

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2023-0067.0A

**COMMISSION DATE:** July 25, 2023

**SUBDIVISION NAME:** Poss-Laitner Subdivision

**ADDRESS:** 10500 E Parmer Lane

**APPLICANT:** Jeff Poss (Poss Holdings, LLC)

**AGENT:** Tyler Boykin (Mahoney Engineering, LLC)

**ZONING:** PUD

**NEIGHBORHOOD PLAN:** N/A

**AREA:** 2.2 Acres

**LOTS:** 1

**COUNTY:** Travis

**DISTRICT:** 1

**WATERSHED:** Gilliland Creek

**JURISDICTION:** Full Purpose

**SIDEWALKS:** Sidewalks will be constructed along the subdivision side of E Parmer Lane.

**VARIANCE:** N/A

### **DEPARTMENT COMMENTS:**

The request is for the approval of a service extension request for 1,200, 2,350, or 3,000 feet of 8-inch gravity wastewater main and a service extension request for approximately 250 feet of 8 inch water main.

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 July 20, 2023 and attached as Exhibit C.

**CASE MANAGER:** Nick Coussoulis

**PHONE:** 512-978-1769

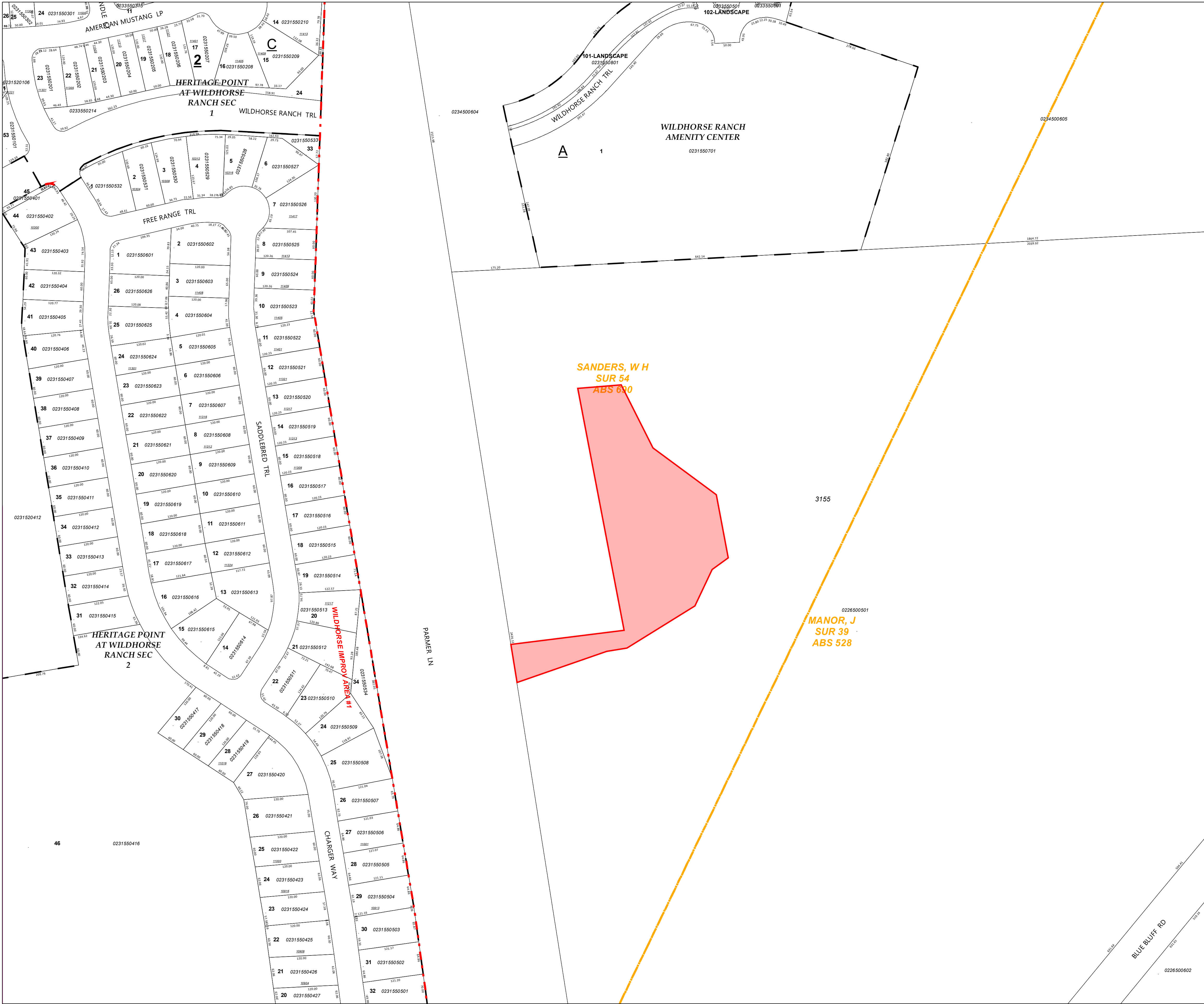
**E-mail:** [Nicholas.Coussoulis@austintexas.gov](mailto:Nicholas.Coussoulis@austintexas.gov)

