

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2022-0287.1A

COMMISSION DATE: March 28, 2023

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: none

DEPARTMENT COMMENTS:

The request is for the approval of Three Hills Apartments plat comprised of 8 lots on 58.39 acres (2,543,468.4 sf).

The plat does not comply with the criteria for approval in LDC 25-4-84(B) and staff recommends disapproval for the reasons listed in the attached comment report. An application that has been disapproved with reasons may be updated to address those reasons until the application expires. If the applicant submits an update to address the reasons for disapproval, that update will be presented to the Land Use Commission within fifteen days of submittal.

STAFF RECOMMENDATION:

Staff recommends disapproval of the final plat for reasons listed in Exhibit C in the support material.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

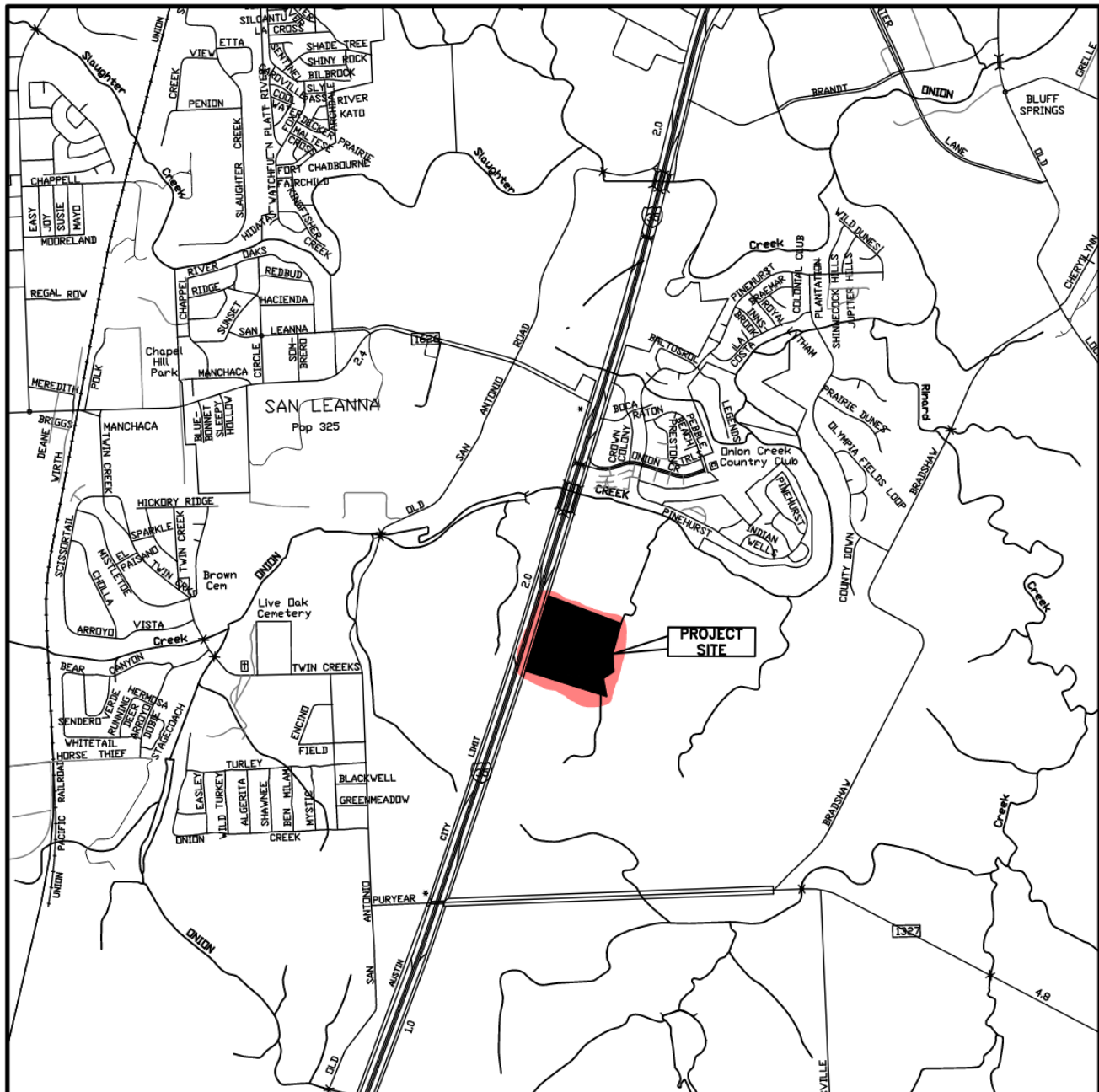
E-mail: cesar.zavala@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity Map

Exhibit B: Proposed Plat

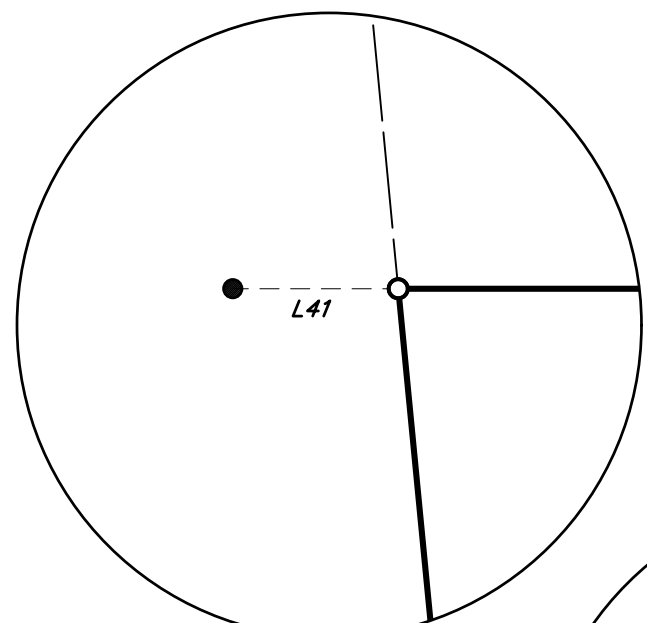
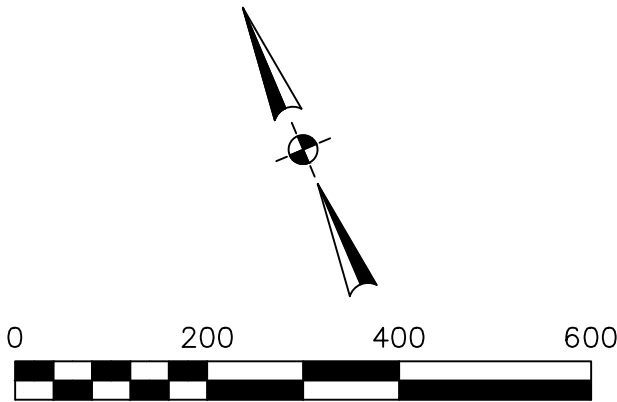
Exhibit C: Comment Report



