



Project Name: Evergreen Subdivision

Case Number: C8-2017-0114.0A

Update #: 0

Case Manager: Sylvia Limon

Team:

Date Filed: May 12, 2017

Formal 5/31/17

Date Dist: Jun 01, 2017

Comments Due Date: Jun 26, 2017

Discipline	Name
Electric Review (3)	Karen Palacios ✓
911 Addressing Review	Cathy Winfrey ✓
* Drainage Engineering Review	Michael Duval ✓
Environmental Review	Pamela Abee-Taulli ✓
Mapping Review	Mapping Review ✓
PARD / Planning & Design Review	Marilyn Lamensdorf ✓
Planner 1 Review	Elsa Garza ✓
Subdivision Review	Sylvia Limon ✓
Transportation Planning	Natalia Rodriguez ✓
AW Utility Development Services	AWU-Utility Development Service ✓
* Water Quality Review	Michael Duval ✓
Fire	Sonny Pelayo ✓
Wetlands Biologist Review	Ana Gonzalez ✓
Traffic Control Review	Daniel Hunter ✓
Gras School	AISD ✓

16



Report run on: 5/31/17

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # C8-2017-0114.0A

TYPE/SUBTYPE: Final Plat/Resubdivision

PROJECT: Evergreen Subdivision

LOCATION: 1800 EVERGREEN AVE

CASE MANAGER: Sylvia Limon

PHONE 512-974-2767

FILED FOR UPDATE:

COMMENT DUE DATE Jun 26, 2017 12:00

TENTATIVE PC DATE

REPORT DATE: Jun 28, 2017 12:00

TENTATIVE CC DATE

LANDUSE::

AREA: .75 ACRES (SQ FT)43560 LOTS: 1

EXISTING ZONING:

EXISTING USE: Multi-Family

TRACT:	ACRES/SQFT	PROPOSED ZONING	PROPOSED USE
	.75/43560		Multi Family

WATERSHED: West Bouldin Creek, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Urban Watersheds

GRIDS: WATER: COA

GRIDS: ELECTRIC: COA

GRIDS: SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0100050416

DEED REFERENCE:

VOL./PAGE . /

LEGAL DESCRIPTION:

0.7540 AC OF LOT 14 EVERGREEN HEIGHTS

RELATED CASES (if any):

CONTACTS:



Applicant THOMPSON LAND ENGINEERING, LI 512-328-0002
Cindy Garza
904 N CUERNAVACA DR AUSTIN TX 78733

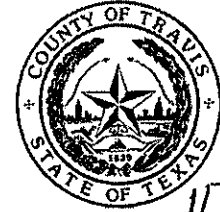
Owner 1800 EVERGREEN DEVELOPMENT, I 512--
Taylor Wilson-Membe
815 BRAZOS ST UNIT A AUSTIN TX 78701 USA

Billed To THOMPSON LAND ENGINEERING, LI 512-328-0002
904 N CUERNAVACA DR AUSTIN TX 78733



CITY OF AUSTIN
 Development Services Department
 One Texas Center | Phone: 512.978.4000
 505 Barton Springs Road, Austin, Texas 78704

C8-2017-0114, DA



11721805

Subdivision Application

City of Austin and Extraterritorial Jurisdiction in Travis, Williamson, Bastrop, and Hays Counties

PURPOSE: This application is for obtaining subdivision approval within the City of Austin jurisdiction (full-purpose and limited-purpose city limits, and extraterritorial jurisdiction ETJ). For the following information, please visit <http://www.austintexas.gov/page/land-use-applications#sub>. See Subdivision Overview and Review Procedures for general information about subdivisions and review procedures; see Subdivision Application Instructions for instructions on completing this application and submittal requirements.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, [click here to Save](#) the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. ***If more space is required, please complete the last section as needed***, and check the Additional Space box at the top or end of this application.

All information is required (if applicable).

For Office Use Only

11721805

Application Type: _____ 2 = Preliminary 3 = Revised preliminary 4 = Final not requiring preliminary 5 = Final requiring preliminary 6 = Concurrent final with preliminary & construction 7 = Concurrent final with no preliminary & construction 8 = Construction plans only	Project Type: _____ 1 = Conventional 2 = PUD 3 = Small Lot 4 = Townhouse 5 = Single-family, attached 6 = Multifamily 7 = Mixed Use	Process Type: _____ 1 = Previously unplatted 2 = Amendment 3 = Vacation/Replat 4 = Resubdivision
Application Accepted By: _____		
Construction Plan Code: _____ Case Manager: _____		

Additional space was required to complete this application. I have completed the Additional Space section. (This check box is also at end of the application.)

Section 1: Project Information

Subdivision Name: Evergreen Subdivision

Subdivision Street Location:

Address: 1800 Evergreen Avenue

—OR—

Approximate distance: _____ direction: from the intersection

of: _____ and: _____

on the: side

Description of Proposed Subdivision:

Make this property legal again after a previous resubdivision

Section 2: Applicant/Agent Information

Applicant Name: Cindy Garza

Firm: Thompson Land Engineering

Applicant Mailing Address: 904 N. Cuernavaca

City: Austin State: TX Zip: 78733

Email: cindy@tleng.net Phone 1: (512) 328-0002 Type 1:

Phone 2: _____ Type 2: Phone 3: _____ Type 3:

Section 3: Owner Information

Same as Applicant

Owner Name: Taylor Wilson - Member

Owner Signature: 

Firm: 1800 Evergreen Development, LLC

Owner Mailing Address: 815A Brazos St #215

City: Austin State: TX Zip: 78701
Email: _____ Phone 1: _____ Type 1: Select
Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Select

Section 4: Engineer Information

Not Applicable Same as Applicant Name: Robert C. Thompson
Firm: Thompson Land Engineering, LLC
Mailing Address: 904 N Cuernavaca
City: Austin State: TX Zip: 78733
Email: riceheng.net Phone 1: 512-328-0002 Type 1: Select
Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Select

Section 5: Other Professional/Trade Information

Not Applicable Same as Applicant Type: Select an Option
Name: _____
Firm: _____
Mailing Address: _____
City: _____ State: _____ Zip: _____
Email: _____ Phone 1: _____ Type 1: Select
Phone 2: _____ Type 2: Select Phone 3: _____ Type 3: Select

