

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2022-0287

**COMMISSION DATE:** December 6, 2022

**SUBDIVISION NAME:** Three Hills Apartments

**ADDRESS:** 12234 Heartherly Drive

**APPLICANT:** Three Hills Land, LLC

**AGENT:** Quiddity (Gemsong N. Ryan, P.E)

**ZONING:** MF-4 (multi family)

**NEIGHBORHOOD PLAN:** n/a

**AREA:** 58.39 acres (2543468.4 sf)

**LOTS:** 8

**COUNTY:** Travis

**DISTRICT:** 5

**WATERSHED:** Onion Creek

**JURISDICTION:** Full Purpose

**SIDEWALKS:** Sidewalks will be constructed along streets.

**VARIANCE:**

1. A Land Use Commission variance is requested to the Land Development Code Section 25-4-171(A) which requires lots to abut a dedicated public street. The preliminary plan proposed for the lots to not front a dedicated public street, and for the lots to have frontage to a private street.

**DEPARTMENT COMMENTS:**

The request is for the approval of Three Hills Apartments preliminary plan comprised of 8 lots on 58.39 acres (2543468.4 sf).

Staff recommends approval of the variance, and approval of the preliminary plan subject to the conditions listed in the attached comment report. After the conditions are met, the plan will comply with LDC 25-4-84(B). The conditions listed in the comment report are administrative actions that require no discretionary review. An application that has been approved with conditions may be updated to address those conditions until the application expires and the plan does not need to be heard before the Commission again.

**STAFF RECOMMENDATION:**

Staff recommends approval of the variance as proposed by the Austin Transportation Department (ADT), and approval of the preliminary plan subject to the conditions listed in the attached comment report. Refer to Exhibit C to view the comment report with the condition for the approval of the preliminary plan, and Exhibit D for the recommendation from ATD for the approval of the variance to section 25-4-171(A) of the Land Development Code.