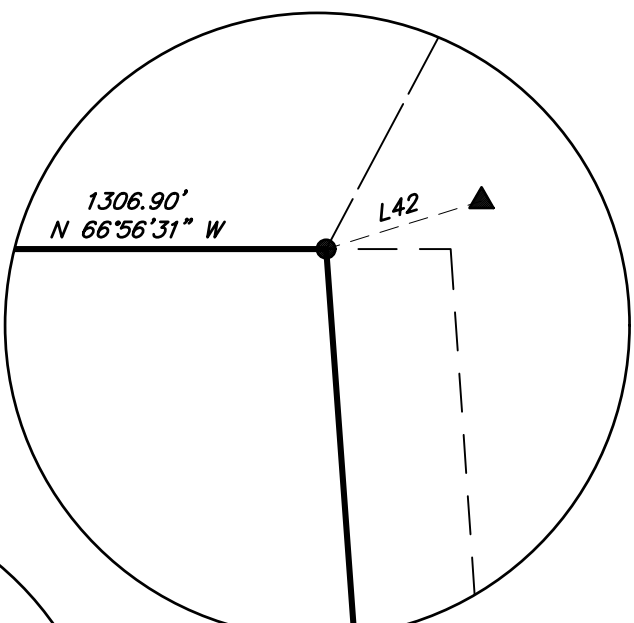
SITE LOCATION MAP



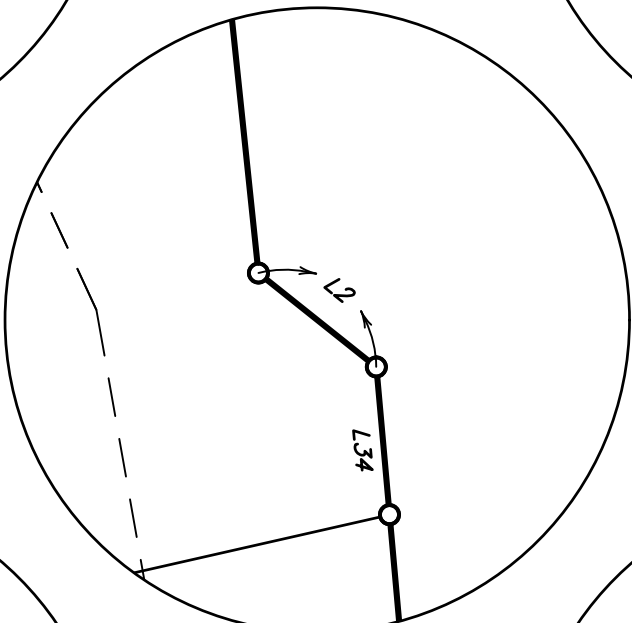
VICINITY MAP — N.T.S.



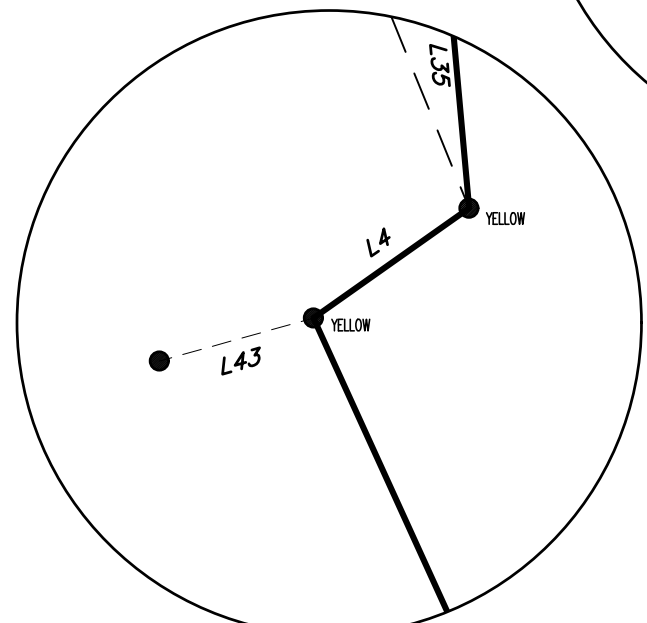
DETAIL "A"
N.T.S.



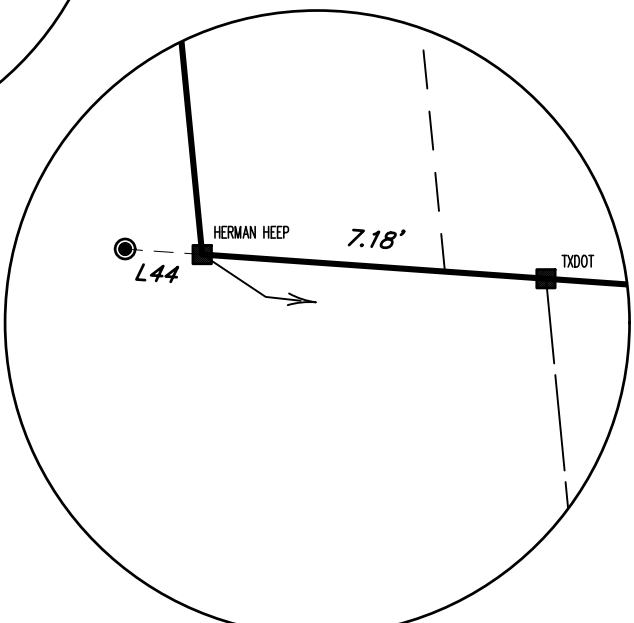
DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.



