

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2023-0143.0A

COMMISSION DATE: September 5, 2023

SUBDIVISION NAME: Resubdivision of Lot 4 of the Resubdivision of Lot 1 of 290 & Parmer

ADDRESS: 10150 E US 290 Hwy Service Road WB

APPLICANT: Andrew Pastor (E290/Parmer Ltd.)

AGENT: Anthony Ennis (Kimley Horn)

ZONING: CH-CO (Commercial Highway)

NEIGHBORHOOD PLAN: N/A

AREA: 4.315 acres

LOTS: 2

COUNTY: Travis

DISTRICT: 1

WATERSHED: Gilleland Creek

JURISDICTION: Full Purpose

SIDEWALKS: Sidewalks along E US 290 and E Parmer Ln shall be in place prior to the lots being occupied. Sidewalks along FM 734/Parmer Ln and US 290 are subject to approval of TxDOT.

VARIANCE: N/A.

DEPARTMENT COMMENTS:

The request is for the approval of Resubdivision of Lot 4 of the resubdivision of Lot 1 of 290 & Parmer, a resubdivision of Lot 1, 290 & Parmer Subdivision, comprised of 2 lots on 4.315 acres. This case includes an approved SER.

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 August 30, 2023, and attached as Exhibit C.

CASE MANAGER: Nick Coussoulis

PHONE: 512-978-1769

E-mail: nicholas.coussoulis@austintexas.gov

ATTACHMENTS

Exhibit A: Vicinity map

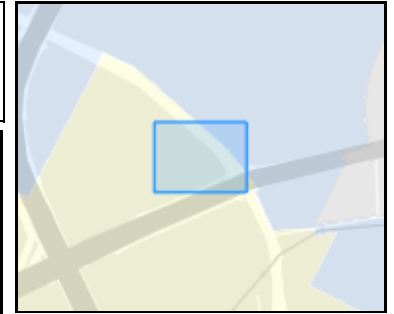
Exhibit B: Proposed plat

Exhibit C: Comment report dated August 30, 2023



Property Profile

Resubdivision of Lot 4 of the Resubdivision of Lot 1 of 290 & Parmer



Legend

Property

Streets

Street Labels

Jurisdictions (No Fill)

FULL PURPOSE

EXTRATERRITORIAL
JURISDICTION

Appraisal Districts

TCAD Parcels



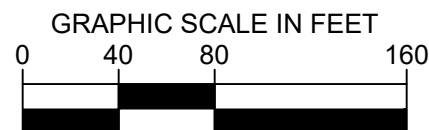
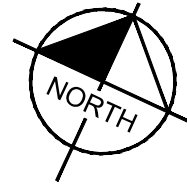
Jurisdictions Fill

Jurisdiction

FULL PURPOSE

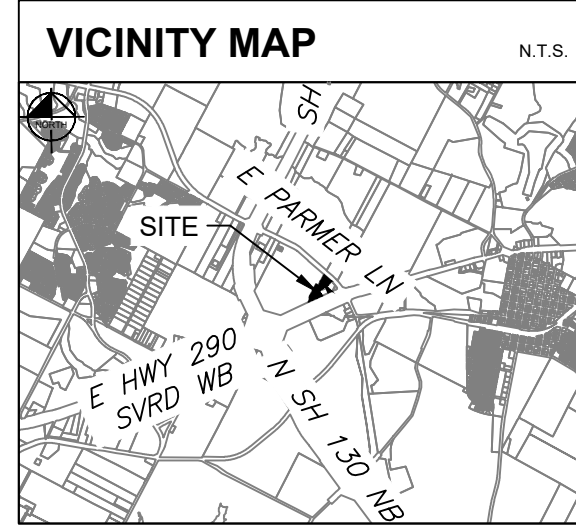
EXTRATERRITORIAL
JURISDICTION

Notes



RESUBDIVISION OF LOT 4 OF THE RESUBDIVISION OF LOT 1 OF 290 & PARMER

A 4.315 ACRE TRACT OF LAND, SITUATED IN THE CITY OF AUSTIN, LOCATED IN THE WILLIAM H. SANDERS SURVEY NO. 54, ABSTRACT 690, TRAVIS COUNTY, TEXAS AND BEING ALL OF A LOT 4, BLOCK A OF THE RESUBDIVISION OF LOT 1 OF 290 & PARMER SUBDIVISION OF RECORD IN DOCUMENT NO. 202200334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



