

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2023-0036.0A

COMMISSION DATE: April 4, 2023

SUBDIVISION NAME: Veranda Apartments

ADDRESS: 7205 E Ben White Blvd, Austin, Texas 78744

APPLICANT: Mac McElwrath

AGENT: Ryan LaMarre (Quiddity Engineering)

ZONING: MF-4-NP (Multi-Family, Moderate High) **NEIGHBORHOOD PLAN:** Southeast

AREA: 18.04 acres

LOTS: 1

COUNTY: Travis

DISTRICT: 2

WATERSHED: Carson Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks on state-maintained roadways must be approved by TxDOT.

VARIANCE: N/A

DEPARTMENT COMMENTS:

The request is for the approval of a service extension request for 250 feet of 12 inch water main and 200 or 270 feet of 8 inch gravity wastewater main for a 1 lot final plat on 18.04 acres.

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 plat for the reasons listed in the comment report dated March 29, 2023, and attached as Exhibit C.

CASE MANAGER: Nick Coussoulis

PHONE: 512-978-1769

E-mail: Nicholas.Coussoulis@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

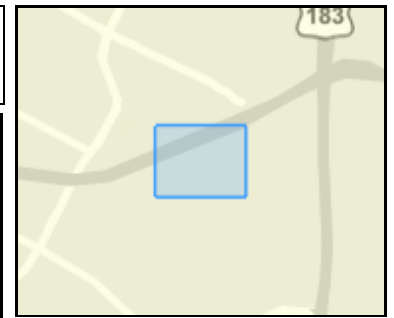
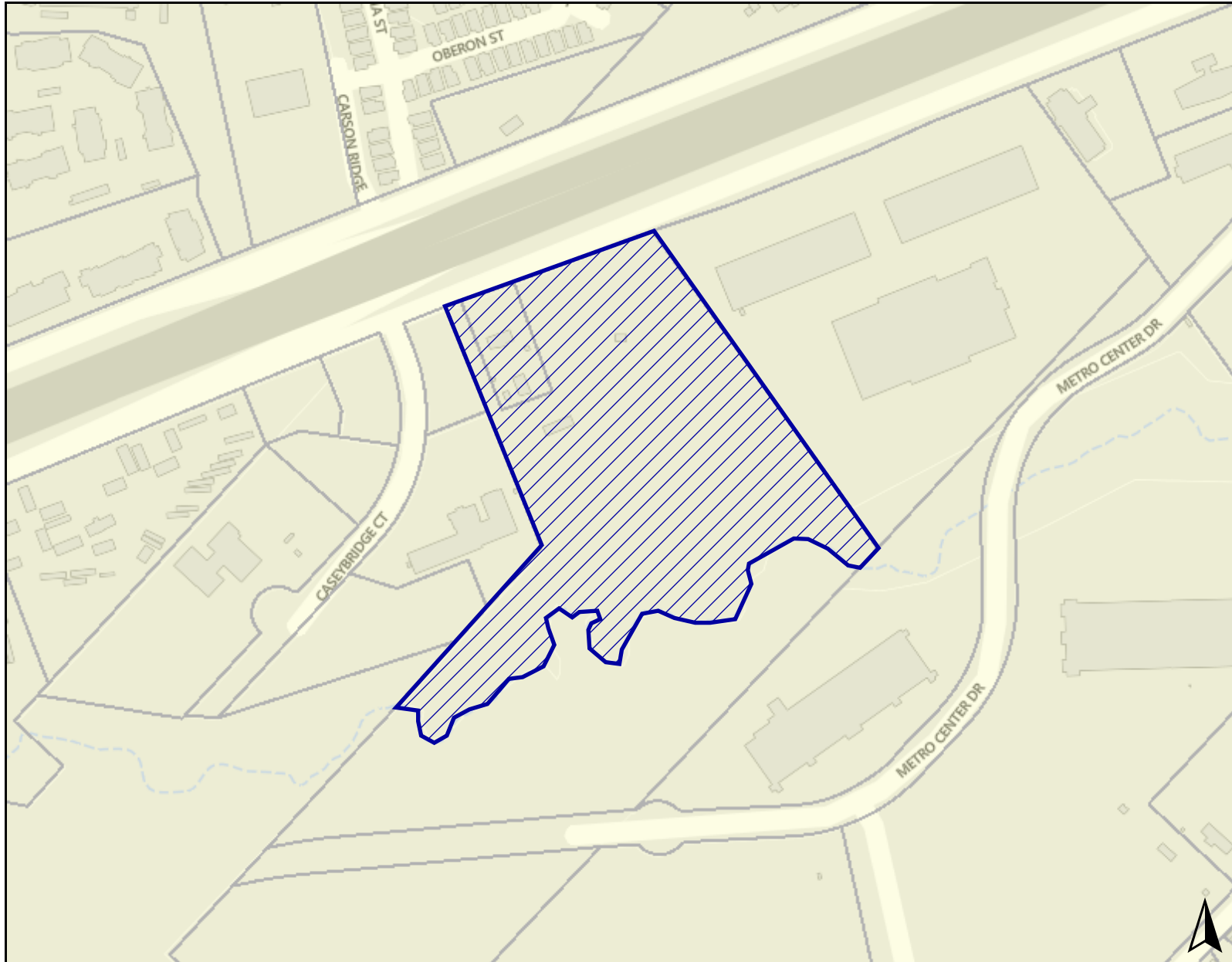
Exhibit B: Proposed plat

Exhibit C: Comment report dated March 29, 2023



Property Profile

C8-2023-0036.0A Veranda Apartments SER



Legend

Property

Jurisdictions (No Fill)

