## SUBDIVISION REVIEW SHEET

<u>CASE NO</u>.: C8-2019-0093.0A

**ZAP DATE:** Mar. 10, 2020

**SUBDIVISION NAME:** Loyola Multi-Family Subdivision

<u>AREA</u>: 20.078 ac. <u>LOT(S)</u>: 1

**OWNER:** Medanjo Partners LTD (Daniel McCormack)

AGENT/APPLICANT: Justin Kramer (Kimley-Horn)

ADDRESS OF SUBDIVISION: 5928 Ed Bluestein Blvd SB COUNTY: Travis

**WATERSHED:** Little Walnut Creek

EXISTING ZONING: GR-MU-NP

**PROPOSED LAND USE:** Multifamily & Parkland

**DEPARTMENT COMMENTS:** The request is for the approval of the Loyola Multi-Family Subdivision which will develop a 20.078 ac. previously un-platted tract creating a 1 lot subdivision consisting of 300 multifamily units with private parking and drives with all associated improvements.

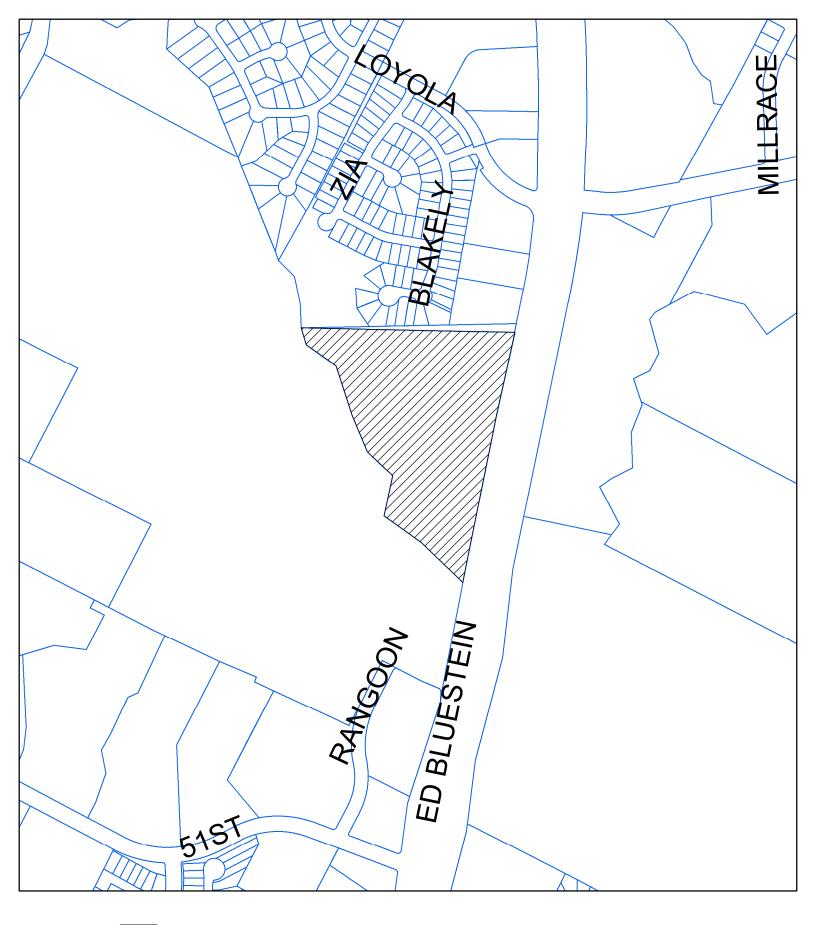
**<u>STAFF RECOMMENDATION</u>**: Staff recommends approval of this preliminary plan as it meets all applicable State and City of Austin LDC requirements.

# ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Joey de la Garza

**PHONE:** 512-974-2664

**EMAIL:** joey.delagarza@austintexas.gov



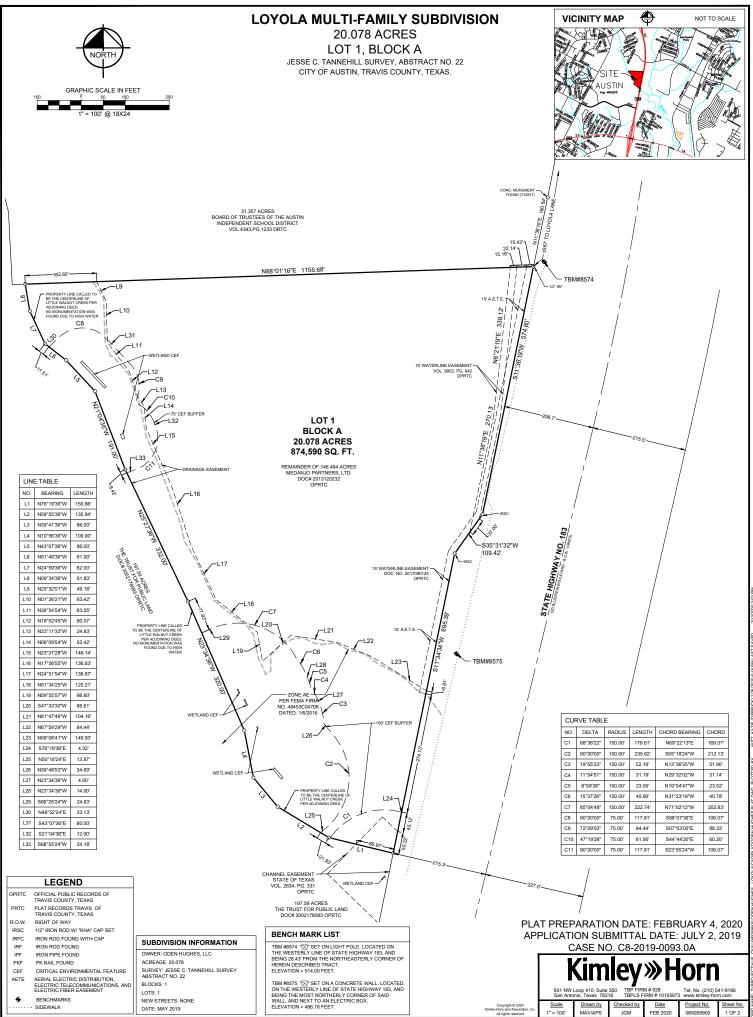


Subject Tract
Base Map

## CASE#: C8-2019-0093.0A LOCATION: ED BLUESTEIN BLVD

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



ES - LOYOLACAD/PLAT/ODEN-HUGHES PLAT.DWG PLOTTED BY WITT, KATIE

## LOYOLA MULTI-FAMLY SUBDIVISION

20.078 ACRES

LOT 1, BLOCK A

JESSE C. TANNEHILL SURVEY, ABSTRACT NO. 22 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

STATE OF TEXAS

#### )( )( )( KNOW ALL MEN BY THESE PRESENTS: COUNTY OF TRAVIS

THAT MEDANJO PARTINERS, LTD. THE OWNER OF THAT CERTAIN 20.078 ACRE TRACT OF LAND SITUATED IN THE JESSE C. TANNEHILL SURVEY, ABSTRACT NO. 22, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 14649 ACRE TRACT OF LAND DESCRIBED IN VOL. 1242 PAGE 1216 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, DOBS HERERS VBLODINGE 20078 ACRES OF THE REAL PROPENT RECORDS OF TRAVIS COUNTY, TEXAS, DOBS HERERS VBLODINGE 20078 ACRES OF LAND IN ACCOMBANCE WITH THE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE TO BE KNOWN AS:

#### I OYOLA MULTI-FAMILY SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF THE STREETS, AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED

WITNESS MY HAND THIS DAY , 20\_\_\_

BY: DANIEL MCCORMACK MEDANJO PARTNERS, LTD 1303 CAMPBELL ROAD HOUSTON, TX 77055

#### STATE OF TEXAS )( COUNTY OF TRAVIS )(

# 

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_

NOTARY PUBLIC NOTARY REGISTRATION NUMBER MY COMMISSION EXPIRES: \_\_\_\_\_\_ COUNTY OF TRAVIS STATE OF TEXAS

I, JUSTNI J, KRAMER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CENTRY THAT THIS PLAT IS FASBILE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF TITLE 25 OF THE CITY OF AUSTNI LAND DEVELOPMENT CODE, AND IS THUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF A STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0470 K DATED JANUARY 6, 2016 FOR AUSTIN, TRAVIS COUNTY.

JUSTIN J. KRAMER, P.E. REGISTERED PROFESSIONAL ENGINEER No. 122309 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILE ROAD AVALLON IV. SUITE 300 AVALLON IV. SUITE 300 AUSTIN, TEXAS 78759

I, JOHN G, MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH SURVEYING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

WITNESS MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

JOHN G. MOSIEF JOHN G. MOSIER REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6330 601 NW LOOP 410, SUITE 350 SAN ANTONIO, TEXAS 78216 PH. 210-541-9166 greg.mosier@kimley-horn.com

THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE DAY OF 20

# APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS,

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_ \_, 20\_\_, AD

JOEY DE LA GARZA FOR DENISE LUCAS, DIRECTOR DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS. THE DAY OF ...20 .

