

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2020-0255.0A**COMMISSION DATE:** March 2, 2021**SUBDIVISION NAME:** Avery Lakeline Final Plat**ADDRESS:** 14121 N US Hwy 183**APPLICANT:** Lakeline Avery Partners, LP (Alex Clarke)**AGENT:** John A. Alvarez, P.E. (Jones-Carter, Inc.)**ZONING:** CH-CS-MU-MF-4**AREA:** 97.21 ac.**LOTS:** 8**COUNTY:** Williamson**DISTRICT:** 6**WATERSHED:** Buttercup Creek & South Brushy Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along Avery Ranch Blvd, North Lake Creek Parkway and Hema Dr.**DEPARTMENT COMMENTS:**

The request is for the approval of Avery Lakeline Final Plat, an 8 lot subdivision on a 97.24 acre tract containing 2 lots commercial (34.99 ac), 4 lots multifamily (46.89 ac) and 2 lots for parkland (11.00 ac) with 4.33 acres dedicated for ROW with associated water, wastewater, paving, drainage and water quality facilities.

**STAFF RECOMMENDATION:**

Staff recommends approval with conditions based on the comment report dated February 5, 2021, and attached as Exhibit C.

**CASE MANAGER:** Joey de la Garza**PHONE:** 512-974-2664**E-mail:** [joey.delagarza@austintexas.gov](mailto:joey.delagarza@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Proposed plat

Exhibit C: Comment report dated February 6, 2020



## SITE LOCATION MAP

Avery Lakeline  
Austin, TX

SCALE: <u>NTS</u>	DGN. BY: <u>SG</u>
DATE: <u>03-01-2019</u>	DWN. BY: <u>SG</u>
JOB NO. <u>04836-0008-00</u>	DWG. NO. <u>-</u>
SUBMITTED: <u>-</u>	SURV. BY: <u>-</u>
	F.B. NO. <u>-</u>

