

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2023-0067.0A**COMMISSION DATE:** August 15, 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 was originally disapproved for reasons on July 25, 2023. The applicant has submitted an update that addresses those reasons. The plat complies with the criteria for approval in LDC 25-4-84(B) and staff recommends approval.

STAFF RECOMMENDATION:

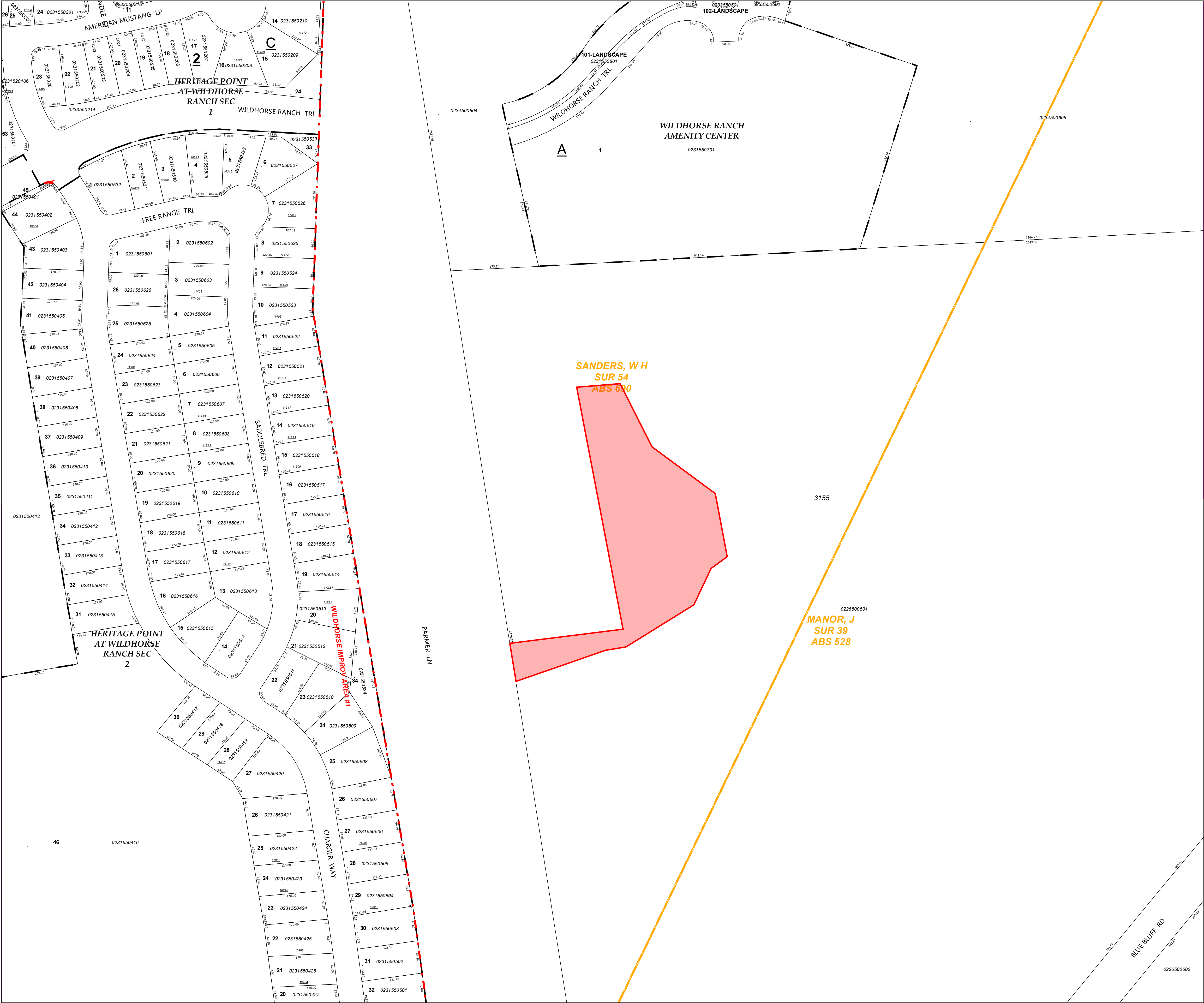
The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

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



Travis Central Appraisal District
8314 Cross Park Drive
Austin, Texas 78754
Internet Address: www.travisctad.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