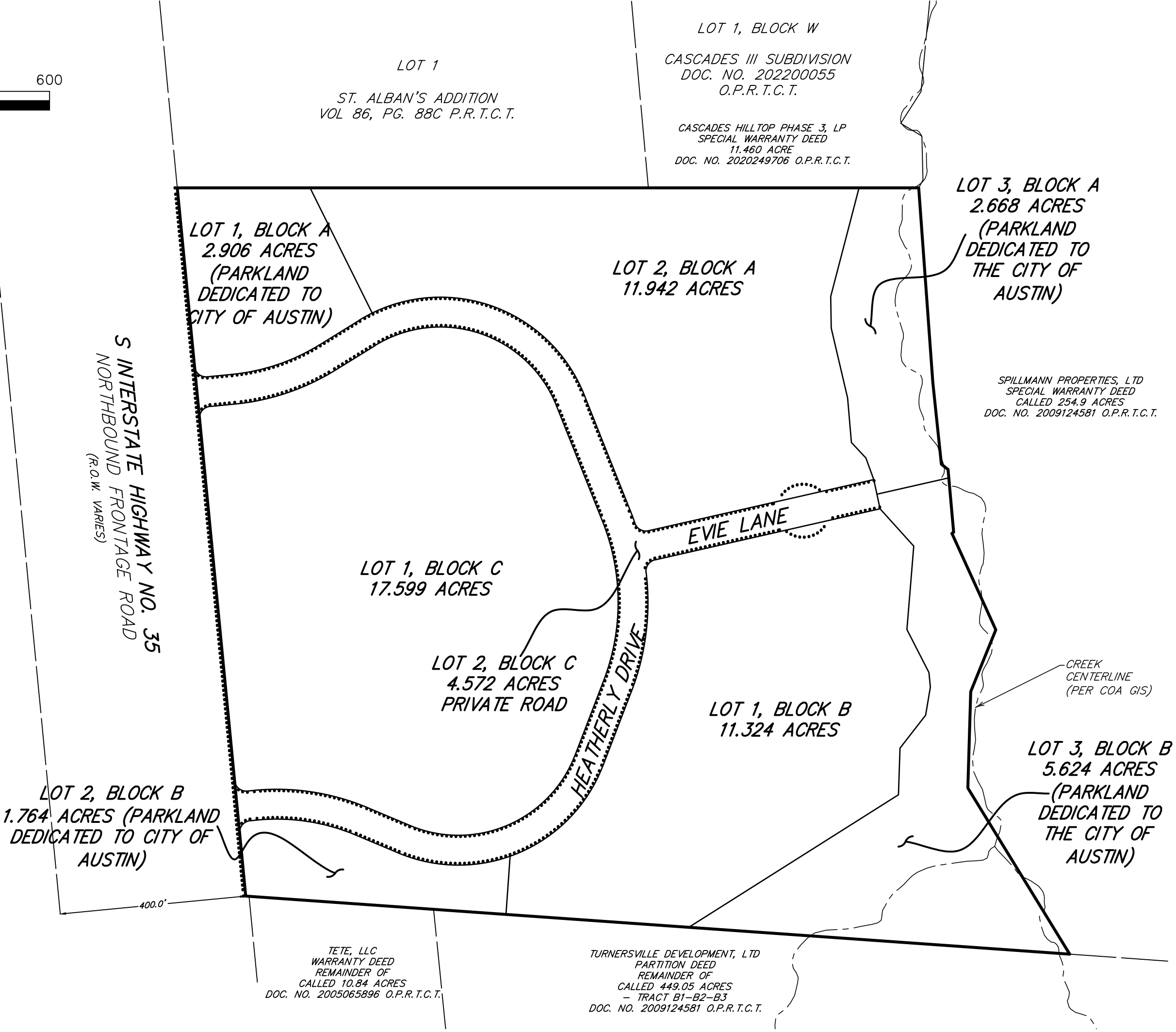
DETAIL "D"
N.T.S.








DETAIL "E"
N.T.S.

 **QUIDDITY**
Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493

THREE HILLS APARTMENTS
FINAL PLAT
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



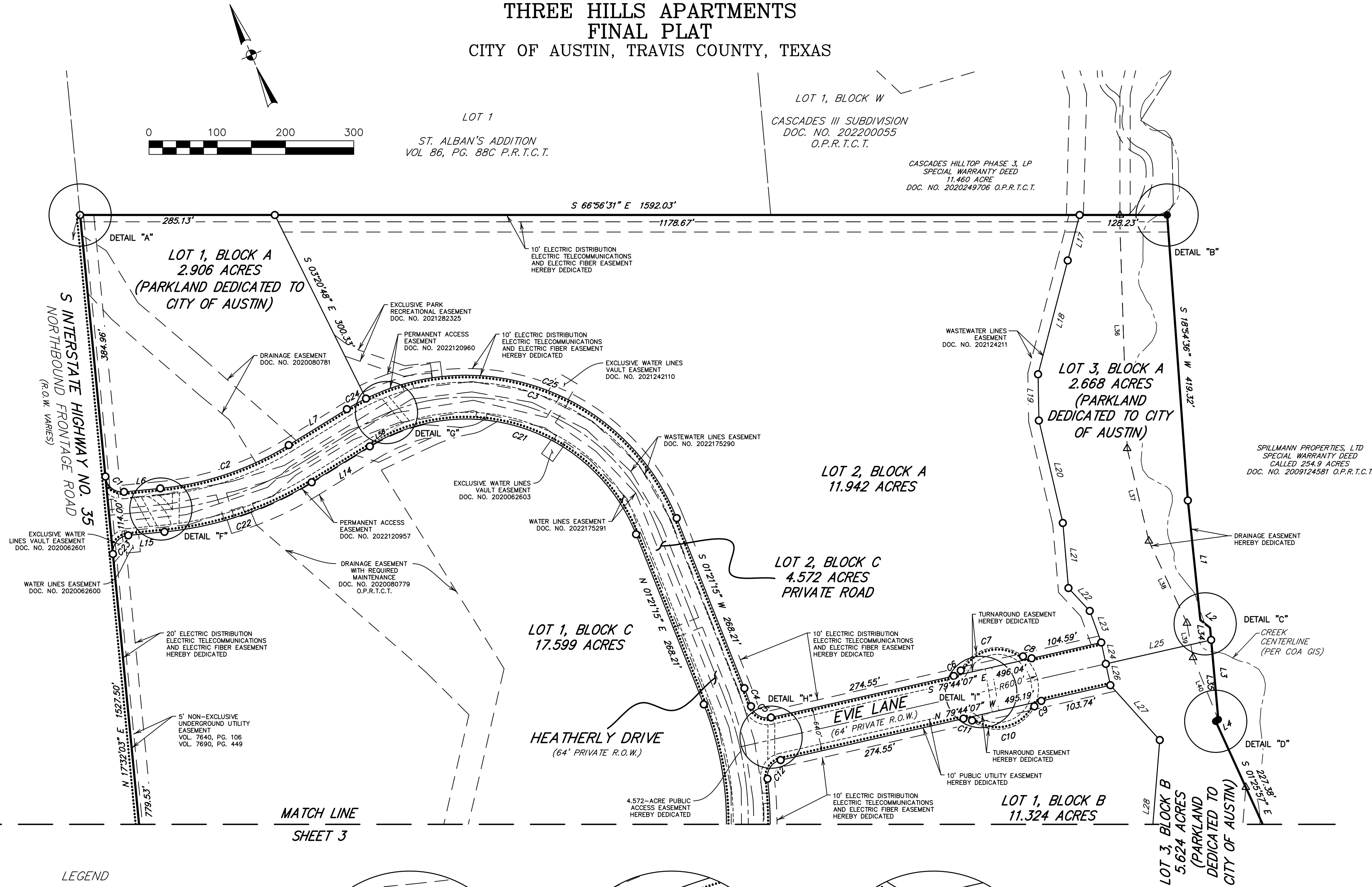
LOT	ACREAGE	USE
LOT 1, BLOCK A	2.906 ACRES	PARKLAND
LOT 2, BLOCK A	11.942 ACRES	MULTIFAMILY
LOT 3, BLOCK A	2.668 ACRES	PARKLAND
LOT 1, BLOCK B	11.324 ACRES	MULTIFAMILY
LOT 2, BLOCK B	1.764 ACRES	PARKLAND
LOT 3, BLOCK B	5.624 ACRES	PARKLAND
LOT 1, BLOCK C	17.599 ACRES	MULTIFAMILY
LOT 2, BLOCK C	4.572 ACRES	PRIVATE ROAD
TOTAL ACREAGE	58.399 ACRES	
TOTAL NO. OF LOTS	8	

