: 1205 W. Wells Branch Pkwy.

AGENT: Crocker Consultants (Sarah Crocker)
4808 W. William Cannon
Austin, TX 78749
(512)

APPELLANT: Crocker Consultants (Sarah Crocker)

APPLICANT: Panhandle Notes LC (Michael Voticky)
1801 Lavaca
Austin, TX 78701
(512) 499-0449

NEIGHBORHOOD ORGANIZATION:

511- Austin Neighborhoods Council
1200- Super Duper Neighborhood Objectors and Appealers Assn.
114- North growth Corridor Alliance
1037- Homeless Neighborhood Assn.
786- Homebuilders Assn of Greater Austin
267-Sarah's Creek HOA

PROJECT INFORMATION:

SITE AREA: 4.63A
EXISTING ZONING: CS-CO
PROPOSED USE: Office and Warehouse
APPLICABLE WATERSHED ORDINANCE: Comprehensive Watersheds Ordinance
CAPITOL VIEW: Not in View Corridor
IMPERVIOUS COVER ALLOWED: 95%
IMPERVIOUS COVER PROPOSED: 45.3%
CASE MANAGER: Lynda Courtney, 974-2810
PARKING REQ'D: 38
PARKING PROPOSED: 55
WATERSHED: Harris Branch (Suburban)
EXIST. ZONING: CS-CO
SITE AREA.: 4.63A
EXIST. USE: Vacant
PROP. USE: Office and Warehouse

C4/2

SUMMARY COMMENTS ON THE SITE PLAN APPEAL:

The applicant requested a 1- year extension of the approved site plan which, if approved, would have extended the site plan to March 26, 2013. After three sets of staff review comments were made and not satisfactorily addressed, the application expired on December 29, 2012, effectively denying the request for site plan extension.

The proposed construction is for 4800 square feet of office building and 19,200 square feet of warehouse in 2 single-story buildings.

Staff did not recommended approval of the site plan extension request based on several unmet requests that a new engineering study of the drainage and hydraulics be submitted as part of review process.

This site plan has been submitted, reviewed and either withdrawn or expired in 4 separate attempts dating back to 1996, prior to the submittal, review and approval of SP-2007-0688C. No construction has been initiated on the site.

The applicant filed an appeal to Zoning and Platting Commission of the administrative decision of denial, requesting reversal of that decision and approval of the originally requested extension.

SITE PLAN EXTENSION REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-62, 63 of the Land Development Code states: "The Land Use Commission may extend the expiration date of a released site plan... if the Land Use Commission determines that the request complies with the requirements for extension by the director under Section 25-5-62."

The Director determines that:

1. The site plan substantially complies with the requirements that apply to a new application for site plan approval; **Staff response: Complete review cannot be completed to verify whether this site plan substantially complies or does not.**

2. The applicant filed the original application for site plan approval with the good faith expectation that the site plan would be constructed; **Staff response: The applicant has stated that they filed the original site plan with the good faith expectation that the site plan would be constructed.**

3. The applicant constructed at least one structure shown on the original site plan that is suitable for permanent occupancy, or, the applicant has constructed a significant portion of the infrastructure required for the development of the original site plan; **Staff response: No construction has been initiated on this property.**

4. If a Traffic Impact Analysis (TIA) was submitted with the application for site plan approval, the assumption and conclusions of the TIA are valid, or, if the assumptions and conclusions are not valid, the applicant has submitted an

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addendum to the TIA that demonstrates traffic will be adequately mitigated, or, if a TIA was not submitted with the site plan application for approval, the applicant demonstrates that the traffic impact will be adequately mitigated; **Staff response: No TIA addendum required.**

CH
/4

SARAH PUTNAM CROCKER
CROCKER CONSULTANTS

4808 W William Cannon **Austin Texas 78749**

December 28, 2012

Mr. Greg Guernsey, Director
Planning and Development Review Department
City of Austin
P.O. Box 1088
Austin Texas
78767

RE: DENIAL OF SITE PLAN EXTENSION SP-2007-0688C (XT)

Dear Mr. Guernsey,

I initiated the site plan extension process set forth in Section 25-5-62 on December 29, 2011. A copy of the receipt for completeness check and the January 23, 2012 formal submittal are attached. The expiration date for SP-2007-0688C was March 25, 2012.

My client spent twenty seven months obtaining the original site development permit due to unusual off-site issues that were beyond his control. The issue in 2007 (and today) is a beaver dam that is located approximately ½ mile downstream of the subject property.

By 2007 the dam had created an upstream wetland area that extended to Wells Branch Parkway and included a 5.65 acre sedimentation/filtration pond that was built in 1987 to accept the run-off from a portion of Wells Branch Parkway and four fully developed sites. 1.60 acres of this pond is located on my clients' property and in 2007 the pond had been inundated to the point that the outfall structure was completely submerged.

Unfortunately the City site plan file contains no documentation of the extensive discussions and negotiations between the applicant and staff that led to the approval and release of the site development permit. Although I accompanied a team of Watershed Protection staff to the site in September of 2007 and observed them documenting the dam and the upstream conditions there is no mention of this event in the file either.

Please be advised of the following sequence of events that constitute a denial of the site plan extension request:

- **February 15-** The initial comments are issued. Kevin Selfridge, drainage and water quality reviewer, request a new summary letter and a study for conveyance of off-site

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storm runoff for the 110Y fully developed storm event and a hydraulic summary for the proposed 2, 10, 25 and 100 year storm events. Given the condition of the drainage easement the engineer cannot address these comments. The pond for all practical purposes has ceased to exist, the boundary of the wetland area is unknown and a licensed engineer can't produce a drainage analysis or a study on conditions created by beaver dam.

- **April 24** - My client receives a Notice of Ordinance/Land Development Code Violation from the City of Austin (work order # 12-1913) which would require my client to bring a "the pond" into compliance.
- **April**- Kevin Selfridge retires.
- **May 30**- I attend a meeting with Kelly Raspberry, William Fordyce, and Roxanne Jackson. I provided the historical background and a copy of the 1987 plans for the pond. The purpose of this meeting was to explore a way to memorialize the previous decisions regarding the pond and ways to resolve the Notice of Violation. The lot adjacent to my clients' property, where the original detention pond was located, was platted as a drainage easement and is owned by Pham Hue who purchased the property at a tax sale. On May 30 the only party that had received a Notice of Violation regarding the pond was my client.
- **June 25**- Sue Welch approved an extension for this application to December 23, 2012
- **August 1**- A site plan correction is approved to clear Water and Wastewater comments.
- **August**- Case manager Sue Welch retires.
- **September 12**- I ask Lynda Courtney, the new case manager, to assign Leslie Daniels to this case as the drainage reviewer.
- **September 18**- I receive an email from Kelly Raspberry which states that the recommendations on the Violation Notice are dependent on our comment response to COA reviewers.
- **September 26** -I attend a meeting with Andy Linseisen and Leslie Daniels and, once again, provide the historical background, chronology and explain why we cannot address the comments issued by Kevin Selfridge.
- **September 27**- I sent Andy and Leslie an email to confirm my understanding of how the drainage comments will be addressed.
- **October 11**- The update is submitted and Intake is asked to route the drainage package to Leslie Daniels.
- **October 22**- I discover that Beth Robinson, not Leslie Daniels, has been given the update.
- **October 26**- Update comments are issued. Beth Robinson reissues the Kevin Selfridge previous comments and adds a comment which states that the Notice of Violation must be cleared before the extension will be approved.
- **November 1**- After meeting with Beth Robinson it's clear that the drainage comments cannot be addressed due to the fact that there is no accepted engineering rational for producing a study and calculations for conditions created by a beaver dam.