 FULL PURPOSE


Appraisal Districts

TCAD Parcels



Jurisdictions Fill

Jurisdiction

 FULL PURPOSE

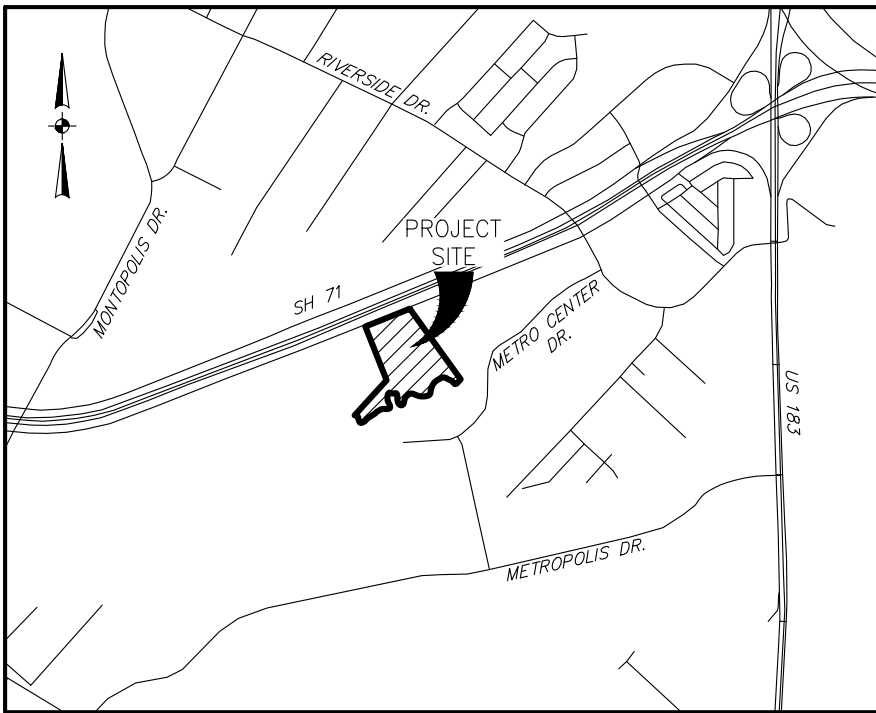
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3/30/2023

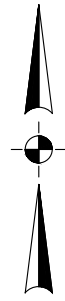
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

7205 E Ben White Blvd



VICINITY MAP — N.T.S.



VERANDA APARTMENTS FINAL PLAT

LEGEND

- IRON ROD FOUND AS NOTED
- IRON PIPE FOUND
- CALCULATED POINT
- CONCRETE MONUMENT FOUND
- PROPOSED SIDEWALK LOCATION
- SUBJECT PROPERTY LINE
- ADJOINING PROPERTY LINE
- EASEMENT LINE
- APPROX. FLOODPLAIN BOUNDARY
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS

LINE	BEARING	DISTANCE
L1	S 76°26'45" W	20.02'
L2	N 58°49'59" W	13.55'
L3	N 44°17'26" W	14.28'
L4	N 42°38'13" W	20.58'
L5	N 52°44'29" W	23.88'
L6	N 72°11'26" W	14.48'
L7	N 67°17'24" W	17.10'
L8	N 54°23'17" W	20.59'
L9	N 60°36'28" W	16.32'
L10	N 82°18'45" W	28.93'
L11	S 75°10'59" W	17.09'
L12	S 63°00'01" W	21.81'
L13	S 64°15'32" W	24.57'
L14	S 60°16'20" W	20.67'
L15	S 52°47'06" W	31.22'
L16	S 39°34'29" W	21.61'
L17	S 30°44'22" W	29.37'
L18	S 23°24'12" W	16.54'
L19	S 18°45'31" W	26.31'
L20	S 15°00'40" W	20.39'
L21	S 07°15'16" W	17.58'
L22	S 09°34'57" W	16.46'
L23	S 24°18'10" W	19.83'
L24	S 51°06'21" W	22.54'
L25	S 77°50'07" W	33.12'
L26	S 82°11'00" W	23.53'
L27	N 87°37'13" W	34.44'
L28	N 80°47'00" W	29.91'
L29	N 67°24'08" W	36.07'
L30	N 67°33'01" W	25.92'
L31	N 74°23'19" W	20.73'
L32	S 87°38'09" W	14.30'
L33	S 81°02'39" W	21.20'
L34	S 48°26'01" W	22.67'
L35	S 50°10'28" W	25.64'
L36	S 29°57'25" W	22.45'
L37	S 22°31'53" W	12.97'
L38	S 13°40'36" W	36.33'
L39	S 14°30'19" W	23.99'
L40	S 41°21'38" W	16.04'

LINE	BEARING	DISTANCE
L41	S 72°45'49" W	18.60'
L42	N 68°41'47" W	20.09'
L43	N 40°08'50" W	29.42'
L44	N 14°41'32" W	23.30'
L45	N 07°11'11" W	23.18'
L46	N 00°20'12" W	37.45'
L47	N 08°26'46" W	25.40'
L48	N 47°21'51" W	10.11'
L49	N 70°43'37" W	14.27'
L50	S 75°57'50" W	15.79'
L51	S 83°04'33" W	20.16'
L52	N 75°00'58" W	20.38'
L53	N 67°03'31" W	15.21'
L54	S 60°22'09" W	16.81'
L55	S 25°16'29" W	14.50'
L56	S 09°25'24" W	26.63'
L57	S 00°32'20" E	35.08'
L58	S 08°11'38" E	17.82'
L59	S 25°21'56" E	45.29'
L60	S 26°37'56" E	15.28'
L61	S 06°20'25" E	25.54'
L62	S 29°33'18" W	12.35'
L63	S 75°58'37" W	21.05'
L64	S 86°01'58" W	26.88'
L65	N 88°30'55" W	19.30'
L66	S 85°53'43" W	23.61'
L67	S 73°23'47" W	20.09'
L68	S 60°17'20" W	52.56'
L69	S 44°17'02" W	31.12'
L70	S 40°45'33" W	40.16'
L71	S 52°02'49" W	20.63'
L72	S 63°57'27" W	20.59'
L73	S 75°00'53" W	19.92'
L74	N 55°34'52" W	16.79'
L75	N 21°53'14" W	26.05'
L76	N 14°28'38" W	20.48'
L77	N 07°37'27" W	20.50'
L78	N 45°59'28" W	14.31'
L79	N 64°27'18" W	18.09'
L80	N 82°49'19" W	16.13'

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE, USING THE TRIMBLE CORS NETWORK. DISTANCES ARE SURFACE DISTANCES WITH A COMBINED SCALE FACTOR OF 1.00011.

