

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2023-0036.0A

**COMMISSION DATE:** May 2, 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 April 26, 2023, and attached as Exhibit C.

**CASE MANAGER:** Nick Coussoulis

**PHONE:** 512-978-1769

**E-mail:** [Nicholas.Coussoulis@austintexas.gov](mailto:Nicholas.Coussoulis@austintexas.gov)

### **ATTACHMENTS**

Exhibit A: Vicinity map

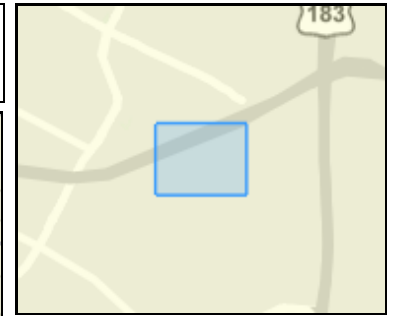
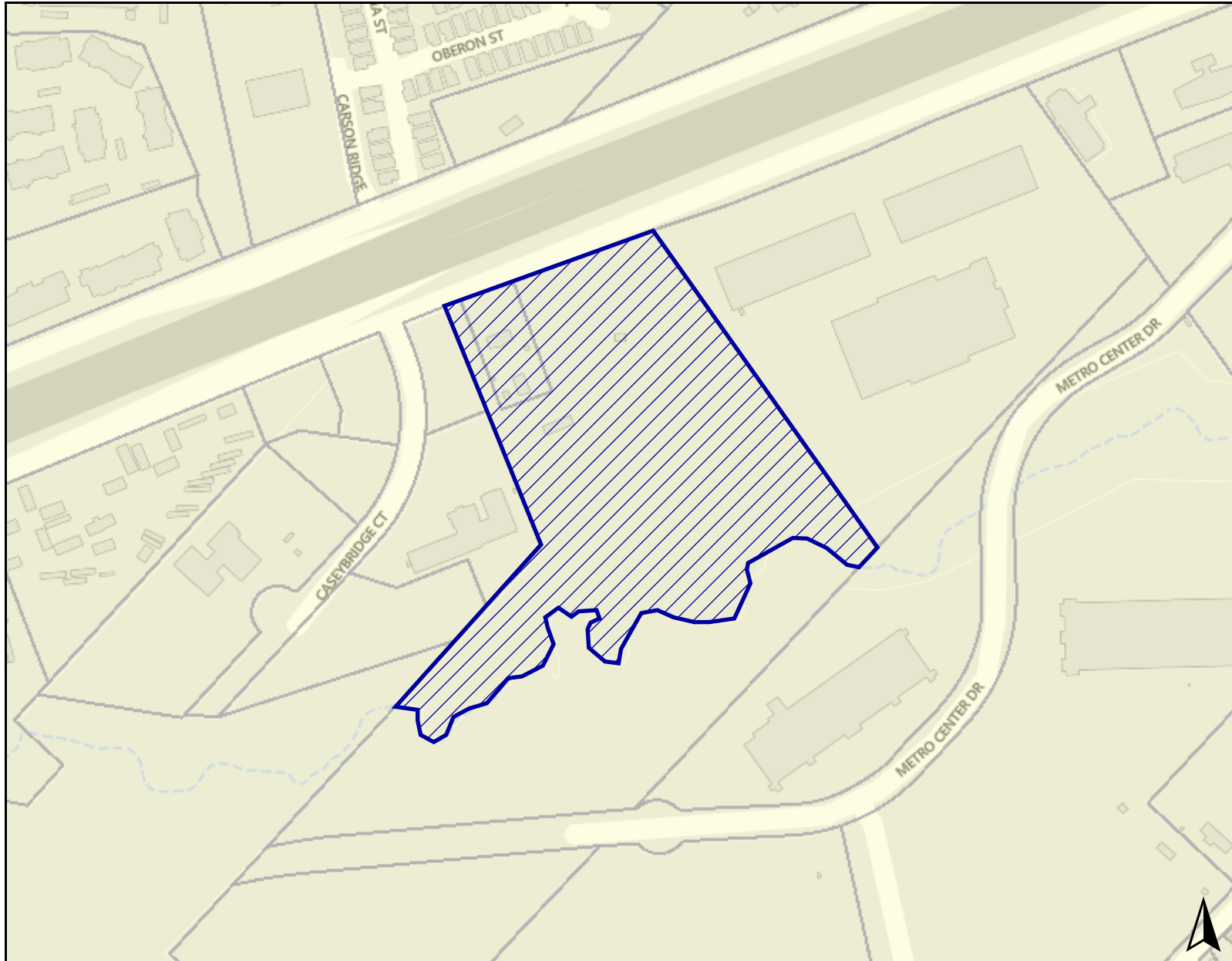
Exhibit B: Proposed plat