Section 6: Property Attributes

Is this a S.M.A.R.T. Housing Project? Yes No (If Yes, submit a copy of the
Pre-Certification letter from Neighborhood Housing and Community Development.)
 Smart Growth Zone — OR — Drinking Water Protection Zone
Watershed: West Bouldin Creek Watershed Class: Urban Watersheds
In a recharge zone? Yes No
Land Development Jurisdiction: Full-Purpose Limited-Purpose 2-Mile ETJ 5-Mile ETJ
County: Travis Williamson Hays Bastrop
School District: Austin ISD
In a Neighborhood Plan (approved or underway)? Yes No
If Yes, name of Neighborhood Plan: _____

In a Transit-Oriented Development (TOD) District? Yes No

If Yes, name of TOD: _____

If within a Municipal Utility District, give name: N/A

Electric Utility Provider: Austin Energy

Water Provider: City of Austin

Wastewater/Sewage Disposal Provider: City of Austin

Section 7: Application Assessment

Has there been a Development Assessment? Yes No File Number: _____

If residential, are there other Tax Credits or State/Federal funding? Yes No

Is Demolition proposed? No If Yes, how many residential units will be demolished? _____

Current Zoning (within City of Austin Full-Purpose or Limited-Purpose area): CS-MU-CO

Zoning case currently under review on this site? Yes No Case Number: _____

Number of lots/units proposed — Single-family: _____ Multifamily: 1 LOT / LESS THAN 50 UNITS

- Yes No 100 or more single-family units are proposed.
- Yes No 200 or more multifamily units are proposed.
- Yes No 100 or more multifamily units are proposed and a tax credit is requested.
- Yes No Project will demolish more than 50 residential existing units in a structure more than 20 years old.

NOTE: If one of the four above requirements is met, an Educational Impact Statement (EIS) may be required. See Subdivision Application Instructions - Exhibit IV: Educational Impact Statement (EIS) Determination at <http://www.austintexas.gov/page/land-use-applications#sub>.

Section 8: Related Cases

FILE NUMBERS

Zoning Case? Yes No C14-01-0009

Zoning Ordinance? Yes No 010329-46

Site Plan Case? Yes No _____

Subdivision Case? Yes No Evergreen Heights (no known number)

Vol. Z page 614

Section 9: Proposed Land Use (by summary)

Land Use By Summary	Number of Lots	Number of Units	Acreage
Multifamily	1	LESS THAN 50	0.75
Select an Option			
Select an Option			
Select an Option			
Select an Option			
Select an Option			
Select an Option			
Select an Option			
Select an Option			
Select an Option			
Totals:	1	0	0.75

Section 10: Waiver / Variance / Etc. - as applicable

- Balance of the Tract - Section(s): _____
- Sidewalks - Section(s): _____
- Single Outlet - Section(s): _____
- Street Length - Section(s): _____
- Block Length - Section(s): _____
- Lot Frontage - Sections(s): _____
- Cut / Fill - Sections(s): _____
- Flag Lots - Sections(s): _____
- Other: _____ - Sections(s): _____

Section 11: Inspection Authorization

As owner or authorized agent, my signature authorizes staff to visit and inspect the property for which this application is being submitted.

Please type or print Name below Signature, and indicate Firm represented, if applicable:

T. Wilson November 22 2016
Signature Month Day Year

Taylor Wilson - Member
Name (Typed or Printed)

1800 Evergreen Development, LLC
Firm

Section 12: Owner's Acknowledgment

STATE OF Texas §

COUNTY OF Travis §

KNOW ALL MEN BY THESE PRESENTS:

That

Chris Kopacek - Member
(Individual)

1800 Evergreen Development, LLC
Corporation, acting by and through

Partnership, acting by and through

Other

, owner(s) of the tract(s) of land described in warranty deed(s) recorded as follows:

1800 Evergreen Ave Austin, TX 78704

, copies thereof attached hereto and made a part hereof for all pertinent purposes, do hereby make and/or authorize Thompson Land Engineering, to make application for subdivision of such property in accordance with the accompanying plan/plat, and do hereby offer to dedicate to the public use all streets and easements shown thereon, or as may otherwise be required by applicable regulations, pursuant to Title 25 and/or Title 30 of the City of Austin Land Development Code, Chapter 80 of the Travis County Rules, and Chapters 212 and 232 of the Texas Local Government Code.

Witness my hand this 22 day of November, 2016.

[Signature]

(Owner's Signature)

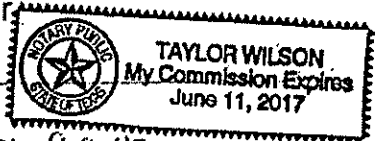
Witness my hand this 22 day of November, 2016.

(Owner's Signature)

This instrument acknowledged before me on The Select day of Select, Select 22 November, 2016

This instrument acknowledged before me on The Select day of Select, Select

Notary Public, in and for



My Commission expires: 6/11/17

Notary Public, in and for


My Commission expires:

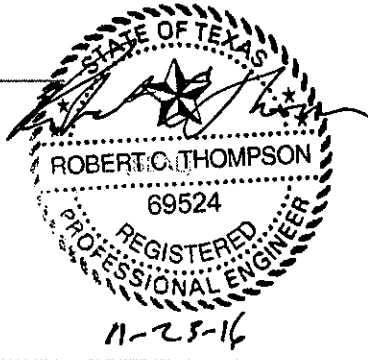
Section 13: Engineer's Certification

This is to certify that:

- I am authorized to practice the profession of Engineering in the State of Texas;
- I am responsible for the preparation of the engineering portions of the plan or plat submitted herewith;
- All engineering information shown on the plan or plat is accurate and correct; AND
- With regard to the engineering portions thereof, the plan or plat complies with Title 25 and/or Title 30 of the City of Austin Land Development Code, as amended, and all other applicable City and Travis County codes, ordinances and rules, except for specific variances and waivers from the above regulations that are identified and requested as of this date, as follows:
 (_____ additional sheet(s) with variances or waivers are attached) *{each additional sheet must be signed, sealed, and dated}*

Witness my hand this 23 day of November, 2016


 (Engineer's Signature)