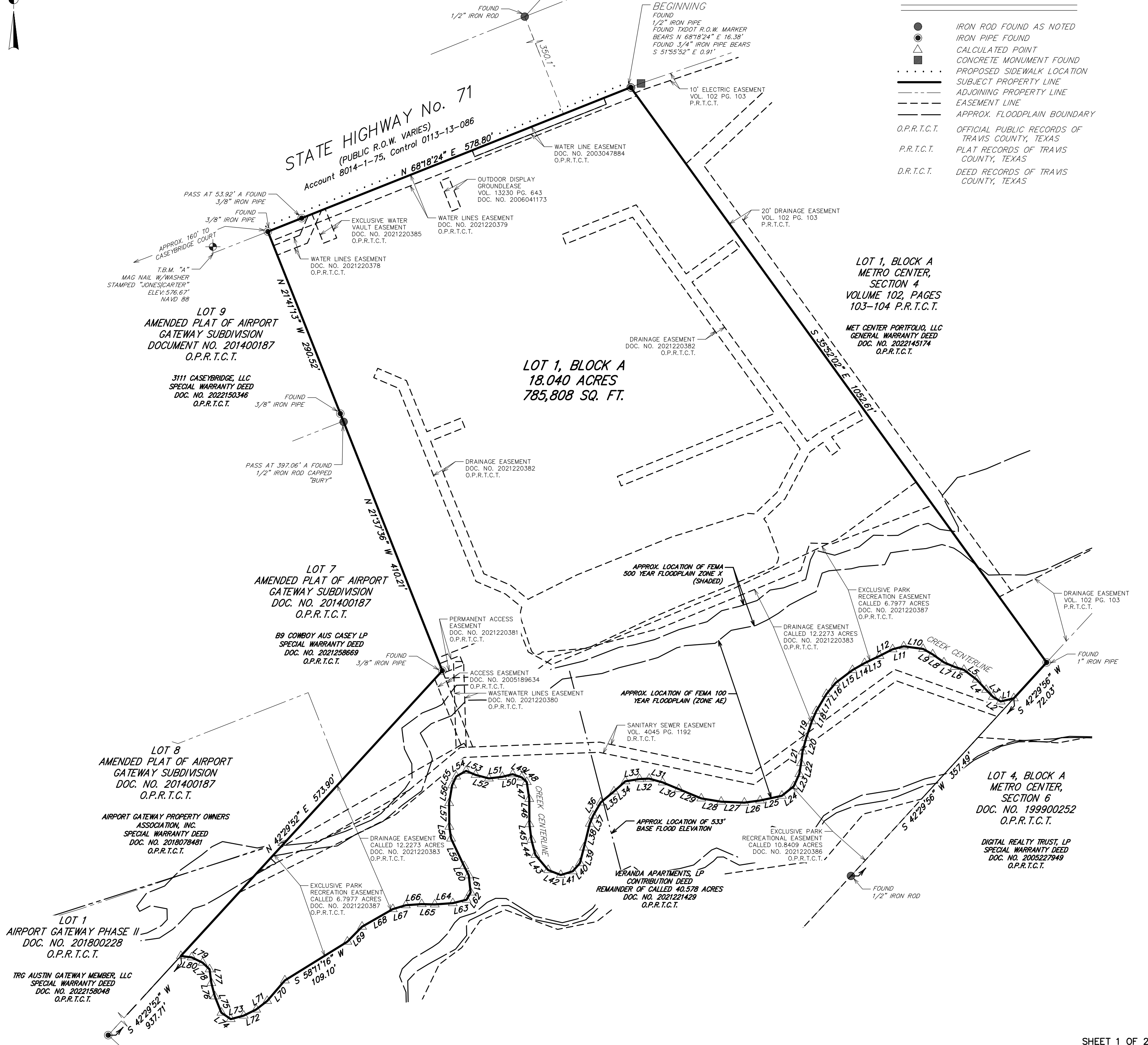
FILE:K:\16310\16310-0002-00 7135 E Ben White\1 Surveying Phase\CAD Files\Working Dwg\16310-0002-00 Plat.dwg

JOB NO:	16310-0002-00	DRAWN BY:	TJS
DATE:	March 6, 2023	CHECKED BY:	RLH
SCALE:	1" = 100'	REVISED:	