Exhibit C: Comment report dated April 26, 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

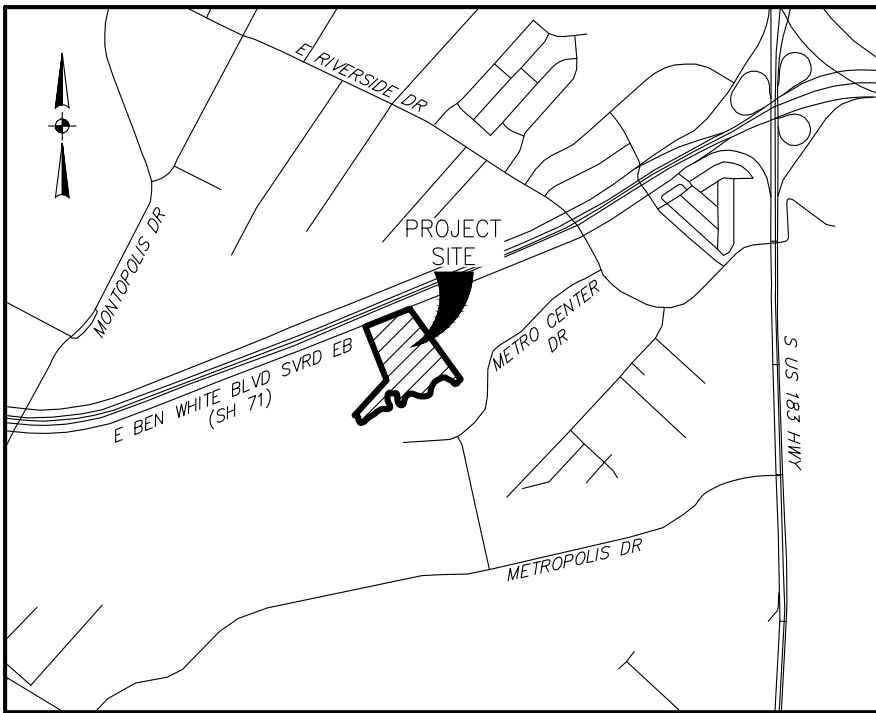
0 500 1000 ft

3/30/2023

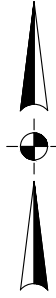
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is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