**CASE MANAGER:** Cesar Zavala

**PHONE:** 512-974-3404

**E-mail:** [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)

**ATTACHMENTS**

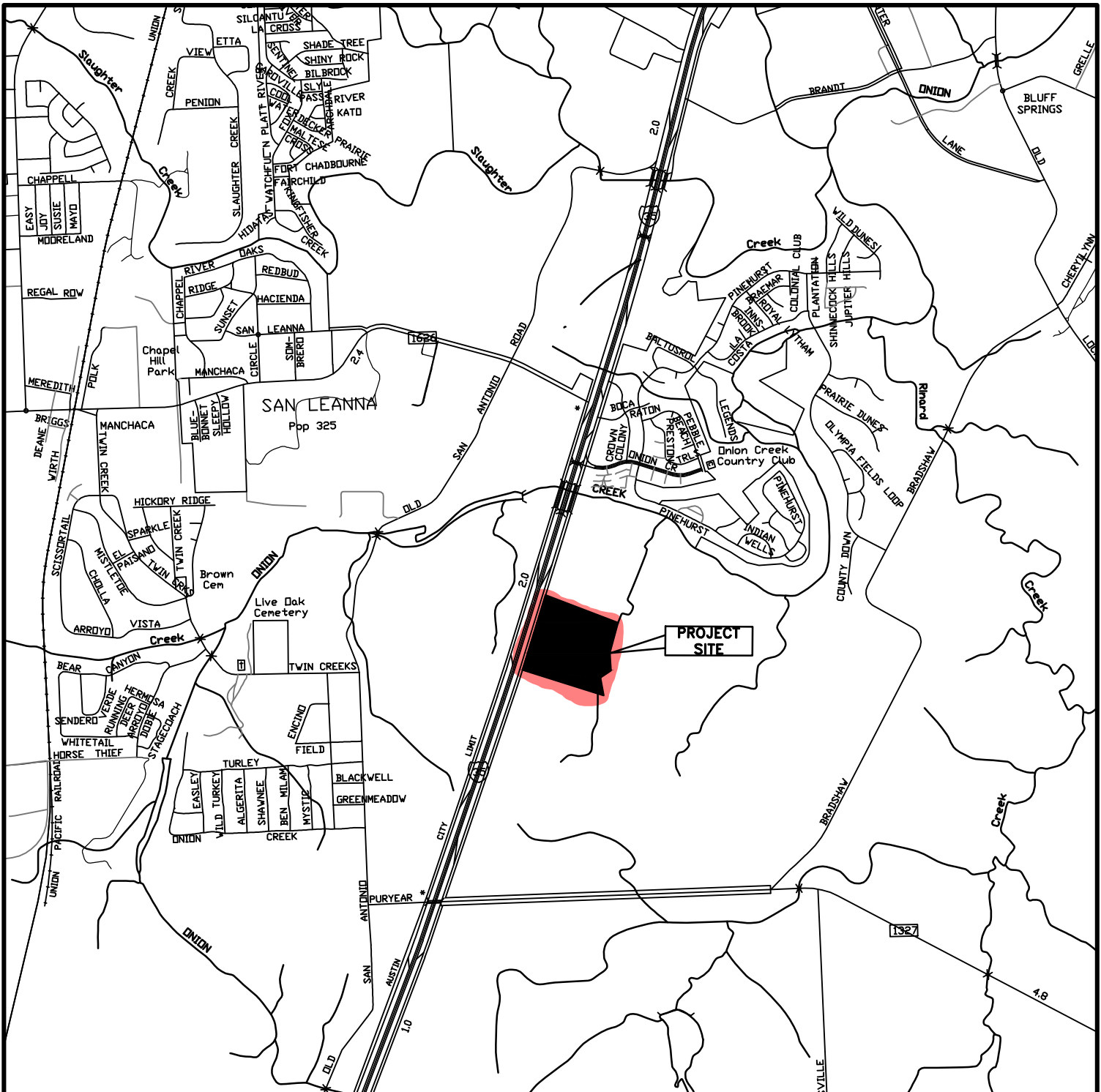
Exhibit A: Vicinity map

Exhibit B: Proposed Preliminary Plan

Exhibit C: Comment Report

Exhibit D: Variance Memo

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# SITE LOCATION MAP

12001 S IH 35  
Austin, TX

SCALE: NTS	DGN. BY: NZ
DATE: 03/08/2019	DWN. BY: NZ
JOB NO. 0A836-0006-00	DWG. NO. -
SUBMITTED: -	SURV. BY: -
	F.B. NO. -



**JONES CARTER**

Texas Board of Professional Engineering Firm Registration No. F-439  
3100 Alvin Devane Blvd., Suite 150 Austin, Texas 78741 • 512.441.9493

SHEET NO.  
1  
OF 1

PRELIMINARY PLAN ONLY - NOT FOR RECORDATION

PRELIMINARY PLAN  
FOR  
THREE HILLS APARTMENTS  
JOURNEYMAN GROUP

DATE OF SUBMITTAL: 7/1/2022

OWNERS/DEVELOPERS:  
WATER OAK APARTMENTS, LP      THREE HILLS APARTMENTS  
1000 N. LAMAR, SUITE 400      1000 N. LAMAR, SUITE 400  
AUSTIN, TX 78703      AUSTIN, TX 78703

THREE HILLS LAND, LLC  
1000 N. LAMAR, SUITE 400  
AUSTIN, TX 78703

ENGINEER:  
QUIDDITY  
3100 ALVIN DEVANE BLVD, SUITE 150  
AUSTIN, TEXAS 78741  
512-441-9493  
ATTN:      GEMSONG N. RYAN, P.E.

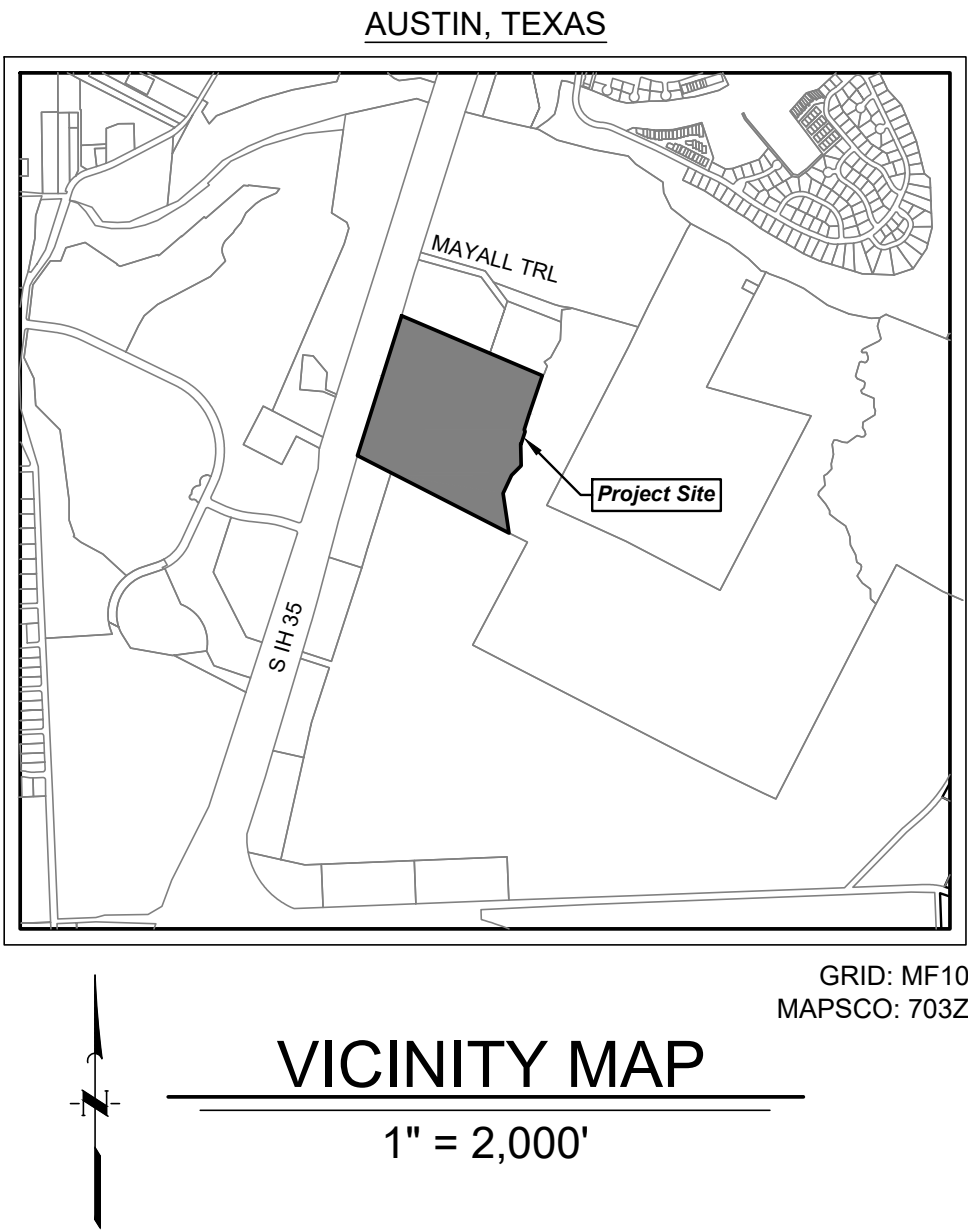
LEGAL DESCRIPTION:  
BEING A 58.3885 ACRE TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE SURVEY, ABSTRACT NUMBER 24 SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS CONVEYED BY GENERAL WARRANTY DEED AS RECORDED IN DOCUMENT NO. 2007013238 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ZONING:      MF-4 ( CASE No. C14-2018-0127)