LEGEND		
	5/8 INCH IRON ROD SET CAPPED "JONES/CARTER" (UNLESS OTHERWISE NOTED)	P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
	1/2 INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)	D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
	1/2 INCH IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	R.P.R.T.C.T. REAL RECORDS PROPERTY OF TRAVIS COUNTY, TEXAS
	CONCRETE MONUMENT FOUND	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
	60D NAIL FOUND SIDEWALK

FILE: K:\0A836\0A836-0006-00 MULTIFAMILY SITE AT IH-35 S AND IH-45 SE\1 SURVEYING PHASE\CAD FILES\WORKING DWG\A836-0006-00 RE-PLAT.DWG	
JOB NO: A836-0006-00	DRAWN BY: ASH
SCALE: 1"=200'	CHECKED BY: RLH
DATE: DECEMBER 15, 2022	REVISED:

THREE HILLS APARTMENTS
FINAL PLAT

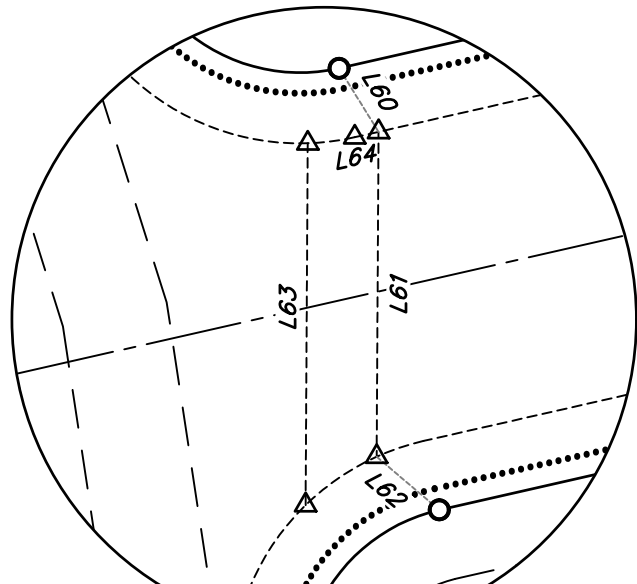
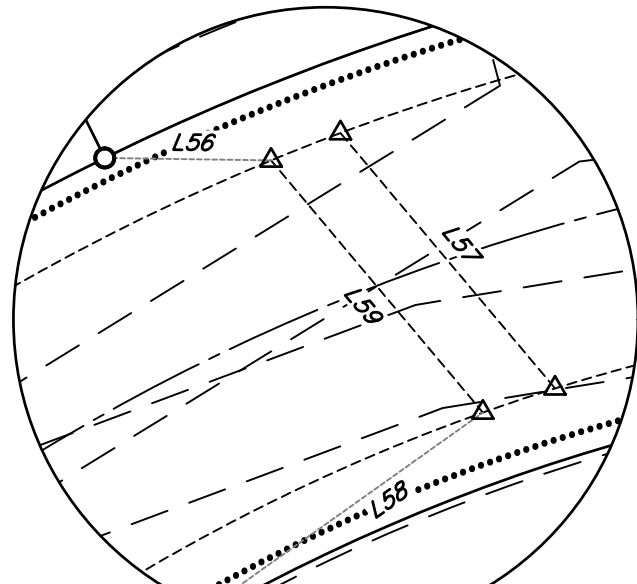
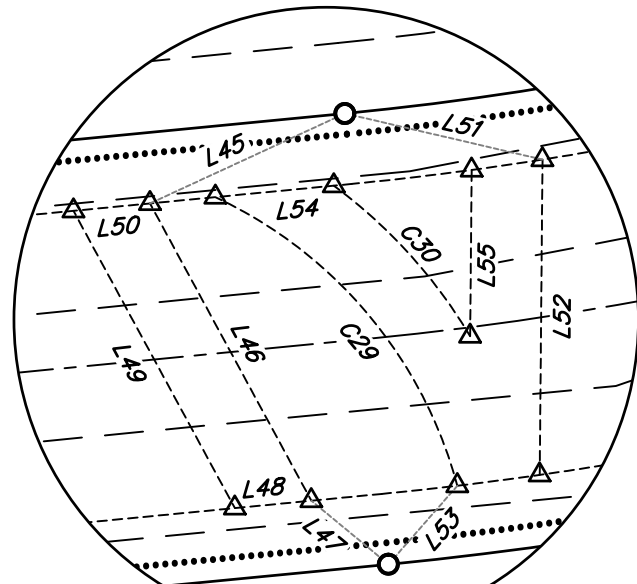
THREE HILLS APARTMENTS
FINAL PLAT
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



MATCH LINE
SHEET 3

LEGEND

○	5/8 INCH IRON ROD SET CAPPED "JONES(CARTER)" (UNLESS OTHERWISE NOTED)	P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
●	1/2 INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)	D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
⊙	1/2 INCH IRON PIPE FOUND (UNLESS OTHERWISE NOTED)	R.P.R.T.C.T.	REAL RECORDS PROPERTY OF TRAVIS COUNTY, TEXAS
■	CONCRETE MONUMENT FOUND	O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
▲	60D NAIL FOUND	SIDEWALK
△	CALCULATED POINT		



BEARING BASIS NOTE:
HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE
SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES
ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000292643
SCALED FROM N: 10,018,248.84, E: 3,098,742.34, Z: 651.69'