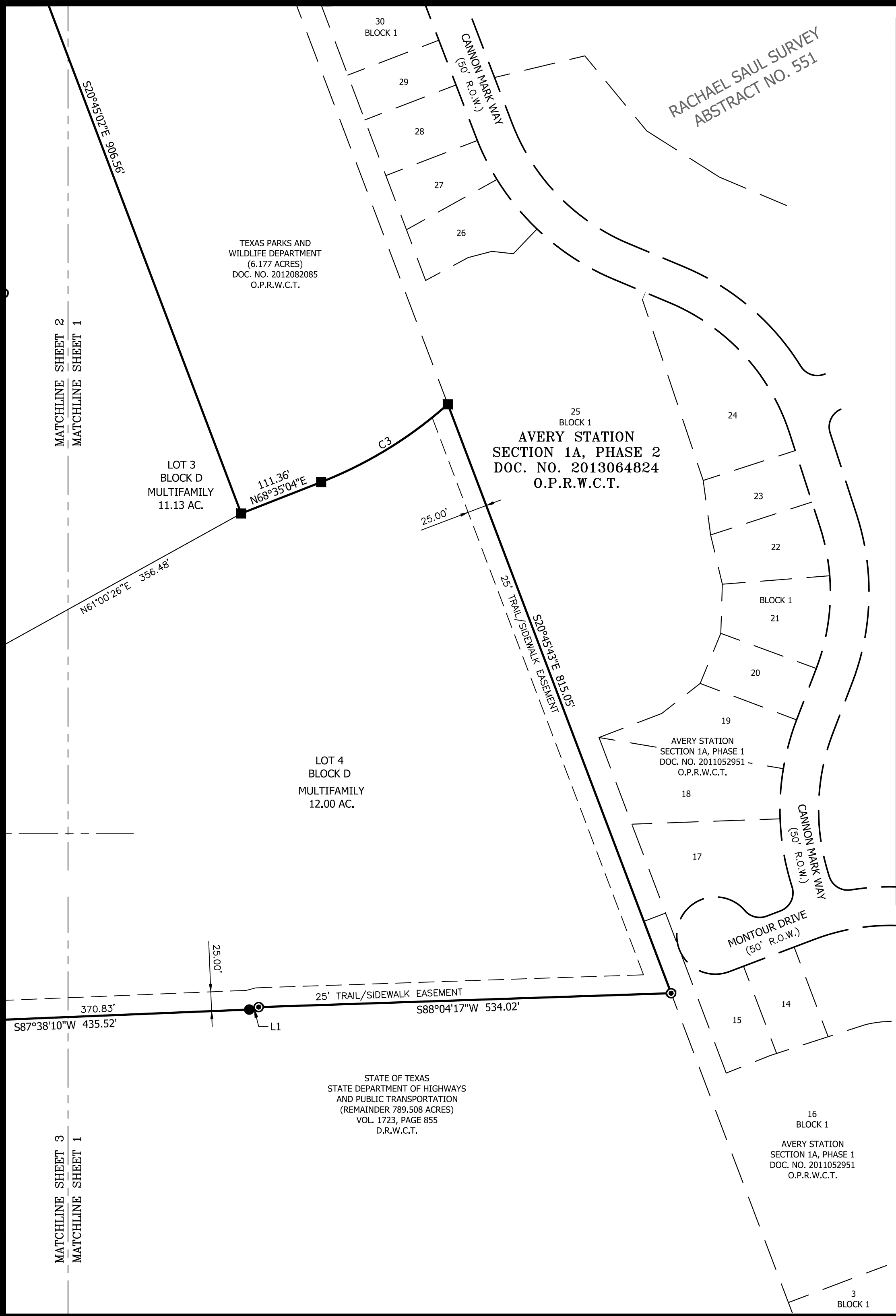


**JONES | CARTER**

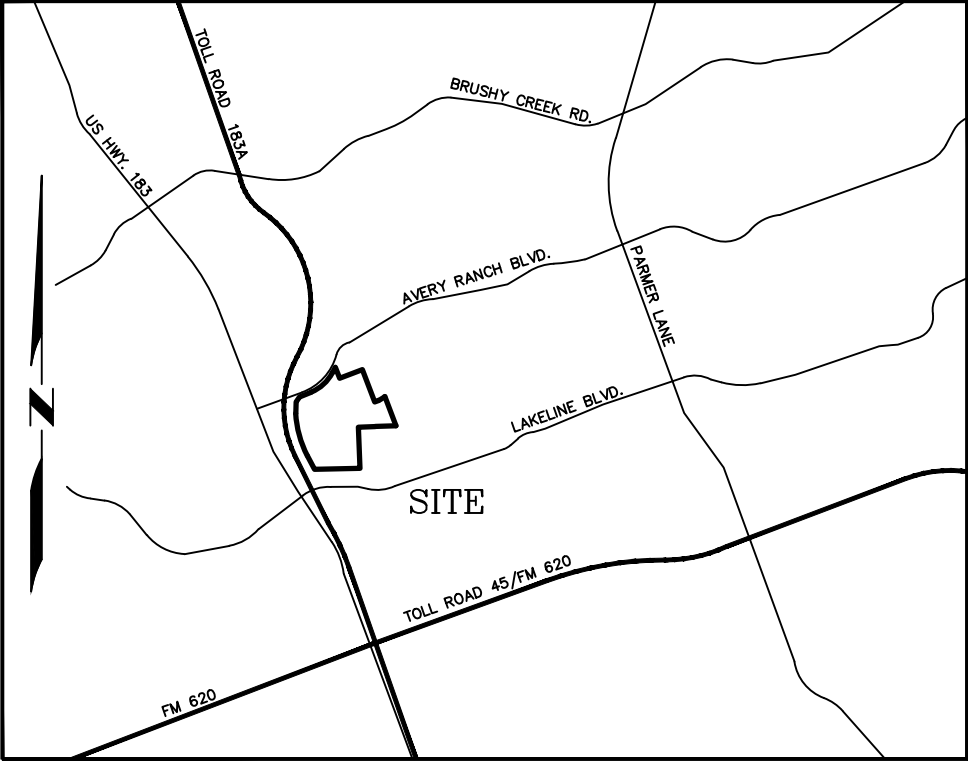
Texas Board of Professional Engineers Registration No. F-439  
150 Venture Drive, Suite 100 • College Station, Texas 77815 • 979.751.8000

SHEET NO.