SUBURBAN WATERSHED: ONION CREEK

GENERAL PLAN NOTES:

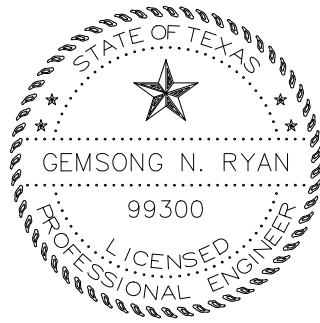
1. RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.
2. WATERSHED STATUS: THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE. THIS PROJECT COMPLIES TO THE WATERSHED PROTECTION REGULATIONS IN CHAPTERS 25-7 AND 25-8 OF THE LDC.
3. PORTIONS OF THE SUBDIVISION ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM IN MAP NO. 48453C0595J, EFFECTIVE ON JANUARY 6, 2016, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
4. THERE ARE KNOWN CRITICAL ENVIRONMENTAL FEATURES ON THIS SITE.
5. APPROVAL OF THESE PLANS BY CITY OF AUSTIN INDICATES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
6. SLOPES IN EXCESS OF 25% EXIST ON ALL LOTS. CONSTRUCTION ON SLOPES IS LIMITED PER THE LAND DEVELOPMENT CODE.
7. EXISTING STREET BLADE SIGNS FOR HEATHERLY DR AND EVIE LN WITH GREEN BACKGROUNDS SHALL BE REPLACED WITH NEW STREET BLADE SIGNS WITH BLUE BACKGROUNDS.



*Gemsong N. Ryan*  
I, GEMSONG N. RYAN, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

9/13/2022

DATE



AUGUST 2022

PREPARED BY



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. F-23290  
3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493

JOB NUMBER 0A836-0006-03

BENCHMARK INFORMATION:

BM#1: SQUARE CUT IN TOP OF CONCRETE CURB INLET, LOCATED ALONG THE NORTH RIGHT OF WAY LINE OF BURLERSON ROAD, APPROXIMATELY 970' FROM THE WEST RIGHT OF WAY LINE OF US HWY 183 SOUTH.  
ELEVATION = 498.81'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

BM#2: SQUARE CUT IN TOP OF THE CONCRETE BASE OF A METAL GUARDRAIL ALONG THE MEDIAN OF US HWY 183, APPROXIMATELY 920' SOUTH OF SOUTH RIGHT OF WAY LINE OF BURLERSON ROAD.  
ELEVATION = 485.22'  
VERTICAL DATUM: NAVD 88 (GEOID 09)

INDEX OF DRAWINGS

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EXHIBITS

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- 2 EXHIBIT A - TREE LIST (1 OF 6)
- 3 EXHIBIT A - TREE LIST (2 OF 6)
- 4 EXHIBIT A - TREE LIST (3 OF 6)
- 5 EXHIBIT A - TREE LIST (4 OF 6)
- 6 EXHIBIT A - TREE LIST (5 OF 6)
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PRELIMINARY SUBDIVISION APPROVAL SHEET 1 OF 3  
FILE NUMBER: C8-2022-0113 APPLICATION DATE: 7/1/2022  
APPROVED BY ZONING & PLATTING COMMISSION ON \_\_\_\_\_  
UNDER SECTION 25-4-57 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (LDC 25-4-62) 7/1/2027  
CASE MANAGER: CESAR ZAVALA  
PROJECT EXPIRATION DATE (ORD. #20140612-084, Pt. 7; 6-23-14)

Denise Lucas, Director, Development Services Department

FINAL PLAT TO LOCK-IN PRELIMINARY FILE # \_\_\_\_\_

APPROVED ON \_\_\_\_\_

PRELIMINARY EXTENDED ON \_\_\_\_\_ UNTIL \_\_\_\_\_

*Final plats must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date*

DGN. BY: GNR/JE DATE: 9/13/2022

DWN. BY: JDE JOB NO. 0A836-0006-03

SHEET NO.