QUIDDITY

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



VERANDA APARTMENTS
FINAL PLAT

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 plans 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 connections.
3. No buildings, fences, landscaping or other structures are permitted in drainage easements except as approved by the City of Austin.
4. Property owners shall provide access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
5. Erosion and sedimentation controls are required for all construction on each lot, including single family and duplex construction, pursuant to the Land Development Code and Environmental Criteria Manual.
6. Prior to construction on this subdivision, a site development permit must be obtained from the City of Austin.
7. Any relocation of electric facilities shall be at owners expense.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
13. By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy.
14. 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 acknowledges that plat vacation or replatting may be required, at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
15. Off-street loading and unloading facilities shall be provided on all commercial and industrial lots.
16. 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 established by the regional detention plans approved by the City of Austin, except that run-off in excess of the amount established for the regional detention system shall be detained by the use of onsite ponding or other approved methods.
17. Drainage easements on private property shall be maintained by the property owner and his/her assigns.
18. Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: State Highway 71. These 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.
19. Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks.
20. The maximum portion of any commercial, multi-family, or single family/duplex lot that may be established as turf or landscaped area is 15 percent. However, no lot shall be restricted to less than 2000 square feet of turf or landscaped area. Undisturbed natural areas or areas restored to natural conditions shall not be considered landscaped areas or turf.
21. Parkland dedication is required per City Code §25-1-601, as amended, prior to approval of a site plan in this subdivision for any applicable uses.
22. Sidewalks in the subdivided area will comply with City of Austin standards.
23. The minimum finished floor elevation on Lot 1, Block A shall be one foot above the highest adjacent established base flood elevation shown hereon.

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

That VERANDA APARTMENTS, LP, being the owner of the following tracts of land situation in the Santiago Del Valle Grant, Abstract No. 24, situated in the City of Austin, Travis County, Texas, being that 40.578 acre tract of land as conveyed by a Contribution Deed as recorded in Document No. 2021221429 of the Official Property Records of Travis County, Texas; does hereby subdivide 18.040 acres of land in accordance with the attached map or plat shown hereon, pursuant to chapter 212 of the Texas Local Government Code, to be known as: **VERANDA APARTMENTS FINAL PLAT** 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 the _____ day of _____, 20____, A.D.

By: VERANDA APARTMENTS, LP

Name: Mac McElwrath
Title: _____
Address: 3500 Jefferson St, Suite 303
Austin, TX 78731

STATE OF TEXAS §
COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared Mac McElwrath, 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: _____

STATE OF TEXAS §
COUNTY OF TRAVIS §

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 Chapter 25 of the Austin City Code as amended, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

Rex L. Hackett
Registered Professional Land Surveyor No. 5573
Date _____
QUIDDITY ENGINEERING, LLC
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.

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, Ryan W. LaMarre, 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 and correct to the best of my knowledge.

FLOOD PLAIN NOTE:

By scaling the subject property onto the Federal Emergency Management Agency (FEMA) Flood Insurance Rate map (FIRM) No. 48453C0605K, revised date January 22, 2020, for Travis County, Texas, a portion of the subject property is in ZONE X (unshaded), defined as areas determined to be outside the 0.2% annual chance floodplain, ZONE X (shaded), defined as areas of 0.2% annual chance flood; annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and ZONE AE defined as special flood hazard areas subject to flooding by the 1% annual chance flood with base flood elevations determined. The Surveyor makes no representation as to the accuracy of said FIRM, or that it is the most current published flood map.

The 100-year floodplain 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 any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM panel # 48453C0605K, dated January 22, 2020 for City of Austin, Travis County.

Ryan W. LaMarre
Registered Professional Engineer No. 143835
Date _____
QUIDDITY ENGINEERING, LLC
3100 Alvin Devane Blvd., Suite 150
Austin, Texas 78741

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

FILE: K:\16310\16310-0002-00 7135 E Ben White\1 Surveying Phase\CAD Files\Working Dwg\16310-0002-00 Plat.dwg		
JOB NO:	16310-0002-00	DRAWN BY: TJS
DATE:	March 6, 2023	CHECKED BY: RLH
SCALE:	1" = 100'	REVISED:



QUIDDITY

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3100 Alvin Devane Boulevard, Suite 150 • Austin, TX 78741 • 512.441.9493

WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION

Name: 7135 E Ben White Multifamily

Service Requested: **Water**

SER-4762

Hansen Service Request Number 844996

Date Received: 03/18/2020

Location: 7135 E BEN WHITE BLVD SVRD AUSTIN TX 78744

Acres: 40.59

Land Use: MULTI FAMILY

LUE: 200

Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-4763

Quad(s): L18 L17

Reclaimed Pressure Zone: CENTRAL SERVICE AREA

DDZ: YES

Drainage Basin: CARSON

Pressure Zone: CENTRAL SOUTH

DWPZ: NO

Demand (Estimated Peak Hour): 440 GPM

FIRE FLOW: 2,000 GPM

Cost Participation: \$0.00

% Within City Limits: 100

% Within Limited Purpose: 0

Description of Improvements:

Applicant shall construct approximately 250 feet of 12-inch water main from the existing 12-inch water main (Project No. 2002-0019) located north of the subject tract and extend southwest along E Ben White Blvd EB to the existing 12-inch water main (Project No. 2014-0786) in Caseybridge Ct located west of the subject tract, as approximately shown on the attached map.

Applicant shall also dedicate an appropriately sized water easement to the City of Austin from the existing 12-inch water main (Project No. 2002-0019) located north of the subject tract along E Ben White Blvd EB to the eastern boundary of the subject tract, as shown on the attached map.

NOTES: 1) Water demand and sprinkled fire flow requirement based on engineering calculations received from William A.C. McAshan, P.E. of Jones Carter on 3/18/2020. 2) Depending on how the subject tract is ultimately developed, additional water main extension may be required along the frontage of the subject tract east of the existing 12-inch water main and this SER may need to be amended. 3) Please note that a revision to this SER will be required if the portion of the subject tract south of Carson Creek is developed in the future.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:


- 1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
- 3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
- 4) The level of service approved by this document does not imply commitment for land use.
- 5) Public utility mains must meet City of Austin design and construction criteria and must be approved by Austin Water Engineering Review.
- 6) Approval of a site plan that meets the Fire Department requirements for fire control.
- 7) Proposed public water improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 8) Proposed public water improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.
- 9) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.