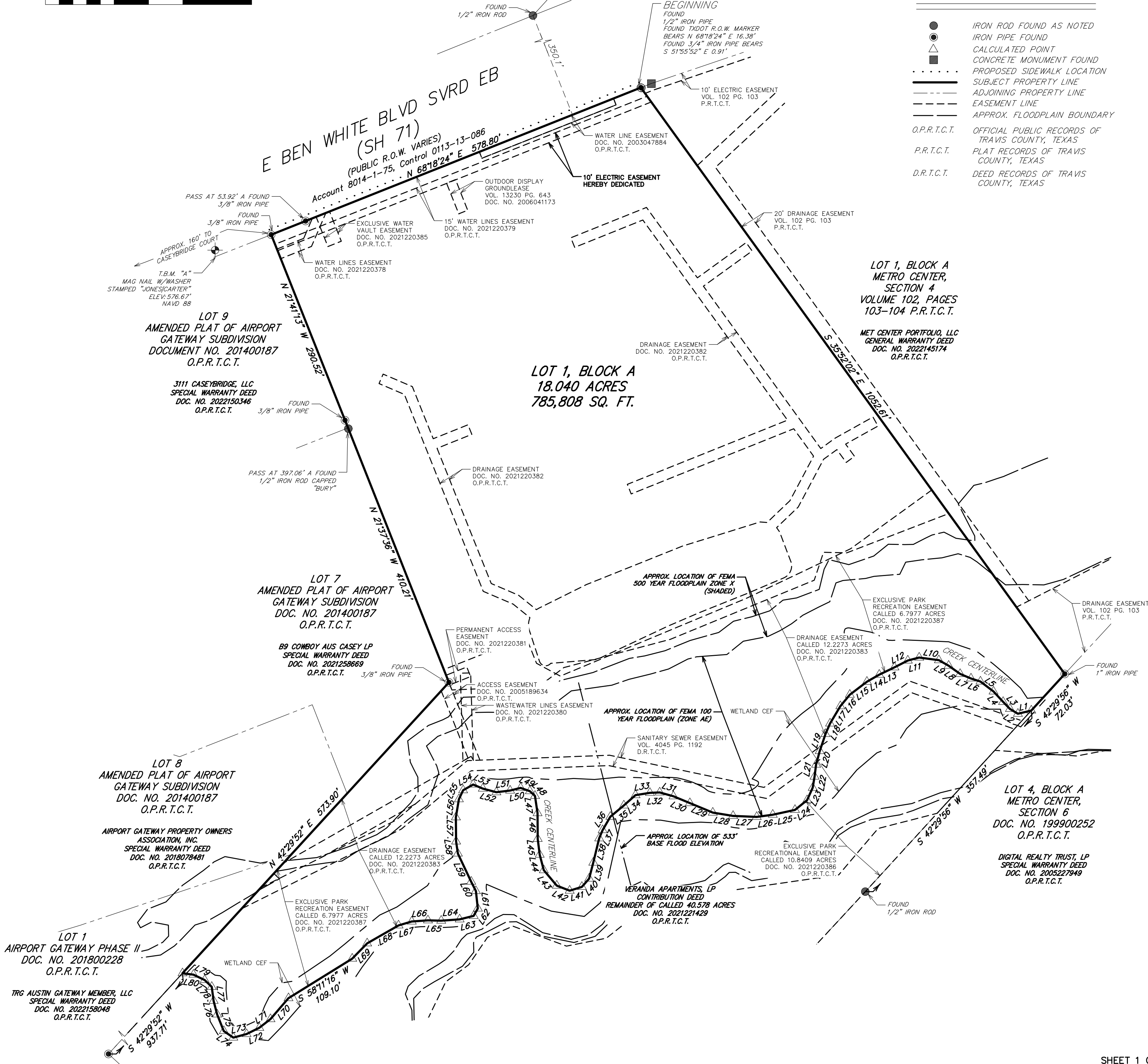
HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE, USING THE TRIMBLE CORS NETWORK. DISTANCES ARE SURFACE DISTANCES WITH A COMBINED SCALE FACTOR OF 1.00011.

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:	April 13, 2023	CHECKED BY:	RLH
SCALE:	1" = 100'	REVISED:	



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 utility system.
2. 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.
3. 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.
4. 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.
5. Property owners and/or assigns shall provide access to drainage easements as may be necessary and shall not prohibit access by the City of Austin or assigns for inspection or maintenance of said easement.
6. 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.
7. Prior to construction on this subdivision, a site development permit must be obtained from the City of Austin.
8. Any relocation of electric facilities shall be at owners expense.
9. 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.
10. 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.
11. 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.
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. 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.
16. Drainage easements on private property shall be maintained by the property owner and his/her assigns.
17. 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.
18. Waterway setbacks as defined by the Land Development Code may be located on this property. Development is limited within waterway setbacks.
19. Parkland dedication requirements have been satisfied for 362 residential units with site plan SP-2020-0416C.
20. 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.
21. Development of these lots shall comply with requirements of the Airport Hazard and compatible land use regulations, (Chapter 25-13) as amended.
22. 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.
23. This single lot subdivision shall have independent sewer top(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.

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

That VERANDA APARTMENTS, LP, being the owner of that certain 40.578 acre tract of land out of the Santiago Del Valle Grant, Abstract No. 24, situated in Travis County, Texas, 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 \_\_\_\_\_ §  
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 purposes and consideration therein expressed and in the capacity therein stated.