The City was well aware of the negative impact the beaver dam had created for the drainage basin when they issued the site development permit in 2009 yet nothing has been done to address the situation for the past three years. However, staff has continued to approve site plan corrections and building permits for the fully developed upstream properties without asking a

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single applicant to meet the standards being set for my client, whose property isn't developed. In 2010 staff approved a site plan correction that allowed HEB to build a new car wash despite the fact that HEB has no on-site structural controls and conveys 100% of their untreated runoff into this pond.

I have spent the past eleven months attempting to resolve these issues. Therefore I respectfully request that the denial of SP-2007-0688C (XT) be placed on the first available Zoning and Platting Commission agenda.

Sincerely,

Sarah Crocker
Authorized Agent

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SARAH PUTNAM CROCKER
CROCKER CONSULTANTS

4934 W. HWY 290 **Austin Texas 78735**

December 28, 2011

Sue Welch
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas
78767-8835

RE: EXTENSION REQUEST FOR SP-2007-0688C (1204 W. Wells Branch Parkway)

Dear Ms. Welch,

On behalf of my client, Panhandle Notes LP, and in accordance with Section 25-5-63, I hereby request an extension for SP-2007-0688C from the expiration date of March 26, 2012 to the project duration date of October 29, 2012 for the following reasons:

1.) (A) The proposed development complies with the rules that were in force and effect at the time the subdivision was approved (May 6, 1986). The request for an extension does not, and should not, trigger current code. It should be noted that this is the only lot in this subdivision that is not developed.
2.) (B) My client sold to this tract to another developer who made several attempts but failed to obtain a site development permit before defaulting on his note. My client got the property back through the foreclosure process. My client filed the current site plan and actively marketed the property. He had the property under contract but due to the length of time it took to obtain the site development permit the other buyer opted out of the contract. The application was in review for a year due to unusual downstream conditions created by a beaver dam. The site plan was released in December 2008 when market conditions had essentially collapsed.

Although the market has improved slightly the warehouse market in this quadrant has remained stagnant despite diligent marketing efforts. Therefore, there has been no construction activity on this site since the site plan was approved.

CH
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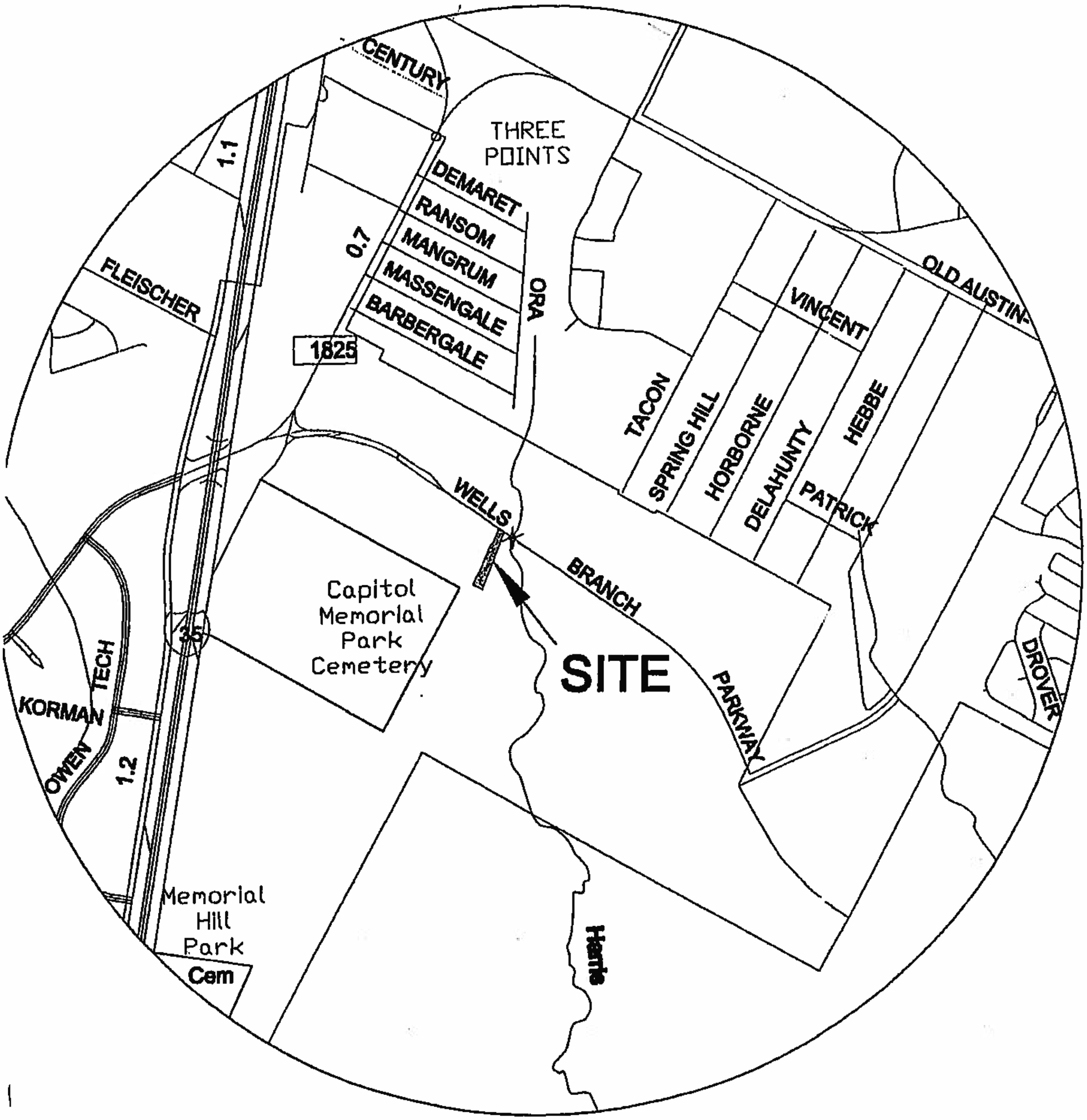
Please don't hesitate to contact me should you have any questions or need anything further.