**1**

OF **3**



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\\lone\scartec\corp\cfs\Projects\0483\01\0483-16-0006-03 Three Hills Apartments - Reg'd\1 Design Phase\CD\Plans\Preliminary Plan\0483-16-0006-03 PP NOTES.dwg JDS: September 13, 2022

PRELIMINARY PLAN NOTES:

- ALL STREETS IN THIS SUBDIVISION WILL BE PRIVATE.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE PUE AND DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN, AUSTIN ENERGY, AND AT&T FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH SEC 25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:
  - WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREETS: HEATHERLY DRIVE AND EVIE LANE. \*FISCAL SECURITY NOT REQUIRED FOR STREETS.
  - ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G. EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: HEATHERLY DRIVE AND EVIE LANE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT 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 UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100-YEAR FREQUENCY FLOOD LEVEL. MINIMUM FINISHED FLOOR ELEVATIONS FOR ANY LOT ADJACENT TO A WATERWAY WILL BE SET ON THE FINAL PLAT. CONSTRUCTION ON ANY LOT WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL – SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS / ELECTRIC SERVICE DESIGN & PLANNING.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE 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.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG IH 35, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE SIDEWALKS ALONG IH 35 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC, 25-6-351.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE DETAINED BY THE USE OF ON-SITE PONDING, RSMP PARTICIPATION OR OTHER APPROVED METHODS.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED FOR THIS PROJECT SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN SECTION 25-8 OF THE CITY LAND DEVELOPMENT CODE, THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
- ALL DRAINAGE, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- ALL ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
- EXISTING CONTOUR INFORMATION WITHIN THE SITE BOUNDARY WERE GENERATED FROM A GROUND SURVEY PROVIDED BY JOHN T. BILNOSKI, R.P.L.S. No. 4998 (BURY, 221 W SIXTH ST, SUITE 600, AUSTIN, TX 78701). EXISTING CONTOUR INFORMATION OUTSIDE THE SITE BOUNDARY WAS GENERATED FROM CITY OF AUSTIN GIS DATABASES.

- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT. CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN.
- ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
- TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
- THIS PROJECT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT.
- ANY NECESSARY ELECTRICAL EASEMENTS WILL BE PROVIDED WITH THE FINAL PLAT APPLICATION.

ELECTRIC UTILITY NOTES

- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT 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 UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 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 TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

ENVIRONMENTAL AND WETLANDS NOTES

- IF AND WHEN DEVELOPMENT IN THE WETLAND CEF AND/OR CEF SETBACK OCCUR, 1:1 MITIGATION WILL BE REQUIRED AT THE SITE PLAN STAGE.
- ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

VARIANCES

- A VARIANCE TO SECTION 25-4-171, OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE LAND USE COMMISSION ON \_\_\_\_\_.
- A VARIANCE TO SECTION 25-6-86, OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE LAND USE COMMISSION ON \_\_\_\_\_.

APPENDIX Q-2 IMPERVIOUS COVER THREE HILLS APARTMENTS				
Allowable Impervious Cover				
Total gross site area =		58.39 Acres		
**Impervious cover allowed at		60 % X GSA =	35.03 Acres	
ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY				
Total acreage 0 - 15% =		46.60 Acres X 100% =	46.600	
Total acreage 15-25% =		9.39 Acres X 10% =	0.939	
TOTAL = 47.539				
PROPOSED TOTAL IMPERVIOUS COVER (Driveway/Roadways within ROW only)				
Total proposed impervious cover =		4.89 Acres	=	8.4%
PROPOSED IMPERVIOUS COVER ON SLOPES = N/A				
		IMPERVIOUS COVER		
		BUILDINGS AND OTHER IMPERVIOUS COVER		DRIVEWAY/ ROADWAYS
SLOPE CATEGORIES	ACRES	ACRES	% of Category	ACRES % of Category
0 - 15%	46.60	0.0	0%	4.36 9%
15 - 25%	9.39	0.0	0%	0.53 6%
25 - 35%	1.50	0.0	0%	0.00 0%
Over 35%	0.90	0.0	0%	0.0 0%
Total Site Area	58.39			

TABLE 1

STREET TABLE								
STREET NAME	ROW WIDTH (FT)	PUBLIC ACCESS EASEMENT WIDTH (FT)	PVMT WIDTH (F-F) (FT)	CURB TYPE	LENGTH (FT)	CLASS	SIDEWALK (FT)	SIDEWALK LOCATION
HEATHERLY DRIVE (PRIVATE DRIVE)		64	45	CURB & GUTTER	2583	PRIVATE DRIVE	5	BOTH
EVIE LANE (PRIVATE DRIVE)		64	45	CURB & GUTTER	708	PRIVATE DRIVE	5	BOTH
S IH 35 NB	400		N/A	RIBBON	N/A	INTERSTATE HIGHWAY	10	NB

TABLE 2

LAND USE SUMMARY				
LAND USE	QUANTITY	DENSITY	INTENSITY	ACERAGE
MULTI-FAMILY	3	900	N/A	40.76
PARK	4	N/A	N/A	12.97
PRIVATE ACCESS ESMT.	1	N/A	N/A	4.68

LOT SUMMARY

BLOCK	LOT	LAND USE	
		MULTI-FAM (sf)	PARKLAND (sf)
A	1		126,585
	2	517,928	
	3		116,218
B	1	491,008	
	2		76,840
	3		244,981
C	1	766,612	
TOTAL		1,775,549	564,625
TOTAL SITE		2,340,174	

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

QUIDDITY



Team Lead of Professional Engineer and Land Surveyor, No. 17,326  
1201 West 20th Street, Suite 100, Austin, TX 78704-1304, USA

SCALE: AS SHOWN  
DATE: 8/9/2022  
JOB NO.: 0A836-006-03  
DESIGNED BY: JM  
CHECKED BY: EV  
DRAWN BY: JMWIDE



JOURNEYMAN GROUP  
THREE HILLS

GENERAL NOTES

PRELIMINARY SUBDIVISION APPROVAL SHEET 2 OF 3  
FILE NUMBER: C8-2022-0113 APPLICATION DATE: 7/1/2022  
APPROVED BY ZONING & PLATTING COMMISSION ON \_\_\_\_\_  
UNDER SECTION 25-4-57 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (LDC 25-4-62) 7/1/2027  
CASE MANAGER: CESAR ZAVALA  
PROJECT EXPIRATION DATE (ORD. #20140612-084, Pl. 7: 6-23-14)

Denise Lucas, Director, Development Services Department  
FINAL PLAT TO LOCK-IN PRELIMINARY FILE # \_\_\_\_\_  
APPROVED ON \_\_\_\_\_  
PRELIMINARY EXTENDED ON \_\_\_\_\_ UNTIL \_\_\_\_\_  
Final plats must be recorded by the expiration Date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date

SHEET NO.