FAYEZ KAZI, CHAIR

YVETTE FLORES, SECRETARY

GENERAL NOTES:

- 1. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS
- 2. WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN
- NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM
- THE WATER AND WASTE WATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESION CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY TH AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- EVAPPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION, ANY SUBDIVISION INFRASTRUCTURE RECOURED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE LEVELOPER AND/OR THE OWNER OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY OF DEVI APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY. 5.
- THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN, THE OWNER UNDERSTANDS AND ACKNOWLE DGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND 6.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW, RAINFALL RIN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT 1 BLOCK A REQUIRES APPROVAL OF A 7. SEPARATE DEVELOPMENT PERMIT.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVED TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISIONLOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUNDE LECTRIC FACILITIES, THSEE BASEMENTS AND/OR ACCESS ARE REQUIRED TO FROMODE LECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. 9.
- 10. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN THE FET OF THE CONTREX LINE OF THE PROPOSED OVERHADE LECERICAL FACILITES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

11 BUILDINGS SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS

- 12. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SH 183 AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG SH 183 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SIDE PLAN PHASE. THE REQUIRED SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SUBEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPARD, BUILDING PERMITS, OR UTILITY COMPRANY.
- EROSIONSEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION IN THIS SUBDIVISION PURSUANT TO LI DEVELOPMENT CODE.
- 14. NO STRUCTURES, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- PROPERTY OWNERS SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- PRIOR TO CONSTRUCTION, EXCEPT DETACH SINGLE FAMILY OR ANY LOT IN THE SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 17. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 18. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENNANCES. NO OBJECTS, INICULIONS BUT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHERS STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.
- 19. THE OWNER OF THE PROPERTY IS RESONANCE FOR MAINTAINING OLEARANCES RECUIRED BY THE NATIONAL ELECTRIC SAFETY COOL OCCUPATIONAL SAFETY AND INCLET IN ADMINISTRATION (DGNA) RECULATIONS, OTHER AND RECILLATIONS AND TEXAS STATE LAWS FERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT AUSTIN ENERGY WILL NOT REMORE LECTRIC SERVICE UNLESS RECUIRED CLEARANCES AND TO THE OWNER.
- 20. THE LOCATION OF EASEMENTS SHOWN HEREON THAT ARE GRANTED BY SEPARATE INSTRUMENT ARE APPROXIMATE AND SUCH EASEMENTS AND THEIR LOCATION ARE GOVERNED BY THE TERMS, PROVISIONS AND CONDITIONS OF THE SEPARATE INSTRUMENT
- 21. WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.)
- 22. VEHICULAR ACCESS TO SH 183 IS SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE.
- 23. PARKLAND DEDICATION IS REQUIRED PER CITY CODE SECTION 25-1-601, AS AMENDED, PRIOR TO APPROVAL OF A RESIDENTIAL SITE PLAN IN THIS SUBDIVISION.
- 24. ALL ACTIVITIES WITHIN THE CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISEOSAL OF RIRKIATION IS PROHIBITED.

#### SURVEYORS NOTES:

- 1. ALL PROPERTY CORNERS ARE MONUMENTED WITH 1/2-INCH RODS (WITH CAPS STAMPED "KHA") UNLESS OTHERWISE NOTED.
- THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4233) (NAD33), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS) POST PROCESSING. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET. 2.

### STATE OF TEXAS )( COUNTY OF TRAVIS )(

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILE FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ AD. AT O'CLOCK\_M, DULY RECORDED ON THE \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ AV OF AT \_\_\_\_\_\_ O'CLOCK\_M, OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_\_ OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS. , 20\_, A.D.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_, A.D.

Scale

DANA DEBEAUVOIR. COUNTY CLERK, TRAVIS

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COUNTY, TEXAS

DEPUTY

PLAT PREPARATION DATE: FEBRUARY 4, 2020 APPLICATION SUBMITTAL DATE: JULY 2, 2019 CASE NO. C8-2019-0093.0A

Checked by

Date FEB 202

 Project No.
 Sheet No.

 069268900
 2 OF 2

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Drawn by MAV