Sincerely,

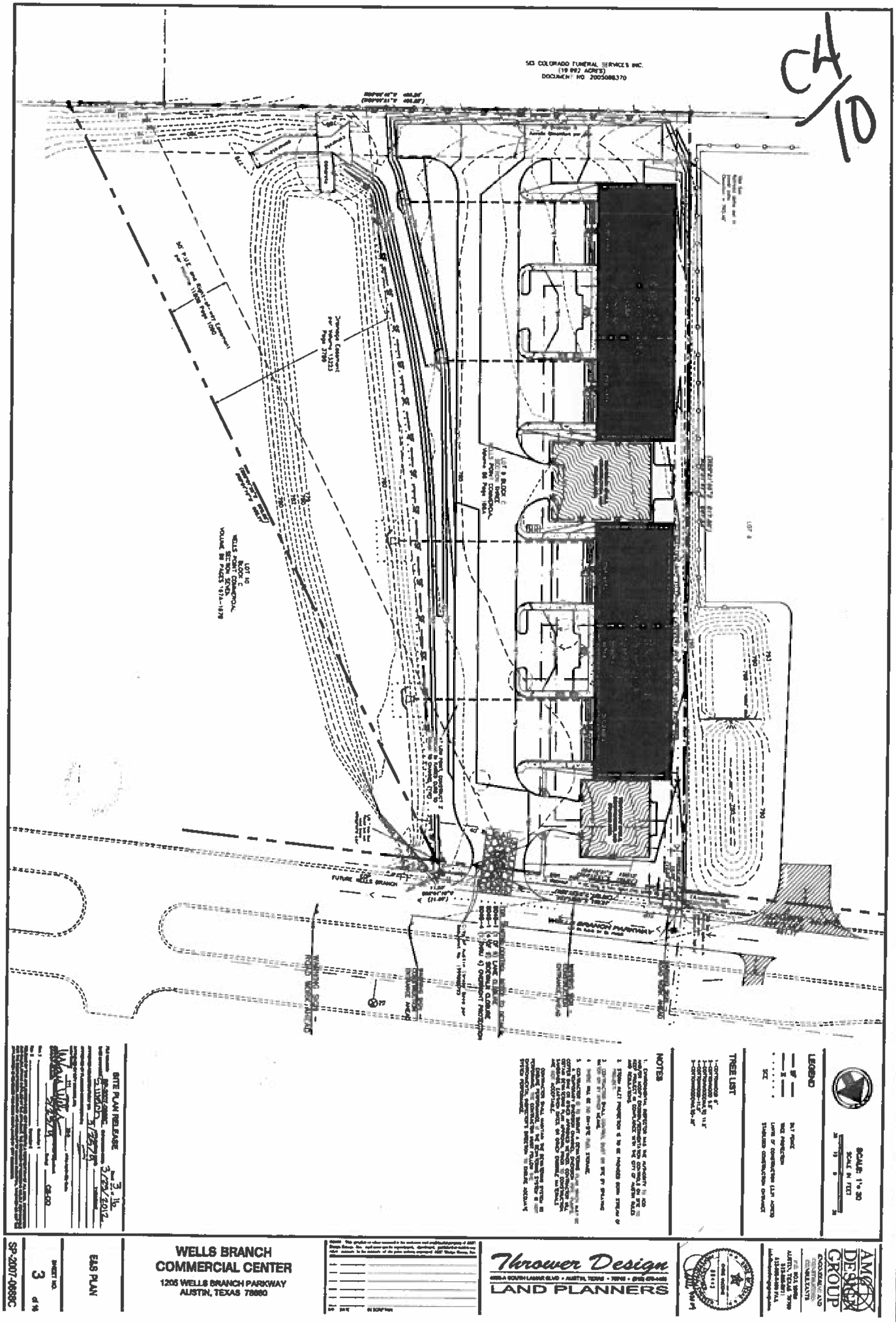
Sarah Crocker
Authorized Agent
Panhandle Notes LLC

