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

Texas Board of Professional Engineers
Registration No. F-439
Texas Board of Professional Land Surveying
Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741
512.441.9493

GARY C. BOWES
5 of 11
B-10

Three Hills Apartments

STATE OF TEXAS

COUNTY OF TRAVIS

I, Gary C. Bowes, am authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that this plat complies with the surveyed portion of the city of Austin Land Development code, and is in conformance 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.

Gary C. Bowes
Registered Professional Land Surveyor No. 4053
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 plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIMA map 4459550800A, dated September 26, 2008 for Travis County, Texas, Community No. 480824.

I, Gerson Ruy, 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 to the best of my knowledge.

Gerson Ruy
Registered Professional Engineer No. 99300
JONES CARTER, INC.
3121 Alvin Devane Blvd, Suite 150
Austin, Texas 78741

This subdivision is located in the Full Purpose City Limits of the City of Austin on the

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, AND THE ___ DAY OF

Joey de la Garza, for
Development Services Department

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE
CITY OF AUSTIN, TRAVIS COUNTY, AND THE ___ DAY OF

Josefa Rangel, Chair
Ana Aquino, Secretary

STATE OF TEXAS

COUNTY OF TRAVIS

I, Donna Delcassien, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its Definitions of Authorization was filed for record in my office on the ___ day of ___ at ___ A.M., of 2019, A.D., of ___ in the official Public Records of said County and State in Document No. ___.

By the undersigned authority on this day personally appeared and acknowledged me to be the person whose name is subscribed to the foregoing instrument, and who is known to me to be the party described therein, for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name

By

Gary C. Bowes

Date 05/31/19

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 shall be in accordance with the City of Austin Utility design criteria. The water and wastewater utility plans 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 City inspection fees with the utility connections.

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

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

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

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

7. This plat is subject to the approval of the Austin Department of Transportation and/or the Texas Department of Transportation on the site plan phase.

8. Prior to construction on this subdivision, a site development permit must be obtained from the City of Austin.

9. Property owners shall provide access to drainage easements as may be necessary and shall not prevent access by governmental authorities.

10. On the said subdivision, drainage plans shall be submitted to the City of Austin for review. Right-of-way to be maintained at the existing undevolved status by public or other approved methods.

11. Any relocation of electric facilities shall be at owners expense.

12. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc. at all times. Necessary clearance information (AC, CSAM, HESIC & NEC) may be found in Austin Energy's Design Criteria Manual - section 1.5.3.9. The manual is available on Austin Energy's website under contractors/electric service design & planning.

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/developer of the subdivision/b 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 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 clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failures to comply with the required clearances will be charged to the owner.

16. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc. at all times. Necessary clearance information (AC, CSAM, HESIC & NEC) may be found in Austin Energy's Design Criteria Manual - section 1.5.3.9. The manual is available on Austin Energy's website under contractors/electric service design & planning.

17. All electrical and plumbing inspection fees paid by the developer.

18. No claims or liens shall be placed by the developer against the Doran Companies for costs incurred in the development of the project.

19. The developer shall be responsible for all costs associated with the development of the project.

20. Public sewers, bulk to the City of Austin standards, are required along IH 35, Oasis Lane & Healthy Oaks Drive as shown by the dotted line on the site plan. The sidewalks along IH 35 are subject to a survey by the Texas Department of Transportation to determine the area for a sidewalk. The City of Austin may require the developer to install sidewalks at this time. The developer shall be responsible for the construction of sidewalks and driveways, as required, outside of the City of Austin at its own expense.

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

22. Park and dedication has been provided for 200 units by the dedication of 12,713 acres of land, which is the subject of an agreement with the City of Austin. The dedication of the area to be used for park and/or building purposes is subject to approval by the City of Austin.

23. Waterbeds are to be provided by the Land Development Department of the City of Austin.

24. Water supply is provided by the Land Development Code. This property is developed within waterbeds.

25. This plat is subject to the approval of the Texas Department of Transportation and/or the Texas Department of Transportation on the site plan phase.

26. See Austin Energy's design criteria manual for information about the development of utilities.

27. See Austin Energy's design criteria manual for information about the development of utilities.

28. Waterbeds as defined by the Land Development Code may be located on this property. Development is limited within waterbeds.

29. Waterbeds as defined by the Land Development Code may be located on this property. Development is limited within waterbeds.

30. Waterbeds as defined by the Land Development Code may be located on this property. Development is limited within waterbeds.

31. Waterbeds as defined by the Land Development Code may be located on this property. Development is limited within waterbeds.
EXHIBIT 1
SITE LOCATION MAP

12001 S IH 35
Austin, TX
THREE HILLS APARTMENTS
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF TRAVIS

Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046101
3100 Alvin Devane Boulevard, Suite 150
Austin, Texas 78741
512.441.9493

Gary C. Bowes, an authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that this plan complies with the surveyed position of the boundaries of the City of Austin Land Development Code, and is true, 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.

Gary C. Bowes
Registered Professional Land Surveyor No. 4053
Date: 03/21/2010
JONES CATER, INC.
3120 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 plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIMA No. 05-10-05-00840, dated September 26, 2008 for Travis County, Texas, Community No. 480524.