Section 14: Surveyor's Certification

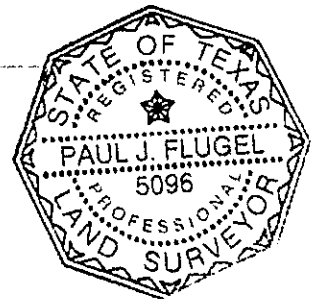
This is to certify that:

- I am authorized to practice the profession of Surveying in the State of Texas;
- I am responsible for the preparation of the surveying portions of the plan or plat submitted herewith;
- All surveying information shown on the plan or plat is accurate and correct; AND
- With regard to the surveying portions thereof, the plan or plat complies with Title 25 and/or Title 30 of the City of Austin Land Development Code, as amended, and all other applicable City and Travis County codes, ordinances and rules, except for specific variances and waivers from the above regulations that are identified and requested as of this date, as follows:

(_____ additional sheet(s) with variances or waivers are attached) *{each additional sheet must be signed, sealed, and dated}*

Witness my hand this 2 day of May, 2017


(Surveyor's Signature)



Section 15: Acknowledgment Form

I, Taylor Wilson - Member have checked for any information that may
(Printed Name of Applicant)

affect the review of this project, including but not limited to: subdivision plat notes, deed notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E design standards prohibiting certain uses and/or requiring certain development restrictions (height, access, screening, etc.) on this property, located at:

(Address or Legal Description):

1800 Evergreen Avenue

If a conflict should result with the request I am submitting to the City of Austin due to any of the aforementioned information, it will be my responsibility to resolve it. I also acknowledge that I understand the implications of use and/or development restrictions that are a result of the aforementioned information.

I understand that if requested I must provide copies of any and all of the aforementioned information that may apply to this property.

T. Wilson - Member
Applicant's Signature

November 22 2016
Month Day Year

For Submittal Requirements and Exhibits

Please see Subdivision Application Instructions at
<http://www.austintexas.gov/page/land-use-applications#sub>

**Land Use Review
Subdivision Completeness Check**



**Planning and Development
Review Dept.**

Completeness Check Results Due:

A completeness check application must be deemed complete before formal application can be submitted.

Completeness Check Results:		45 Day Expiration date: 06/26/2017	
Tracking #: 11721805	Revision #: 00	Watershed: West Bouldin Creek	
Project Name: Evergreen Subdivision			
Ch.245 Team Review Req'd: No	Orig. Submittal Date: 05/12/2017	Resubmittal Date:	
Date Sent to Ch.245:	Current Results to Applicant: 05/25/2017		
Date Rec'd.back in LUR:			

Checked for Completeness by the following reviewers:

			Complete/Incomplete	Initials
Drainage Engineering	Tomas Rodriguez	974-1491	Complete	TR
DRD Transportation	Sangeeta Jain	974-2219	Complete	SJ
Subdivision	David Wahlgren	974-6455	Complete	DW
Environmental	Sue Barnett	974-2711	Complete	SB
Water Quality Eng.	Tomas Rodriguez	974-1491	Complete	TR
Env.Res.Mgmt.	Ana Gonzalez	974-2929	Complete	AG
Floodplain	Henry Price	974-1275	Complete	HP
ORES	Andy Halm	974-7185	Complete	AH
Utility Coord.	Reza Sedghy	974-7912	N/A	RS
AWU	Alberto Ramirez	972-0211	Complete	AR
ATD Traffic Control	Eva Moore	974-7671	Complete	EMM
ATD ROW	Reza Sedghy	974-7912	N/A	RS

Mandatory Distribution:		Case Manager: Sylvia Limon	
Steve Hopkins (SR) ✓	Travis Harrell (EV)	Leo Xu (TR)	Danielle Guevara (DR/WQ)
Sylvia Limon (SR) ✓	Taylor Horton (EV)	(TR)	David Marquez (DR/WQ)
Don Perryman (SR)	Mike McDougal (EV)	Jay Baker (DR/WQ)	John Powell (DR/WQ)
David Wahlgren (SR)	Atha Phillips (EV)	Ron Czajkowski (DR/WQ)	Tomas Rodriguez (DR/WQ)
Cesar Zavala (SR)	Sangeeta Jain (TR)	Leslie Daniel (DR/WQ)	
Jeremy Siltata (SR) ✓	Ivan Naranjo (TR)	Michael Duval (DR/WQ) ✓	(RSMP)
Pamela Abee-Tauili (EV) ✓	Natalia Rodriguez (TR) ✓	David Gomez (DR/WQ)	Patti Dodson (Heritage Tree)
Jonathan Garner (EV)	Katie Wettick (TR)	Joydeep Goswami (DR/WQ)	
Partner Departments Mandatory Reviews:		AWU Development Services ✓	Electric (3 copies) ✓
Fire ✓	Floodplain-N.R.R.	ATD ROW-N.R.R.	ATD Traffic Control ✓
Optional Distribution: Circle to receive distribution			
911 Addressing ✓	AULCC	Site Plan Plumbing	AWU Facilities Engineering
AWU Pipeline Services	Fire	Hydrogeologist	Industrial Waste
Mapping ✓	PARD ✓	Wetlands Biologist Gonzalez ✓	
ERM Review Comments (Functional Assessment)		Gas Company ✓	School District ✓

A formal application must be filed within 45 calendar days of the initial completeness check (by 06/26/2017) or the application will expire and a new completeness check application must be filed.

Applicants must pick up the completeness check packet at the Intake office within 72 hours of receiving a response. The City is not responsible for lost or stolen packets. **The applicant must schedule an appointment with the Intake office for formal application submittal.** Please call 974-1770 for more information.

ZAP or PC

Desired Development Zone (DDZ) or Drinking Water Protection Zone (DWPZ)

Fees: **\$3,481.14 due with formal submittal.**

Total # of Plans 17 / Engineering Reports 4 required at formal

(Applicant is responsible for submitting one (1) plan set for the respective county on all ETJ applications)

The City of Austin encourages applicants to contact neighborhood organizations prior to formal submittal. For assistance identifying the neighborhood association(s) in the vicinity of your project, visit www.austintexas.gov/neighbor to contact a Neighborhood advisor.