2

OF 3



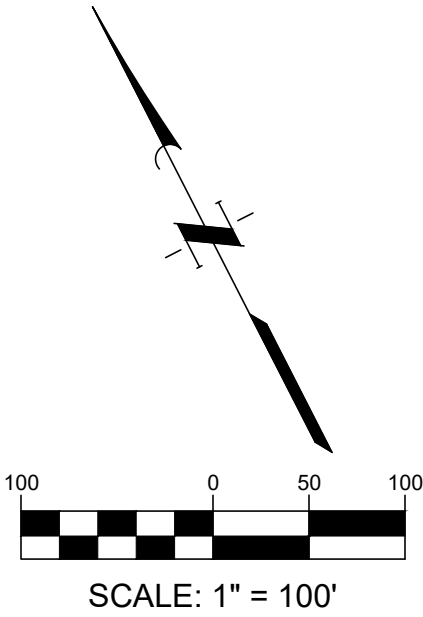
TABLE 2 LAND USE SUMMARY				
LAND USE	QUANTITY	DENSITY	INTENSITY	ACERAGE
RESIDENTIAL	3	900	N/A	40.76
PARK	4	N/A	N/A	12.97
PRIVATE/PUE	1	N/A	N/A	4.68

TABLE 1 STREET TABLE								
STREET NAME	ROW WIDTH (FT)	PUBLIC ACCESS EASEMENT WIDTH (FT)	PVMT WIDTH (F-F) (FT)	CURB TYPE	LENGTH (FT)	CLASS	SIDEWALK (FT)	SIDEWALK LOCATION
HEATHERLY DRIVE (PRIVATE DRIVE)	64	64	45	CURB & GUTTER	2583	PRIVATE DRIVE	5	BOTH
EVIE LANE (PRIVATE DRIVE)	64	64	45	CURB & GUTTER	708	PRIVATE DRIVE	5	BOTH
SH 35 NB	400		N/A	RIBBON	N/A	INTERSTATE HIGHWAY	10	NB

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	25.00	39.27	90°00'00"	S 27°27'57" E
C2	438.00	200.24	28°11'40"	S 85°33'47" E
C3	332.00	579.53	100°00'52"	S 48°39'11" E
C4	532.00	28.20	3°02'13"	S 02°52'22" W
C5	25.00	36.71	84°07'35"	S 37°40'19" E
C6	25.00	20.89	47°53'15"	N 76°19'16" E
C7	60.00	109.17	104°15'04"	S 75°29'50" E
C8	25.00	20.89	47°53'15"	S 55°47'29" W
C9	25.00	20.89	47°53'15"	S 76°19'16" W
C10	60.00	109.17	104°15'04"	N 83°58'24" W
C11	25.00	20.89	47°53'15"	N 55°47'29" W
C12	25.00	36.71	84°07'35"	S 58°12'06" W
C13	532.00	234.96	27°53'24"	S 30°05'00" W
C14	332.00	531.87	91°47'18"	S 89°55'21" W
C15	438.00	216.21	28°16'57"	N 58°19'28" W
C16	25.00	39.27	90°00'00"	S 62°32'03" W
C17	25.00	39.27	90°00'00"	S 27°27'57" E
C18	502.00	247.80	28°16'57"	N 58°19'28" E
C19	268.00	429.34	91°47'18"	N 89°55'21" E
C20	468.00	348.57	42°40'27"	N 22°41'29" E
C21	268.00	467.82	100°00'52"	N 48°39'11" W
C22	502.00	229.50	28°11'40"	N 85°33'47" W
C23	25.00	39.27	90°00'00"	S 62°32'03" W
C24	332.00	32.02	5°31'53"	S 84°08'02" W
C25	332.00	547.51	94°29'19"	N 45°53'25" W
C26	332.00	287.11	49°32'55"	N 68°48'10" E
C27	332.00	244.76	42°14'23"	S 65°18'11" E

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 17°05'54" W	176.11'
L2	S 28°23'08" E	13.22'
L3	S 17°56'35" W	135.04'
L4	S 77°49'55" W	4.54'
L5	S 45°08'31" W	143.25'
L6	N 72°27'57" W	53.30'
L7	S 81°20'23" W	100.13'
L8	S 79°44'07" E	135.99'
L9	S 28°23'08" E	8.96'
L10	S 29°23'08" E	8.26'
L11	S 17°56'35" W	43.16'
L12	S 17°56'35" W	91.88'
L13	N 79°44'07" E	135.01'
L14	S 44°01'42" W	171.71'
L15	N 44°11'09" W	100.22'
L16	N 72°27'57" W	15.00'
L17	S 72°27'57" E	15.00'
L18	S 44°11'09" W	100.22'
L19	N 44°01'42" E	171.71'
L20	S 81°20'23" W	100.13'
L21	N 72°27'57" W	53.30'
L22	S 27°08'19" W	125.11'
L23	N 66°56'31" W	0.86'
L24	S 84°08'10" E	0.10'
L25	N 82°32'29" W	3.81'
L26	N 62°54'41" W	61'
L27	S 01°13'15" E	50.00'
L28	S 27°08'19" W	93.24'



