SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0032.0A          ZAP DATE: Dec. 17, 2019

SUBDIVISION NAME: Three Hills Apartments Final Plat

AREA: 58.39 ac.               LOT(S): 6

OWNER: South IH 35 Investors, LP (C.W. Hetherley)

AGENT/APPLICANT: Gemsong N. Ryan, P.E. (Jones Carter, Inc.)

ADDRESS OF SUBDIVISION: 12001 S IH 35          COUNTY: Travis

WATERSHED: Onion Creek

EXISTING ZONING: MF-4

PROPOSED LAND USE: Multifamily, ROW and Parkland

DEPARTMENT COMMENTS: The request is for the approval of Three Hills Apartments Preliminary Plan which will develop a 58.39 ac. previously un-platted tract into 3 lots for multifamily use (48.82 ac.), 1 lot for ROW (4.89 ac.) and 2 lots for parkland (4.68 ac.) in order to create a three lot subdivision (Lots 1, 2 & 3, Block A, Three Hills Apartments Subdivision) with all associated improvements.

STAFF RECOMMENDATION: Staff recommends approval of this subdivision plat as it meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Joey de la Garza          PHONE: 512-974-2664

EMAIL: joey.delagarza@austintexas.gov
THREE HILLS APARTMENTS
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF TRAVIS

The Subdivision is in compliance with all applicable land use regulations of the City of Austin, Travis County, Texas. The Subdivision is located in the Full Purpose City Limits of the City of Austin on the

This subdivision is located in the Full Purpose City Limits of the City of Austin on the
day of _______________ 2016, A.D.

APPROVED, ACCEPTED and AUTHORIZED FOR RECORD by the DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, AND THE ___ DAY OF _______________ 2019, A.D.

Joey de la Garza, Director, Development Services Department

ACCEPTED and AUTHORIZED for RECORD by the TRAVIS COUNTY COMMISSION OF the CITY OF AUSTIN, COUNTY OF TRAVIS, THIS ___ DAY OF _______________ 2019.

Joanne Klubersch, Chair
Ana Aquino, Secretary

STATE OF TEXAS

COUNTY OF TRAVIS

I, Danna DeFauvou, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and my seal and official signature is true and correct and was executed in the presence of the undersigned witnesses:

Danna DeFauvou, County Clerk, Travis County, Texas

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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 the agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded on Document No. _______________ in the Official Public Records of Travis County, Texas.

Public utilities, such as electric, gas, and water, are the responsibility of the owner of the property and must be connected by the owner or his agent to the appropriate municipal agencies.

3. Streets will be constructed to City of Austin standards.

2. Public roadway dedication is not subject to the approval of the Texas Department of Transportation on the site plan phase.

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3. Streets in excess of 250 feet in width are subject to the Land Development Code.

1. Vehicular access to and from IH-35 for Lot 2, Block B prohibited.

2. Vehicular access to and from IH-35 for Lot 2, Block B prohibited.

FLOOD PLAN NOTE

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 (FFIA) map, dated September 26, 2008 for Travis County, Texas, Community No. 400824.

Dengsong Yuan, an authorized agent of the State of Texas to practice the profession of engineering and hereby certify that this plan complies with the surveyed results provided by the Austin Land Development Code, and is true to the best of my knowledge.

Denni Hu, an authorized agent of the State of Texas to practice the profession of engineering and hereby certify that this plan complies with the surveyed results provided by the Austin Land Development Code, and is true to the best of my knowledge.

NOTES:

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater system.

2. The water and wastewater utility system serving the subdivision must be in accordance with the City of Austin Utility design criteria. The water and wastewater utility plat must be reviewed and approved by Austin Water. All water and wastewater construction must be inspected by the City of Austin. The homeowner must pay the inspection fee with the utility connection.

3. No building, fence, landscaping, or other structures are permitted in drainage easements except as approved by the City of Austin.

4. All excavation activities or private property shall be monitored by the property owner and/or his agent.

5. Building setbacks lines shall be in conformance with City of Austin zoning ordinance requirements.

6. Development of these lots shall comply with all applicable land use regulations of the City of Austin, Travis County, Texas. 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 the agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded on Document No. _______________ in the Official Public Records of Travis County, Texas.

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EXHIBIT 1
SITE LOCATION MAP

12001 S IH 35
Austin, TX

JONES CARTER
Texas Board of Professional Engineering Firm Registration No. F-435
3100 West Denneen Blvd., Suite 150 • Austin, Texas 78741 • 512.441.8453

Sheet No. 1 of 1
This subdivision is located in the Public City Limits of the City of Austin on the ___ day of ___________ 2019, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT OF THE CITY OF AUSTIN, COUNTY OF TRAVIS, THIS ___ day of ___ month of ___ 2019, A.D.