1  
OF 1



Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	2765.50'	1149.73'	23°49'12"	N15° 18' 18"W	1141.46'
C2	1075.01'	763.90'	40°42'52"	N47° 25' 29"E	747.93'
C3	542.96'	193.18'	20°23'06"	N58° 25' 22"E	192.16'
C4	25.00'	37.97'	87°01'26"	S10° 26' 19"W	34.43'
C5	968.00'	500.75'	29°38'22"	S47° 53' 35"E	495.19'
C6	25.00'	20.89'	47°53'15"	S86° 39' 24"E	20.29'
C7	60.00'	100.30'	95°46'30"	S62° 42' 46"E	89.02'
C8	25.00'	20.89'	47°53'15"	S38° 46' 09"E	20.29'
C9	25.00'	20.89'	47°53'15"	N86° 39' 24"W	20.29'
C10	60.00'	100.30'	95°46'30"	N62° 42' 46"W	89.02'
C11	25.00'	20.89'	47°53'15"	N38° 46' 09"W	20.29'
C12	15.00'	23.56'	90°00'00"	S72° 17' 14"W	21.21'
C13	470.00'	110.17'	13°25'49"	S20° 34' 19"W	109.92'
C14	530.00'	226.38'	24°28'24"	S26° 05' 37"W	224.67'
C15	1230.00'	755.20'	35°10'44"	S55° 55' 10"W	743.40'
C16	970.00'	193.70'	11°26'29"	S67° 47' 18"W	193.38'
C17	15.00'	23.56'	90°00'00"	S17° 04' 03"W	21.21'
C18	15.00'	23.56'	90°00'00"	S72° 55' 57"E	21.21'
C19	1030.00'	205.68'	11°26'29"	N67° 47' 18"E	205.34'
C20	1170.00'	718.36'	35°10'44"	N55° 55' 10"E	707.13'
C21	470.00'	200.75'	24°28'24"	N26° 05' 37"E	199.23'
C22	530.00'	124.23'	13°25'49"	N20° 34' 19"E	123.95'
C23	15.00'	23.56'	90°00'00"	N17° 42' 46"W	21.21'
C24	1032.00'	533.86'	29°38'22"	N47° 53' 35"W	527.93'
C25	25.00'	37.98'	87°02'08"	N76° 35' 28"W	34.43'
C26	1230.00'	505.42'	23°32'36"	N61° 44' 14"E	501.87'
C27	1230.00'	249.79'	11°38'08"	N44° 08' 52"E	249.36'
C28	1170.00'	461.38'	22°35'39"	N49° 37' 38"E	458.40'
C29	1170.00'	256.98'	12°35'05"	N67° 13' 00"E	256.47'
C30	1032.00'	237.10'	13°09'48"	S56° 07' 52"E	236.57'
C31	1032.00'	296.76'	16°28'34"	S41° 18' 41"E	295.74'
C32	1075.01'	148.05'	7°53'27"	N63° 50' 11"E	147.93'
C33	1075.01'	111.46'	5°56'26"	N56° 55' 15"E	111.41'
C34	1075.01'	504.39'	26°52'59"	N40° 30' 33"E	499.78'
C35	968.00'	67.17'	3°58'34"	S35° 03' 41"E	67.16'
C36	968.00'	200.03'	11°50'22"	S42° 58' 09"E	199.67'
C37	968.00'	233.55'	13°49'26"	S55° 48' 03"E	232.99'
C38	150.00'	165.66'	63°16'41"	N18° 05' 50"E	157.37'
C39	150.00'	226.59'	86°33'07"	S86° 59' 17"E	205.65'
C40	250.00'	535.58'	122°44'47"	N17° 39' 40"E	438.88'
C41	150.00'	55.61'	21°14'28"	N89° 39' 18"E	55.29'
C42	250.00'	71.19'	16°18'58"	N35° 33' 14"W	70.95'
C43	250.00'	464.39'	106°25'48"	N25° 49' 09"E	400.44'