LOT SUMMARY

TOTAL LOT ACREAGE: 4.315
TOTAL SUBDIVISION ACREAGE: 4.315
TOTAL NUMBER OF LOTS: 2

LEGEND

SIR 1/2" IRON ROD W/ "MATKIN HOOVER
ENG. & SURVEY" CAP SET
IRFC 1/2" IRON ROD FOUND W/ "ATWELL" CAP
O.P.R. OFFICIAL PUBLIC RECORDS
B.M. ### BENCHMARK
CL CENTERLINE

..... SIDEWALK
- - - - - EXISTING PARCEL
- - - - - PROPERTY LINE
- - - - - INTERNAL LOT LINE
- - - - - ROAD CENTERLINE

BENCHMARK

B.M. # 100
SET MAG NAIL IN CURB LINE OF E PARMER LANE
ON NORTH SIDE OF SOUTHBOUND LANE BEARS
S 61°58'15" E 398.12'
FROM THE NORTH CORNER OF THE
SUBJECT TRACT.

ELEVATION: 527.61' (NAVD 88 DATUM FROM GPS)

B.M. # 101
SET MAG NAIL IN CURB LINE OF E PARMER LANE
ON NORTH SIDE OF SOUTHBOUND LANE BEARS
N 36°56'42" E 362.05'
FROM THE SOUTHEAST CORNER OF THE
SUBJECT TRACT.

ELEVATION: 526.62' (NAVD 88 DATUM FROM GPS)

BEARING BASIS, ARE ON TEXAS STATE PLANE
COORDINATE SYSTEM (CENTRAL ZONE 4203,
NAD83).

LINE TABLE		
LINE #	LENGTH	BEARING
L1	65.35'	S45° 49' 02"W
L2	72.43'	N24° 59' 24"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	1332.32'	22.04'	0°56'52"	S44° 38' 59"E	22.04'
C2	6034.58'	171.51'	1°37'42"	S65° 53' 53"W	171.51'

CASE NO. C8-2022-0204.0A

Kimley»Horn

5301 Southwest Parkway, Building 2, Suite 100
Austin, Texas 78735 FIRM # 928 Tel. No. (512) 646-2237
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1: 80	KB	AJE/KP	06/16/2022	068588051	1 OF 2

RESUBDIVISON OF LOT 4 OF THE
RESUBDIVISION OF LOT 1 OF 290 & PARMER

A 4.315 ACRE TRACT OF LAND, SITUATED IN THE CITY OF
AUSTIN, LOCATED IN THE WILLIAM H. SANDERS SURVEY
NO. 54, ABSTRACT 690, TRAVIS COUNTY, TEXAS AND
BEING ALL OF A LOT 4, BLOCK A OF THE RESUBDIVISON
OF LOT 1 OF 290 & PARMER SUBDIVISION OF RECORD IN
DOCUMENT NO. 202200334 OF THE OFFICIAL PUBLIC
RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT E290/PARMER, LTD. BEING OWNER OF A 4.315 ACRE TRACT OF LAND, SITUATED IN THE CITY OF AUSTIN, LOCATED IN THE WILLIAM H. SANDERS SURVEY NO.54, ABSTRACT 690, TRAVIS COUNTY, TEXAS AND BEING ALL OF A LOT 4, BLOCK A OF THE RESUBDIVISION OF LOT 1 OF 290 & PARMER, A SUBDIVISION OF RECORD IN DOCUMENT NO. 202200334 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED BY DEED OF RECORD NO.2013144303 AND NO.2013144302 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE 290 & PARMER IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

RESUBDIVISION OF LOT 1 OF 290 & PARMER

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENT SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE DAY OF , 20__, A.D.