______________________
Director, Development Services Department

ACCEDED AND AUTHORIZED FOR RECORD BY THE ZONING & PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS ___ day of ___ month of ___ 2019.

______________________
Chair, Zoning & Planning Commission

STATE OF TEXAS
COUNTY OF TRAVIS

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority on this day personally appeared acknowledged me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary’s Name

My Commission Expires ________________

Gary C. Bowes, State of Texas, No. 904223

Date 02/17/2017

NOTES:

1. No lot shall be occupied until the structure is connected to the City of Austin water and wastewater system.

2. The water and wastewater utility system serving the 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 Water and Wastewater Department must pay the inspection fee for the utility construction.

3. The Water and Wastewater Department must be notified on the plans for construction, operation, maintenance, repair, replacement, upgrade, demolition and removal of all water and/or wastewater facilities and/or apparatuses, including but not limited to, buildings, vaults, trees, or other structures permitted in water and/or wastewater easements. The Water and Wastewater Department must be notified when the building(s) are occupied.

4. All drainage easements or private property shall be maintained by the property owner and his/her assignees.

5. Building setback lines shall be in conformance with the City of Austin zoning ordinance requirements.

6. Development of these lots shall comply with the Airport Hazard and compatible land use regulations, (Chapter 25-13) as amended.

Below is the signature of the owner of the fee simple interest in the property.

Gary C. Bowes, State of Texas, No. 904223

Date 02/17/2017

By: ____________________________

Print Name

My Commission Expires ________________

Gary C. Bowes

Registered Professional Land Surveyor No. 4053

Date 02/17/2017

JONES / CARTER INC.
3121 Alvin Devane Blvd, Suite 150
Austin, Texas 78741

FLOOD PLAN NOTE

No portion of this tract is within the boundaries of the 100 year flood plane of any waterway that is within the limits of study of the Federal Flood Insurance Administration (FHA) No. 4053091804, dated September 26, 2008 for Travis County, Texas, Community No. 405304.

I, Demos Ron, an authorized agent of the State of Texas to practice the profession of engineering and hereby certify that this plan complies with the surveying reliability requirements of the Austin Land Development Code, and is correct to the best of my knowledge.

Demos Ron, State of Texas, No. 99300

Date 03/11/2017

JONES / CARTER INC.
3121 Alvin Devane Blvd, Suite 150
Austin, Texas 78741

13. 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.

14. The owner/operator of the subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those required, for the installation and ongoing maintenance of overhead and underground electrical 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.

15. The owner of the property is responsible for maintaining clearances required by the National Electrical Safety Code, Occupational Safety and Health Administration (OSHA), regulations, City of Austin rules and regulations and Texas state laws pertaining to clearance 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.

16. All electric easements must be shown on all plat sheets, left clear for electric use and maintenance on a 24x7 basis to permanently and maintain necessary clearances from any proposed structures, vegetation, etc. at all times. Necessary clearance information (AC, OSHA, NESC & NEC) may be found in Austin Energy’s Design Criteria Manual - section 1.5.3.5. The manual is available on Austin Energy’s website under contractors/electric service design & planning.

17. The owner shall be responsible for installation of temporary export control, navigation, and fire protection for electric utility work required to provide electric service to the project.

18. The owner of the subdivision and the owner’s successors and assigns are responsible for construction of all streets and streets necessary to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of this agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded in Document No. _____________, in the Official Public Records of Travis County, Texas.

19. Public sidewalks, built to City of Austin standards, are required along IH-35, 21st Lane, & Healthy Lee Dr as shown by a dotted line on the face of the plat. The sidewalks along IH-35 are to be 5’ wide and are subject to the approval of the Texas Department of Transportation or the applicable state agency. The Health Lee Dr. improvements are subject to the approval of the applicable state agency. The Health Lee Dr. improvements may result in the widening of the road as required by the applicable state agency.

20. Streets will be constructed to City of Austin standards.

21. Parkland dedication has been provided for 900 units by the dedication of 12.71 acres of land, two easements, a credit for amenities to be constructed, and hereinafter. Fiscal surety was posted with the City until such time as the amenities are constructed and approved by the Parks and Recreation Department.

22. Vehicle access to IH-35 is subject to the approval of the Texas Department of Transportation on site plan phase.

23. Signs in excess of 25% exist on all lots. Construction on signs is limited per the Land Development Code.

24. Vehicle access to and from IH-35 for Lot 2, Block B prohibited.

25. Waterway setbacks as defined by the Land Development Code may be located on the property. Development is limited within waterway setbacks.