Issac Keys, an authorized under the laws of the State of Texas to practice the profession of engineering and hereby certify that this plan complies with the surveyed position of the boundaries of the City of Austin Land Development Code, and is true, to the best of my knowledge.

Issac Keys
Registered Professional Engineer No. 99300
Date: 03/22/2010
JONES CATER, INC.
3120 Alvin Devane Blvd, Suite 150
Austin, Texas 78741

This subdivision is located in the Full Perimeter City Limits of the City of Austin on this 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 ___________, 2016, A.D.

Jery de la Garza,
Director
Development Services Department


Jalene Khoddous, Chair
Anne Aguero, Secretary

STATE OF TEXAS

COUNTY OF TRAVIS

I, Donna Delassauxy, Clerk of Travis County, Texas do hereby certify that the foregoing Instrument of Writing and its Definitions of Authorization was filed for record in my office on the ___ Day of ___ Month of ___ Year of ___ 2015, A.D. of ___________, and duly recorded in the Official Public Records of said County and State in Document No. __________, in the Official Public Records of said County and State in Document No. __________, in the Official Public Records of said County and State.

WITNESS MY HAND AND SEAL OF OFFICER OF THE COUNTY CLERK of said County the ___ Day of ___ Month of ___ Year of ___ 2019, A.D.

Donna Delassauxy, County Clerk, Travis County, Texas

Duly

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 shall be in accordance with the City of Austin Utility design criteria. The water and wastewater utility plan shall 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, for the maintaining or removal of buildings, or for the maintenance or removal of buildings, any building or other structures are permitted in dangerous or wastewater facilities, or other structures are permitted in dangerous or wastewater facilities, and shall not be permitted by governmental authorities.
4. All drainage easements or private property shall be maintained by the property owner and his/her assigns.
5. Building setback lines shall be in conformance with City of Austin zoning ordinance requirements.
6. Development of these lots shall comply with the requirements of the. Airplane Hazard and compatible land use regulations, (Chapter 25-13) or as amended.
7. Prior to construction on this subdivision, the development permit must be obtained from the City of Austin.
8. Property owners shall provide access to drainage easements as may be necessary and shall not be permitted by governmental authorities.
9. No electrical or water facilities shall be of owners expense.
10. All electric and water easements must be shown on all plats, left clear for electrical use and maintainance on a 24/7 basis to permit and maintain necessary facilities from any proposed structures, vegetation, etc. All titles. Necessary clearance information (AC, GSAH, HESC, & NESC) may be found in Austin Energy's Design Criteria Manual - section 1.3.8. The manual is available at Austin Energy's website under contractors / electric service design & planning.
11. Austin Energy has the right to prune and/or remove trees, shrubs 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/developer of the subdivision/lot shall provide Austin Energy with all necessary easements and/or access required, in addition to those required for the installation and operation, maintenance of underground electric facilities. These easements and/or access are required to provide electric service to the building, and will be located so as to cause the site to be in compliance with the City of Austin Land Development Code.
15. The property owner 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 clearing 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 shall be charged to the owner.
16. All electric easements shall be shown on all plats, left clear for electrical use and maintenance on a 24/7 basis to permit and maintain necessary facilities from any proposed structures, vegetation, etc. All titles. Necessary clearance information (AC, GSAH, HESC, & NESC) may be found in Austin Energy's Design Criteria Manual - section 1.3.8. The manual is available at Austin Energy's website under contractors / electric service design & planning.
17. The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to the project.
18. The owner of the subdivision and the owner's successors and assigns are responsible for the construction of substation improvements that may be required by the City of Austin and Travis County regulations. The owner understands that plot variation or recording may be required, at the owner's expense, if plans to construct the subdivision do not comply with the regulations.
19. The subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivisions are improvements. This document is an agreement between the subdivision and the City of Austin, dated ___ . The subdivision is subject to the approval of the City of Austin, and all easements, trees, or other structures are permitted in danger or wastewater facilities, and shall not be permitted by governmental authorities.
20. Public sidewalks, built to City of Austin standards, are required along IH 35, E Dale Lanes & Highway 182 except as shown on the plan. The sidewalks along IH 35 are at the option of the owner, subject to the approval of the City of Austin Department of Transportation. The sidewalks along IH 35 are subject to the approval of the City of Austin Department of Transportation. If the required sidewalks may result in the widening of sidewalks or changes, it is the responsibility of the owner to ensure that the sidewalks are designed and installed by a licensed contractor. The owner shall be responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be modified in accordance with the terms of the agreement. For the Construction Agreement permitting to this subdivision, see the separate instrument recorded in the Official Public Records of Travis County, Texas.
21. Streets will be constructed to City of Austin standards.
22. 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 in lieu of. Fiscal surpluses will be paid with the City until such time as the amenities are constructed and approved by the Parks and Recreation Department.
23. Vehicular access to IH 35 is subject to the approval of the City of Austin Department of Transportation on the site plan phase.
24. Streets in excess of 225' exist on all lots. Construction on streets is limited by the Land Development Code.
25. Vehicular access to IH 35 for Lot 2, Black B prohibited. Vehicular access to IH 35 for Lot 2, Black B prohibited. Vehicular access to IH 35 for Lot 2, Black B prohibited.
26. Waterway setbacks as defined by the Land Development Code may be located on the property. Development is limited within waterway setbacks.