E290/PARMER, LTD., A TEXAS LIMITED LIABILITY COMPANY
500 W 5TH STREET, SUITE 700, AUSTIN, TX 78701

BY:

CHRISTOPHER T. ELLIS
REGISTERED AGENT

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

GENERAL NOTES:

- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN 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 CONSTRUCTION.
- PRIOR TO CONSTRUCTION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR THEIR ASSIGNS UNLESS OTHERWISE DESCRIBED.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 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.
- EROSION / SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION.
- 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.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION REQUIRED BY CITY ORDINANCE. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE EXISTING OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT (IF ANY).
- BLUEBONNET ELECTRIC COOPERATIVE HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. BLUEBONNET ELECTRIC COOPERATIVE WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE BLUEBONNET ELECTRIC COOPERATIVE 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.
- THE PLAT DOES NOT ALTER, AMEND OR REMOVE ANY EASEMENTS, COVENANTS OR RESTRICTIONS.
- 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 US 290 AND E PARMER LN. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. THE SIDEWALKS ALONG FM 734/PARMER LANE AND US 290 ARE SUBJECT TO THE APPROVAL OF THE TEXAS DEPT. OF TRANSPORTATION AT THE SITE PLAN PHASE. 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.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- EACH LOT WITHIN THIS SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND SEWER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
- THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL # 48453C0480J, DATED AUGUST 18,2014 FOR TRAVIS COUNTY."
- VEHICULAR ACCESS TO E PARMER LN AND US 290 HWY IS SUBJECT TO THE APPROVAL OF THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE.
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION 290 & PARMER RECORDED IN 202200102 OF THE PLAT RECORDS OF TRAVIS COUNTY, SHALL APPLY TO THIS PLAT.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- 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.

SURVEYOR'S CERTIFICATION:

I, KYLE L. PRESSLER, 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 ON APRIL 1, 2020.

KYLE L. PRESSLER, R.P.L.S.
REGISTERED PROFESSIONAL LAND
SURVEYOR NO. 6528 - STATE OF TEXAS
8 SPENCER ROAD, SUITE 300
BOERNE, TEXAS 78006
PH: 830-249-0600
FIRM NO. 10024000

ENGINEER'S CERTIFICATION:

I, ANTHONY J. ENNIS, 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.

NO PORTION OF THIS TRACT LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN ACCORDING TO THE DATA FROM THE FEDERAL INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0480J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

ANTHONY J. ENNIS, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 1256658
KIMLEY-HORN AND ASSOCIATES, INC.
5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100
AUSTIN, TEXAS 78735
(512) 518-6260

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE DAY OF , 20__, A.D.

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

AMY COMBS, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS

I, REBECCA GUERRERO, 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 OFFICE OF THE COUNTY CLERK, THIS THE DAY OF , 20__, A.D.

DEPUTY, COUNTY CLERK

CASE NO. C8-2022-0204.0A

Kimley»Horn

5301 Southwest Parkway, Building 2, Suite 100
Austin, Texas 78735
FIRM # 928

Tel. No. (512) 646-2237
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NTS	KB	AJE/KP	06/16/2022	068588051	2 OF 2

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

Name: QuikTrip #4190

Service Requested: **Wastewater**

SER-5124

Hansen Service Request Number 920669

Date Received: 05/17/2021

Location: 9419 E PARMER LN AUSTIN TX 78653 QuikTrip 4190

Acres: 12.23

Land Use: MIXED

LUE: 153

Alt. Utility Service or S.E.R. Number: City of Austin water service available

Quad(s): S29 R29 R28

Reclaimed Pressure Zone: N/A

DDZ: YES

Drainage Basin: GILLELAND

Pressure Zone: NORTH

DWPZ: NO

Flow (Estimated Peak Wet Weather): 109 GPM

Cost Participation: \$0.00

% Within City Limits: 100

% Within Limited Purpose: 0

Description of Improvements:

Applicant shall construct approximately 2,575 feet of 8-inch gravity wastewater main from the existing 18-inch wastewater interceptor (Project No. 2008-0587) located in E. Parmer Ln, and extend southeast along E. Parmer Ln. and then southwest along US Hwy 290 to the subject tract, as approximately shown on the attached map.