### **ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report



**Travis Central Appraisal District**  
8314 Cross Park Drive  
Austin, Texas 78754  
P.O. Box 149012  
Austin, Texas 78714  
Internet Address: [www.traviscad.org](http://www.traviscad.org)  
Main Telephone Number (512) 834-9317  
Appraisal Information (512) 834-9318  
TDD (512) 836-3328

This tax map was compiled solely for the use of TCAD.  
Areas depicted by these digital products are approximate,  
and are not necessarily accurate to mapping, surveying or  
engineering standards. Conclusions drawn from this information  
are the responsibility of the user. The TCAD makes no claims,  
promises or guarantees about the accuracy, completeness or  
adequacy of this information and expressly disclaims liability for  
any errors and omissions. The mapped data does not constitute  
a legal document.

NAD\_1983\_StatePlane\_  
Texas\_Central\_FIPS\_4203\_Feet  
Projection: Lambert\_Conformal\_Conic

**N**

*Italic* = 120 scale map  
**Thin** = 100 scale map  
**Bold** = 400 scale map

23352	23355	<b>23450</b>
23152	23155	23157
	<b>22650</b>	
22952	22955	

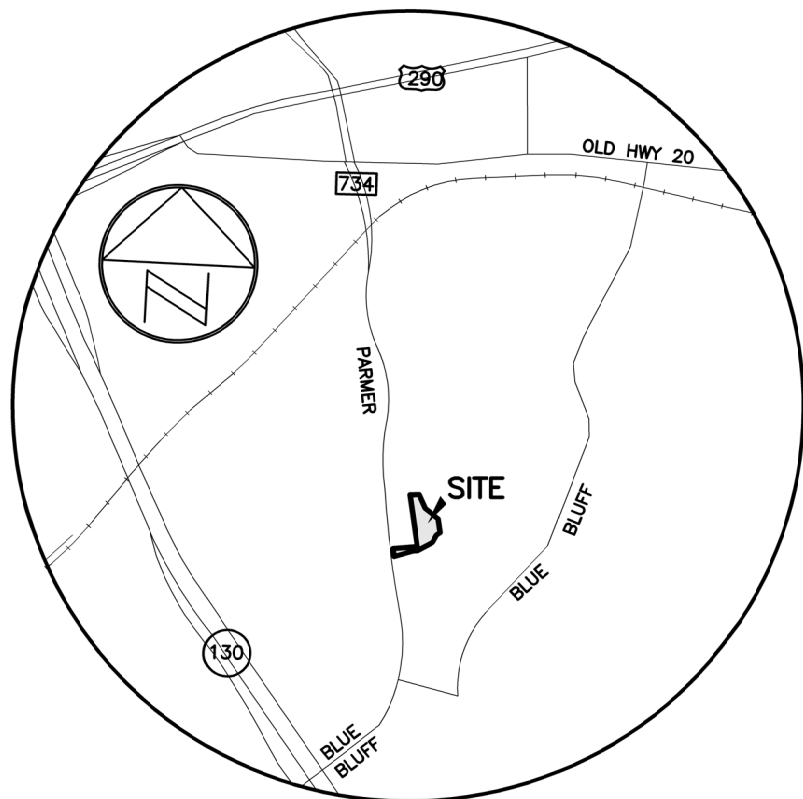
0 100  
Feet

Revision Date:  
3/11/2021

**23155**



POSS-LAITNER SUBDIVISION



LOCATION MAP  
NOT TO SCALE

WILLIAM H. SANDERS  
SURVEY NO. 54  
ABS. 690

PARMER LANE  
(VARIABLE WIDTH R.O.W.)  
(2014081167)