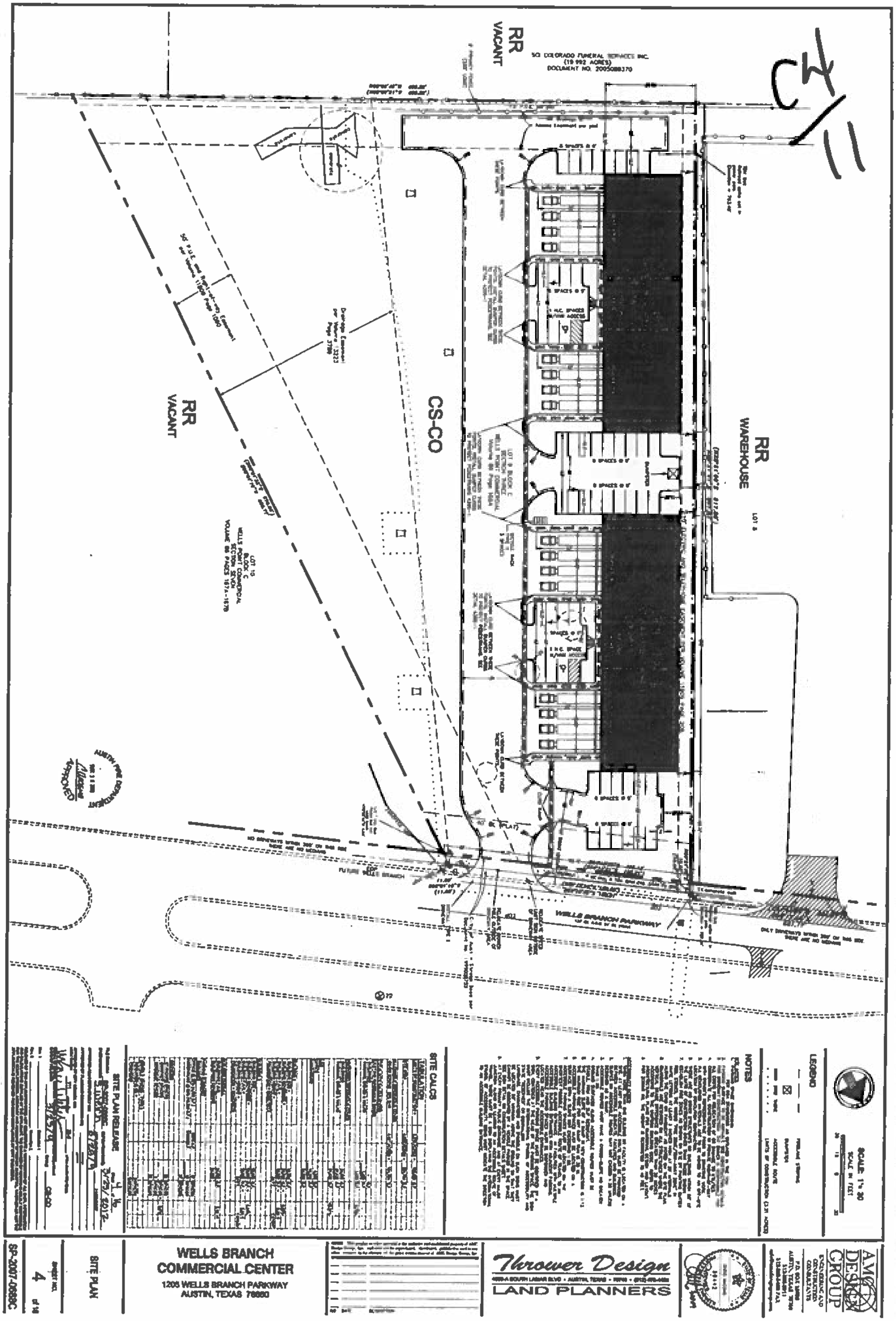
C4/9



VICINITY MAP

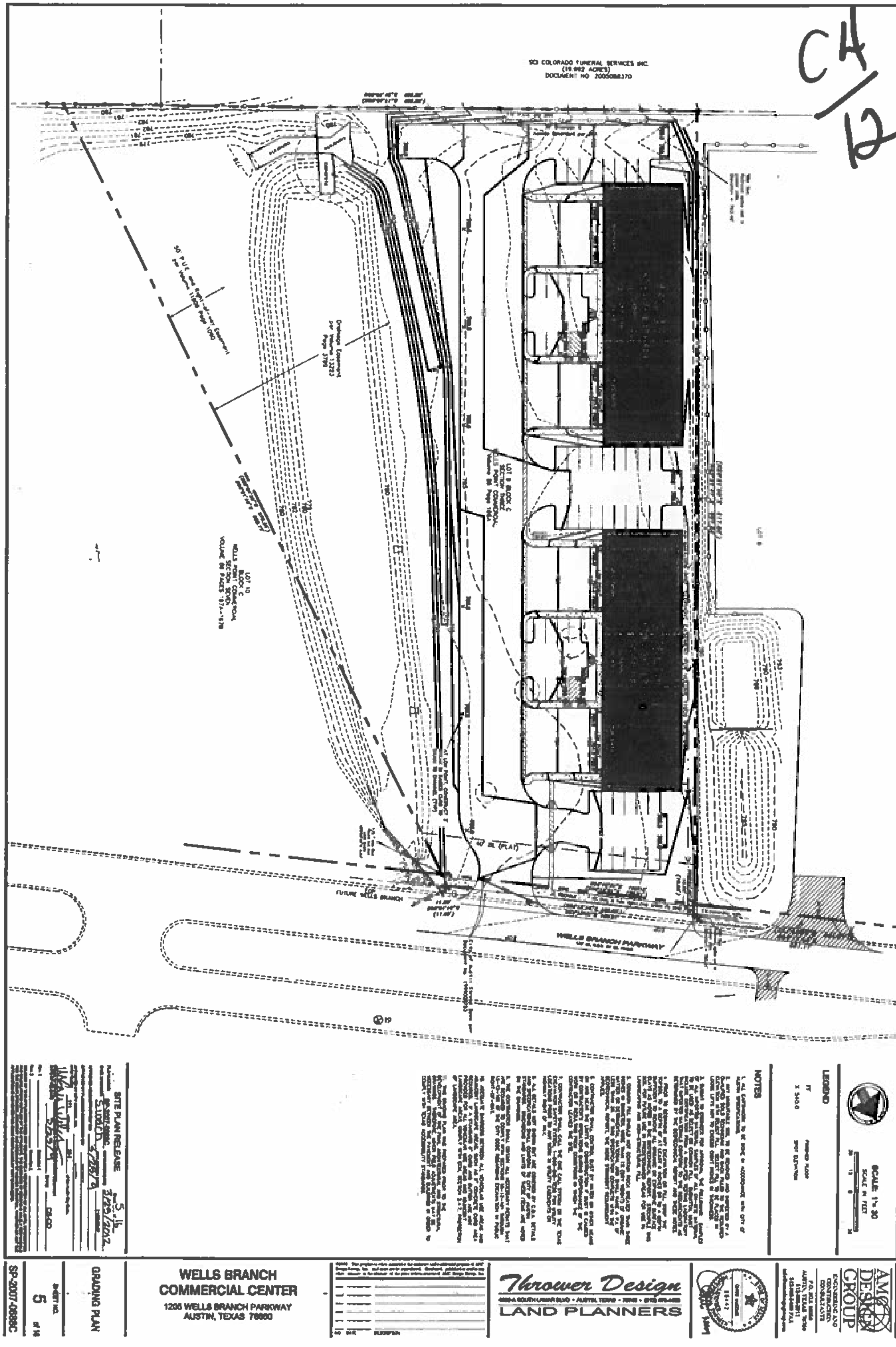
N.T.S.


C4/10
SCI COLORADO FUNERAL SERVICES INC.
(19.992 ACRES)
DOCUMENT NO. 2005088370
WELLS BRANCH PARKWAY
FUTURE WELLS BRANCH
LEGEND
TREE LIST
NOTES
SITE PLAN RELEASE
SCALE: 1"= 30'
SCALE IN FEET
AMO DESIGN GROUP
Thrower Design
LAND PLANNERS
WELLS BRANCH
COMMERCIAL CENTER
1205 WELLS BRANCH PARKWAY
AUSTIN, TEXAS 78660
E&S PLAN
SHEET NO.
3
SP-2007-0688C



RR
VACANT
SCI COLORADO FUNERAL SERVICES INC.
(19.992 ACRES)
DOCUMENT NO. 2005088370
CS-CO
RR
VACANT
RR
WAREHOUSE
LOT 8
LOT 10
BLOCK C
WELLS POINT COMMERCIAL
SECTION SEVEN
WELLS BRANCH PARKWAY
FUTURE WELLS BRANCH
AUSTIN FIRE DEPARTMENT
APPROVED
LEGEND
NOTES
SITE CALCS
SITE PLAN RELEASE
WELLS BRANCH
COMMERCIAL CENTER
1205 WELLS BRANCH PARKWAY
AUSTIN, TEXAS 78660
SITE PLAN
SHEET NO.
4
of 16
SP-2007-0683C
Thrower Design
LAND PLANNERS
AMD DESIGN GROUP
C7/11