VICINITY MAP  
(NOT TO SCALE)

LAND USE SUMMARY: REPLAT OF AVERY LAKELINE		
TOTAL ACREAGE:	97.21 ACRES	
LOTS:	8 LOTS	
NUMBER OF BLOCKS:	3 BLOCKS	
LOTS:		
COMMERCIAL	2 LOTS	(34.99 ACRES)
MULTI-FAMILY	4 LOTS	(46.89 ACRES)
PARKLAND DEDICATED TO THE CITY OF AUSTIN	2 LOT	(11.00 ACRES)
TOTAL LOTS:	9 LOTS	(92.88 ACRES)
R.O.W	2 ROADS	(4.33 ACRES)
SUBMITTAL DATE:		
PUBLIC STREET NAME	LENGTH	ROW WIDTH
NORTH LAKE CREEK PARKWAY	1495'	64'
HEMA DRIVE	1486'	60'
TOTAL	2981'	
APPLICATION SUBMITTAL DATE:		
PREPARATION DATE:		

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

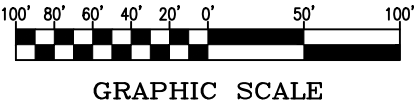
DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.000077918

Line Table		
Line #	Direction	Length
L1	S75° 02' 19"W	12.54'
L2	S88° 16' 23"W	14.32'
L3	N69° 15' 20"E	68.09'
L4	N88° 16' 23"E	38.44'
L5	S88° 53' 13"W	22.41'
L6	S62° 42' 46"E	53.16'
L7	N62° 42' 46"W	15.02'
L8	S27° 17' 14"W	18.00'

Line Table		
Line #	Direction	Length
L9	S13° 51' 25"W	106.31'
L10	N67° 47' 02"E	35.78'
L11	S62° 04' 03"W	32.60'
L12	N62° 04' 03"E	32.60'
L13	N13° 51' 25"E	106.31'
L14	N27° 17' 14"E	18.00'
L15	N62° 42' 46"W	42.21'