15.681 AC.  
TRAVIS COUNTY  
(2014081169)

LOT 1, BLOCK A  
WILDHORSE RANCH AMENITY CENTER FINAL PLAT  
(202000181)

S80°55'58"W 289.30'

PO

CS

AD

6.00 ACRES  
PETER DWYER  
(2021276889)

N09°04'02"W 793.21'

6.129 AC  
ELECTRIC LINE  
EASEMENT  
AND R.O.W.  
(2009167550)

CH67

REFERENCE TIE  
N49°00'08"W  
70.05'

PARMER LANE  
(VARIABLE WIDTH R.O.W.)  
(2014081167)

N09°04'02"W 1559.92'

S80°55'58"W 280.00'

PO

S.H. 130  
(VARIABLE WIDTH R.O.W.)  
(CSA 0440.006 2008,  
2009 162269)

THIS IS A SURFACE DRAWING.  
BEARING BASIS: THE TEXAS COORDINATE  
SYSTEM OF 1983 (NAD83), CENTRAL ZONE,  
BASED ON GPS SOLUTIONS FROM THE  
NATIONAL GEODETIC SURVEY (NGS) ON-LINE  
POSITIONING USER SERVICE (OPUS) FOR  
CHAPARRAL CONTROL POINT "CH67".  
MAG NAIL WITH SHINER IN CONCRETE  
SURFACE COORDINATES:  
N 10095881.92  
E 3166209.03  
TEXAS STATE PLANE COORDINATES:  
N 10094872.43  
E 3165892.44  
ELEVATION = 612.45'  
VERTICAL DATUM: NAVD 88 (GEOID 18)  
COMBINED SCALE FACTOR = 0.999990010  
(FOR SURFACE TO GRID CONVERSION)  
INVERSE SCALE FACTOR = 1.000100  
(FOR GRID TO SURFACE CONVERSION)  
SCALED ABOUT 0.0  
THETA ANGLE: 1°25'10"

LEGEND

- <sup>AD</sup> 1/2" REBAR WITH "ABRAM DASHNER 5901" CAP
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- 1/2" REBAR FOUND (OR AS NOTED)
- <sup>PD</sup> 1/2" REBAR WITH "PAPE DAWSON" CAP FOUND
- <sup>TX</sup> 1/2" REBAR WITH ALUMINUM "TXDOT" CAP FOUND
- <sup>CS</sup> 1/2" REBAR WITH "CAPITOL SURVEY" CAP FOUND
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- ( ) RECORD INFORMATION

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724

PROJECT NO.:  
1565-007  
DRAWING NO.:  
1565-007-PL  
WORK ORDER:  
21176  
PLOT DATE:  
05/18/2022  
PLOT SCALE:  
1"=100'  
DRAWN BY:  
JLB

POSS-LAITNER SUBDIVISION

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT POSS HOLDINGS, LLC, BEING OWNER OF 2.200 ACRES, IN THE WILLIAM SANDERS SURVEY, NO. 54, ABSTRACT NO. 690, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 67.527 ACRE TRACT CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2018045426 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS;

DO HEREBY SUBDIVIDE 2.200 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS POSS-LAITNER SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL 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: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

COMPANY NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

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 PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AD.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

SURVEYOR'S CERTIFICATION

I, STEVEN P. TIMBERLAKE, 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 AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND MARCH 11, 2022.

STEVEN P. TIMBERLAKE, R.P.L.S. 6240

SURVEYING BY:  
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.  
3500 MCCALL LANE  
AUSTIN, TEXAS 78744  
(512) 443-1724



ENGINEER'S CERTIFICATION:

I, DANIEL MAHONEY, 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 AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453CD480J, DATED AUGUST 18, 2014, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

DANIEL MAHONEY, P.E.

ENGINEERING BY:  
MAHONEY ENGINEERING  
8201 SOUTH CONGRESS AVENUE  
AUSTIN, TX 78745  
(512)-549-7806  
TEXAS REGISTERED ENGINEERING FIRM \_\_\_\_\_

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL AND LIMITED PURPOSE LIMITS OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

DENISE LUCAS, DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

1. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.