This project will require an Electronic Submittal (flash drive) at time of formal submittal as described in the Subdivision Application Instructions packet. Exhibit III Worksheet also due at time of formal submittal. (Exhibit V for Subdivision Construction Plans as described in the Subdivision Construction Plans Application)

Comments: (Please respond to each comment in letter form)

SR1- Provide copy of original recorded subdivision at formal submittal.

CLEAR

Project Review Form (PRF) – Statement of Applicable Codes

This completed form must accompany all applications for site plans or subdivisions.

For Office Use Only

File # Assigned: _____ Date Filed: _____
 Original Application Vesting Date: _____ Signature: _____ Date: _____
 Director's Determination of Vested Rights (select one): Not Applicable Approved Denied
 — See Vested Rights Determination (if applicable) for additional information.

Proposed Project Name: EVERGREEN SUBDIVISION
 Address/Location: 1800 EVERGREEN AVENUE
 Legal Description: 0.75 AC OF LOT 14 EVERGREEN HEIGHTS

- A. The proposed application is submitted for review under regulations currently in effect.
 *** NOTE: If "A" is checked above, proceed to the signature block at the bottom.
- B. The proposed application is for a project requesting review under regulations other than those currently in effect based on a claim of vested rights (i.e., "grandfathering") to earlier City of Austin regulations under Chapter 245 or Section 43.002 of the Texas Local Government code. Please list file number and type of prior permit here:
 Original Application Filing Date: _____ File #: _____ Type: _____
 *** NOTE: If "B" is checked above, the applicant must complete the "Information Required for Vested Rights Review" below, and attach a Vested Rights Petition that provides additional information and more fully describes the basis for the claim.
- C. The proposed application is for a project requesting review under regulations other than those currently in effect based on a City of Austin ordinance or agreement that establishes entitlements specific to the property which differ from those generally applicable under current regulations. Provide a brief description of the basis for this request here:

*** NOTE: If "C" is checked above, the applicant must attach a copy of the City of Austin ordinance or agreement for which rights are claimed.

Information Required for Vested Rights Review

In addition to providing the information below, attach a completed Vested Rights Petition (VRP) and supporting documentation, including project history from the Original Application to the present, with a copy of the original application for which vested rights are claimed and any subsequent permits or approvals issued for the property.

Project Application History	File #	Application Date	Approval Date
Annexation/Zoning Cases			
Preliminary Subdivision			
Final Subdivision Plat			
Site Plan/Development Permit			

Proposed Project Application (select one): Preliminary Subdivision Final Plat Site Plan Building Permit

Proposed Project Land Use Acreage (specify acreage in each of the following land use categories):

Single-Family/Duplex: _____ Townhouse/Condo/Multifamily: Office: _____

Commercial: _____ Industrial/R&D: _____ Other (specify): _____

Total acreage: 0.75 Watershed: WEST BOULDER CREEK Watershed Class: | Select an Option URBAN

This proposed project application will still be reviewed under those rules and regulations that are not subject to chapter 245, such as those to prevent imminent destruction of property or injury to person, including regulation dealing with stormwater detention, temporary erosion and sedimentation controls, and regulations to project critical/significant recharge features.

Property Owner/Agent Printed Name: CINDY GARZA Phone: 512-328-0002

Signature: Cindy Garza Date: 11/24/2016

SAVE Form



February 7, 2017

Mr. Rodney Gonzales, Director
Development Services Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

**RE: Engineer's Summary Letter
Evergreen Subdivision
TLE Job No. 1472**

Dear Mr. Gonzales,

The application submitted is to re-subdivide this property to make it again legal. Two portions of the original Lot 14 (the subject tract) were previously platted. One portion is a tract along the north (with the address 1710 Evergreen Avenue) that has frontage to Evergreen, legal lot status and was granted a site plan permit (SP-2004-0377C). The remainder is a small portion, towards the west of the original lot, which was platted in 2012 as the *Garadi Subdivision, a Resubdivision of a portion of Lot 14 of Evergreen heights* (C8-2012-117.0A). Subsequently, a site plan was approved for that subdivision (SP-2014-0062T). The subject property for this application is the remaining, yet unsubdivided and undeveloped, portion of the original Lot 14. In its current configuration, the property is 0.754-acres in extent and is currently vacant.

Related Cases

The following related cases are known to exist for this tract:

Evergreen Heights Subdivision, Volume Z, Page 614
Zoning Ordinance, C14-01-0009

Preliminary Plan

The application submitted is a final plat without a preliminary plan in accordance with LDC 25-4-51 based on the following.

- 1) Requirement: "... each lot abuts an existing dedicated public street..."
Compliance: The lot abuts Evergreen Avenue.
- 2) Requirement: "... a new street or an extension of a street is not necessary to provide adequate traffic circulation..."
Compliance: The site is adjacent to a public roadway and does not require a roadway extension. The traffic circulation could be within the property.
- 3) Requirement: "...the applicant has dedicated additional right-of-way necessary to provide adequate street width for an existing street abutting a lot..."
Compliance: No additional right-of-way is known to be required at this time.

- 4) Requirement: "... drainage facilities are not required to prevent flooding, or if necessary, the applicant has arranged for the construction of drainage facilities..."
Compliance: The property contains an existing drainage swale that currently conveys storm water runoff into an existing storm culvert in Evergreen Avenue.

Current Zoning

The site is located in the City of Austin's Full Purpose Jurisdiction and is zoned CS-MU-CO.

Balance of Tract

A balance of tract is not required for this subdivision, since the balance has already been considered legal and development approved as outlined above. It is this lot that is the remainder.

Proposed Land Use and Access

The proposed land use will be something conforming to the zoning of "general commercial services / mixed use"; the access will be off of Evergreen Avenue.

Parkland Requirements

The requirement for parkland dedication applies to this subdivision if the tract is developed with a residential use under the MU portion of the zoning. The need for paying parkland fees will be addressed at the time a development is chosen for this property.

Water and Wastewater Utilities

An existing 6-inch CI water main exists in the ROW of Evergreen Avenue. Water service is proposed to connect to this water main. There are existing fire hydrants near this property, along West Mary Street, that are accessible to service this lot.

An existing 12-inch Concrete Wastewater main traverses this property and is contained within a 10-foot Sanitary Sewer easement, as recorded in Volume 2394, Page 269. This project would be able to connect to this line for wastewater service.