C4/12


SCI COLORADO FUNERAL SERVICES INC.
(19.992 ACRES)
DOCUMENT NO. 2005088370
LOT 9 BLOCK C
LOT 10 BLOCK C
WELLS BRANCH PARKWAY
FUTURE WELLS BRANCH
NOTES
LEGEND
SITE PLAN RELEASE
Thrower Design
LAND PLANNERS
WELLS BRANCH COMMERCIAL CENTER
1205 WELLS BRANCH PARKWAY
AUSTIN, TEXAS 78660
GRADING PLAN
SHEET NO.
5
SP-2007-0698C

CH/13


Live Search Maps - Mozilla Firefox
File Edit View History Bookmarks Tools Help
http://maps.live.com/#JnE9eXAuV2VsbCtCcmFuY2grUGZsdWdlcnZpbGxlK1RleGFzJTdlc3N0LjAlN2\
Ste. 300 Austin, Texas 78701
Best of the Web Customize Links Free AOL & Unlimited I... Free Hotmail Microsoft Product News RealPlayer Today's Links Web Gallery
Wizz RSS 2.1.9 Feed Search Help etc. Options etc. Watch List Weather
City of Austin Developme... Live Search Maps Lubbock Texas - Google ...
Live Search Maps
Home Hotmail Spaces OneCare
Sign in
Well Branch Pflugerville Texas
Search
Businesses People Collections Locations
Welcome Directions Collections
2D 3D Road Aerial Hybrid Bird's eye Traffic
Virtual Earth
50 yds
©2007 Microsoft Privacy Legal
Code of Conduct Developers About Help Account Feedback
Find: Next Previous Highlight all Match case
Done
start
2:08 PM
Monday

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AMC DESIGN GROUP

AMC Design Group, Inc.
P.O. Box 18058
Austin, Texas 78760

Tel 512.385.2911
Fax 512.385.5400
info@amcdesigngroup.com

January 10, 2007

Ms. Victoria Li, P.E.
Director
Watershed Protection & Development Review Dept.
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: WELLS BRANCH COMMERCIAL CENTER
Site Development Plan

Dear Ms. Li,

The owner's intentions for the development of the land encompassed within the limits of construction include the construction of two new commercial buildings totaling 12,000 s.f., site utility improvements and related site construction. This development occurs on 4.633 total acres with all area available for development. The site is currently undeveloped and is located in Travis County. The project within the limits of construction is located at 1205 Wells Branch Parkway. The property is within the City of Austin full purpose zoning jurisdiction and is zoned CS-CO. No additional R.O.W. or public improvement is required for this development.

The development is contained within the Harris Branch Watershed, which is classified as Suburban. The site is not located over the Edwards Aquifer Recharge Zone. No portion of this project site is within the 100-year flood plain limits as determined by the FIRM Map No. 48453C 110 E effective June 16, 1993.

The subject property has 1 to 3% average slopes that drain west to east. The property drains to an existing regional pond that lies along the eastern edge of the property. The project is part of the Wells Point Commercial Subdivision Preliminary Plan, which was approved in March of 1986.

Water and wastewater service will be provided by the City of Austin.

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Refer to the attached Engineering and Drainage Study for all information concerning existing and proposed drainage, and environmental information. Should you have any questions, please call me at my office.

Please call or email if there are any questions. Thank you for a prompt turnaround.

Sincerely,

AMC Design Group, Inc.

Christopher McComb, P.E.
President

STATE OF TEXAS
CHRIS McCOMB
80442
LICENSED
PROFESSIONAL ENGINEER

C4/16

ENGINEERING REPORT AND DRAINAGE STUDY
Wells Branch Commercial Center

January 10, 2007

The following items are included herein or attached as required by the Site Plan Submittal Requirements for the City of Austin. Enclosed please find a summary of our site analysis concerning the proposed improvements to Wells Branch Commercial Center. Utilization of the rules and regulations as of the date of the Wells Point Commercial Subdivision Preliminary Plan (March 1986) was the basis for the information in preparation of this site plan.

A. INTRODUCTION

The owner's intentions for the development of the land encompassed within the limits of construction include the construction of a new 24,000 s.f. commercial building project, site utility improvements and related site construction. This development occurs on 4.633 total acres with all land available for development. The site is currently undeveloped and is located in Travis County.

B. LOCATION

The 4.633-acre property is located at 1205 Wells Branch Parkway, is within the City of Austin full purpose jurisdiction and is zoned CS-CO. No additional R.O.W. or public improvement is required for this development.

C TOPOGRAPHY AND VEGETATION

The property slopes generally west to east with average slopes ranging from 1 to 3 percent. The high point of the property is at the southwest corner of the property with an elevation of 792' MSL. The low point of the property has an elevation of 780' MSL at the southeast corner. The property is undeveloped at this time, but does have an existing detention pond on the eastern side of the property.

D LAND STATUS

The site development plan is made up of one lot constituting 4.633 acres described as Lot 9, Block C, Section 3 Wells Point Commercial Subdivision (86/166A TCPR).

CH/17

E SITE PLAN

The currently proposed site plan is for two 12,000 s.f. commercial buildings. Existing impervious cover for the development is 0.0% of the gross site area. Proposed impervious cover for the lot after these improvements is 46.37% of the gross site area. Proposed parking for the project includes 55 full size spaces, including 2 accessible spaces.

F WATER & WASTEWATER

Water service shall be provided by the Austin Water Utility. Water service for the site shall be from an existing 12" stub that runs to the northwest property corner from within the Wells Branch Parkway Right of Way. This line will be tapped and domestic and irrigation meters will be installed. Wastewater for the property shall be served by the Austin Water Utility. Wastewater service for the site shall be from an existing 6-inch wastewater stub that extends to the property off of an existing gravity main within the Wells Branch Parkway Right of Way. No additional water and sewer improvements are required for this development.

G ENVIRONMENTAL COMPLIANCE

All area within 300 feet of this site boundary is outside the Edwards Aquifer Recharge Zone as per the TCEQ mapping program. No underground storage tanks exist or are proposed with this site plan submittal.

According to the *United States Department of Agriculture Soil Survey of Travis County*, the geology of the Property is as follows:

1. Houston Black Clays, 1-3 percent slopes.
2. There are no other soil classifications within the property boundary.

This project is exempt from water quality controls, Q1/Q2 calculations, CWQZ , WQTZ and cut/fill requirements per the LDC.

H SITE DRAINAGE, DETENTION & WATER QUALITY

The project is located in the Harris Branch Watershed and is classified as Suburban. This project is exempt from net site area calculations.