7/9/2020

Project Manager, Utility Development Services

Date

 for Kevin Critendon, P.E. 7/9/2020

Asst. Director, Env., Planning, and Development Svcs.

Date



07/09/20

Supervisor, Utility Development Services

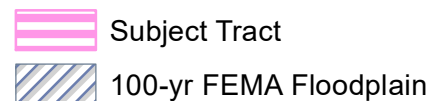
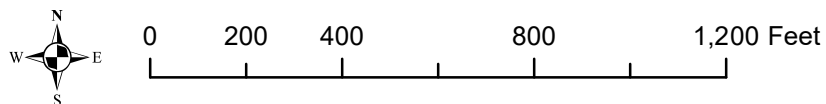
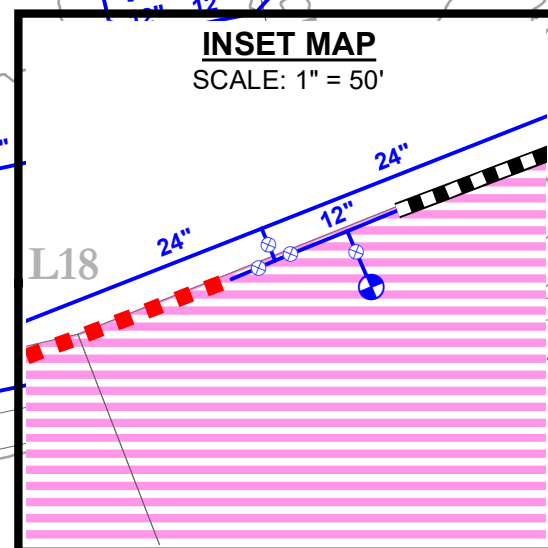
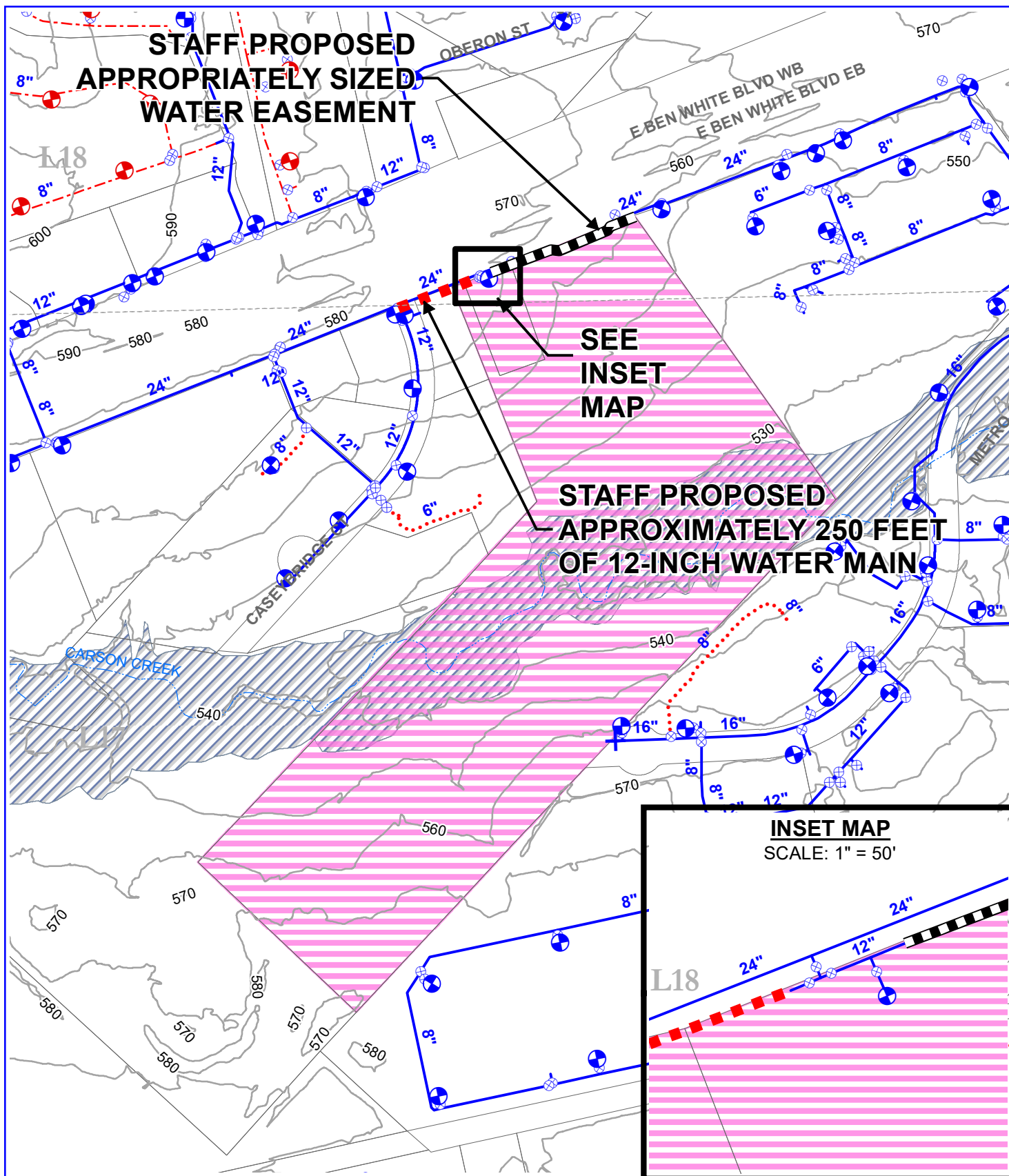
Date