NOTES: 1) Wastewater flow based on engineering calculations received from Devin D. King, P.E. of Kimley-Horn and Associates, Inc. on 5/18/2021. 2) Depending on how the subject tract is ultimately developed, the proposed gravity wastewater main may be routed through the subject tract per Austin Water Pipeline Engineering approval.

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) Proposed public wastewater improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 7) 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.
- 8) 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.

11/5/2021

Project Manager, Utility Development Services Date

11/06/2021

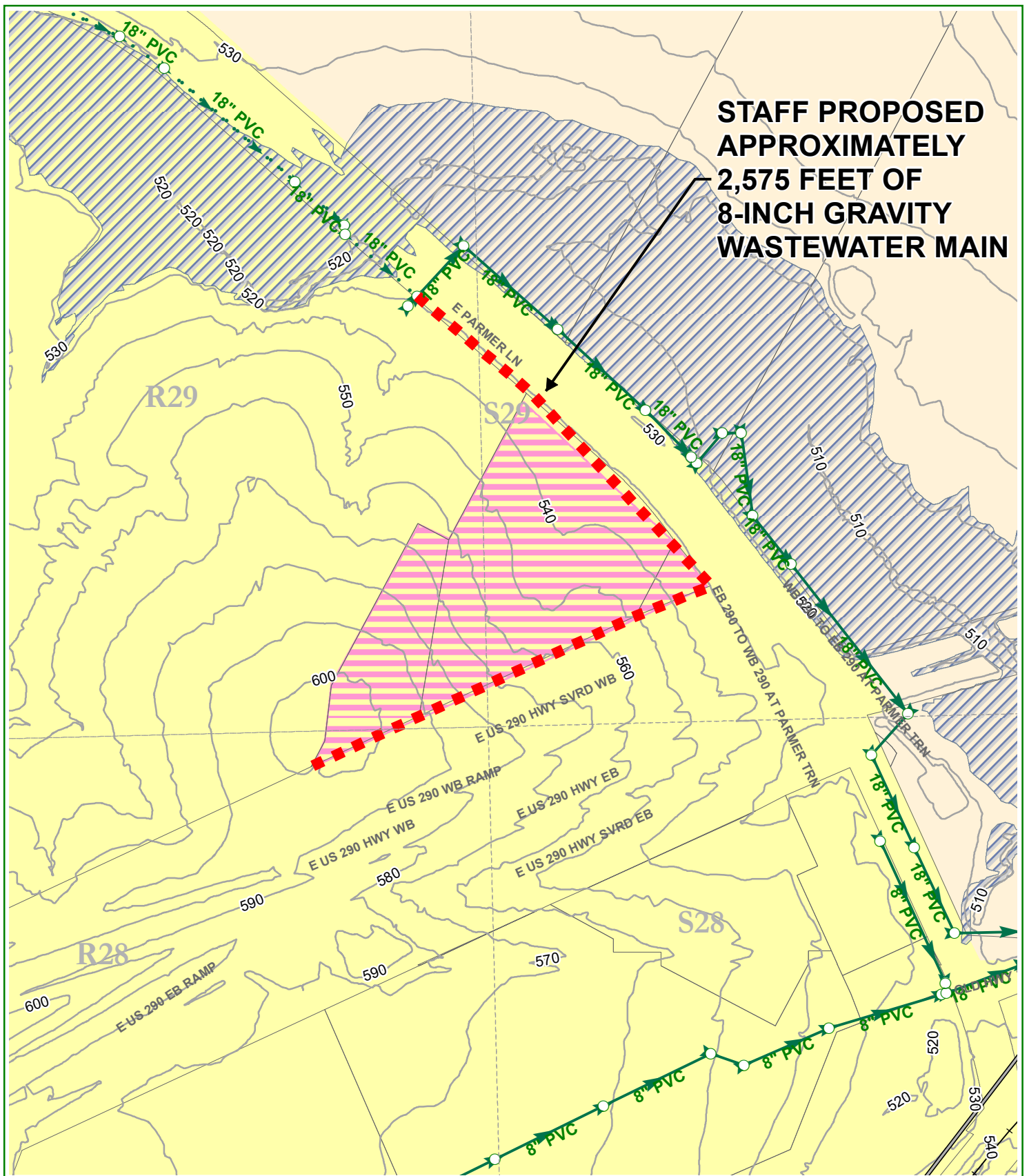
Asst. Director, Env., Planning, and Development Svcs. Date