SHEET 2 OF 5

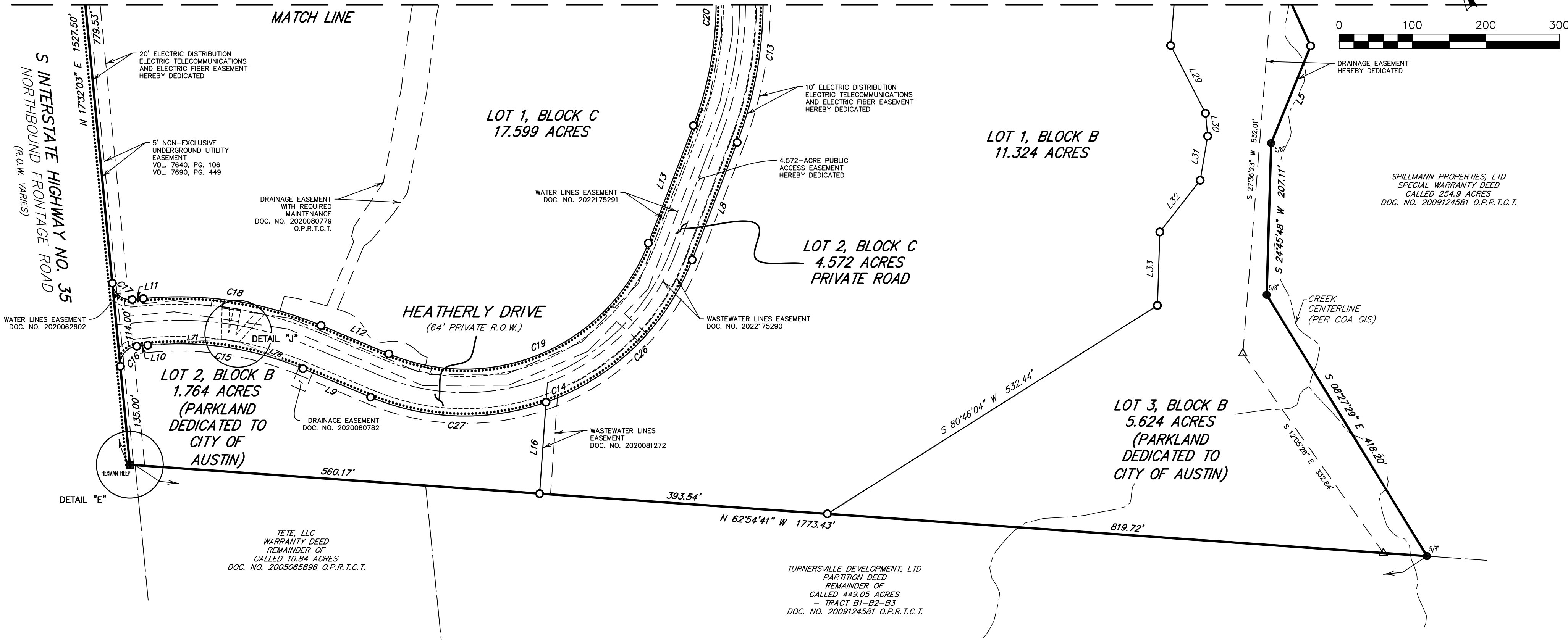
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DRAWN BY:	ASH
CHECKED BY:	RLH
REVISED:	

THREE HILLS APARTMENTS
FINAL PLAT

THREE HILLS APARTMENTS
FINAL PLAT
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

SHEET 2

MATCH LINE



LEGEND

- 5/8 INCH IRON ROD SET CAPPED "JONES/CARTER" (UNLESS OTHERWISE NOTED)
- 1/2 INCH IRON ROD FOUND (UNLESS OTHERWISE NOTED)
- ⊙ 1/2 INCH IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- CONCRETE MONUMENT FOUND
- ▲ 60D NAIL FOUND
- △ CALCULATED POINT

- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- R.P.R.T.C.T. REAL RECORDS PROPERTY OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- SIDEWALK

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	90°00'00"	25.00'	39.27'	S 27°27'57" E	35.36'	
C2	26°11'40"	438.00'	200.24'	S 85°33'47" E	198.51'	
C3	100°00'52"	332.00'	579.53'	S 48°39'11" E	508.71'	
C4	3°02'13"	532.00'	28.20'	S 02°52'22" W	28.20'	
C5	84°07'35"	25.00'	36.71'	S 37°40'19" E	33.50'	
C6	51°11'39"	15.00'	13.40'	N 74°39'59" E	12.96'	
C7	102°23'27"	60.00'	107.22'	S 79°44'07" E	93.51'	
C8	51°11'43"	15.00'	13.40'	S 54°08'15" E	12.96'	
C9	51°11'43"	15.00'	13.40'	S 74°40'01" W	12.96'	
C10	102°23'27"	60.00'	107.22'	N 79°44'07" W	93.51'	
C11	51°11'43"	15.00'	13.40'	N 54°08'15" W	12.96'	
C12	84°07'35"	25.00'	36.71'	S 58°12'06" W	33.50'	
C13	27°53'24"	532.00'	258.96'	S 30°05'00" W	256.41'	
C14	91°47'18"	332.00'	531.87'	S 89°55'21" W	476.79'	
C15	28°16'57"	438.00'	216.21'	N 58°19'28" W	214.02'	
C16	90°00'00"	25.00'	39.27'	S 62°32'03" W	35.36'	
C17	90°00'00"	25.00'	39.27'	S 27°27'57" E	35.36'	
C18	28°16'57"	502.00'	247.80'	S 58°19'28" E	245.29'	
C19	91°47'18"	268.00'	429.34'	N 89°55'21" E	384.88'	
C20	42°40'27"	468.00'	348.57'	N 22°41'29" E	340.57'	
C21	100°00'52"	268.00'	467.82'	N 48°39'11" W	410.64'	
C22	26°11'40"	502.00'	229.50'	N 85°33'47" W	227.51'	
C23	90°00'00"	25.00'	39.27'	S 62°32'03" W	35.36'	
C24	5°31'33"	332.00'	32.02'	N 84°06'09" E	32.01'	
C25	94°29'19"	332.00'	547.51'	S 45°53'25" E	487.55'	
C26	49°32'55"	332.00'	287.11'	S 68°48'10" W	278.25'	
C27	42°14'23"	332.00'	244.76'	N 65°18'11" W	239.25'	
C28	49°57'58"	63.00'	54.94'	N 16°55'00" W	53.22'	
C29	22°40'16"	73.00'	28.89'	S 19°07'33" E	28.70'	
C30	1°10'16"	492.00'	10.06'	S 59°26'41" E	10.06'	
C31	1°09'54"	492.00'	10.00'	S 57°37'31" E	10.00'	
C32	1°19'53"	492.00'	11.43'	S 53°54'44" E	11.43'	
C33	3°09'46"	448.00'	24.73'	N 57°54'21" W	24.73'	

LINE TABLE		
LINE	BEARING	DISTANCE
L6	S 72°27'57" E	53.30'
L7	N 81°20'23" E	100.13'
L8	S 44°01'42" W	171.71'
L9	N 44°11'00" W	100.22'
L10	N 72°27'57" W	15.00'
L11	S 72°27'57" E	15.00'
L12	S 44°11'00" E	100.22'
L13	N 44°01'42" E	171.71'
L14	S 81°20'23" W	100.13'
L15	N 72°27'57" W	53.30'
L16	S 27°05'19" W	125.11'
L17	S 37°40'08" W	68.87'
L18	S 37°40'08" W	172.27'
L19	S 22°01'57" W	67.79'
L20	S 09°54'17" W	154.12'
L21	S 18°07'27" W	95.74'
L22	S 19°54'16" E	45.75'
L23	S 03°00'34" W	49.24'
L24	S 11°01'27" W	32.00'
L25	S 79°44'07" E	158.19'
L26	S 11°01'27" W	32.00'
L27	S 18°57'27" E	108.08'
L28	S 27°44'21" W	162.14'
L29	S 04°05'15" E	103.93'