Notary Public, State of \_\_\_\_\_ Date \_\_\_\_\_

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 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, LLC**  
3100 Alvin Devane Blvd., Suite 150  
Austin, Texas 78741

This subdivision plat is located in the fully purpose jurisdiction 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 FEMA 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.

Nick Coussoulis for:  
Jose Roig, Interim Director  
Development Services Department

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

Chair \_\_\_\_\_ Secretary \_\_\_\_\_

STATE OF TEXAS                   §  
COUNTY OF TRAVIS           §

I, Dyana Limon-Mercade, 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 \_\_\_\_\_ in the Official Public Records of Travis County.

Witness my hand and seal of office of the county clerk, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

Deputy, County Clerk  
Travis County, Texas

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

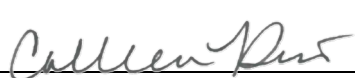
Project Manager, Utility Development Services

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

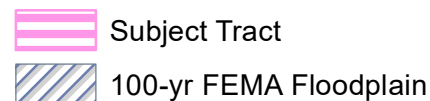
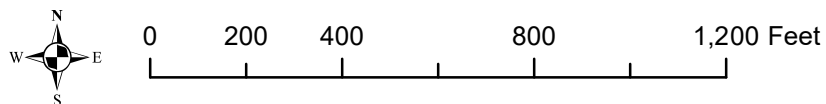
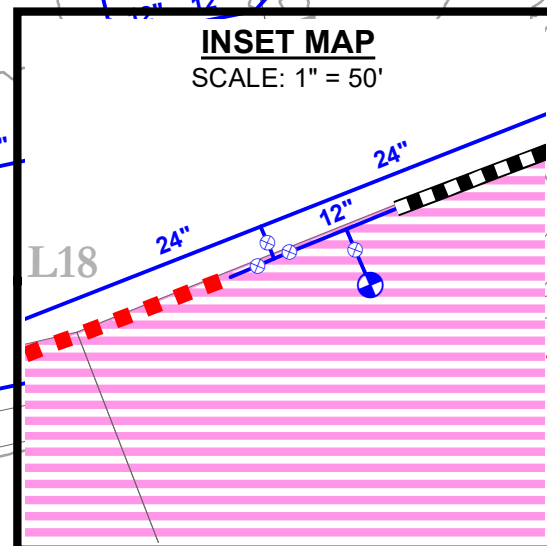
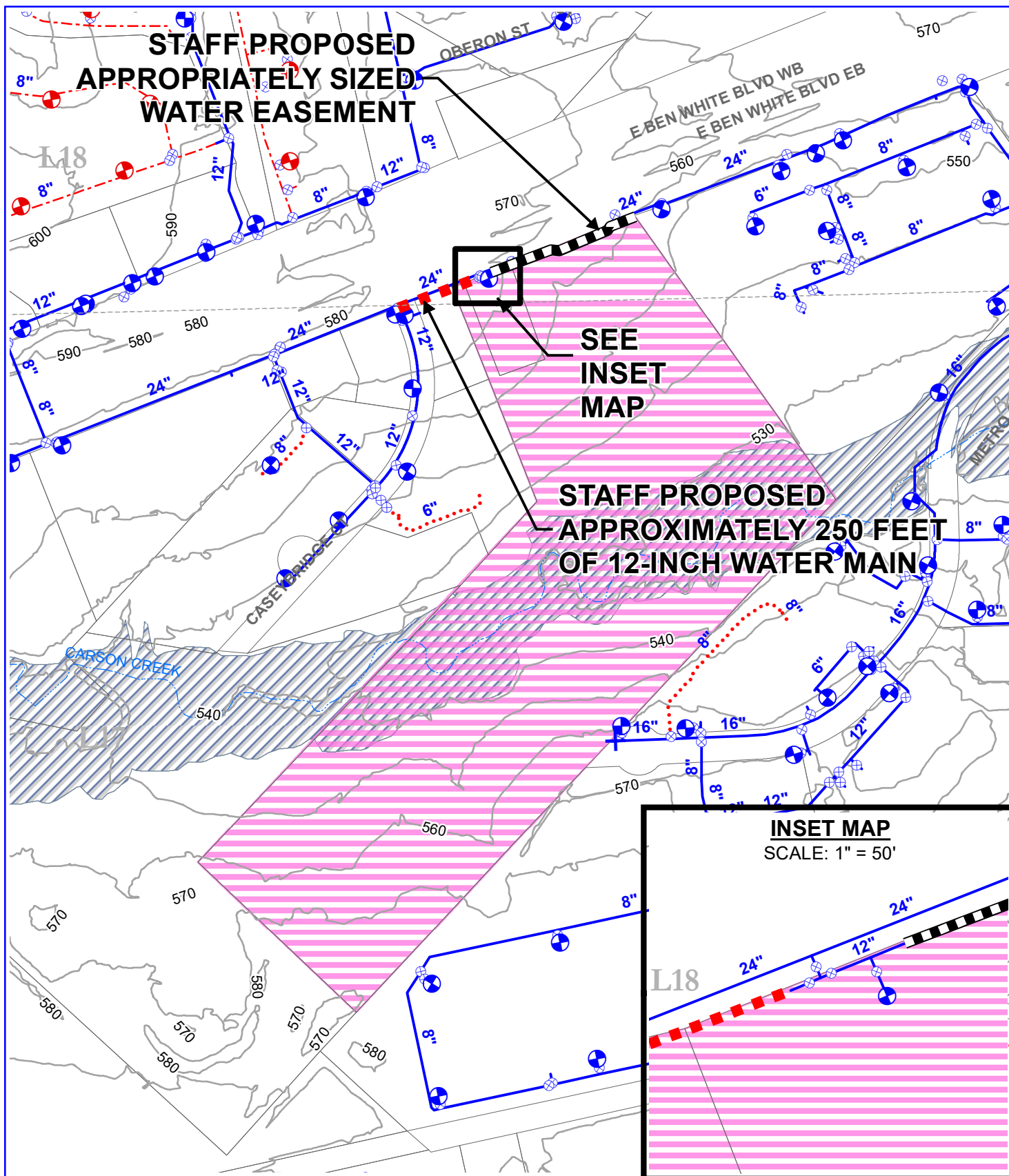


