



Project Name: Evergreen Subdivision

Case Number: C8-2018-0001.0A

Update #: 0

Case Manager: Cesar Zavala

Team:

Initial Submittal: December 31, 2018

Formal Filed: December 31, 2018

Date Dist: January 02, 2019

Comments Due Date: January 28, 2019

Discipline	Name
Electric Review	Karen Palacios (3)
911 Addressing Review	Cathy Winfrey
Drainage Engineering Review	Michael Duval *
Environmental Review	Alex Butler
Flood Plain Review	Karl McArthur
Mapping Review	Mapping Review
PARD / Planning & Design Review	Kelsey Veazey
Planner 1 Review	Elsa Garza No Dist
Subdivision Review	Cesar Zavala CR
Transportation Planning	Mark Kere
AW Utility Development Services	AWU-Utility Development Service
Water Quality Review	Michael Duval *
Wetlands Biologist Review	Ana Gonzalez
City Arborist Review	Caitlin Campbell
Traffic Control Review	Traffic Control Review
Fire For Site Plan Review	Sonny Pelayo
Industrial Waste Review	John McCulloch

AISD
Gasco

19



Report run on: 12/31/18

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # C8-2018-0001.0A

TYPE/SUBTYPE: Final Plat/Previously Unplatted

PROJECT: Evergreen Subdivision

LOCATION: 1800 EVERGREEN AVE

CASE MANAGER: Cesar Zavala

PHONE 512-974-3404

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE

REPORT DATE: Jan 30, 2019 12:00

TENTATIVE CC DATE

LANDUSE::

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

EXISTING ZONING:

EXISTING USE: Commercial Multi-Family

TRACT:	ACRES/SQFT	PROPOSED ZONING	PROPOSED USE
	.75/43560		Commercial 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):

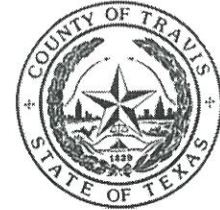
CONTACTS:



Applicant	THOMPSON LAND ENGINEERING, LI	512-328-0002
	Cindy Garza	
	904 N CUERNAVACA DR AUSTIN TX 78733	
Owner	1800 EVERGREEN DEVELOPMENT L	--
	815 A BRAZOS ST #215 AUSTIN TX 78701	
Billed To	1800 EVERGREEN DEVELOPMENT L	--
	815 A BRAZOS ST #215 AUSTIN TX 78701	



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



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).

12082905

For Office Use Only

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: Thomson Land Engineering

Applicant Mailing Address: 904 N Cuernavaca

City: Austin State: TX Zip: 78733

Email: cindy@tleng.net Phone 1: (512) 328-0003 Type 1:

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

Section 3: Owner Information

Same as Applicant Owner Name: Robert Easter

Owner Signature: 

Firm: 1800 Evergreen Development, LLC

Owner Mailing Address: 169 Griffin Blvd, Unit 6

City: Panama City State: FL Zip: 32413
Email: REASTER@COASTPRODUCTSUSA.COM Phone 1: 512-633-7960 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
Mailing Address: 904 N Cuernavaca
City: Austin State: TX Zip: 78733
Email: ric@tleng.net Phone 1: (512) 328-0002 Type 1: Work
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

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-Vol 2, page 614

Section 9: Proposed Land Use (by summary)

Land Use By Summary	Number of Lots	Number of Units	Acreage
Select an Option	1		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:


Signature _____

October	26	2018
Month	Day	Year

ROBERT CEASTER JR
Name (Typed or Printed) _____

1800 EVERGREEN DEVELOPMENT LLC
Firm _____

Section 12: Owner's Acknowledgment

STATE OF FLORIDA §

COUNTY OF Bay §

KNOW ALL MEN BY THESE PRESENTS:

That

[Signature] (Individual) 1800 EVERGREEN DEVELOPMENT, LLC Corporation, acting by and through
Robert C. Easter, Jr. is Manager Partnership, acting by and through

Other

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

1800 EVERGREEN DEVELOPMENT LLC

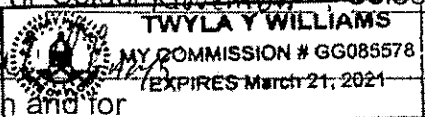
, copies thereof attached hereto and made a part hereof for all pertinent purposes, do hereby make and/or authorize _____, to make application for subdivision of such property in accordance with the accompanying plan/plat, and do hereby offer to dedicate to the public use all streets and easements shown 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 7th day of Select Select November, Select 2018.
[Signature]
(Owner's Signature)

Witness my hand this Select day of Select, Select.

(Owner's Signature)

This instrument acknowledged before me on 7th day of Select November, 2018.
Twylla Williams
Notary Public, in and for Bay County



This instrument acknowledged before me on _____ day of _____, _____.

Notary Public, in and for _____

My Commission expires: 03/21/2021

My Commission expires: _____

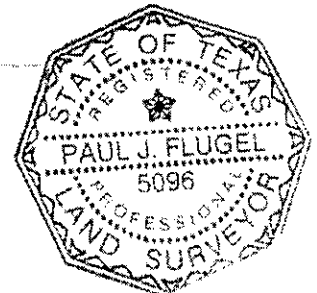
Section 14: Surveyor's Certification

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, CINDY GARZA 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.