Traffic Impact Analysis

Our understanding is that no Traffic Impact Analysis (TIA) is required, given that the zoning ordinance places a trip generation of no more than 2,000 vehicle trips per day, which is the threshold for a TIA.

Watershed

The site is located within the West Bouldin Creek Watershed, which is classified as an Urban watershed.

Floodplain and Waterway

No portion of this site is located within the 100-year floodplain per both the City of Austin and FEMA (FIRM 48453C0585H, revised 9/26/2008); however, due to the estimated drainage area (77-acres), the existing drainage channel on this site is classified as a "minor" waterway. In addition, a 100-year floodplain was calculated and depicted on this property.

This drainage way is not a natural feature. Attached are USGS maps demonstrating that the natural "fold" in the topography used to parallel Lamar and pass as a broad low toward the east or north east, not the concentrated narrow feature that exists now passing run-off to the southeast. Looking at USGS topography, at some point between 1910 and 1954, apparently as the land to the west of Lamar developed, additional right-of-way was obtained and a broad horizontal curve was added to Lamar. Apparently, with that work, as well as the development to the west, all of the drainage was placed underground and routed more directly to the drainage feature along the railroad (West Bouldin Creek).

That work was further placed underground in the late 1990s when the downstream end of the little feature across the subject tract was placed in a box culvert and further re-routed to West Bouldin Creek. The only “above ground” portion of fold that once existed is the reconstructed and re-routed short stretch on the subject property. Therefore, in accordance LDC 25-8-92(F)(2), we understand that a critical water quality zone (CWQZ) is **not** established for the “waterway” on this property since it is a “... previously modified drainage feature serving a public roadway right-of-way that does not possess any natural and traditional character ...”

Drainage areas and patterns

Currently, this property contains a defined drainage channel along the southern property line that conveys approximately 77-acres of upstream (offsite) storm water runoff. This channel flows from the west towards the east, also capturing much of the onsite, with a primary point of discharge at the southwest corner of the site into an existing 5' x 6' box culvert within the right-of-way of Evergreen Avenue.

To determine the discharge amount, hydrologic computations were performed using HEC-HMS 4.2 and the Soil Conservation Service (SCS) curve number method. The hydraulics of the channel and culvert were then modeled using HEC-RAS 5.0.3 to determine the existing conveyance.

Water Quality Related Development Intensities

Since this site is located within an Urban Watershed, the Net Site Area (Q-1) and Impervious Cover (Q-2) tables are not applicable for this application. Therefore, the impervious cover is limited by the zoning, which is 95-percent of the site or 0.716-acres, in this case.

Water Quality Facilities and Detention

Even though this application is only to subdivide the property, at this time, per the COA LDC 25-8-211, water quality controls are required for development that exceeds 8,000-square feet of impervious cover; however, due to the size of the property (only 0.754-acres), the developer is likely to propose to pay the “fee in lieu” to account for water quality.

If this property is developed as intended, a detention facility will constructed to decrease the post-development flow leaving the site to be less than the pre-developed flow, for all required storm events.

Slopes

Essentially, the entire property is characterized by slopes of 0 to 5 percent (%). The only slopes in excess of 15% are along the drainage channel; therefore, this area is not reasonably developable. Additionally, there is no future development proposed in that area; therefore, there are no issues are known to exist with regard to slopes. In accordance with LDC 25-8-341 and 342, no cut or fill in excess of 4-feet is planned.

Environmental Features

An Environmental Resource Inventory (ERI) report was produced by Horizon Environmental Services, Inc. on January 19, 2017 which was included with this subdivision application package. Please refer to that report for information on environmental features.

Protected Trees

The site has several protected trees scattered around this property; however, there are no trees that are proposed to be removed with this subdivision. This subdivision application is only to legalize this “balance of the original tract.”

Endangered Species

No endangered species are known to inhabit the site. This site is not in the areas described in section 25-8-693 (Birds and Plants), 25-8-694 (Cave Species) or 25-8-695 (Salamander Species).

Required Subdivision Improvements

In an effort to reduce flooding on this site and the surrounding site, the onsite channel is proposed to be improved (widened) to contain the floodplain between the storm sewer discharging at Lamar and the box culvert storm sewer at Evergreen. We understand this "floodplain modification" to be allowed per 25-8-364 (C) (1) because it is needed to protect public health and safety. Computations indicated that the floodplain current spans the lot line, contacting the existing commercial building to the southwest. Additionally the spread of flow across this tract results in much of the run-off potentially (or apparently) missing the box culvert entrance and spilling into and across Evergreen. If widened, the goal would be for the floodplain to be contained before spilling to the commercial building and then focused at the entry to the box culvert to better improve the capture of that box culvert. Additionally there is a drop at the box culvert entrance further limiting the apparently capture of that box. The proposal would be to remove that drop to again better route run-off into the box for conveyance around the roadways and around the existing structures on the other side of Evergreen.

Waivers and Variances

No waivers or variances are known to be required for the subject work.

We hope that you concur that this information is complete and sufficient. Please contact me at 512-328-0002 if you have any questions.

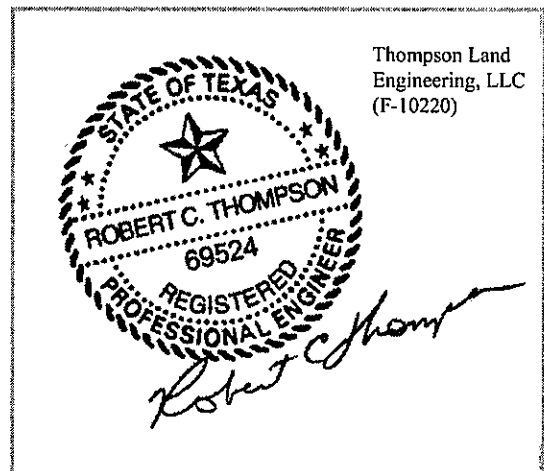
Sincerely,

THOMPSON LAND ENGINEERING, LLC



Robert C. (Ric) Thompson, P.E.
M.S., C.F.M., C.P.E.S.C.