07/10/2020

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

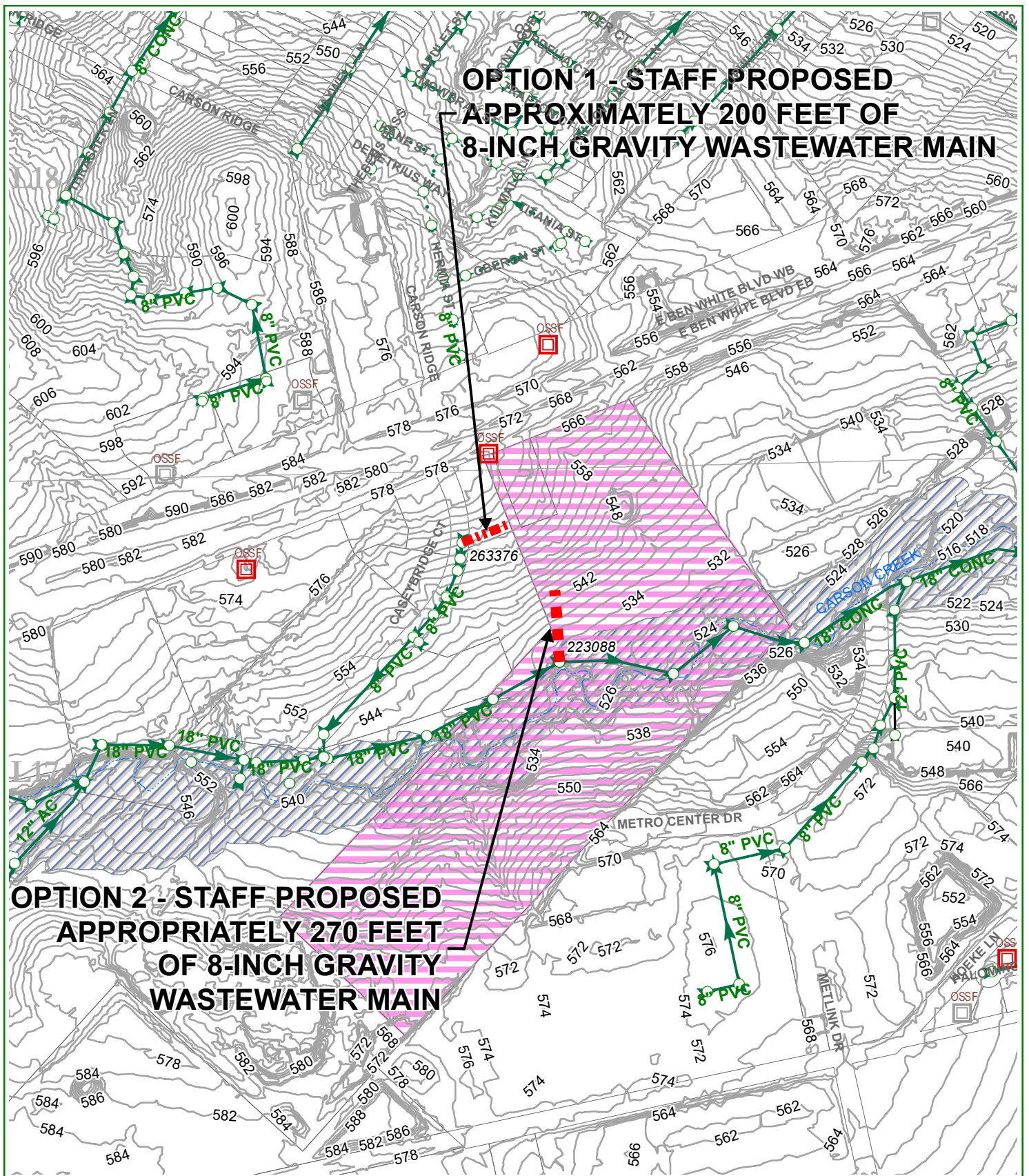


07/09/20

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: U1  
CASE MANAGER: Nicholas Coussoulis

Email: [Nicholas.Coussoulis@austintexas.gov](mailto:Nicholas.Coussoulis@austintexas.gov)

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

SUBMITTAL DATE: April 17, 2023  
FINAL REPORT DATE: April 26, 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  
Electric Review: Cody Shook

**Electric Review - Cody Shook - [Cody.Shook@austinenergy.com](mailto:Cody.Shook@austinenergy.com)**

EL 1. U1: **Comment pending.** [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

Please relocate 10' electric easement to be directly adjacent to E Ben White Blvd R.O.W. above 15' water lines easement instead of behind it, and label it as a **10' aerial electric distribution, electric telecommunications, and electric fiber easement**. Aerial easement gives AE above-ground rights to access electric facilities on E Ben White and does not affect existing water easement or facilities on or below the ground.

**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 - 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.

U1: Response noted. Comment cleared.

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/departments/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

U1: response noted. Comment cleared.

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.

U1: Response noted. Comment cleared.

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. Response: Per the attached correspondence, this comment is cleared due to prior TxDOT approval with the above-mentioned site plan.

U1: Response noted. Comment cleared.

Update 1:

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.