Cindy Garza
Applicant's Signature

NOVEMBER 07 2018
Select Select Select
Month Day Year

For Submittal Requirements and Exhibits

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



City Arborist Review

Addendum for Subdivision and Site Plan Submittals

For Office Use Only

File Number: _____	Date Issued: _____
Application Accepted By: _____	Date: _____

Section 1: Project Information

Application type: Single Family Subdivision Commercial Subdivision/Site Plan

Project Name: EVERGREEN SUBDIVISION

Project Street Address: 1800 EVERGREEN AVENUE

Section 2: City Arborist Review

Has there been an onsite consultation with a City Arborist? Yes No

(If yes, please attach copies of all consultation correspondence and documents.)

Consultation – Tree Permit Number: _____

For single-family subdivision applications in the full- and limited-purpose jurisdictions:

- Number of trees with a diameter of 19 in. or greater located within the LOC: 10
- Number of trees with a diameter of 19 in. or greater located immediately adjacent to the LOC: 1
- Total number of trees with a diameter of 19 in. or greater: 11

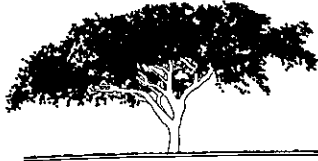
For commercial subdivision and site-plan applications in the full- and limited-purpose jurisdictions:

- Number of trees with a diameter of 8 in. or greater located within the LOC: 33
- Number of trees with a diameter of 8 in. or greater located immediately adjacent to the LOC: 8
- Total number of trees with a diameter of 8 in. or greater: 41

TREE LIST

TREE NO.	8-19"	19-24"	24"+	DESCRIPTION
274	13			13 CE
275	11			11 HB DEAD
276	13			13 HB
277	15			15 HB
278	10			10 HB
279	14			14 HB
291	16			11 9 CE HB
292	8			8 CB
318	10			10 HB
319	13			13 CE
320	12			12 HB
321	12			12 CE
322	15			15 HB
323	11			11 CE
324	14			14 HB
325	15			11 8 CE HB
326	13			13 HB
327	10			10 CE
328		22		22 P 2309
329			25	25 P 2310
330		21		16 10 HB
331	8			8 CE
332		20		20 CE
333	8			8 HB
334	14			14 HB
335	13			13 P
337	9			9 HB
TOTAL	277	63	25	
GRAND TOTAL	364.5			

HB= HACKLEBERRY
 CE= CEDAR ELM
 CB= CHINA BERRY
 P= PECAN



December 19, 2018

Subject: Background of Subdivision application: Evergreen Subdivision

TO WHOM IT MAY CONCERN:

The attached Subdivision application was previously submitted on November 8, 2018 (tracking number **12082905**), but was issued an incomplete letter. This new submittal has addressed the comments from that letter through the following responses:

1. **INTAKE: FYI** – No response known to be required.
2. **ERM:** The ERI is attached with this package
3. **Floodplain:** We understand. Per our presentation in the report, we do not believe a floodplain exists but if one does, we will present a study to our reviewer.
4. **Traffic Control:** This application is for a plat. No improvements are required or planned and there is not a “plan set” that has been prepared. So we are not sure to what the comment pertains. However, if something is needed and requested during review, we are happy to add the note as is our common practice with construction plans.

We hope that this information is sufficient. Please call us at 512-328-0002, if you have any questions.



THOMPSON LAND ENGINEERING, LLC

Land Planning, Site Design, Subdivision Engineering

October 29, 2018

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 ...". Note that this was asserted previously and was resisted. We are again asserting this to be the case; the feature is clearly a "... modified drainage feature ..." and clearly serves "public road right-of-way" (since virtually all of the run-off conveyed is from road right-of-way storm sewers) and can only be considered to be in its "traditional" if viewed in a very recent context (perhaps the last 1.5 or 2 decades) given that even the City itself, in 1998, put most of the remaining conveyance in a storm sewer (CIP 8240-607-1957). And also, looking for a definition of "traditional" in the LDC, one can only find the definition in 25-2-146 which implies long and more ancient times ("... colonial times until the 1940s ..." in 25-2-146). This feature clearly does not fall into that context (in length of time in existence nor years prior to today). And even if one looks up the definition for traditional on line, one will find "long-established, customary, time-honored ..." none of which apply here, especially given that even Austin, in 1998, altered the system with CIP 8240-607-1957.

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. This fact will be further exacerbated by the institution of the Atlas 14 discharges. 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.

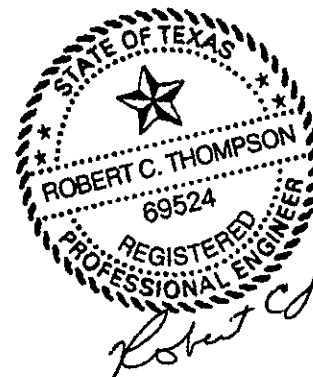
We hope that you concur that this information is complete and sufficient. Please contact me at 512-328-0002 if you have any questions.