LEGEND

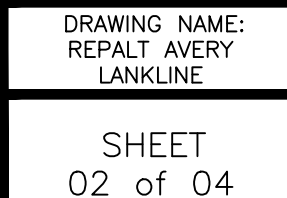
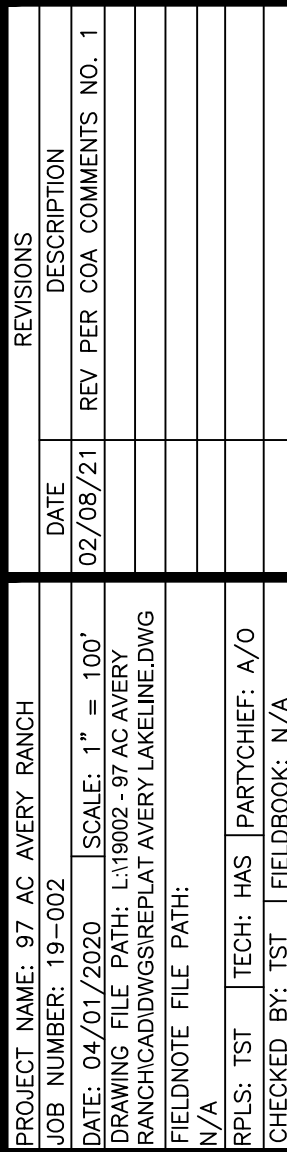
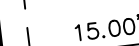
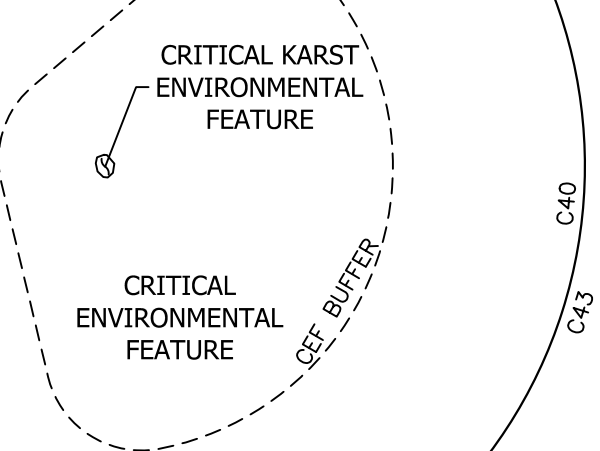
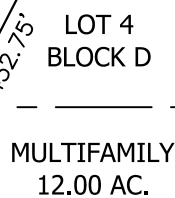
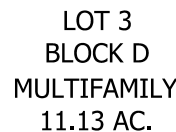
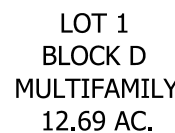
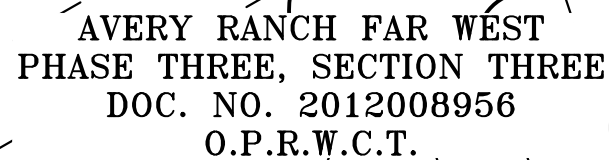
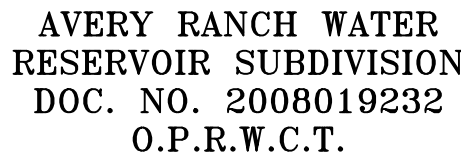
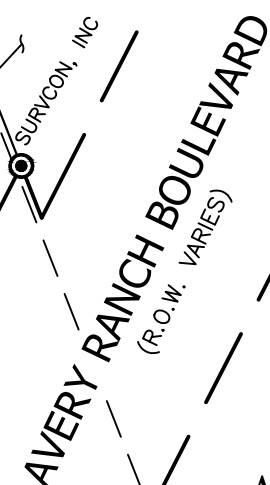
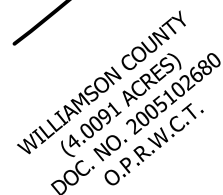
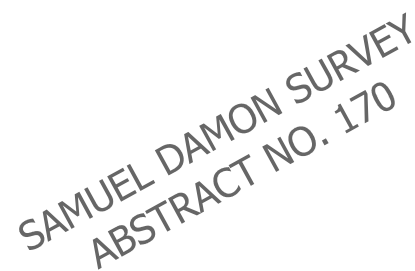
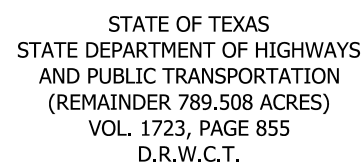
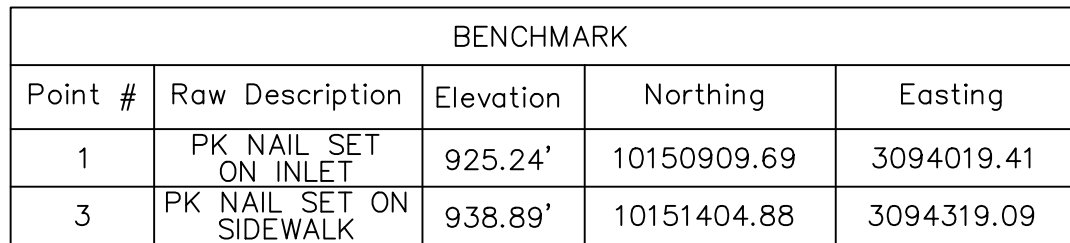
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- 1/2" REBAR WITH CAP FOUND STAMPED "LANDESIGN" (OR AS NOTED)
- 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET
- NAIL FOUND (60D, OR AS NOTED)
- NAIL SET (P.K., OR AS NOTED)
- COTTON SPINDLE SET
- FENCE CORNER POST FOUND
- CALCULATED POINT NOT SET
- O.R.W.C.T. OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS
- D.R.W.C.T. DEED RECORDS OF WILLIAMSON COUNTY, TEXAS
- P.R.W.C.T. PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS
- R.O.W. RIGHT-OF-WAY
- P.U.E. PUBLIC UTILITY EASEMENT
- B.L. BUILDING LINE
- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- ..... SIDEWALK