U1: Thank you for note. Comment cleared.

**Subdivision Review - Nicholas Coussoulis - [Nicholas.Coussoulis@austintexas.gov](mailto:Nicholas.Coussoulis@austintexas.gov)**

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

- **U1: Comment Cleared.**

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\_\_."

- **U1: Comment Cleared.**

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

- **U1: Comment Cleared.**

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

- **U1: Comment Cleared.**

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

- **U1: Comment Cleared.**

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.

- **U1: Comment Cleared.**

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

- **U1: Comment Cleared.**

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."

- **U1: Comment Cleared.**

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."

- **U1: Comment Cleared.**

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.

- **U1: Comment Cleared.**

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

- **U1: Comment Cleared.**

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."

- **U1: Comment Cleared.**

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

- **U1: Comment Cleared.**

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)

- **U1: Comment Cleared.**

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."

- **U1: Comment Cleared.**

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

- **U1: Comment Cleared.**

<b>Wetlands Biologist Review - Hank Marley - 512-974-2067</b>
---

Update 1      4/25/2023

WB1 – WB2    Comments cleared.

<b>Site Plan Plumbing - Cory Harmon - 512-974-2882</b>
--

## **APPROVED**

The proposed plat (C8-2023-0036.0A) is approved from a plumbing code perspective.

**End of Report**