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

3. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONNECTIONS MUST BE INSPECTED BY THE CITY OF AUSTIN.

4. 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

5. 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 PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.

6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

7. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

8. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

10. 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 OF AUSTIN 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.

THE STATE OF TEXAS  
COUNTY OF TRAVIS

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., AND DULY

RECORDED ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M., IN SAID COUNTY AND STATE, IN DOCUMENT NUMBER \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ A.D.

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
DEPUTY, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 McCall Lane  
Austin, Texas 78744  
512-443-1724  
T.B.P.E.L.S. Firm No. 10124500

PROJECT NO.:  
1565-007  
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PLOT SCALE:  
1"=100'  
DRAWN BY:  
JLB



**WATER AND WASTEWATER  
SERVICE EXTENSION  
REQUEST FOR  
CONSIDERATION**

Name: Poss-Laitner Tract

Service Requested: **Water**

**SER-5524**

Infor (IPS) Service Request Number: 1023672

Date Received: 06/02/2022

Location: 10500 E PARMER LN AUSTIN TX 78724

Acres: 2.20

Land Use: OFFICE

LUE: 9

Alt. Utility Service or S.E.R. Number: City of Austin Wastewater SER-5525

Quad(s): S27

Reclaimed Pressure Zone: N/A

DDZ: YES

Drainage Basin: GILLELAND

Pressure Zone: NORTH

DWPZ: NO

Demand (Estimated Peak Hour): 18 GPM

FIRE FLOW: 1,500 GPM

Cost Participation: \$0

% Within City Limits: 100

% Within Limited Purpose: 0

**Description of Improvements:**

Applicant shall construct approximately 250 feet of 8-inch water main from the existing 24-inch water transmission main (Project No. 2015-0914) in E Parmer Ln located north of the subject tract and extend south along E Parmer Ln to the subject tract and make a second connection to the existing 24-inch water transmission main (Project No. 2015-0914), as approximately shown on the attached map. Applicant shall also construct a 24-inch gate valve between the two connections to the existing 24-inch water transmission main.

NOTE: Water demand and sprinkled fire flow requirement based on engineering calculations received from Daniel M. Mahoney, P.E. of Mahoney Engineering, LLC on 6/2/2022.

**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. Actual length and location of staff proposed utility mains shall be finalized during the plan review process.
- 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.