PROJECT NAME: 97 AC AVERY RANCH		REVISIONS	
JOB NUMBER: 19-002	DESCRIPTION	DATE	REV PER COA COMMENTS NO. 1
DATE: 04/01/2020	SCALE: 1" = 100'	02/08/21	
DRAWING FILE PATH: L:\19002-97 AC AVERY RANCH\DWG\REPLAT\AVERY LAKELINE.DWG			
FIELDNOTE FILE PATH: N/A			
RPLS: TST	TECH: HAS	PARTYCHIEF: A/O	
CHECKED BY: TST	FIELDBOOK: N/A		

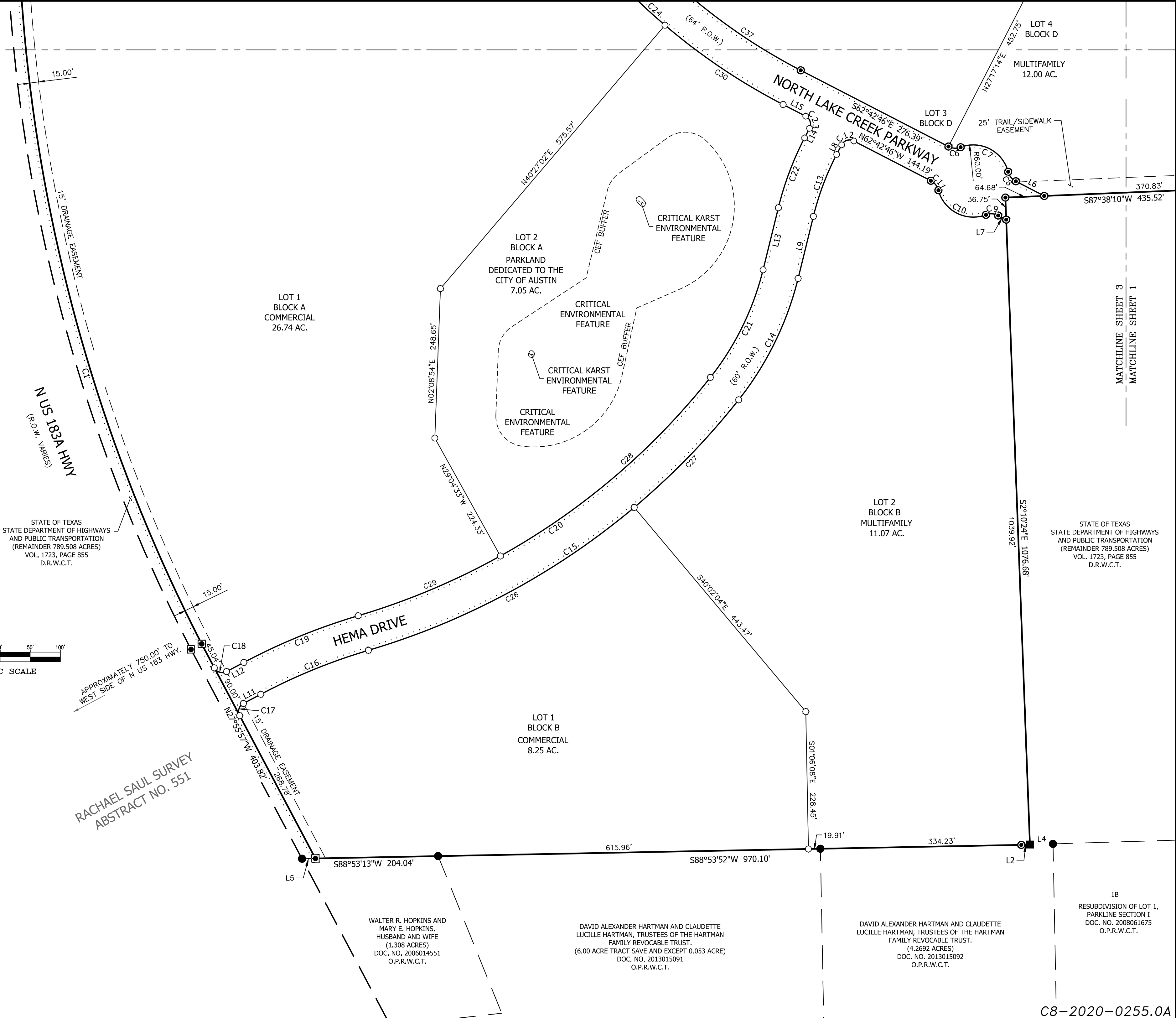
DRAWING NAME:  
REPLAT AVERY LANKLINE







MATCHLINE SHEET 2  
MATCHLINE SHEET 3



STATE OF TEXAS  
STATE DEPARTMENT OF HIGHWAYS  
AND PUBLIC TRANSPORTATION  
(REMAINDER 789.508 ACRES)  
VOL. 1723, PAGE 855  
D.R.W.C.T.

STATE OF TEXAS  
STATE DEPARTMENT OF HIGHWAYS  
AND PUBLIC TRANSPORTATION  
(REMAINDER 789.508 ACRES)  
VOL. 1723, PAGE 855  
D.R.W.C.T.

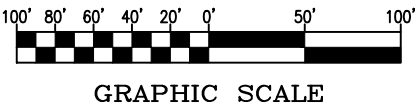
RACHAEL SAUL SURVEY  
ABSTRACT NO. 551

WALTER R. HOPKINS AND  
MARY E. HOPKINS,  
HUSBAND AND WIFE  
(1.308 ACRES)  
DOC. NO. 2006014551  
O.P.R.W.C.T.

DAVID ALEXANDER HARTMAN AND CLAUDETTE  
LUCILLE HARTMAN, TRUSTEES OF THE HARTMAN  
FAMILY REVOCABLE TRUST.  