EXISTING LEGEND

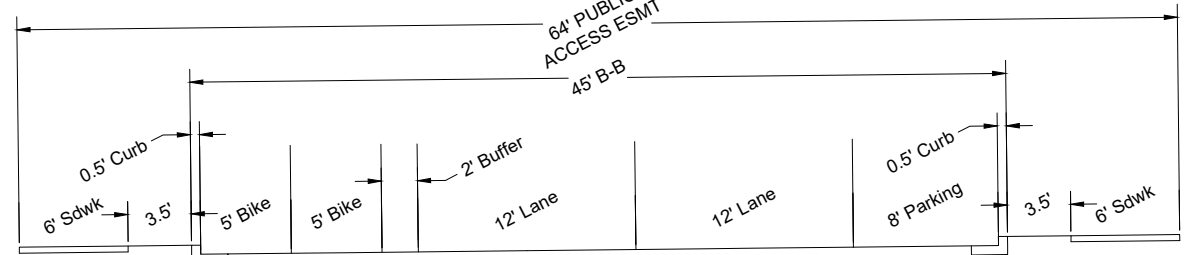
---	W	WATER
---	WW	WASTEWATER
---	SS	STORM SEWER
---	OHE	OVERHEAD ELECTRIC
---	700	GROUND CONTOUR

NOTES

- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC §25-1-112 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS:  
  
A. INFRASTRUCTURE, INCLUDING DRAINAGE, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREET: EVIE LANE. FISCAL SECURITY IS NOT REQUIRED FOR STREETS).  
  
B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: HEATHERLY DRIVE AND EVIE LANE.  
  
2. PARKLAND REQUIREMENTS FOR THIS DEVELOPMENT WILL BE SATISFIED AT FINAL PLAT.  
  
3. PARKLAND DEDICATION IS REQUIRED PER CITY CODE §25-1-601, AS AMENDED, PRIOR TO APPROVAL OF A FINAL PLAT IN THIS SUBDIVISION. THE AREA TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS BLOCK A, LOT 1, BLOCK B, LOT 2, BLOCK A, LOT 3, BLOCK B, LOT 3, AND THE TWO TRAIL AND RECREATION EASEMENTS.  
  
4. DIRECT VEHICULAR ACCESS TO IH 35 FROM LOT 1, BLOCK A, LOT 2, BLOCK B, AND LOT 1, BLOCK C IS PROHIBITED, AND ALL VEHICULAR ACCESS SHALL BE TO HEATHERLY DRIVE ROADWAY.  
  
5. SHARED USE TRAILS ON BLOCK A, LOT 2 AND BLOCK B, LOT 1 WILL BE CONSTRUCTED DURING SITE PLAN AND FISCAL SURETY WILL BE POSTED AT FINAL PLAT FOR THEIR DEDICATION AS TRAIL EASEMENTS PLUS IMPROVEMENTS. SHARED USE PATHS ON BLOCK A, LOT 1 AND BLOCK B, LOT 2 WILL BE CONSTRUCTED WITH BLOCK C, LOT 1 SITE PLAN.  
  
6. AT THE TIME OF SITE PLAN FOR BLOCK B, LOT 1, A MINIMUM 25' JOINT-USE ACCESS EASEMENT SHALL BE DEDICATED FROM HEATHERLY DRIVE TO THE SOUTH PROPERTY LINE.

PARKLAND DEDICATION TABLE			
Lot	Acreage	% Credit	Total
Block A, Lot 1	2.91	100; 50 of 0.439 AC Drainage Esmt.	2.69
Block A, Lot 3	2.67		50
Block B, Lot 2	1.77		100
Block B, Lot 3	5.62		50
15' Trail & Rec. Easement	0.77		40
TOTAL			8.91

PRIVATE DRIVE CROSS SECTION



PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 3  
FILE NUMBER: C8-2022-0113 APPLICATION DATE: 7/1/2022  
APPROVED BY ZONING & PLATTING COMMISSION ON  
UNDER SECTION 25-4-57 OF THE CITY OF AUSTIN CODE.  
EXPIRATION DATE (LDC 25-4-62) 7/1/2027  
CASE MANAGER: CESAR ZAVALA  
PROJECT EXPIRATION DATE (ORD. #20140612-084, Pl. 7: 6-23-14)

Denise Lucas, Director, Development Services Department  
FINAL PLAT TO LOCK-IN PRELIMINARY FILE #  
APPROVED ON  
PRELIMINARY EXTENDED ON UNTIL  
Final plats must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date

QUIDDITY



DESIGNED BY: JM  
CHECKED BY: EV  
DRAWN BY: JIMUDE  
SCALE: AS SHOWN  
DATE: 8/9/2022  
JOB NO.: 0A836-006-03



JOURNEYPAN GROUP  
THREE HILLS

PRELIMINARY PLAN

SHEET NO.

3

C8-2022-0113



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



CASE NUMBER: C8-2022-0287  
 UPDATE: U0  
 CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Three Hills Apartments  
 LOCATION: 12234 HEATHERLY DR

SUBMITTAL DATE: November 14, 2022  
 FINAL REPORT DATE: December 2, 2022

**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. If you have any questions, concerns or if you require additional information about this report, please contact your case manager at the phone number listed above or by using the contact information listed for each reviewer in this report.