Project Manager, Utility Development Services

10/12/2022

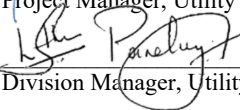
Date



Supervisor, Utility Development Services

10/12/22

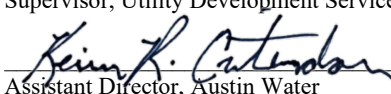
Date



Division Manager, Utility Development Services

10/12/2022

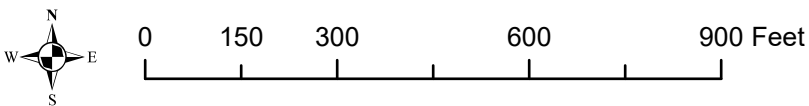
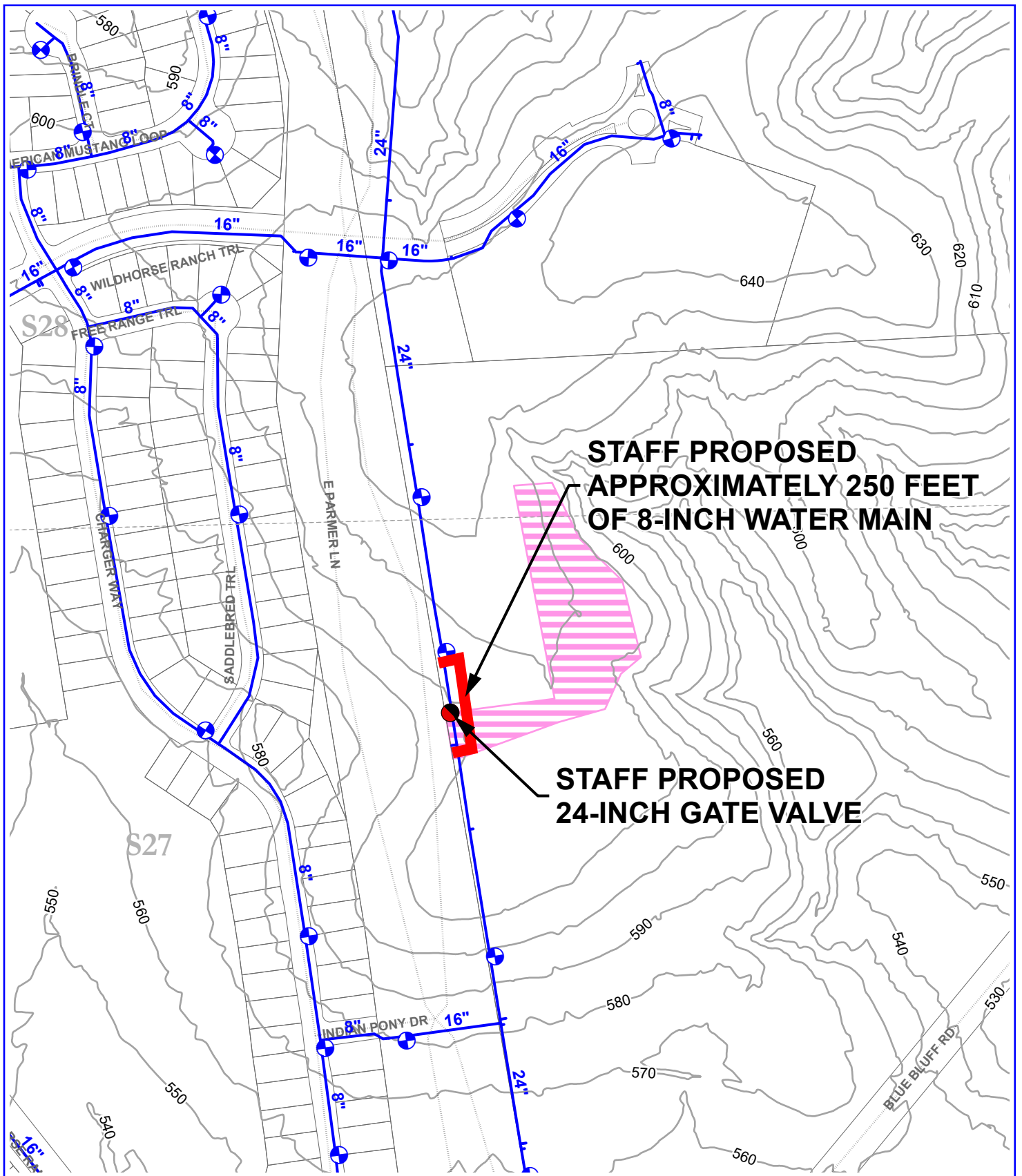
Date




Assistant Director, Austin Water

10/13/2022

Date



 Subject Tract

**W. S.E.R. Name: Poss-Laitner Tract**

**W. S.E.R. Number: 5524**

Utility Development Services Plotted 10/6/2022

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: Poss-Laitner Tract

Service Requested: **Wastewater**

**SER-5525**

Infor (IPS) Service Request Number: 1023674

Date Received: 06/02/2022

Location: 10500 E PARMER LN AUSTIN TX 78724

Acres: 2.20

Land Use: OFFICE

LUE: 9

Alt. Utility Service or S.E.R. Number: City of Austin Water SER-5524

Quad(s): S27

Reclaimed Pressure Zone: N/A

DDZ: YES

Drainage Basin: GILLELAND

Pressure Zone: NORTH

DWPZ: NO

Flow (Estimated Peak Wet Weather): 7 GPM

Cost Participation: \$0

% Within City Limits: 100

% Within Limited Purpose: 0

**Description of Improvements:**

Wastewater Service Option 1

Applicant shall construct approximately 1,200 feet of 8-inch gravity wastewater main from the existing 8-inch gravity wastewater main (Project No. 2019-1091; MH ID# 293725) located northwest of the subject tract and extend east across E Parmer Ln, south along E Parmer Ln, and then east to the subject tract, as approximately shown on the attached map. A portion of the proposed wastewater main is also proposed by Wildhorse Ranch Amenity Center (SER-4323; SP-2018-0610C). If these wastewater improvements are required by the Applicant's project before they are completed by the Wildhorse Ranch Amenity Center project, the design and construction of the wastewater improvements are the responsibility of the Applicant.