(6.00 ACRE TRACT SAVE AND EXCEPT 0.053 ACRE)  
DOC. NO. 2013015091  
O.P.R.W.C.T.

DAVID ALEXANDER HARTMAN AND CLAUDETTE  
LUCILLE HARTMAN, TRUSTEES OF THE HARTMAN  
FAMILY REVOCABLE TRUST.  
(4.2692 ACRES)  
DOC. NO. 2013015092  
O.P.R.W.C.T.

18  
RESUBDIVISION OF LOT 1,  
PARKLINE SECTION I  
DOC. NO. 2008061675  
O.P.R.W.C.T.



GRAPHIC SCALE



10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642  
TBPELS FIRM NO. 10001800  
512-238-7901

REPLAT OF AVERY LAKELINE

REVISIONS		DESCRIPTION	
DATE	REV	PER	COA
02/08/21	1		

PROJECT NAME: 97 AC AVERY RANCH	DATE: 04/01/2020	SCALE: 1" = 100'
JOB NUMBER: 19-002	DRAWING FILE PATH: L:\19002 - 97 AC AVERY RANCH\DWG\REPLAT AVERY LAKELINE.DWG	FIELDNOTE FILE PATH: N/A
RPLS: TST	TECH: HAS	PARTYCHIEF: A/O
CHECKED BY: TST	FIELDBOOK: N/A	

DRAWING NAME:  
REPLAT AVERY  
LAKELINE

SHEET  
03 of 04

C8-2020-0255.0A



C8-2020-0255.0A



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

CASE NUMBER: C8-2020-0255.0A  
UPDATE: U0  
CASE MANAGER: Joey de la Garza      PHONE #: 512-974-2664