07/10/2020

Director, Austin Water

Date



W. S.E.R. Name: 7135 E Ben White Multifamily
W. S.E.R. Number: 4762

Utility Development Services Plotted 6/9/2020

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

WATER AND WASTEWATER
SERVICE EXTENSION
REQUEST FOR
CONSIDERATION

Name: 7135 E Ben White Multifamily

Service Requested: **Wastewater**

SER-4763

Hansen Service Request Number 844997

Date Received: 03/18/2020

Location: 7135 E BEN WHITE BLVD SVRD AUSTIN TX 78744

Acres: 40.59

Land Use: MULTI FAMILY

LUE: 200

Alt. Utility Service or S.E.R. Number: City of Austin Water SER-4762

Quad(s): L17 L18

Reclaimed Pressure Zone: CENTRAL SERVICE AREA

DDZ: YES

Drainage Basin: CARSON

Pressure Zone: CENTRAL SOUTH

DWPZ: NO

Flow (Estimated Peak Wet Weather): 138 GPM

Cost Participation: \$0.00

% Within City Limits: 100

% Within Limited Purpose: 0

Description of Improvements:

Wastewater Service Option 1

Applicant shall construct approximately 200 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (Project No. 2014-0786: MH ID# 263376) in Caseybridge Ct and extend northeast to the subject tract, as approximately shown on the attached map.

Private pumping system may be required within the subject tract. Private pumping system will be privately owned, operated and maintained.

Wastewater Service Option 2

Applicant shall construct approximately 270 feet of 8-inch gravity wastewater main from the existing 18-inch wastewater interceptor (Project No. 71-0133; MH ID# 223088) located on the north side of Carson Creek and extend north within the subject tract to a point located outside the 100-year FEMA floodplain and the Critical Water Quality Zone (CWQZ), as approximately shown on the attached map.

Applicant shall install a manhole at the end of the proposed 8-inch gravity wastewater main described above. This manhole may be used in the future for odor control measures, if needed.

NOTES: 1) Wastewater flow based on engineering calculations received from William A.C. McAshan, P.E. of Jones Carter on 3/18/2020.
2) Please note that a revision to this SER will be required if the portion of the subject tract south of Carson Creek is developed in the future.

Approval of this Service Extension Request is subject to completion and acceptance of the improvements described above and the conditions set forth below:

- 1) Construction of all Service Extensions is subject to all environmental and planning ordinances.
- 2) Service Extensions are subject to the guidelines established in the Land Development Code, Chapter 25-9, Water and Wastewater Utility Service.
- 3) An approved Service Extension is not a reservation of capacity in the system, but is an acknowledgment of the intent to serve. Available capacity shall be confirmed at the time a development application is submitted.
- 4) The level of service approved by this document does not imply commitment for land use.
- 5) All onsite wastewater collection system components will be owned, operated, and maintained by the property owner.
- 6) The procedures under City of Austin Code and Texas Commission on Environmental Quality Code for the abandoning of septic tanks must be followed.
- 7) Public utility mains must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Engineering Review.
- 8) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 9) Proposed public wastewater improvements must be placed in the public right-of-way or approved utility easements. Utility easements must be approved by Austin Water Engineering Review and must be in place prior to construction plan approval.
- 10) The approved Service Extension will automatically expire 180 days after date of approval unless a development application has been accepted by the Development Services Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.