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The area of improvements can be divided into one primary on-site drainage area as shown on the Drainage Plan, with two areas of off-site runoff. On-site drainage within Drainage Area A will be handled by curbs and storm drains in order to contain all runoff over impervious cover and developed areas and direct them to a proposed grass swale to be constructed along the eastern edge of the development. The grass swale will provide storage and will increase the developed time of concentration back to pre-developed levels. The two areas of off-site runoff will be diverted around the improvements by way of existing drainage easements. An existing detention pond resides on the eastern edge of the property and includes drainage from multiple properties, including this property. It is our assumption that this pond was constructed as part of the Wells Point Commercial Subdivision improvements. Further research is required to ascertain this information, as the City files are non-existent. However, the pond is functioning, but does require maintenance.

All drainage calculations were done using HEC-1 and the Austin 24-hour storm utilizing pre and post-developed conditions for the 2, 10, 25 and 100-year storm events routed to the boundary of the watersheds. Please refer to Exhibit A for drainage calculation printouts for all required drainage conditions. Refer to the Drainage Plan in the drawings for all detailed information concerning the project.

I FLOODPLAIN

No portion of this site lies within the 100-year floodplain as per FIRM Map No. 48453C 0110 E dated June 16, 1993, for Travis County.

J CERTIFICATIONS

This report certifies that this plan is complete, accurate and in compliance with Chapter 25-8, Subchapter A of the Land Development Code and its applicable criteria manuals.

Sincerely,
AMC Design Group, Inc.

Christopher McComb, P.E.
President

Exhibits:

Exhibit A - Drainage Calculations and Printouts

AMC DESIGN GROUP

AMC Design Group, Inc.
P.O. Box 18058
Austin, Texas 78760

Tel 512.385.2911
Fax 512.385-5400
info@amcdesigngroup.com

C4/19

July 1, 2008

Janna Renfro
City of Austin Watershed Protection/Development Review
P.O. Box 1088
Austin, TX 78767

Re: Wells Branch Commercial SP-2007-0688C
Supplemental Drainage Study

Janna:

I have completed my revised drainage analysis on the Wells Branch detention pond as per my 'marching orders' from our meeting on June 18. Here is a summary of my results.

Drainage Area
My original drainage area of 59.5 acres was used for the total drainage area for both the existing and proposed conditions, as per the original Lockwood Engineers pond design.

Time of Concentration – existing and proposed
My original Tc's for both existing and proposed conditions did not change, and were based on the Lockwood Engineers design.

Curve Numbers
Existing
I went back and did a USDA soil map survey and found that there is 15% 'D' class soils, and 85% 'C' class soils, so I adjusted the CNexist from 79 to 80. This was a minor change in the existing flow rates.

Proposed
I did not change them, and they were based on the Lockwood Engineers design.

Tail water Rating Tables
I have attached a rating table for various tail water conditions, reflecting different water surface levels in the drainage easement due to the beaver dam. These vary from 774.74' (no tail water), to 779.00'. The 779.00 reflects 4.0' of water in the detention pond, since the flow line of the outfall is 775.00'. The 779.00' was chosen as the upper end of this based on historical photos, and my inspection of the pond. We are going to get a surveyor to obtain vertical elevation information on the upper beaver dam to see what it's elevation really is, to verify my assumptions.

Detention Pond Drainage Summary
Based on our discussions, I added the filtration pond to the proposed condition routing model. I then ran this model based on no tail water, assuming the beaver dam was breached and the drainage easement was cleaned out. Based on the input criteria above, the pond as designed will meet the discharge requirements per the DCM for the 2, 10, 25 and 100-year storm events. Thus, your original comment about handling the 2-year storm event is resolved. Based

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on my Tail water Rating Table, I then ran the model using a 776, 777, 778 and 779 tail water. In each case, the pond volume was reduced accordingly to equal the tail water, reflecting a static water surface. The 776' tail water model also showed that the pond will meet the DCM discharge requirements for all return periods. This also reflected about 15" of water in the detention pond.

The 777, 778 and 779 tail water studies are also included in this email. For these conditions, the 2-year discharge exceed the existing condition limit by 14 to 19 percent. The 10-year discharge met the existing condition limit for all return periods. The 25-year discharge met the existing condition limit for all but the 779 tail water elevation, and it exceeded the limit by only 6 percent. Lastly, the 100-year discharge met the existing condition limit for all but the 778 tail water elevation, and it exceeded the limit by only 11 percent.

None of the studies reflected the detained water overtopping the pond berm (783.5') and the 100-year storm overflow was adequate for all of those conditions, based on the model.

Here is what I recommend:

1. We will obtain survey data to corroborate our assumptions of the tail water conditions, assuming that they will be provided access. Otherwise, our inspection of historical water surface elevations will be adequate for this report.

2. We can certify that the pond, as designed and constructed, will adequately handle the runoff requirements as per the DCM.

3. The city needs to decide, knowing that the pond will function during a 100-year storm event for various tail water surface elevations, if they will accept the fact that several of the return periods are slightly exceeded. If so, this will buy the city more time to determine an action plan for cleaning out the drainage easement.

4. If the city cannot allow the pond to function as is with several return periods out of compliance based on the various tail water conditions due to The City of Austin's drainage easement, then I suggest they release the permit on condition that they will start the process for cleaning out the drainage easement immediately. Cleaning out the drainage easement will then allow for the pond to be maintained as well, which could also be a condition of the certificate of occupancy. I should note that the drainage easement has not been maintained by the City of Austin for many years, and that lack of maintenance is impacting drainage flows for the entire drainage basin.

Please review and call me once you have had a chance to digest this.

Sincerely,

AMC Design Group, Inc.

7-1-08

Christopher McComb, P.E.
President

STATE OF TEXAS
CHRIS McCOMB
80442
LICENSED
PROFESSIONAL ENGINEER

Attachments:
Detention Pond Drainage Summary
Pond Outfall Rating Tables
Existing CN Table, Revised
HEC-1 Reports for required return periods

WELLS POINT COMMERCIAL SECTION THREE

CH/21

STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT NASH PHILLIPS/COPUS INCORPORATED, A TEXAS CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF TEXAS, HAVING ITS HOME OFFICE IN AUSTIN, TEXAS ACTING HEREIN BY AND THROUGH DAN H. DAVIDSON, EXECUTIVE VICE PRESIDENT, AND BEING OWNERS OF THAT CERTAIN TRACT OF LAND OUT OF AND A PART OF THE L.C. CUNNINGHAM #66 SITUATED IN TRAVIS COUNTY, TEXAS, CONVEYED BY DEED RECORDED IN VOLUME 6023, PAGE 647 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS, DO HEREBY SUBDIVIDE 12.141 ACRES OF LAND, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE KNOWN AS WELLS POINT COMMERCIAL SECTION THREE AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS THE 25th DAY OF March, 1986, A.D.