LINE TABLE		
LINE	BEARING	DISTANCE
L30	S 17°32'07" W	31.30'
L31	S 32°38'55" W	61.21'
L32	S 61°01'28" W	89.49'
L33	S 24°55'39" W	100.31'
L34	S 17°56'35" W	17.93'
L35	S 17°56'35" W	117.12'
L36	S 21°12'00" W	342.12'
L37	S 09°51'40" W	139.29'
L38	S 01°50'21" E	132.61'
L39	S 13°01'05" W	51.13'
L40	S 00°58'15" W	98.29'
L41	N 66°56'31" W	0.86'
L42	S 84°06'10" E	0.10'
L43	N 82°32'29" W	3.81'
L44	N 62°54'41" W	1.61'
L45	S 88°17'12" W	30.34'
L46	S 05°26'32" E	47.79'
L47	S 27°25'11" E	14.13'
L48	N 72°27'57" W	10.86'
L49	N 05°26'32" W	47.79'
L50	S 72°27'57" E	10.86'
L51	S 53°48'31" E	28.68'
L52	S 23°33'59" W	44.56'
L53	S 64°17'02" W	14.77'

LINE TABLE		
LINE	BEARING	DISTANCE
L54	S 72°27'57" E	16.81'
L55	N 23°33'59" E	23.48'
L56	S 66°06'16" E	23.50'
L57	S 16°59'11" E	47.14'
L58	S 77°39'08" W	58.64'
L59	N 16°59'11" W	46.53'
L60	S 08°47'36" E	10.58'
L61	S 23°33'37" W	45.90'
L62	S 26°35'41" E	11.62'
L63	N 23°33'37" E	51.13'
L64	S 79°44'07" E	3.45'
L65	S 70°44'18" E	35.81'
L66	S 79°44'07" E	10.02'
L67	S 13°41'12" W	64.11'
L68	N 79°44'07" W	10.02'
L69	N 89°48'09" W	32.04'
L70	N 13°41'12" E	64.11'
L71	S 71°38'36" E	100.62'
L72	N 24°27'38" E	44.22'
L73	S 24°27'38" W	33.96'
L74	N 33°55'48" E	33.74'
L75	S 33°55'48" W	33.13'
L76	N 65°04'06" E	40.93'
L77	S 65°04'06" W	50.71'
L78	S 44°11'45" E	94.22'

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE. COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.0000292643 SCALED FROM N: 10,018,248.84, E: 3,098,742.34, Z: 651.69'



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493

SHEET 3 OF 5

FILE: K:\0A836\0A836-0006-00 MULTIFAMILY SITE AT IH-35 S AND IH-45 SE\1 SURVEYING PHASE\CAD FILES\WORKING DWG\A836-0006-00 RE-PLAT.DWG

JOB NO: A836-0006-00 DRAWN BY: ASH
SCALE: 1"=100' CHECKED BY: RLH
DATE: DECEMBER 15, 2022 REVISED:

THREE HILLS APARTMENTS
FINAL PLAT

CASE# XX-XXXX-XXXX-XX

THREE HILLS APARTMENTS
FINAL PLAT
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

STATE OF TEXAS §
COUNTY OF TRAVIS § KNOW ALL MEN BY THESE PRESENTS:

That THREE HILLS LAND LLC being the owner of that certain Remainder of a 58.399–acre tract of land as conveyed by General Warranty Deed as recorded in Document No. 2019026895 of the Official Public Records of Travis County, Texas and being the owner of that certain Remainder of a 58.399–acre tract out of the Santiago Del Valle Survey, Abstract Number 24 situated in the City of Austin, Travis County, Texas, and said Remainder of a 58.399–acre tract having been approved for subdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby subdivide said Remainder of a 58.399–acre tract in accordance with the map or plat attached hereto;

And that THREE HILLS APARTMENTS LP being the owner of that certain Lot 2, Block A, of the Three Hills Apartments Subdivision as shown on a plat recorded in Document No. 202000027 of the Official Public Records of Travis County, Texas, as conveyed by Special Warranty Deed with Vendor’s Lien as recorded in Document No. 2022034277 of the Official Public Records of Travis County, Texas and being the owner of that certain Lot 2, Block A, out of the Santiago Del Valle Survey, Abstract Number 24 situated in the City of Austin, Travis County, Texas, and said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby resubdivide the Three Hills Apartments Subdivision in accordance with the map or plat attached hereto;

And that WATER OAK APARTMENTS LP being the owner of that certain Lot 1, Block C, of the Three Hills Apartments Subdivision as shown on a plat recorded in Document No. 202000027 of the Official Public Records of Travis County, Texas, as conveyed by Special Warranty Deed as recorded in Document No. 2020099373 of the Official Public Records of Travis County, Texas and being the owner of that certain Lot 1, Block C, out of the Santiago Del Valle Survey, Abstract Number 24 situated in the City of Austin, Travis County, Texas, and said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby resubdivide the Three Hills Apartments Subdivision in accordance with the map or plat attached hereto;

And that TREELINE APARTMENTS LP being the owner of that certain Lot 1, Block B, of the Three Hills Apartments Subdivision as shown on a plat recorded in Document No. 202000027 of the Official Public Records of Travis County, Texas, as conveyed by Special Warranty Deed with Vendor’s Lien as recorded in Document No. _____ of the Official Public Records of Travis County, Texas and being the owner of that certain Lot 1, Block B, out of the Santiago Del Valle Survey, Abstract Number 24 situated in the City of Austin, Travis County, Texas, and said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby resubdivide the Three Hills Apartments Subdivision in accordance with the map or plat attached hereto, to be known as:

THREE HILLS APARTMENTS FINAL PLAT

And do hereby dedicate to the public the use of the streets and easements shown hereon, subject to any and all easements or restrictions heretofore granted and not released.

WITNESS MY HAND, this the _____ day of _____, 20____, A.D.

By: THREE HILLS LAND LLC

Sam Kumar
1000 N. Lamar, Suite 400
Austin, TX 78703

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared _____ known to me 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.

Notary Public, State of Texas

Print Notary’s Name
My Commission Expires:_____

WITNESS MY HAND, this the _____ day of _____, 20____, A.D.

By: THREE HILLS APARTMENTS LP

Sam Kumar
1000 N. Lamar, Suite 400
Austin, TX 78703

STATE OF TEXAS §



COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared _____ known to me 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.