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

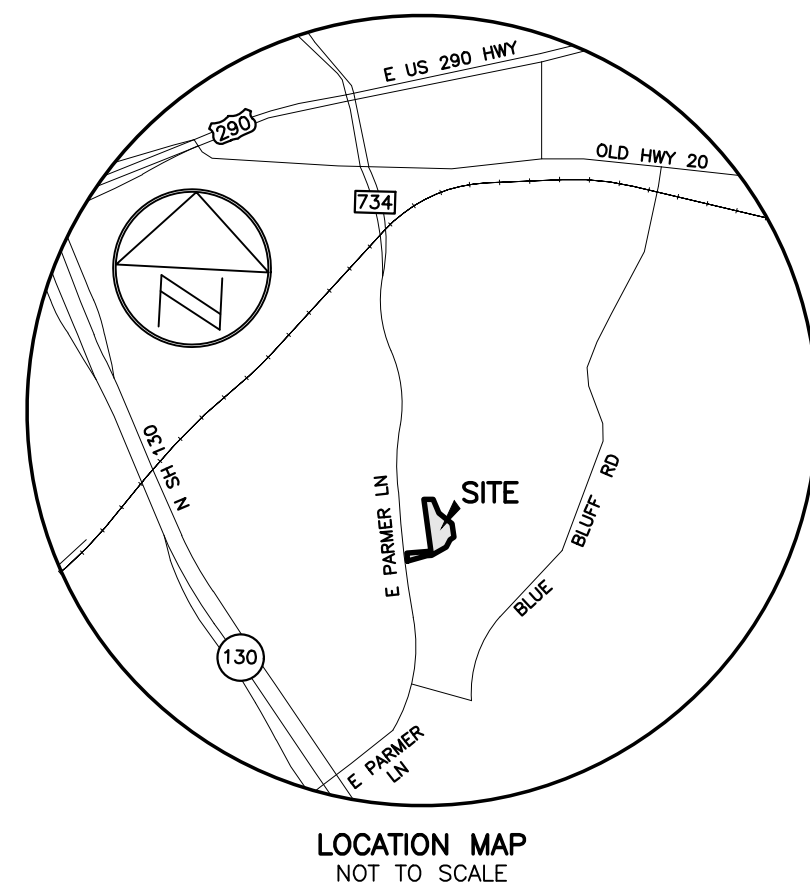
0 100 Feet

23352	23355	23450
23152	23155	23157
22952	22955	

Revision Date:
3/11/2021

23155

POSS-LAITNER SUBDIVISION




MAHONEY
ENGINEERING

8201 South Congress Avenue
Austin, Texas 78745
Tel: (512) 910-3874
tboyingk@mahoneyeng.com
TBPE Registration Number F-21222
Mahoney Engineering LLC ©Copyright 2019



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.:
1636-002
DRAWING NO.:
1636-002-PL
WORK ORDER:
21219
PLOT DATE:
07/31/23
PLOT SCALE:
1"=100'
DRAWN BY:
JLB/JDB

SHEET
02 OF 02

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.


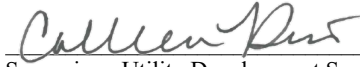
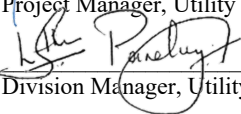
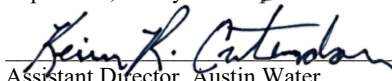
5) Public utility mains must meet City of Austin design and construction criteria and must be approved by Austin Water Engineering Review. Actual length and location of staff proposed utility mains shall be finalized during the plan review process.

