

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0041.1A(VAC)**COMMISSION DATE:** March 2, 2021**SUBDIVISION NAME:** Avery Lakeline Partial Plat Vacation**ADDRESS:** 14121 N US Hwy 183**APPLICANT:** Alex Clarke (Lakeline Avery Partners, LP)**AGENT:** John A. Alvarez, P.E. (Jones-Carter)**ZONING:** CH-CS-MU-MF-4**AREA:** 97.21 ac**LOTS:** 8**COUNTY:** Williamson**DISTRICT:** 6**WATERSHED:** Buttercup Creek & South Brushy Creek**JURISDICTION:** Full Purpose**DEPARTMENT COMMENTS:**

The request is for the approval of the partial plat vacation of the Avery Lakeline Final Plat which will vacate Lot 1, Block A 0.703 acre (30,642 sf).

STAFF RECOMMENDATION:

Staff recommends disapproval of the plat for the reasons listed in the comment report dated February 6, 2020, and attached as Exhibit C.

CASE MANAGER: Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated February 6, 2020



SITE LOCATION MAP

Avery Lakeline
Austin, TX

SCALE: <u>NTS</u>	DGN. BY: <u>SG</u>
DATE: <u>03-01-2019</u>	DWN. BY: <u>SG</u>
JOB NO. <u>04836-0008-00</u>	DWG. NO. <u>-</u>
SUBMITTED: <u>-</u>	SURV. BY: <u>-</u>
	F.B. NO. <u>-</u>



JONES | CARTER

Texas Board of Professional Engineers Registration No. F-439
150 Venture Drive, Suite 100 • College Station, Texas 77815 • 979.751.8000

SHEET NO.

1

OF 1

PARTIAL VACATION OF AVERY LAKELINE

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

Whereas LAKELINE AVERY PARTNERS, LP owners of 97.21 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE SAMUEL DAMON LEAGUE, ABSTRACT NO. 170 AND IN THE RACHAEL SAUL LEAGUE, ABSTRACT NO. 551, BOTH IN WILLIAMSON COUNTY, TEXAS AND BEING A PORTION OF A CALLED 789.508 ACRE TRACT OF LAND DESCRIBED IN DEED TO THE STATE OF TEXAS, DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION, RECORDED IN VOLUME 1723, PAGE 855 OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS (O.R.W.C.T.) AND BEING ALL OF A CALLED 97.24 ACRE TRACT OF LAND DESCRIBED AS TRACT 01, AS SHOWN IN A SURVEY BY VICKERY & ASSOCIATES, INC. DATED FEBRUARY 17, 2018, did heretofore subdivide the same into the subdivision designated AVERY LAKELINE, the plat of which is recorded in Document Number 2020023739 of the WILLIAMSON County, Texas Official Public Records, and

WHEREAS, all of said subdivision is now owned by the parties indicated, to wit:

<u>LOT</u>	<u>OWNER</u>
LOT 1, 2, 3 & 4 BLOCK D	LAKELINE AVERY PARTNERS, LP.
LOT 2 & 3 BLOCK C	LAKELINE AVERY PARTNERS, LP.
LOT 1 BLOCK A	ASCENSION SETON
LOT 1 BLOCK B	ASCENSION SETON
LOT 1 BLOCK C	ASCENSION SETON

WHEREAS, AVERY LAKELINE PARTNERS, LP. & ASCENSION SETON, for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government code, does hereby vacate Lot 1, Block A; Lot 1, Block B; Lots 1,2, & 3, Block C; only. Said subdivision shall, however, remain in full force and effect as to all other lots in AVERY LAKELINE.

EXECUTED THE DAYS HEREAFTER NOTED.

DATE

OWNER'S SIGNATURE

LAKELINE AVERY PARTNERS, LP,
a Texas limited partnership

By: Lakeline Avery Partners GP, LLC,
a Texas limited liability company,
its general partner

By: _____
Sam Kumar, its Manager

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Sam Kumar, Manager of Lakeline Avery Partners GP, LLC, a Texas limited liability company, the general partner of Lakeline Avery Partners, LP, known to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

SEAL

Printed name: _____
Notary Public in and for the State of
Texas

My commission expires: _____

DATE

OWNER'S SIGNATURE

ASCENSION SETON,
a Texas nonprofit corporation

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS
COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____ [name], _____ [title] of Ascension Seton, a Texas nonprofit corporation, known to be the person whose name is subscribed to the foregoing instrument and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

SEAL

Printed name: _____
Notary Public in and for the State of
Texas

My commission expires: _____

APPROVAL OF PARTIAL PLAT VACATION

BE IT KNOWN, that on the _____ day of _____, 20____, the Land Use Commission of the City of Austin, at its regular meeting, did approve the partial vacation of the subdivision known as AVERY LAKE LINE as recorded in Document Number _____, Travis County, Texas Official Public Records, upon application therefore by all of the owners of all the lots in said subdivision.

EXECUTED, this _____ day of _____, 20____.

_____, Chair
LAND USE COMMISSION
City of Austin
Travis County, Texas

ATTEST:

Joey de la Garza, Planner III
City of Austin Development Services Department

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared (witnessed by) known to be the person whose name is subscribed to the foregoing instrument as Senior Planner with the City of Austin Development Services Department, a municipal corporation, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2021.

Printed name: _____
Notary Public in and for the State of Texas
My commission expires: _____

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



CASE NUMBER: C8-2019-0041.1A(VAC)
 REVISION #: 00 UPDATE: U1
 CASE MANAGER: Joey de la Garza PHONE #: 512-974-2664

PROJECT NAME: Avery Lakeline Vacation
 LOCATION: 14121 N US 183 HWY

SUBMITTAL DATE: February 15, 2021
 REPORT DUE DATE: March 1, 2021
 FINAL REPORT DATE: February 24, 2021

STAFF REPORT:

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

The subdivision application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-4-56; 25-4-82):

It is the responsibility of the applicant or his/her agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is April 20, 2021.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

An informal update submittal is required. You must submit the distribution to the case manager.

Please submit 0.0 of the plans and 0.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1.**

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1: Elsa Garza
 Environmental: Kristy Nguyen
 Subdivision: Joey de la Garza

Environmental Review - Kristy Nguyen - 512-974-3035

Administrative – Transfer of Development Intensity

- EV 1 The Transfer of Development restrictive covenants, Doc. 2020019505, filed with the original plat shall be terminated as they no longer correspond with the property. The Termination of Restrictive Covenants to terminate Doc. 2020019505 are in review with the City Attorney. Once the Termination of Restrictive Covenants are approved by the City, the applicant shall file the Termination of Restrictive Covenants with the county. [LDC 25-8, Subchapter A, Article 9]
Update 1 Comment pending legal review.

Subdivision Review - Joey de la Garza - 512-974-2664

SR 1, **U1:** All comments cleared.

End of Report