DAN H. DAVIDSON, EXECUTIVE VICE PRESIDENT
NASH PHILLIPS/COPUS, INCORPORATED
P.O. Box 14505, Austin, Texas 78761

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DAN H DAVIDSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

WITNESS MY HAND, THIS THE 25th DAY OF March, 1986, A.D.,

Lou Ann Hobbs
LOU ANN HOBBS
NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS
MY COMMISSION EXPIRES 4-9-89

NOTARY PUBLIC STATE OF TEXAS

APPROVED FOR ACCEPTANCE:

DATE: May 6, 1986

Marie A. Gaines Jr.
JAMES B. DUNCAN-Director, Office of Land Development Services
MARIE A. GAINES

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, THIS THE 6TH DAY OF MAY, 1986, A.D.

Beatriz de la Garza
SECRETARY BEATRIZ DeLaGARZA

FRANCES SCHENKKAN CHAIRPERSON

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, CLERK OF THE COUNTY COURT, WITHIN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THIS THE 27th DAY OF June, 1986, A.D., AT 2:10 O'CLOCK P.M., AND DULY RECORDED ON THE 27 DAY OF June, 1986, A.D., AT 2:15 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN PLAT BOOK 86 PAGE(S) 166A/166B

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS THE 27th DAY OF June, 1986, A.D.

DEPUTY K. Terrell
K. TERRELL

Doris Shropshire
DORIS SHROPSHIRE - CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

FILED FOR RECORD AT 2:10 O'CLOCK P.M., THIS THE 27th DAY OF June, 1986, A.D.

DEPUTY K. Terrell
K. TERRELL

Doris Shropshire
DORIS SHROPSHIRE - CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DORIS SHROPSHIRE, COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 24 DAY OF June, A.D. THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COUNTY, BOOK 3, PAGE(S) 479

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 26 DAY OF June, 1986, A.D.

DEPUTY E. Wall
E. Wall

DORIS SHROPSHIRE
DORIS SHROPSHIRE - CLERK, COUNTY COURT, TRAVIS COUNTY, TEXAS

COMMISSIONERS COURT TRAVIS COUNTY, TEXAS

IN APPROVING THIS PLAT BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, IT IS UNDERSTOOD THAT THE BUILDING OF ALL STREETS, ROADS OR OTHER PUBLIC THOROUGHFARES OR ANY BRIDGES OR CULVERTS NECESSARY TO BE PLACED ON SUCH ROADS, STREETS, OR OTHER PUBLIC THOROUGHFARES SHALL BE THE RESPONSIBILITY OF THE OWNERS AND/OR DEVELOPERS OF THE TRACT OF LAND CONVEYED BY THIS PLAT AND IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, AND SAID COURT ASSUMES NO OBLIGATION TO BUILD ANY OF THE STREETS, ROADS, OR OTHER THOROUGHFARES OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH.

BE IT RESOLVED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS, THAT THE ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF THE ROADS OR STREETS IN REAL ESTATE SUBDIVISIONS DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET MARKING SIGNS, AS THIS IS CONSIDERED TO BE A PART OF THE DEVELOPERS CONSTRUCTION, BUT THAT ERECTING SIGNS FOR TRAFFIC CONTROL, SUCH AS FOR SPEED LIMITS AND STOP AND YIELD SIGNS, SHALL REMAIN THE RESPONSIBILITY OF THE COUNTY.

STATE OF TEXAS
COUNTY OF TRAVIS:

I, BILLY H. TRIMBLE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 13-1 OF THE AUSTIN CITY CODE, OF 1981, AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

NOTE: THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS AS SHOWN HEREON.

SURVEYED BY: Billy H. Trimble
BILLY H. TRIMBLE - R.P.S. No. 4012
Trimble and Associates, Land Surveying
4024 Capital of Texas Highway, Suite 104
Austin, Texas 78704

ENGINEERING BY: James A. Huffcut Jr. 5-9-86
JAMES A. HUFFCUT, JR., P.E.
Lockwood Engineers, Inc.
1705 Capital of Texas Highway, Suite 501
Austin, Texas 78746

STATE OF TEXAS JAMES A. HUFFCUT, JR. 55253 REGISTERED PROFESSIONAL ENGINEER

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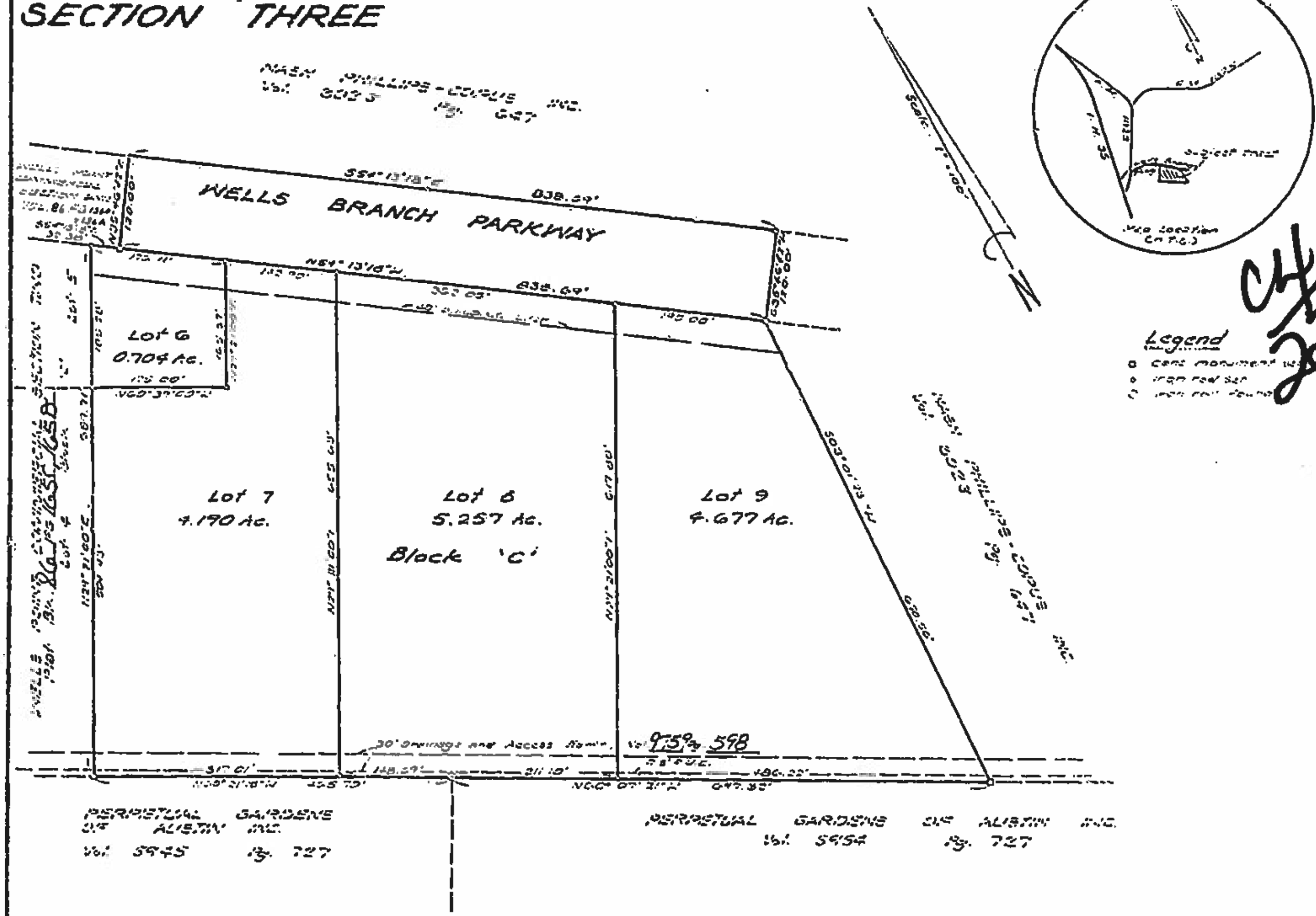
WELLS POINT COMMERCIAL
SECTION THREE