PROJECT NAME: Avery Lakeline  
LOCATION: 14121 N US 183 HWY

SUBMITTAL DATE: January 11, 2021  
FINAL REPORT DATE: February 5, 2021

**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 **April 12, 2021**. 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:**

Site Plan Plumbing : Cory Harmon  
ATD Engineering : Sangeeta Jain  
Drainage Engineering : Kyle Virr  
Environmental : Kristy Nguyen  
Subdivision : Joey de la Garza  
Transportation Planning : Adam Fiss



Electric Review - Andrea Katz - 512-322-6957

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

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD 1 This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review. §25-4-155

City Arborist Review - Taylor Horton - 512-974-1218

Tree mitigation review is deferred to Subdivision Construction Plan Review.

Note: an approved status does not eliminate a proposed development's requirements to meet the intent of the tree preservation ordinances.

Drainage Engineering Review - Kyle Virr - 512-974-2538

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE 1 Engineer's seal, signature and date required [LDC 25-7-62].

DE 2 Add the following Floodplain Note: "No portion of this tract is within the boundaries of the 100 year floodplain according to data from the Federal Insurance Administration FIRM panel # \_\_\_\_\_, dated \_\_\_\_\_ for \_\_\_\_\_ (name of city or county)."

Environmental Review - Kristy Nguyen - 512-974-3035

### **Administrative – Transfer of Development Intensity**

EV 1 The Transfer of Development restrictive covenants are in review. The applicant shall file in the deed records a restrictive covenant, approved by the City Attorney, that runs with the transferring tract and describes the development intensity transfer. [LDC 25-8, Subchapter A, Article 9]

### **ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]**

EV 2 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. The amount of fiscal must be approved prior to plat approval. Fiscal must be posted within 90 days of plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.

- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
- Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan and phased fiscal estimate are required. [LDC 25-8, Subchapter A, Article 7, Division 4; ECM 1.4.4]

- The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Subdivision Review - Joey de la Garza - 512-974-2664

- SR 1. Add the Case # C8-2020-0255.0A in the bottom right hand corner of each sheet. 25-1-83
- SR 2. Add the following note 25-1-83; TXLCG 212.016; 2122.014: "All restrictions and notes from the previous existing subdivision, Avery Lakeline, recorded in Doc. No. 2020023739 of the plat records of Williamson County, shall apply to this plat."
- SR 3. There are two owners of the property which comprise this plat, Lakeline Avery Partners, LP and Ascension Seton. Please revise the Owner's dedication statement as follows to reflect this: 25-1-83

That Lakeline Avery Partners, LP, a Texas limited partnership, acting by and through Sam Kumar, and being owner of Avery Lakeline, a subdivision of record in document No. 2020023739 of the official public records of Williamson County, Texas, and Ascension Seton, a Texas non-profit corporation, acting by and through \_\_\_\_\_ and being owner of Lot 1, Block A; Lot 1, Block B and Lot 1, Block C of the aforementioned Avery Lakeline Subdivision, conveyed by deed of record in Doc. No. 2020029508 of the real property records of Williamson 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 97.21 acres of land in accordance with the map or plat attached hereto, to be known as:

#### **REPLAT OF AVERY LAKELINE**

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 4. Provide documentation that <name>, <title>, has the authority to sign the plat as owner on behalf of Ascension Seton. 25-1-83
- SR 5. Add an owner signature block for Ascension Seton under the Owner's Statement. Show signatures of owner(s), notary public(s) with appropriate, legible seals and dates. Print names under signatures with addresses. 25-1-83
- SR 6. Please amend the following administrative 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.

\_\_\_\_\_  
 Joey de la Garza, for:  
 Denise Lucas, Director  
 Development Services Department

- SR 7. Remove the existing Zoning and Platting Commission approval block on the plat and replace it with 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\_\_.

AW Utility Development Services - Bradley Barron - 512-972-0078
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- AW 1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:  
The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.
- FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

END OF REPORT