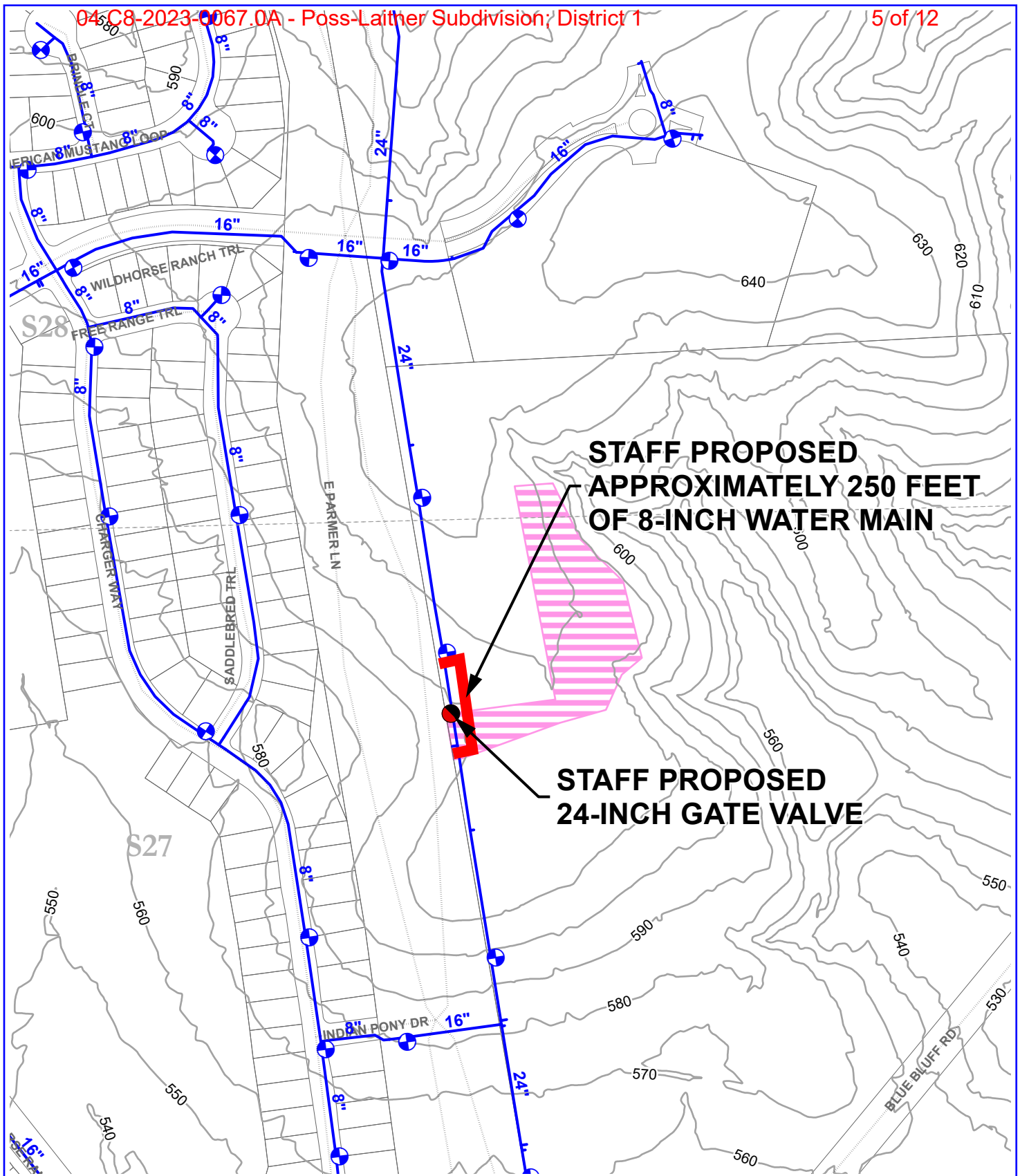
6) Approval of a site plan that meets the Fire Department requirements for fire control.

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.

	10/12/2022		10/12/22
Project Manager, Utility Development Services	Date	Supervisor, Utility Development Services	Date
	10/12/2022		10/13/2022
Division Manager, Utility Development Services	Date	Assistant Director, Austin Water	Date




**STAFF PROPOSED
APPROXIMATELY 250 FEET
OF 8-INCH WATER MAIN**

**STAFF PROPOSED
24-INCH GATE VALVE**



0 150 300 600 900 Feet

 Subject Tract

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

W. S.E.R. Number: 5524

Utility Development Services Plotted 10/6/2022

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.



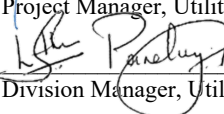
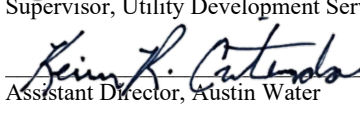
5) Public utility mains must meet City of Austin Design and Construction Criteria and must be approved by Austin Water Engineering Review. Actual length and location of staff proposed utility mains shall be finalized during the plan review process.