7/9/2020

Project Manager, Utility Development Services Date

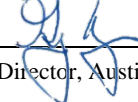
 for Kevin Critendon, P.E. 7/9/2020

Asst. Director, Env., Planning, and Development Svcs. Date



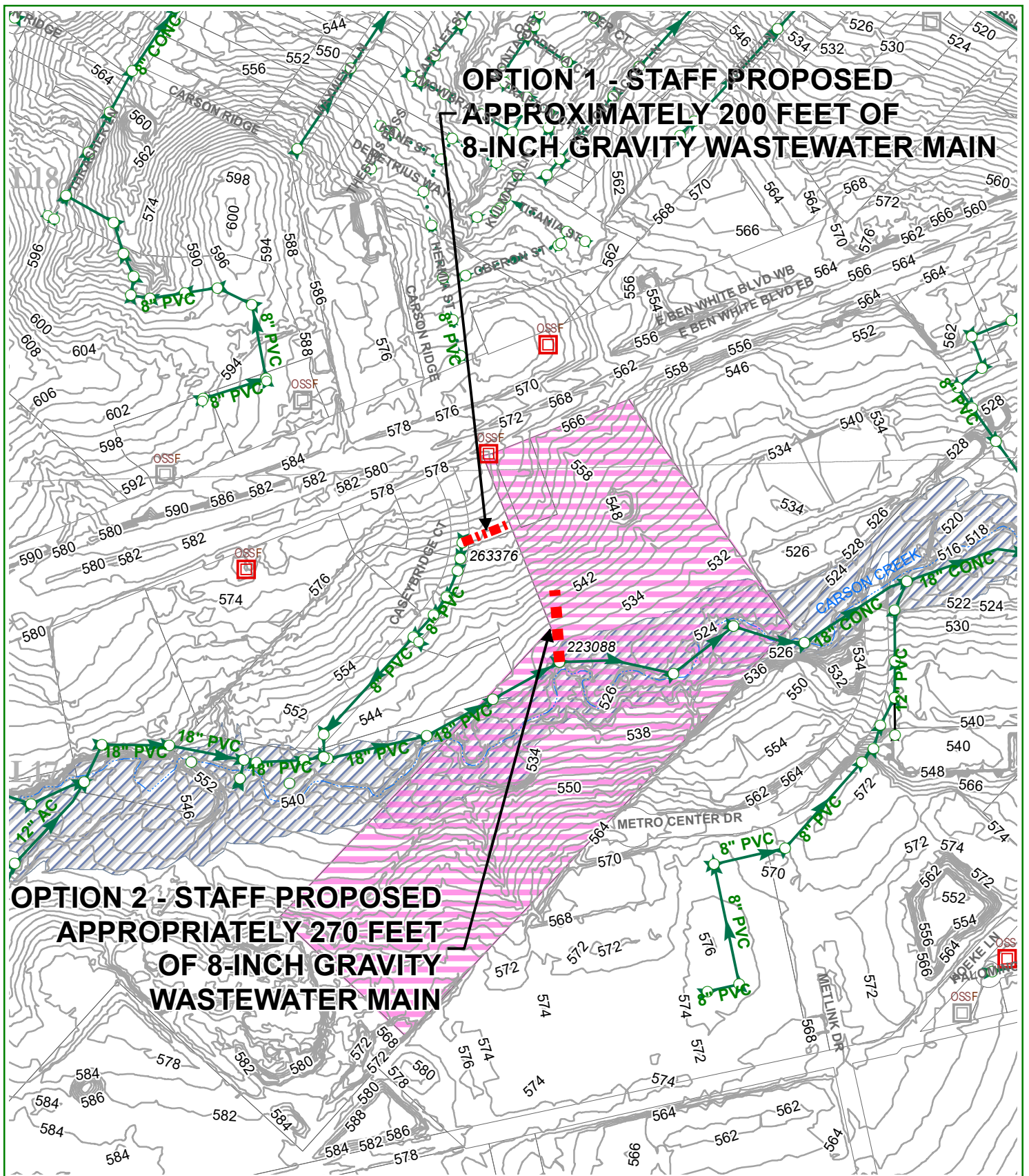
07/09/20

Supervisor, Utility Development Services Date



07/10/2020

Director, Austin Water Date



0 250 500 1,000 1,500 Feet

- Subject Tract
- 100-yr FEMA Floodplain

W.W. S.E.R. Name: 7135 E Ben White Multifamily
W.W. S.E.R. Number: 4763

Utility Development Services Plotted 6/2/2020

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



CASE NUMBER: C8-2023-0036.0A
UPDATE: U0
CASE MANAGER: Nicholas Coussoulis

Email: Nicholas.Coussoulis@austintexas.gov

PROJECT NAME: Veranda Apartments
LOCATION: 7205 E BEN WHITE BLVD SVRD EB

SUBMITTAL DATE: March 6, 2023
FINAL REPORT DATE: March 29, 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 **June 5, 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	911 Addressing Review: Janny Phung
ATD Engineering Review: Dari Majd	Environmental Review: Mel Fuechec
Flood Plain Review: Sona Singh	PARD Review: Scott Grantham
Subdivision Review: Nicholas Coussoulis	AW Utility Review: Bradley Barron
Wetlands Biologist Review: Hank Marley	Site Plan Plumbing: Cory Harmon

EL 1. [LDC § 25-4-132 - EASEMENTS AND ALLEYS.](#)

- (A) Easements for public utilities and drainage ways shall be retained in all subdivisions in the widths and locations determined necessary by the director. All easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction and future maintenance costs.

Source: § 13-2-421; Ord. 990225-70; Ord. 010607-8; Ord. 031211-11; Ord. 20131017-046

Fifteen-foot aerial electric distribution, electric telecommunications, and electric fiber easement is required adjacent to all street R.O.W. Show the easement(s) on the face of the plat.

911 Addressing Review - Janny Phung - janny.phung@austintexas.gov

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

AD2: Please change the label for E BEN WHITE BLVD SVRD EB so that **E BEN WHITE BLVD SVRD EB** appears above the label N US 183. N US 183 should be enclosed within parenthesis and not be bold in the exhibit and the vicinity map

E BEN WHITE BLVD SVRD EB
(SH 71)

AD3: Please remove all forms of punctuation after abbreviating street types or directionals

AD4: Please update label for **E RIVERSIDE DR** the directional E must be included in the vicinity map

AD5: Please update label for **S US 183 HWY** the directional S must be included in 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 - Dari Majd - 512-974-4024

ATD1. Please add the following note to the subdivision: Development of structures that require a building permit on this plat will be subject to the City of Austin Street Impact Fee as applicable prior to acquiring the building permit.

ATD2. The Building Permits for this final plat are required to comply with the City's Street Impact Fee. The fee was adopted by City Council in December 2020 and is applicable to all Building Permits submitted on or after June 22, 2022. (For more information:

<https://www.austintexas.gov/department/street-impact-fee>). Please complete a copy of the SIF worksheet and submit it for review via the TDS KNACK Portal: <https://atd.knack.com/development-services#sif-worksheet-portal/>. Once the SIF estimator worksheet is finalized ATD staff will use the worksheet to generate a SIF Formal Calculation Memo to summarize potential future payments, including applicable reductions and Offset Agreements. LDC 25-6-662

ATD3. FYI - Driveways on State-maintained roadways must be approved by the Texas Department of Transportation. A written sign-off is required prior to site plan release.

ATD4. FYI - Sidewalks on state-maintained roadways must be approved by the Texas Department of Transportation. TCM, 4.1.4.2. TxDOT approval will be required during the site plan application.