FINAL PLAT

1) [illegible]

2) ALL STREETS IN THIS SUBDIVISION SHALL BE CONSTRUCTED TO [illegible] STANDARDS.

3) [illegible]

3) RESPONSIBILITY FOR THE MAINTANCE OF DRAINAGE EASEMENTS LIE WITH THE PROPERTY OWNER.

4) PRIOR TO CONSTRUCTION OF LOTS ON THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW.

5) PLANS AND SPECIFICATIONS OF WATER SYSTEMS, INCLUDING DISTRIBUTION LINES, AND WASTEWATER TREATMENT AND DISPOSAL SYSTEMS INCLUDING SEWER COLLECTION LINES, WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL PRIOR TO ANY DEVELOPMENT IN THE SUBDIVISION.

(15) RESTRICTIVE COVENANT FILED IN VOLUME 9759 PAGE 602 TRAVIS COUNTY REAL PROPERTY RECORDS

4) [illegible]

5) [illegible]

6) [illegible]

7) [illegible]

8) [illegible]

9) [illegible]

10) [illegible] 9759, PG 605, VOL. 9759 PG 608 & VOL. 9759 PG 611 TRAVIS CO. DEED RECORDS

11) [illegible]

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C4/23

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

CASE NUMBER:	**SP-2007-0688C(XT)**		
REVISION #:	**00**	UPDATE:	**U2**
CASE MANAGER:	**Lynda Courtney**	PHONE #:	**974-2810**

PROJECT NAME: **Wells Branch Commercial**
LOCATION: **1205 W WELLS BRANCH PKWY**

SUBMITTAL DATE: **November 20, 2012**
REPORT DUE DATE: **December 4, 2012**
FINAL REPORT DATE: **December 3, 2012**

STAFF REPORT:
This report includes all staff comments received to date concerning your most recent site plan submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated site plan submittal.

The site plan will be approved when all requirements from each review discipline have been addressed. However, until this happens, your site plan 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, Planning and Development Review Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-5-113):
It is the responsibility of the applicant or his/her agent to update this site plan application. **The final update to clear all comments must be submitted by the update deadline, which is December 28, 2012.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

EXTENSION OF UPDATE DEADLINE (LDC 25-1-88):
You may request an extension to the update deadline by submitting a written justification to your case manager on or before the update deadline. Extensions may be granted for good cause at the Director's discretion.

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

Please submit 2 copies of the plans and 2 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 : Rosemary Ramos
Drainage Construction : Beth Robinson
Traffic Control : Javier Martinez

C4/24

Drainage Construction Review - Beth Robinson - 974-6312

Update 2: (Initial comments from Kevin Selfridge)

DC 2. Furnish engineer's report for this extension including engineer's summary letter and any study which addressed conveyance of off-site storm runoff for the 100 Y fully developed storm event and which addresses the proposed channel improvements abutting the existing pond.
U1: Please provide an offsite drainage area map within the plan set showing contributing flows to site. It also appears that there are offsite flows being conveyed through site. Please also provide a drainage area map showing the contributing areas along with associated calculations.
U2: Please have sealing engineer submit comment responses. Please have engineer call to setup meeting.

DC 3. Explain and clarify if this project was accepted into and will be participating in the Wells Branch M.U.D.'s regional detention program. If this is the case, please add a note to the cover sheet indicating to effect:

'This project was accepted into the Wells Branch M.U.D. Regional Stormwater Program per letter of approval from ___________ dated _____________.'

Even if the project is participating in the M.U.D.'s RSMP program, a hydrologic summary for the proposed 2,10,25 and 100 year storm runoff event for the site should be shown on the drainage plan(s) as part of the permanent public record for the project. Please add this information to Sheet 6.
U1: It is unclear from engineer's report how detention requirements are being met. The calculations provided show an increase in the 2, 10, 25 and 100 year storm events. Please provide a Point of Analysis on Sheet 6 with a summary table indicating existing and proposed flow to this point for the 2 ,10, 25 and 100 year storm events. A correction to plan set will need to be filed prior to approval of this extension.
U2: Please have sealing engineer submit comment responses. Please have engineer call to setup meeting.

DC6. It is my understanding that a notice of code violation was issued for this site. This violation needs to be resolved prior to approval of extension. Please provide an update. If a meeting is needed to resolve this issue please contact this reviewer.
U2: Please have sealing engineer submit comment response and call to setup a meeting with my supervisor, Andy Linseisen, P.E. on this issue.

Austin Water Utility Review - Neil Kepple - 972-0077

WW1. Comments released

Traffic Control Review - Javier Martinez - 974-1584

04/25

ALL COMMENTS RECEIVED MAY NOT BE ALL OF THE DEFICIENCIES IN THE PLAN SET. IT IS NOT THE RESPONSIBILITY OF THIS REVIEWER TO IDENTIFY EVERY INDIVIDULAL DEFICIENCY. THE SEALING ENGINEER IS RESPONSIBLE FOR ENSURING THAT NOT ONLY MY COMMENTS ARE ADDRESSED, BUT ANY AND ALL ISSUES OF SAFETY ARE ADDRESSED AS WELL.

I spoke with the engineer and this plan is under appeal at this time. She will resubmit at a later time to address any work in the R.O.W. (water and wastewater taps)

End of Report