Any change to the plan/plat shall not cause noncompliance with any applicable code or criteria. In addition, any change to the plat may trigger new comments.

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

All comments must be addressed by filing an updated submittal prior to the update deadline of **February 13, 2023**. Otherwise, the application will expire. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

Extension of Review Period, Extension of Update Deadline and Tolling of Application Period do not apply to applications for preliminary plan, plat or subdivision construction plans (LDC 25-1-88; 25-1-89; 25-1-90).

**UPDATE SUBMITTAL INSTRUCTIONS (LDC 25-1-83):**

1. Applicants must make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
  - a. This report
  - b. The revised plat/plan in pdf format
  - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

**REVIEWERS:**

Planner 1: Chima Onyia  
 ATD: Amber Mitchell  
 Drainage: Kyle Virr  
 Water Quality: Kyle Virr

Subdivision: Cesar Zavala  
 Environmental: Mel Fuechec  
 Austin Water: Bradley Barron  
 Site Plan Plumbing: Cory Harmon

**911 Addressing Review - Janny Phung - [janny.phung@austintexas.gov](mailto:janny.phung@austintexas.gov)**

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review. §25-4-155

ATD Engineering Review - Amber Hutchens - 512-974-5646

ATD 1. Summit payment for the variance fees.

Drainage Engineering Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE1: DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), twenty-five (25) and one hundred (100) year storm frequency events". Please provide the information necessary to verify compliance. The Preliminary Plan should match the Engineer's Report.

DE2: Please show all drainage easements on the storm drainage plan. [LDC 25-7-152]

DE3: Show drainage area maps and calculate fully developed condition flows for the offsite contributing areas passing through site. Drainage easements are required for conveyance of offsite flows through the site. [LDC 25-7-151 & 25-7-152]. The Preliminary Plan should match the Engineer's Report.

DE4: Please provide an electronic copy of the model used for hydrologic engineering and planning for the site.

DE5: Please demonstrate compliance with DCM 1.2.4.E.

Environmental Review - Mel Fuechec - [mel.fuechec@austintexas.gov](mailto:mel.fuechec@austintexas.gov)

**CLASSIFIED WATERWAYS / CWQZ / WQTZ / FLOODPLAIN [LDC 25-8, Subchapter A]**

EV 1 Please explain the purpose of the CWQZ buffer mitigation area. The CWQZ buffer averaging proposal must be delineated to demonstrate compliance with applicable code and criteria. [LDC 25-8, Subchapter A, Article 2; ECM 1.5.2] Delineation includes, but is not limited to, showing the following:

- 1) the existing CWQZ labeled as "ORIGINAL CWQZ";
- 2) the proposed buffer averaged CWQZ labeled as "AVERAGED CWQZ";
- 3) the CWQZ minimum setback; and,
- 4) Provide a table showing the total amount of land area within the existing CWQZ that and the total amount of land area within the proposed buffer averaged CWQZ [LDC 25-8, Subchapter A, Article 2; ECM 1.5.2]

EV 2 The trail must be delineated to demonstrate compliance with regulations and rules for trails in the CWQZ. [LDC 25-8, Subchapter A, Article 7; ECM 1.5.3]. Clarify the width and material of the trail.



**DATE REVIEWED: 11/21/2022**  
**UPDATE # U0**

General notes: The floodplain that is located on the lot has been reviewed and approved with case C8-2019-0032.0A. This project is not proposing any changes to the already approved floodplain, and the drainage easement contains the floodplain as shown in the preliminary plans. If modifications within the floodplain are proposed with the subdivision construction plan such as Evie Lane, and these modifications in the floodplain modeling have not been reviewed, they will need to be reviewed at subdivision construction stage. Reviewer should coordinate with applicant about this. No formal comments.

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

AW1. Per Utility Criteria Manual Section 2, §25-4, §25-9, LDC 25-4-132; LDC 25-6-155, 171, 292; TCM 2.3.2:

Names, locations and dimensions of public rights-of-way, alleys, joint use driveways and easements within 150' of the subdivision, the names, locations and dimensions of private rights-of-way, alleys, joint use driveways and easements bordering or affecting the subdivision, and a statement describing the purpose for each public or private dedication. The holder of each easement must be shown for subdivisions in the ETJ in Travis County.

Show all existing easements on the preliminary plan with document numbers. Provide document numbers for all public water and wastewater easements within the proposed private streets.

AW2. Per Utility Criteria Manual Section 2, §25-4, §25-9:

Add the following note to the plat:

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 APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

Water Quality Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ1: Provide a water quality plan using the assumed impervious cover as described in Land Development Code Section 25-8-64. Include all items specified in the Subdivision Application Packet, Page 17. The plan in the Engineering Report should match the one in the Preliminary Plan.

WQ2: ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than

one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site” (LDC 25-7-61). Please provide compliance.