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

IMPERVIOUS COVER COMMENTS [LDC 25, Subchapter A, Articles 9 through 13; ECM Appendices Q1 and Q2]

EV 1 The Q2 table provided in the plan set must demonstrate compliance with the allowable impervious cover regulations and rules for a project located in a Suburban watershed. Impervious cover in a Suburban watershed is based on gross site area. [LDC 25-8, Subchapter A, Article 9; ECM Appendix Q-2]

Flood Plain Review - Sona Singh - 512-658-5695

- FP 1: As required by LDC 25-7-33 and/or LDC 30-4-33, please update the floodplain note to indicate that there are portions of the tract that are within the FEMA 100-year floodplain. Update the FIRM panel number and effective date to the most current map.
- FP 2: Please verify that the drainage easement shown on the plat encompasses the limits of the FEMA and City of Austin Regulatory floodplain within a drainage easement per LDC 25-7-152 and/or LDC 30-4-152.
- FP 3: Because encroachment of development in a waterway (including the floodplain) is prohibited per LDC 25-7-3 and/or LDC 30-4-3, and access to the easement must be maintained as outlined in DCM 1.2.4.G, include plat note indicating that no objects, including but not limited to buildings, fences, landscaping, or other obstructions are permitted in any drainage easement except as approved by the City of Austin.
- FP 4: Because access to easements is required per DCM 1.2.4.G, include a plat note indicating that the property owner and/or assigns shall provide access to the drainage easement as may be necessary and shall not prohibit access by the City of Austin or assigns for inspection or maintenance of said easement.

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

Update 0:

PR1. Thank you for note #21 on the plat. Please revise this note as follows:

Parkland dedication requirements have been satisfied for 362 residential units with site plan SP-2020-0416C.

SR 1. This application was initially submitted on **March 6, 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: **June 5, 2023**
- Fiscal due: **September 4, 2023**
- All submitted for recording due: **September 27, 2023**

SR 2. Add Case # **C8-2023-0036.0A** in the bottom right hand corner of each sheet. 25-1-83

SR 3. The following note is required to be placed on the plat by the Travis County Clerk's office: 25-1-83: "This subdivision plat is located within the fully purpose jurisdiction of the City of Austin on this the _____ day of _____, 20__."

SR 4. Indicate scale of the plan/plat next to the north arrow. 25-1-83

SR 5. Please add the following administrative City of Austin approval block: 25-1-83

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

Nick Coussoulis for:

Jose Roig, Interim Director

Development Services Department

SR 6. Add/revise the notary signature block as follows: 25-1-83

State of _____ §

County of _____ §

Before me, the undersigned authority, a notary public in and for the State of _____,
on this day did personally appear _____, known to be the person
whose name is subscribed to the foregoing instrument and has acknowledged to me that they
have executed the same for the purpose and consideration therein expressed and in the capacity
therein stated.

Notary Public – State of _____

Date

SR 7. Revise the lines as follows: 25-1-83

- a. The boundary line must be solid and the heaviest weighted line. Verify the boundary line accurately encompasses only the area inside the preliminary plan.
- b. All proposed lot lines must be solid and the second heaviest line.
- c. Easement lines (existing and proposed) must be broken, and a lighter weight than lot lines. The easement area may be shaded or hatched.
- d. Lot lines outside but adjacent to the project must be broken and the lightest weight.

- SR 8. The site contains existing structures. The structures must meet setbacks from the new lot lines, and the new lots must comply with any applicable impervious cover (IC) and building cover (BC) limits. Include calculations for IC and BC. 25-1-83; 25-2-492
- If the structures will be removed or demolished, that must occur before the end of the update period (90 calendar days after formal submittal of the plat). 25-1-83
 - If the structures will remain, submit a scaled drawing that shows the existing structures and the new lot lines. 25-1-83, 25-2-492

SR 9. Revise the engineer's certification as follows: ;25-1-83:

"I, (name of engineer), 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 and correct to the best of my knowledge."

SR 10. Revise the surveyor's certification as follows 25-1-83:

"I, (name of surveyor), 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."

SR 11. Revise the owner's dedication block as follows: 25-1-83 and TX LGC 212.004(c)

That (owner) being the owner of that certain (acreage) tract of land out of the (survey/abstract) situated in _____ County, Texas, as conveyed by deed as recorded in Document No. (XX) of the official public records of _____ County, Texas, does hereby subdivide (XX) acres of land in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as:

TITLE OF 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.

SR 12. Add or revise the Land Use Commission approval block as follows 25-1-83:

Accepted and authorized for record by the Land Use Commission of the City of Austin, Texas, on this, the _____ day of _____ 20__.

Chair Secretary

SR 13. Because this area falls within the Airport Overlay, add a plat note that states: "Development of these lots shall comply with requirements of the Airport Hazard and compatible land use regulations, (Chapter 25-13) as amended."

SR 14. Add/modify the Travis County Clerk recordation block as shown: 25-1-83,

STATE OF TEXAS

COUNTY OF TRAVIS

I, Dyana Limon-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 15. If fiscal is required, the fiscal estimate must be approved by the update deadline. Fiscal posting will occur during the plat recordation stage. The reviewer requesting fiscal will help coordinate with the City's fiscal office. 25-4-84(D)

SR 16. Add/revise the fiscal note as applicable:

a. If fiscal is not required to be posted, add the following note: 25-1-83,

"By approving this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. Any subdivision infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to City standards may be just cause for the City to deny applications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy."

b. If fiscal is required, add the following note. 25-1-83, 25-4-38, 25-4-84

"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 Doc#. _____, in the Official Public Records of _____ County, Texas."

SR 17. Remove Plat Notes #11, #15, #18, #19, #20, #22, #23, unless specifically requested by a City of Austin reviewer. 25-1-83.

AW Utility Development Services - Bradley Barron - 512-972-0078
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AW1. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Replace note 1 with the following note:

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

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.

Update 0 3/28/2023

- WB1 Clearly show the boundary of all wetland CEFs and clearly label the features: "WETLAND CEF". See image below of the wetlands delineated in COA Property Profile.



- WB2 Pursuant to LDC 25-8-281(C)(2)(a), please add a note stating that: "The presence of a Critical Environmental Feature on or near a property may affect development. All activities within the 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."

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 plat note that conveys the following: **This single lot subdivision shall have independent sewer tap(s), independent water meter(s), and its private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

End of Report