Notary Public, State of Texas

Print Notary’s Name
My Commission Expires:_____

WITNESS MY HAND, this the _____ day of _____, 20____, A.D.

By: WATER OAK APARTMENTS LP

Sam Kumar
1000 N. Lamar, Suite 400
Austin, TX 78703

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared _____ known to me 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.

Notary Public, State of Texas

Print Notary’s Name
My Commission Expires:_____

WITNESS MY HAND, this the _____ day of _____, 20____, A.D.

By: TREELINE APARTMENTS LP

Sam Kumar
1000 N. Lamar, Suite 400
Austin, TX 78703

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared _____ known to me 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.

Notary Public, State of Texas

Print Notary’s Name
My Commission Expires:_____

I, Rex L. Hackett, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with the 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.

Rex L. Hackett
Registered Professional Land Surveyor No. 5573

Date_____

QUIDDITY ENGINEERING
3100 Alvin Devane Blvd. Suite 150
Austin, Texas 78741

FLOOD PLAIN NOTE:

No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Map #48453C0595K, dated January 22, 2020 and #48453C0685J, dated January 22, 2020 for Travis County, Texas, Community No. 480624.

I, Gemsong Ryan, am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that this plat 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 to the best of my knowledge.

Gemsong Ryan
Registered Professional Engineer No. 99300

Date _____
QUIDDITY ENGINEERING
3100 Alvin Devane Blvd. Suite 150
Austin, Texas 78741

This subdivision is located in the Full Purpose City Limits of the City of Austin on this the _____ day of _____, 20____, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, AD.

Amy Combs for:
Denise Lucas, Director
Development Services Department

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 filed for record in my office on the_____day of _____, 20____, A.D., at _____o’clock ____M., and duly recorded on the _____day of _____, 20____, A.D., at _____o’clock ____M., in the Official Public Records of said County and State in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK of said County the _____ day of _____, 20____, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas

Deputy

SHEET 4 OF 5

FILE: K:\0A836\0A836–0006–00 MULTIFAMILY SITE AT IH–35 S AND IH–45 SE\1 SURVEYING PHASE\CAD FILES\WORKING DWG\A836–0006–00 RE–PLAT.DWG	
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THREE HILLS APARTMENTS
FINAL PLAT

CASE# XX–XXXX–XXXX.XX

THREE HILLS APARTMENTS
FINAL PLAT
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

NOTES:

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater system.
2. 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 Austin Water. 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.
3. 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.
4. All drainage easements on private property shall be maintained by the property owner and his/her assigns.
5. Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
6. Development of these lots shall comply with requirements of the Airport Hazard and compatible land use regulations, (Chapter 25–13) as amended.
7. No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by the City of Austin.
8. Property owners shall provided access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
9. Prior to construction on this subdivision, a site development permit must be obtained from the City of Austin.
10. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run–off shall be held to the amount existing at undeveloped status by ponding or other approved methods.
11. Any relocation of electric facilities shall be at owners expense.
12. 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.
13. Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. The Utility will perform all tree work in compliance with the City of Austin Land Development Code.
14. 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 the City of Austin Land Development Code.
15. 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.

16. 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 contractor/electric service design & planning.
17. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to this project.
18. The owner of this subdivision and the owner's successors and assigns are responsible for construction of subdivision improvements that comply with City of Austin and Travis County regulations. The owner understands that plat vacation or replatting may be required, at the owner's expense, if plans to construct this subdivision do not comply with the regulations.
19. This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated _____, 20____, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Document No. _____, in the Official Public Records of Travis County, Texas.
20. Public sidewalks, built to City of Austin standards, are required along IH 35, Evie Lane, & Heatherly Drive 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.
21. Streets will be constructed to City of Austin standards.
22. Parkland dedication has been provided for **850** units by the dedication of **12.962** acres of land, two easements, a credit for amenities to be constructed, and fees in lieu. Fiscal surety was posted with the City until such time as the amenities are constructed and approved by the Parks and Recreation Department.
23. Vehicular access to IH 35 is subject to the approval of the Texas Department of Transportation at the site plan phase.
24. Slopes in excess of 25% exist on all lots. Construction on slopes is limited per the Land Development Code.
25. Vehicular access to and from IH–35 for Lot 2, Block B prohibited.
26. Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks.
27. The temporary turn–around easement on Lot 2, Block A and Lot 1, Block B shall expire with the construction of Evie Lane to the plat boundary line.
28. 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.
29. Shared use trail on Block A, Lot 1 to be built with Block B, Lot 2 Site Plan. Shared use trail on Block B, Lot 2 to be built with Block B, Lot 1 Site Plan.

SHEET 5 OF 5

FILE: K:\0A836\0A836–0006–00 MULTIFAMILY SITE AT IH–35 S AND IH–45 SE\1 SURVEYING PHASE\CAD FILES\WORKING DWG\A836–0006–00 RE–PLAT.DWG	
JOB NO: A836–0006–00	DRAWN BY: ASH
SCALE:	CHECKED BY: RLH
DATE: DECEMBER 15, 2022	REVISED:

THREE HILLS APARTMENTS
FINAL PLAT



Texas Board of Professional Engineers and Land Surveyors Reg. No. 10046100
3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493

QUIDDITY

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



CASE NUMBER: C8-2022-0287.1A
 UPDATE: U0
 CASE MANAGER: Cesar Zavala Email: cesar.zavala@austintexas.gov

PROJECT NAME: Three Hills Apartments
 LOCATION: 12234 Heatherly Dr.

SUBMITTAL DATE: February 27, 2023
 FINAL REPORT DATE: March 23, 2023

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 **May 29, 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 submit an update through the intake submittal webform:
<https://www.austintexas.gov/page/subdivision-application-process>
2. Your update must include the following items:
 1. The revised plat/plan in pdf format
 2. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

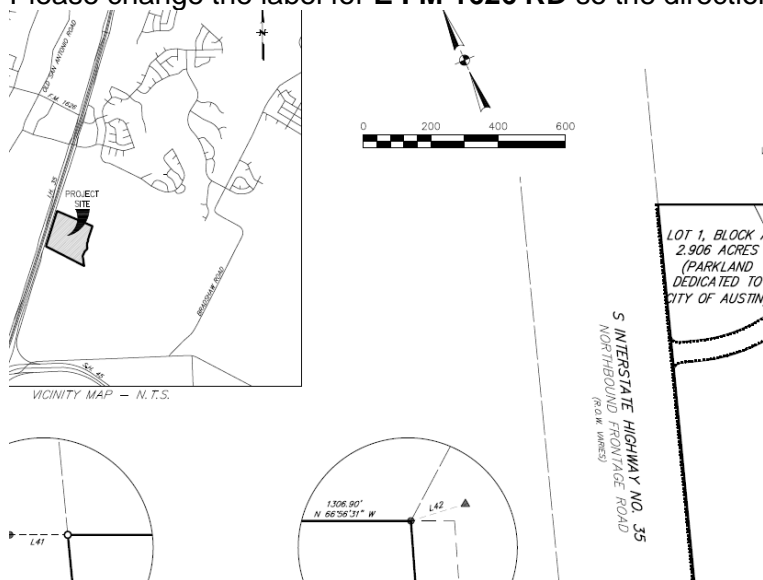
Planner 1 : Kennedy Higgins
 ATD Engineering: Amber Hutchens
 Wetlands: Miranda Reinhard
 Environmental: Mel Fuechec
 S.P. Plumbing: Juan Beltran
 Electric: Andrea Katz
 911 Addressing: Janny Phung
 PARD/Planning: Thomas Rowlinson
 Subdivision: Cesar Zavala