WQ3: Please provide Certification of Compliance 25-1-83 – Applications Related to a Closed Municipal Solid Waste Landfill. The certification form can be found at the following website: [http://austintexas.gov/sites/default/files/files/Planning/Applications\\_Forms/Landfill\\_Verification\\_Form.pdf](http://austintexas.gov/sites/default/files/files/Planning/Applications_Forms/Landfill_Verification_Form.pdf)

WQ4: Proposed improvements encroach on the Erosion Hazard Zone Buffer established by the Watershed Protection Department. Conduct and provide an analysis in accordance with City of Austin Drainage Criteria Manual Appendix E, Criteria for Establishing an Erosion Hazard Zone. (LDC 25-7-32, DCM Appendix E)

Wetlands Biologist Review - Miranda Reinhard - [Miranda.Reinhard@austintexas.gov](mailto:Miranda.Reinhard@austintexas.gov)

*Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings but must receive formal updates in order to confirm positive plan set changes.*

**WB1. Update0.** FYI This project must comply with Critical Environmental Feature protection requirements. [LDC 25-8-281 or LDC 30-5-281; LDC 25-8-282 or LDC 30-5-282; ECM 1.10]. The appropriate notes: “1. If and when development in the wetland CEF and/or CEF setback occur, 1:1 mitigation will be required at the site plan stage. 2. All activities within the CEF and CEF Buffer must comply with the city of Austin code and criteria. The natural vegetative cover must be retained to the maximum extent practicable, construction is prohibited, and wastewater disposal or irrigation is prohibited.” have been included under the “Environmental and Wetland Notes” on Sheet 2 -General Notes of the Preliminary Plan as approved in the Project Assessment -C8-2022-0113.PA.

Site Plan Plumbing - Cory Harmon - 512-974-2882

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a note to the General Notes sheet that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

Subdivision Review - Cesar Zavala - [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)

SR 1. This application was submitted on November 14, 2022, and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):

Update deadline: February 13, 2023

Fiscal due (if needed): May 15, 2023

SR 2. Provide a copies of the current, recorded deeds for this property, only one deed was provided with the application. 25-1-83 or 30-1-113

SR 3. In the approval blocks on the plan, update the application date to November 14, 2022 and the expiration date to November 14, 2027.

SR 4. On the Note page, update the second listed variance to Section 25-6-86 to reference an administratively approved variance. 25-1-83 or 30-1-113



- SR 5. In the Lot Summary Table list the total acreage for the site. 25-1-83 or 30-1-113
- SR 6. Contact the Intake Group to verify application fees and submit payment of any outstanding amounts. 25-1-83 or 30-1-113

**End of Report**



**TO:** Members of the Zoning & Platting Commission

**FROM:** Amber Hutchens, Capital Program Consultant | Supervisor  
Austin Transportation Department

**DATE:** December 1, 2022

**SUBJECT:** **Three Hills Apartments: C8-2022-0287**  
**Variance of Title 25, Section 25-4-171**

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The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-171, which requires each lot in a subdivision abut a dedicated public street.

The proposed development is in the City of Austin's full purpose jurisdiction. The site is south of Onion Creek Pkwy and East of IH 35. The subdivision consists of 58.38 acres, including 3 multi-family lots and 4 parkland lots. Two site plans within the subdivision have been approved by City of Austin staff, both proposing multi-family development. The site was part of a previously approved preliminary plan that proposed public right of way, but non-standard construction precludes the proposed roadways from being accepted by for City maintenance.

**Staff recommends approval of the variance for the following reasons:**

- The proposed Public Access Easements (PAEs) will comply with the City's approved cross section for a Level 1 street.
- The PAEs will provide direct access to a public street (IH 35 Service Road NB).
- The approval of the PAEs does not hinder the implementation of the Austin Strategic Mobility Plan.
- ATD Transportation Development Services staff has not received any expressed concerns from the neighborhood group nor any opposition to the applicant's request for this variance.

If you should have any questions or require additional information, please feel free to contact me at 512-974-5646.

**CC:** Cesar Zavala, Senior Planner (DSD)





3100 Alvin Devane Boulevard  
Austin, Texas 78741  
Tel: 512.441.9493  
Fax: 512.445.2286  
[www.jonescarter.com](http://www.jonescarter.com)

April 29, 2022

Curtis Beaty  
Austin Transportation Department

Re: Commission Variance – Lot Abut Dedicated Public Street  
12001 S IH 35  
Austin, Texas 78747

Dear Mr. Beaty,

On behalf of our client, Quiddity Engineering is requesting a commission variance from LDC Section 25-4-171 for subdivision lots not abutting dedicated public street. The public roads in the Three Hills Apartment Subdivision were dedicated in the recorded plat Case Number C8-2019-0032. After plat recordation and during plan approvals, Public Works confirmed they do not want to maintain the public roads with retaining walls. They have requested the roads be dedicated as private roads with public access easements instead. Per our meeting on March 8, 2022, with DSD and ATD, we will proceed with a new preliminary plan and vacate/replat to revise the public roadway dedication from public to private.

The proposed 58.38-acre site is within the city limits of Austin, Texas. The project involves the development of three multifamily lots and four parkland lots and public roadways to be converted to private roadways. The site is bounded by S Interstate 35 to the West, but undeveloped land to the South and East, and by St. Alban's addition development to the North.

According to the current platting requirements of the Land Development Code, subdivision lots must abut a dedicated public street. With private roadways, we will be unable to meet the lot abutting requirements for the project. We ask that you please consider granting the lot abutting public street waiver so we can continue with the request of Public Works.

If you have any questions or require additional information, please contact me at (512) 441-9493.

Respectfully,

Gemsong N. Ryan, P.E.

GNR/sg

K:\0A836\0A836-0006-03 Three Hills Apartments - Replat\Project Management\Deliverables\Project Assessment\Variance Letter-Lot Abut Ded Public St