11/05/21

Supervisor, Utility Development Services Date

11/8/2021

Director, Austin Water Date







0 200 400 800 1,200 Feet

W.W. S.E.R. Name: QuikTrip #4190

W.W. S.E.R. Number: 5124

Utility Development Services Plotted 9/28/2021

-  Subject Tract
-  100-yr FEMA Floodplain
-  Full-Purpose City Limit
-  2-Mile ETJ

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.

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



CASE NUMBER: C8-2023-0143.0A
UPDATE: U0
CASE MANAGER: Nicholas Coussoulis

Email: Nicholas.Coussoulis@austintexas.gov

PROJECT NAME: Resubdivision of Lot 4 of the Resub of Lot 1 of 290 & Parmer
LOCATION: 10150 E US 290 HWY SVRD WB

SUBMITTAL DATE: August 7, 2023
FINAL REPORT DATE: August 30, 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 **November 6, 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: Tiffany Turpen
Subdivision: Nicholas Coussoulis
AW Utility Development Services: Bradley Barron

911 Addressing Review - Janny Phung - 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.

NOTE: Tracts of land accessed only by means of dedicated easement will be assigned only one house number based upon the juncture of the easement with the named street. All tracts of land thus accessed will be assigned unit numbers based upon their relative location on the easement.

NOTE: Refer to the private easement naming criteria in the addressing standards

Note: A copy of the Addressing Standards is available online at:

<http://www.austintexas.gov/department/911-addressing>

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

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

§25-4-155

ATD Engineering Review – Daniil Kontsevoy – 512-978-1561

ATD 1. No comments.

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

SR 1. This application was initially submitted on **August 7, 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: **November 6, 2023**
- Fiscal due: **February 5, 2024**
- All submitted for recording due: **March 4, 2024**

SR 2. Add Case # **C8-2023-0143.0A** in the bottom right hand corner of each sheet. 25-1-83

SR 3. Provide a copy of the current, recorded deed for this property. 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 block as follows: 25-1-83

State of _____ §

County of _____ §

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

Notary Public – State of _____

Date

SR 6. 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 7. 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 8. 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 9. 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 10. Show signatures of owner(s), notary public(s) with appropriate seals and dates. Print names under signatures with addresses. 25-1-83

SR 11. Revise the Owner's dedication statement as follows: 25-1-83), TX LGC 212.014 and 212.004(c)

That (owner) being owner of (legal description of subject property, lot, block, subdivision) a subdivision of record in document No. XXX of the official public records of _____ County, Texas, conveyed by deed of record (vol/pg, instrument #) of the real property records of _____ County, Texas, and said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby resubdivide (subject property) in accordance with the map or plat attached hereto, to be known as:

(Name of resubdivision plat)

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

SR 12. Remove Note # 12 unless specifically requested by a City of Austin reviewer. 25-1-83

SR 13. Revise Note #18 to show the accurate document number of the previous plat, Doc #202200334. 25-1-83

AW Utility Development Services - Bradley Barron - 512-972-0078

Per Utility Criteria Manual Section 2, §25-4, §25-9:

Add the following note to the plat:

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY AUSTIN WATER.

PARD / Planning & Design Review - Justin Stewart - 512-974-9475

PARD approves.

End of Master Comment Report