- EL 1. Instead of having 10' ETEs crossing the private drives, can the entire private drives be dedicated as PUEs as well as PAEs? ETEs that are crossing the private drives are not tying into 10' ETEs that run along private drives, if the private drives are PUEs, the individual ETE crossings won't need to be tied down and lines will be easier to shift and maintain.

AD1: Addressing is rejecting this final plat for the following reasons;

AD2: Please update the following labels in the exhibit and vicinity map:

1. Please change the label for **S IH 35 SVRD NB** so the directional S must be included
2. Please change the label for **S SH 45 E** so the directional S must be included
3. Please change the label for **E FM 1626 RD** so the directional E must be included



AD3: Please remove all forms of punctuation after abbreviating street types or directionals including the vicinity map

NOTE: Punctuation causes confusion for first responders

NOTE: Directionals (such as N, E, W or S) are required before a street name when a street crosses over designated zero range boundaries. Without the directional, duplicate addresses would occur. It is important to include the directional in the street name label.

The standards applied to all new street names in Travis County can be found at this link:

http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf §25-4-155

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

ATD1. The access in this final plat are not private right of way or private roads. Update the labels in the final plat to reflect what was approved with the preliminary plan.

ATD2. Remove Note 21.

Environmental Review - Mel Fuechec - mel.fuechec@austintexas.gov

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

- EV 1 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.
- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
 - The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372

PR1: The parkland dedication requirements, City Code Title 25, Article 14, as amended, were previously satisfied under the vacated plat, C8-2019-0032.0A. Fiscal surety will be refunded for the vacated plat and re-issued for the new plat at next update, to comply with § 25-1-602 and § 25-1-606.

To demonstrate compliance with § 25-4-212 and Title 25, Article 14, add a note below note 22 that states:

Parkland dedication requirements for this plat were previously met with the vacated plat, C8-2019-0032.0A. Fiscal surety for the parkland and amenities has been re-posted with the City for C8-2022-0287.1A.

Subdivision Review - Cesar Zavala - 512-974-3404

SR 1. This application was submitted on February 27, 2023, and is subject to the following deadlines (25-1-83; 30-1-113; 25-4-84; 30-2-84; 25-4-85):

- Update deadline: May 29, 2023
- Fiscal due (if any): August 28, 2023
- Recording due: September 20, 2023

SR 2. All items related to the case must be completed within the 90 day subdivision application review period or the case will expire. An extension to the review period cannot be provided and items such as related legal documents, site plan exemption, and fees must be completed or submitted prior to the 90 day expiration date. 25-1-83, 30-1-113:

SR 3. Verify the scale on plat is correct to avoid amending the plat during the residential or site plan phases. 25-1-83, 30-1-113:

SR 4. Add the case number on the lower right margin of each sheet, C8-2022-0287.1A . 25-1-83, 30-1-113

SR 5. On sheet 4, revise the owner's dedication blocks as follows, remove the block for Treeline Apartments LP if a deed is not available for the listed owner: 25-1-83 (or 30-1-113) and TX LGC 212.004(c)

That (owner) being owner of (legal description of subject property, lot, block, subdivision) a subdivision of record in document No. XXX of the official public records of Travis County, Texas, conveyed by deed of record (vol/pg, instrument #) of the real property records of Travis County, Texas, and said subdivision having been vacated with Document # _____ of the official public records of Travis County, Texas, do hereby replat (subject property) in accordance with the map or plat attached hereto, pursuant to Chapter 212 of the Texas Local Government Code, to be known as::

(Name of resubdivision plat)

And do hereby dedicate to the public the use of all streets and easement shown hereon, subject to any and all easements or restrictions heretofore granted and not released.

Notary Public – State of _____

Date

SR 6. Update the administrative City of Austin approval block to show the current reviewer and director: 25-1-83, 30-1-113

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF _____, 20__, AD.

Cesar Zavala for:
Jose Roig, Interim Director
Development Services Department

SR 7. Modify the recordation block as shown to list the current County Clerk: 25-1-83, 30-1-113

STATE OF TEXAS

COUNTY OF TRAVIS

I, Dyana Limion-Mercado, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of authentication was filed for record in my office on the ____ day of _____, 20__, A.D., at ____ o'clock ____M., duly recorded on the ____ day of _____, 20__, A.D., at ____ o'clock ____M, of said County and State in Document Number _____ of the Official Public Records of Travis County.

Witness my hand and seal of the office of the county clerk, this the ____ day of _____ 20__, A.D.

Deputy, County Clerk
Travis County, Texas

SR 8. On Sheet 5, remove Note # 6 related to the Airport Hazard zone. 25-1-83, 30-1-113

SR 9. Add the following note: 25-1-83

A variance to Section 25-4-171, of the Land Development Code, was granted by the Land Use Commission on December 6, 2022 for the lots to not front a public street and have a private street.

SR 10. Provide current copies of tax certificates for the property. Current tax certificates showing a zero tax balance for the property(ies) will be needed to record the plat. 25-1-83, 30-1-113

Wetlands Biologist Review - Miranda Reinhard - 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. Please demonstrate compliance with LDC 25-8-281 or 30-5-281; LDC 25-8-282 or LDC 30-5-282.

Additional information: { This reviewer cannot establish wetland CEF protection provisions. e.g. Clearly show the boundary of the wetland CEFs and clearly label the features: "WETLAND CEF" on all plat sheets where they exist. Please show the wetlands as shown in the approved preliminary plan C8-2022-0287. }

WB2. Update0. Please demonstrate compliance to LDC 25-8-281(C)(2)(a) or 30-5-121(C)(2)(a).

Additional information: { This comment can be addressed by adding a note on the plat stating that:

"The presence of CEFs on or near the property may affect development. 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. CEF setbacks will be determined with the site development permit." }

Site Plan Plumbing - Juan Beltran - 512-972-2095

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2021 Uniform Plumbing Code, add a plat note 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.**

End of Report