February 7, 2017





Determination of Planning Commission or Zoning & Platting Commission Assignment

I, CINDY GARZA, owner or authorized agent
for the following project,

Project Name: EVERGREEN SUBDIVISION
Project Street Address: 1800 EVERGREEN AVE
Case Number: _____

Check One:

have verified that this project **does** fall within the boundaries of an approved neighborhood plan or a proposed plan as defined in the City of Austin Land Development Code Section 25-1-46(D).

Neighborhood Plan Name: _____

Commission assigned: **Planning Commission**

have verified that this project **does not** fall within the boundaries of an approved neighborhood plan.

Commission assigned: **Zoning and Platting Commission**

I understand if I have not accurately determined if my project falls inside or outside the boundaries of an approved neighborhood plan, I may experience delays in processing my project through the appropriate commission.

Owner or Agent Signature: _____

Cindy Garza

Date: 11/24/2016

SAVE Form

11721805

INTAKE SUBMITTAL CHECKLIST
FINAL PLATS WITHOUT A PRELIMINARY PLAN

City Of Austin Development Services Department
505 Barton Springs Blvd. Austin, TX 78704 Ph. 974-2681, 974-7208 or 974-2350
Fax 974-2620

Departmental Use Only:

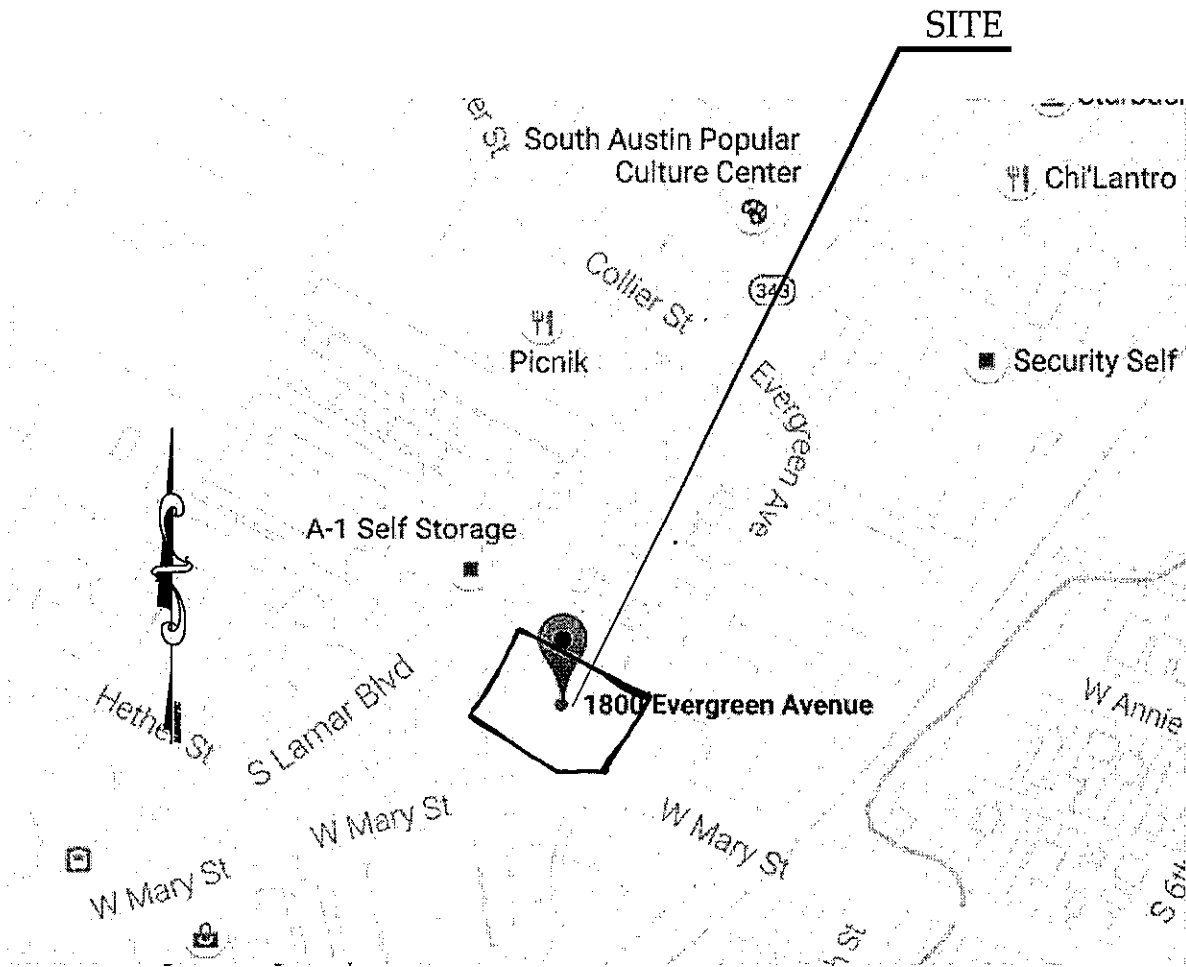
File Number: _____ Date Issued: _____

Intake Specialist: _____ Date: _____

Information Required for Submittal:

1. Completed application form with all appropriate signatures and application fee
2. Final plat (Refer to completeness check results for required #)
 Two (2) copies for completeness check
3. Six (6) Blue-line copies of PUD conceptual land use plan (for finals not requiring preliminaries)
4. Current Tax Certificate
5. Tax plats (most current) for resubdivisions; if project is outside of Travis County provide names and addresses of all property owners within 500' of subject tract on separate sheet of 8½ x 11 paper
6. Variance Request and Justification.
7. Owners Deed (Certified)
8. *Environmental Resource Inventory (if in Water Supply Watershed)
9. *Endangered Species Survey
10. *Letter from utility provider (if not in the city) for Water and Wastewater only
11. *Contractual Agreement with utility provider
12. 2 copies of Location map on 8½ x 11 paper
13. Eng. Reports (may include DR & WQ Report)(Refer to completeness check results for required #)
 Two (2) copies for completeness check
14. Drainage Report
15. Water Quality Report (sometimes included in Engineer's report)
16. 1704 Determination Form
 (If B-E is checked provide 1 extra copy of plans & additional fee required @ completeness check)
17. Subject to: ZAP _____ or PC _____
18. Project Description Form
19. 8 ½ x 11 copy of plat (need at formal submittal)
20. For joint applications (e.g. City ETJ and Travis County) submit one (1) additional copy of all items listed above (excluding tax map) clearly labeled for **Travis County**
21. Flashdrive @ formal submittal (Exhibit II of application must be on flashdrive w/ names of files/layers)