Wastewater Service Option 2

Applicant shall construct approximately 2,350 feet of 8-inch gravity wastewater main from the existing 36-inch wastewater interceptor (Project No. 2004-0002; MH ID# 225513) located east of the subject tract and extend west to the subject tract, as approximately shown on the attached map. A portion of the proposed wastewater main is also proposed by Saddle Ridge at Wildhorse Ranch Section 1 (SER-4716; C8-2020-0033.1B). If these wastewater improvements are required by the Applicant's project before they are completed by the Saddle Ridge at Wildhorse Ranch Section 1 project, the design and construction of the wastewater improvements are the responsibility of the Applicant.

Wastewater Service Option 3

Applicant shall construct approximately 3,000 feet of 8-inch gravity wastewater main from the existing 30-inch wastewater interceptor (Project No. 2006-0527) located along N SH 130 NB and extend northeast and north along E Parmer Ln to the subject tract, as approximately shown on the attached map.

NOTE: Wastewater flow based on engineering calculations received from Daniel M. Mahoney, P.E. of Mahoney Engineering, LLC on 6/2/2022.

**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. Actual length and location of staff proposed utility mains shall be finalized during the plan review process.
- 6) All onsite wastewater collection system components will be owned, operated, and maintained by the property owner.
- 7) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 8) 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.
- 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.