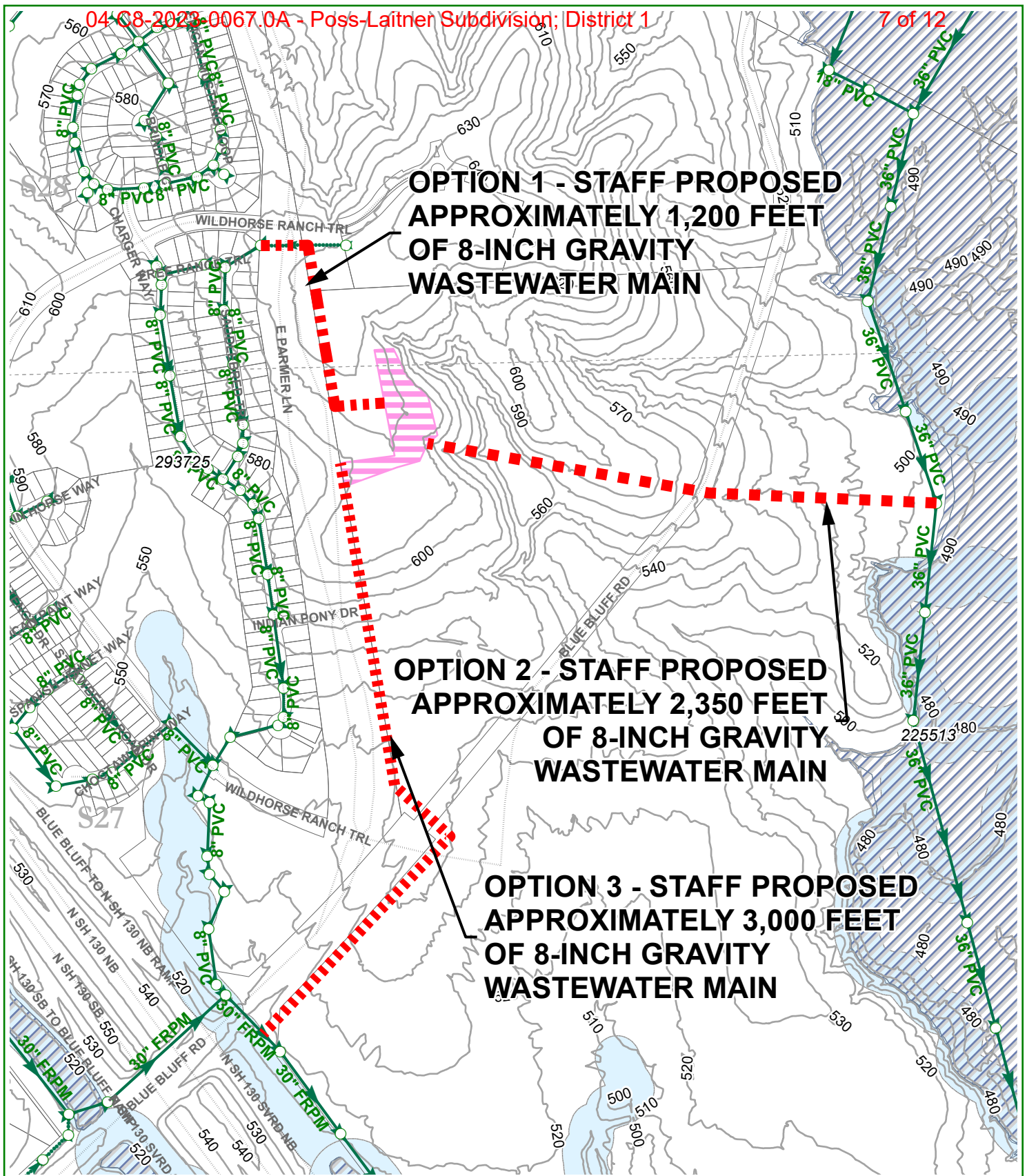
6) All onsite wastewater collection system components will be owned, operated, and maintained by the property owner.

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.

	10/12/2022		10/12/22
Project Manager, Utility Development Services	Date	Supervisor, Utility Development Services	Date
	10/12/2022		10/13/2022
Division Manager, Utility Development Services	Date	Assistant Director, Austin Water	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: U1
CASE MANAGER: Nicholas Coussoulis

Email: Nicholas.Coussoulis@austintexas.gov

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

SUBMITTAL DATE: July 31, 2023
FINAL REPORT DATE: August 10, 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 make an appointment with Intake Staff (974-1770) in order to submit an update.
2. Your update must include the following items:
 - a. This report
 - b. The revised plat/plan in pdf format
 - c. A letter that addresses each comment in the master comment report
3. Updates must be submitted on an approved submittal date, between the hours of 8:30 am and 4:00 pm. Refer to the submittal calendar for a list of approved submittal dates.

REVIEWERS:

Planner 1 : Shakayla Stevenson

ATD Engineering Review – Daniil Kontsevoy – 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.

U1: Comment cleared.

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/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#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.

U1: Comment cleared.

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).

U1: Comment cleared.

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.

U1: Comment cleared.

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.

U1: Comment cleared.

Subdivision Review - Nicholas Coussoulis - Nicholas.Coussoulis@austintexas.gov
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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

- U1: Comment Cleared.

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

- U1: Comment Cleared.

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

- U1: Comment Cleared.

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

- U1: Comment Cleared.

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

- U1: Comment Cleared.

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."

- U1: Comment Cleared.

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."

- U1: Comment Cleared.

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.

- U1: Comment Cleared.

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

- U1: Comment Cleared.

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."

- U1: Comment Cleared.

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

- U1: Comment Cleared.

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)

- U1: Comment Cleared.

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."

- U1: Comment Cleared.

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

- U1: Comment Cleared.

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

- U1: Comment Cleared.

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

The proposed final plat (C8-2023-0067.0A) is approved from a plumbing code perspective.

End of Master Comment Report