*If Applicable



MAP GRID: H20

MAPSCO PG: 614L

LOCATION MAP



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt
No.: 6500410

Payment
Date: 05/31/2017

Invoice
No.: 6552335

Description: Subdivision

Sub Description: Final Plat

Work Description: Resubdivision

Payer Information

Company/Facility Name: Thompson Land Engineering, LLC

Payment Made By: Cindy Garza
904 N CUERNAVACA DR
AUSTIN TX 78733

Phone No.: (512)328-0002

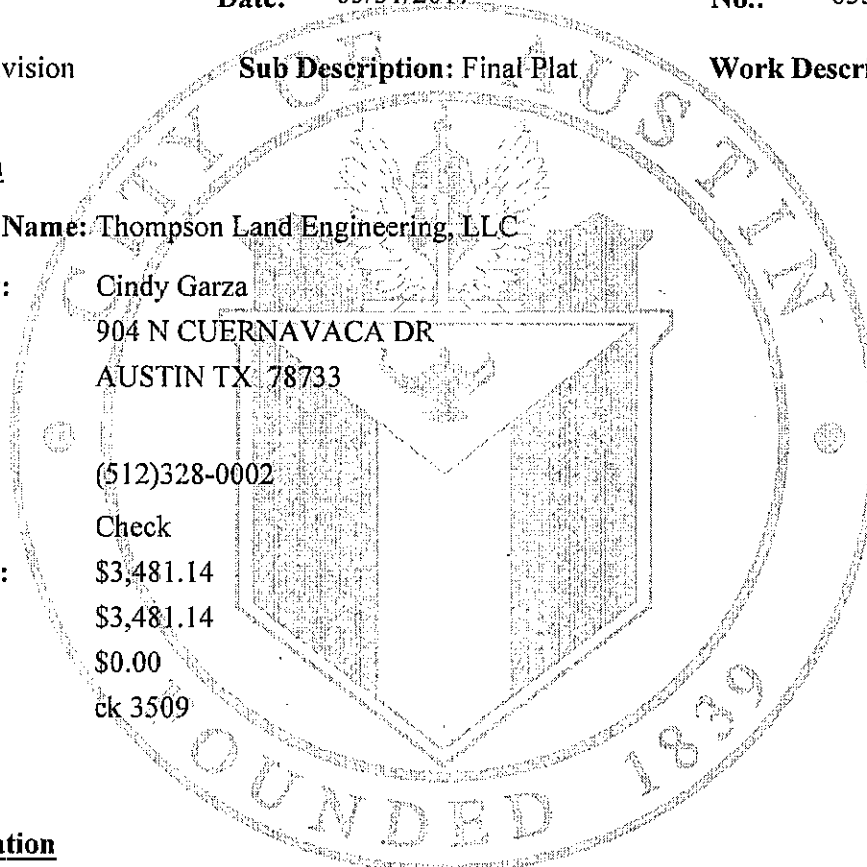
Payment Method: Check

Payment Received: \$3,481.14

Amount Applied: \$3,481.14

Cash Returned: \$0.00

Comments: ck 3509



Additional Information

Department Name: Development Services Department

Receipt Issued By: Cary Guedea

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 5300 9770 4185	Subdivision Public Hearing Preparation	11721805	1800 EVERGREEN AVE	2017-057728-C8	\$1,704.00
1000 5300 9770 4138	Travis Recordation Courier Fee	11721805	1800 EVERGREEN AVE	2017-057728-C8	\$331.00
1000 5300 9770 4196	Finals W/O Prelim-Dev Review	11721805	1800 EVERGREEN AVE	2017-057728-C8	\$2,177.00
1000 5300 9770 4196	Finals W/O Prelim-Dev Review	11721805	1800 EVERGREEN AVE	2017-057728-C8	-\$1,088.50
5100 6300 9700 4196	Finals W/O Prelim-Env/Drainage	11721805	1800 EVERGREEN AVE	2017-057728-C8	\$35.00
5100 6300 9700 4196	Finals W/O Prelim-Env/Drainage	11721805	1800 EVERGREEN AVE	2017-057728-C8	-\$17.50
5020 2200 9050 4874	UDS Engineering Plan Review	11721805	1800 EVERGREEN AVE	2017-057728-C8	\$214.50
8131 6807 1113 4066	Development Services Surcharge	11721805	1800 EVERGREEN AVE	2017-057728-C8	\$125.64
TOTAL :					\$3,481.14