Project Manager, Utility Development Services

10/12/2022

Date

Supervisor, Utility Development Services

10/12/22

Date

Division Manager, Utility Development Services

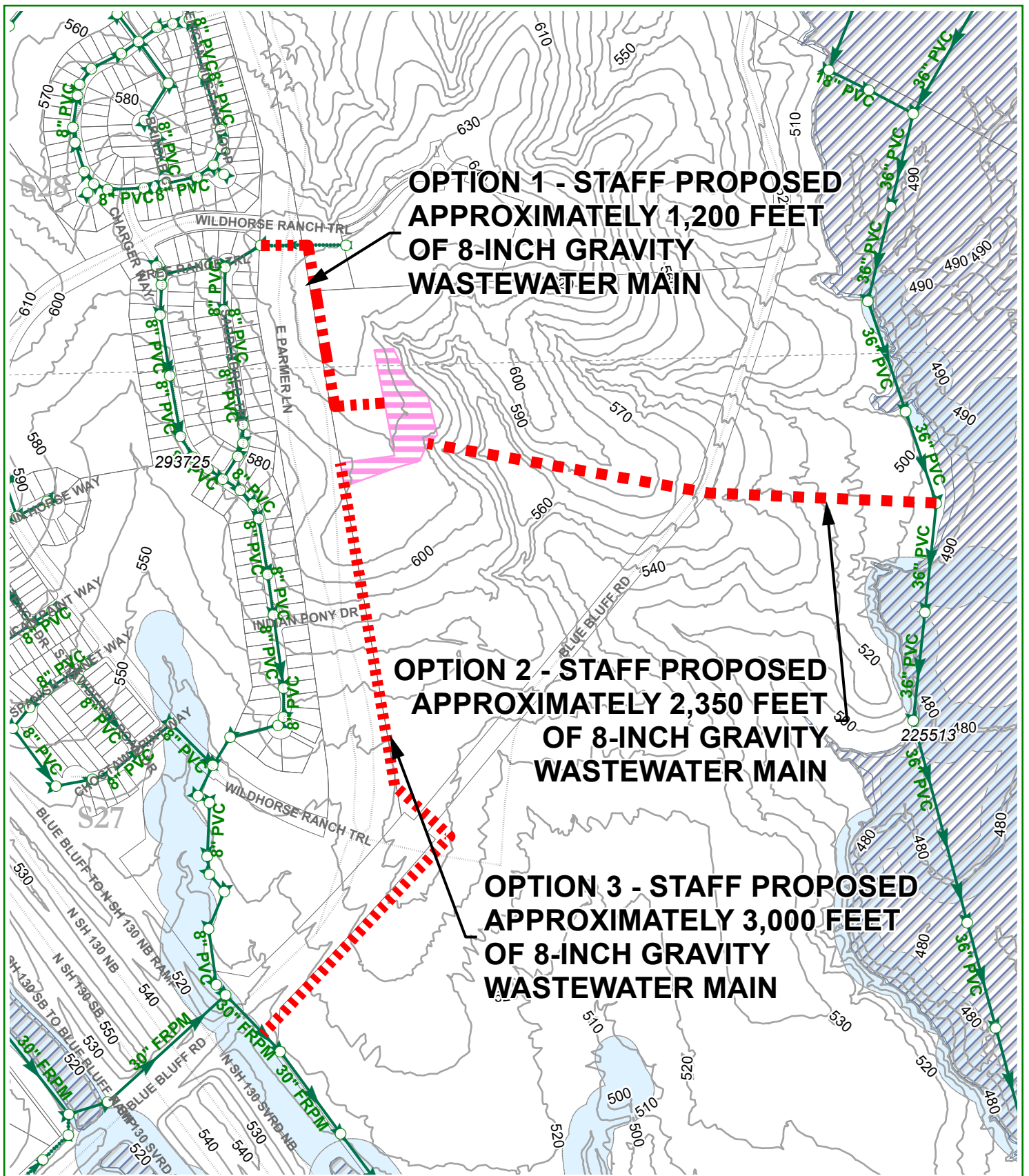
10/12/2022

Date




Assistant Director, Austin Water

10/13/2022

Date



0 300 600 1,200 1,800 Feet

-  Subject Tract
-  100-Year COA Floodplain
-  Critical Water Quality Zone

**W.W. S.E.R. Name: Poss-Laitner Tract**

**W.W. S.E.R. Number: 5525**

Utility Development Services Plotted 10/6/2022



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



CASE NUMBER: C8-2023-0067.0A  
UPDATE: U0  
CASE MANAGER: Nicholas Coussoulis

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

PROJECT NAME: Poss-Laitner Subdivision  
LOCATION: 10500 E PARMER LN

SUBMITTAL DATE: June 26, 2023  
FINAL REPORT DATE: July 20, 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 **September 25, 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: Shakayla Stevenson  
Site Plan Plumbing: Cory Harmon  
911 Addressing: Janny Phung  
ATD Engineering: Daniil Kontsevov  
Subdivision: Nicholas Coussoulis  
AW Utility Development Services: Bradley Barron



**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.**

**Electric Review - Andrea Katz - 512-322-6957**

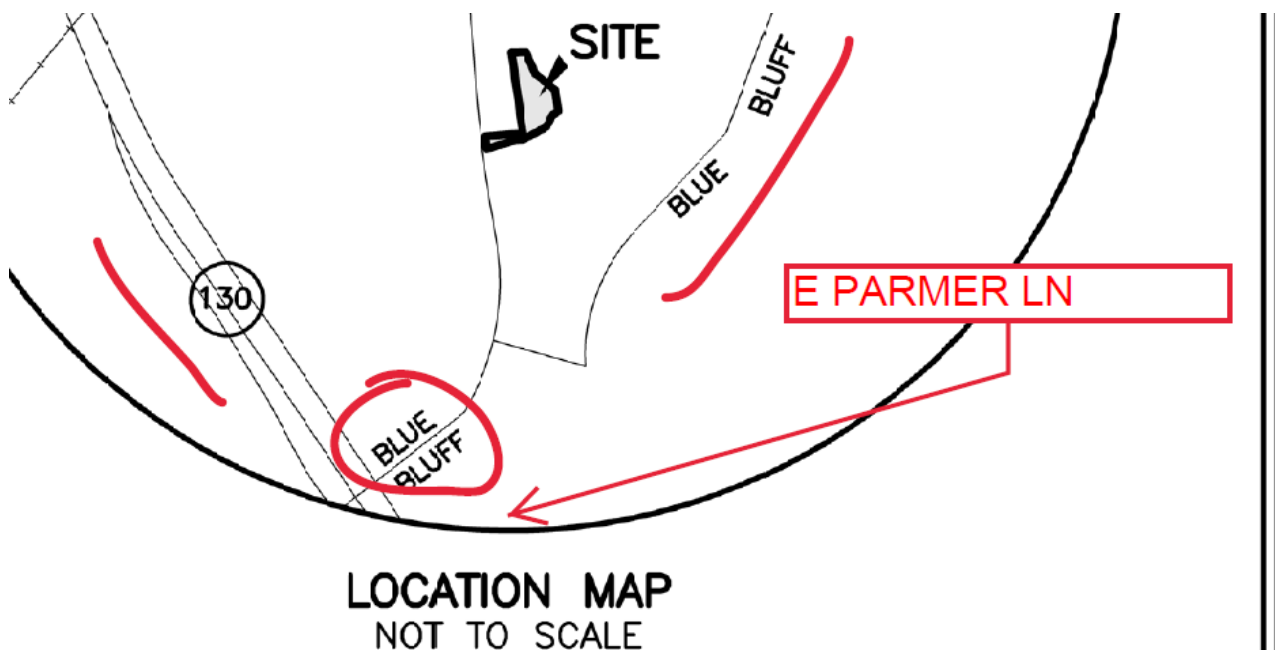
**No Review Required. Out of Austin Energy service area**, served by Bluebonnet Electric Cooperative, Inc.