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt

No.: 6491717

Payment

Date: 05/12/2017

Invoice

No.: 6544688

Description: Subdivision

Sub Description: Final Plat

Work Description: Resubdivision

Payer Information

Company/Facility Name: Thompson Land Engineering, LLC

Payment Made By: Cindy Garza
904 N CUERNAVACA DR
AUSTIN TX 78733

Phone No.: (512)328-0002

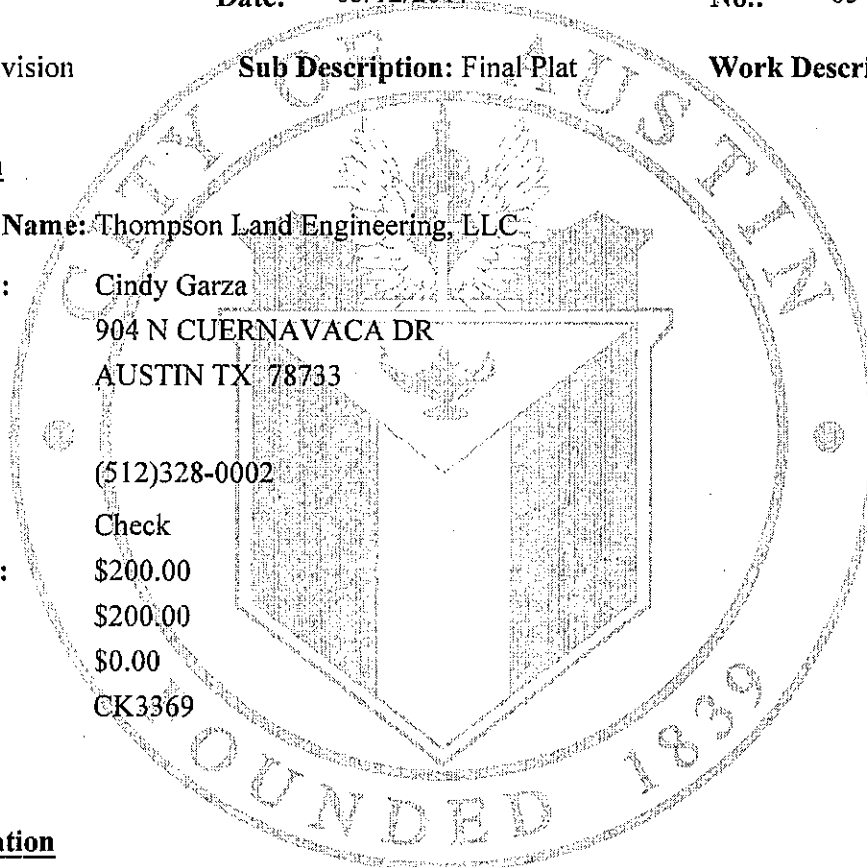
Payment Method: Check

Payment Received: \$200.00

Amount Applied: \$200.00

Cash Returned: \$0.00

Comments: CK3369

**Additional Information**

Department Name: Development Services Department

Receipt Issued By: Adrian Christopher Moreno

Receipt Details

FAO Codes	FAO Description	Internal Ref. No.	Address	Permit/Case No.	Amount
1000 5300 9770 4250	Completeness Check Fee	11721805	1800 EVERGREEN AVE	2017-057728-C8	\$200.00
TOTAL :					\$200.00

TAX CERTIFICATE
Bruce Elfant
Travis County Tax Assessor-Collector
P.O. Box 1748
Austin, Texas 78767
(512) 854-9473

NO 2259348

ACCOUNT NUMBER: 01-0005-0416-0000

PROPERTY OWNER:

1800 EVERGREEN DEVELOPMENT LLC
815A BRAZOS ST # 215
AUSTIN, TX 78701-2502

PROPERTY DESCRIPTION:

0.7540 AC OF LOT 14 EVERGREEN HEIG
HTS

ACRES .7540 MIN% .000000000000 TYPE

SITUS INFORMATION: 1800 EVERGREEN AVE

This is to certify that after a careful check of tax records of this office, the following taxes, delinquent taxes, penalties and interests are due on the described property of the following tax unit(s):

YEAR	ENTITY	TOTAL
2016	AUSTIN ISD	*ALL PAID*
	CITY OF AUSTIN (TRAV)	*ALL PAID*
	TRAVIS COUNTY	*ALL PAID*
	TRAVIS CENTRAL HEALTH ACC (TRAVIS)	*ALL PAID*
TOTAL SEQUENCE	0	*ALL PAID*
	TOTAL TAX:	*ALL PAID*
	UNPAID FEES:	* NONE *
	INTEREST ON FEES:	* NONE *
	COMMISSION:	* NONE *
	TOTAL DUE ==>	*ALL PAID*

TAXES PAID FOR YEAR 2016 \$36,623.65

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2016 EXCEPT FOR UNPAID YEARS LISTED ABOVE.

The above described property may be subject to special valuation based on its use, and additional rollback taxes may become due. (Section 23.55, State Property Tax Code).

Pursuant to Section 31.08 of the State Property Tax Code, there is a fee of \$10.00 for all Tax Certificates.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 04/14/2017

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

Exhibit III: Electronic Submittal

The following requirements become effective for any plans submitted after January 1, 2010.

1. In an effort to:

- Improve geographic information system (GIS) data;
 - Improve the efficiency of GIS data creation; and
 - Provide a more comprehensive view of existing and proposed infrastructure;
- Provide a base file in *.dgn, *.dwg, or *.dxf, format of existing and proposed improvements listed in the following table, and specify layer name or number. File shall be referenced to the Texas Central State Plane (NAD83, survey feet) projection, and elevation data shall be referenced to the NAVD88 (feet) datum. Grid coordinates are recommended for alignment with City of Austin GIS data.

Is the file in (check one):

- Grid coordinates
- Surface coordinates

Average projection scale factor/Average combined factor (10 digits min.):

- Electronic seals shall be provided or excluded in accordance with Texas Board of Professional Engineers Rules and Texas Board of Architectural Examiners Rules.
- CADD files that contain more base layers than listed below are encouraged but are not required. CADD files may be locked or read-only.
- Electronic files shall be submitted on a USB flash drive. The flash drive will be copied at Intake and returned to you.

The following layers are required at the time of first formal submittal:

Description	<input checked="" type="checkbox"/> if n/a	Layer Name and/or Number (please specify)
Subdivision boundaries		FLUGEL-BNDRY-LINE
Existing lot lines or legal tract boundaries		PLAT-BNDY-LINE-ADJ

The following base files are required prior to subdivision approval:

Description	<input checked="" type="checkbox"/> if n/a	Layer Name and/or Number (please specify)
Subdivision boundaries		FLUGEL-BNDRY-LINE
Existing lot lines or legal tract boundaries		" " "
Easements		PLAT-ESMT
Critical environmental features and buffers as depicted on plans		NA
Open Space ⁵		NA
Building Footprints		NA
Floodplain Delineation (existing & proposed as depicted on plan)		NA
Legend (may be in separate file)		TEXT-NOTES

5: Delineation of open space as required on the site plan or subdivision. Only open spaces on the ground are required. Above ground spaces such as balconies are not required.

2. Provide an electronic copy of the following in *.pdf format with the following recommended file name convention at the time of first formal submittal:

Description	Recommended File Name
Engineer's report	[Case_Number]_Eng_report.pdf
Drainage report (if applicable)	[Case_Number]_Drg_report.pdf
Engineer's summary letter	[Case_Number]_Eng_summary.pdf
All sheets in subdivision	[Case_Number]~U[Update #]_[sheet #].pdf
Application package (i.e. application, tax certificate(s), waiver request(s), etc.)	[Case_Number]_Application.pdf

3. Provide electronic files for drainage model. Resubmittal of drainage model is required for any modification.

<< [Back to Exhibits](#)