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

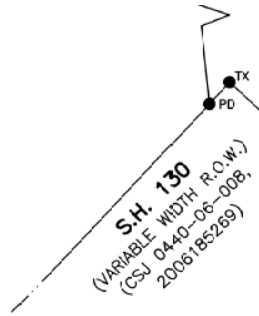
AD1: This plat review is Rejected;

AD2: Please remove all street labels in the vicinity map **EXCEPT** the following:

- Please update label for **E PARMER LN** the street type LN must be included in the vicinity and exhibit
- Please update label for **BLUE BLUFF RD** the street type RD must be included
- Please update label for **E US 290 HWY** the directional E must be included
- Please update label for **N SH 130** the directional N must be included
- Please replace label **BLUE BLUFF** with E PARMER LN



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



NOTE: BLUE BLUFF is labeled incorrectly as E PARMER LN

NOTE: Punctuation or diacritical marks cause confusion for first responders

NOTE: If streets names are labeled on the plat, street types must be included

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](http://www.austintexas.gov/sites/default/files/files/Information_Technology/911Addressing/Street_Name_Standards.pdf)

Active streets and address points can be viewed on Property Profile. Please label what is shown

<https://maps.austintexas.gov/GIS/PropertyProfile/>

§25-4-155

#### **ATD Engineering Review – Daniil Kontsevov – 512-978-1561**

- ATD 1. 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.
- ATD 2. 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#customer-portal/services/street-impact-fee-worksheet/>. 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.
- ATD 3. On final plats, provide a plat note stating that streets will be constructed to City of Austin standards. LDC 25-6-171(a).
- ATD 4. Sidewalks are required on the subdivision side of E PARMER LN. Identify the location of the sidewalks by a dotted line on the final plat and include the sidewalk symbol within the legend. LDC 25-6-351. TCM, 4.1.1.
- ATD 5. Provide the following plat note: "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: E PARMER LN. 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." LDC 25-6-351.



Update:0

PR1: PARD approves.

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

SR 1. This application was initially submitted on **June 26, 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: **September 25, 2023**
- Fiscal due: **December 22, 2023**
- All submitted for recording due: **January 23, 2024**

SR 2. Add Case # **C8-2023-0067.0A** in the bottom right-hand corner of each sheet. 25-1-83

SR 3. Include the square footage of the Lot 1 underneath the acreage. 25-1-83

SR 4. Please revise 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, Director

Development Services Department

SR 5. Revise the notary signature blocks 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 6. Provide documentation the person signing the plat has the authority to sign the plat on behalf of the owner. 25-1-83

SR 7. 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 8. 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 9. 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 10. Add 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 11. Revise Note #4 with the following note, which is required by LDC 25-4-83: "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 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."

SR 12. 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 13. 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 14. 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 15. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. 25-1-83

SR 16. Please demonstrate compliance of minimum lot width within the PUD requirements. 25-1-83

<b>AW Utility Development Services - Bradley Barron - 512-972-0078</b>
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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, and the Uniform Plumbing Code:

Replace note 3 with the following note:

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.

AW3. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Add the following note to the plat:

THIS SINGLE LOT SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS AND THE RESPECTIVE PRIVATE WATER AND SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

**End of Master Comment Report.**