Sincerely,

THOMPSON LAND ENGINEERING, LLC



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



Thompson Land
Engineering, LLC
(F-10220)

October 29, 2018



CITY OF AUSTIN
Development
 SERVICES DEPARTMENT

One Texas Center | 505 Barton Springs Road, Austin, Texas 78704 | Phone: 512.978.4000

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 AVENUE
 Case Number: _____

Check One:

I 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), see back of this page. Plan Amendment applications can be filed during February for planning areas on the west side of I.H.-35 or July for planning areas on the east side of I.H.-35. *Please contact Maureen Meredith in Planning & Zoning Department at (512) 974-2695 or at maureen.meredith@austintexas.gov so she can determine if a plan amendment application is required with your rezoning case.* Name of neighborhood plan: _____

- *Note: South Lamar Combined Planning Area (Barton Hills, Zilker, & Galindo) is a suspended planning area and no plan amendment application is required for zoning change applications. Zoning applications can be filed anytime of the year.*

I have verified that this project falls within the East Riverside Corridor Plan. *Zoning changes in this area do not require a plan amendment application and can be filed anytime of the year.*

Commission assigned: **Planning Commission**

I 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: 11-08-2018

**Land Use Review
Subdivision Completeness Check**



**Development Services
Department**

Completeness Check Results Due:

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

12109156

Completeness Check Results: Complete		45 Day Expiration date: 12/23/2018	
Tracking #: 12082905	Revision #: 00	Watershed: West Bouldin Creek	
Project Name: Evergreen Subdivision			
Ch.245 Team Review Req'd: No	Orig. Submittal Date: 11/08/2018	Resubmittal Date: 12/20/2018	
Date Sent to Ch.245:	Current Results to Applicant: 12/21/2018		
Date Rec'd.back in LUR:			

Checked for Completeness by the following reviewers:

			Complete/Incomplete	Initials
Drainage Engineering	Michael Duval	974-2349	Complete	MD
DRD Transportation	Sangeeta Jain	974-2219	Complete	SJ
Subdivision	David Wahlgren	974-6455	Complete	DW
Environmental	Mike McDougal	974-6380	Complete	MM
Water Quality Eng.	Michael Duval	974-2349	Complete	
Env.Res.Mgmt.	Liz Johnston	974-2619	Complete	LJ
Floodplain	Henry Price	974-1275	Complete	HP
City Arborist	Jim Dymkowski	974-2772	Complete	JD
Utility Coord.	Isaiah Lewallen	974-1479	Complete	IL
AWU	Alberto Ramirez	972-0211	Complete	AR
ATD Traffic Control	Brandi Bradshaw	974-4005	Complete	BB
ATD ROW	Isaiah Lewallen	974-1479	NRR	IL

Mandatory Distribution:		Case Manager: Cesar Zavala	
Steve Hopkins (SR)	Jonathan Garner (EV)	Natalia Rodriguez (TR)	Joydeep Goswami (DR/WQ)
Sylvia Limon (SR)	Taylor Horton (EV)	Katie Wettick (TR)	David Marquez (DR/WQ)
Don Perryman (SR)	Mike McDougal (EV)	(TR)	Mehnaz Mehraein (DR/WQ)
David Wahlgren (SR)	(EV)	Laura Arthur (DR/WQ)	Christine Perez (DR/WQ)
Cesar Zavala (SR)	Jaron Hogenson (TR)	Jay Baker (DR/WQ)	Brandy Teague (DR/WQ)
(SR)	Sangeeta Jain (TR)	Ron Czajkowski (DR/WQ)	(RSMP)
Pamela Abee-Taulli (EV)	Mark Kere (TR)	Leslie Daniel (DR/WQ)	Caitlin Campbell (City Arborist) 41
Alex Butler (EV)	Ivan Naranjo (TR)	Michael Duval (DR/WQ)	
Partner Departments Mandatory Reviews:		AW UDS	Electric (3 copies)
Fire For Site Plan	Floodplain	ATD ROW	ATD Traffic Control
Optional Distribution: Circle to receive distribution			
911 Addressing	AWU Pipeline Services	AWU Facilities Engineering	Floodplain Modification
Hydrogeologist	Industrial Waste	Mapping	PARD
Site Plan Plumbing	Wetlands Biologist-A Gonzalez		
ERM Review Comments (Functional Assessment)		Gas Company	School District

19

A formal application must be filed within 45 calendar days of the initial completeness check (by 12/23/2018) 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: \$13,102.00 Due at Formal Submittal

Total # of Plans 18 / Engineering Reports 3 required at formal/ ERI 2 copies

(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)*

INTAKE: Please charge fee for: WPD-Final w/o Prelim Wetland-Bio

Floodplain: If this site is more than 64 acres, drainage area to the site, a floodplain study is required.

CA (FYI): Please provide with the formal submittal, the tree survey and list to accompany the City Arborist Review addendum you have already included.

ERM: Pursuant to LDC 25-8-121 (or LDC 30-5-121) an Environmental Resource Inventory is required for sites:

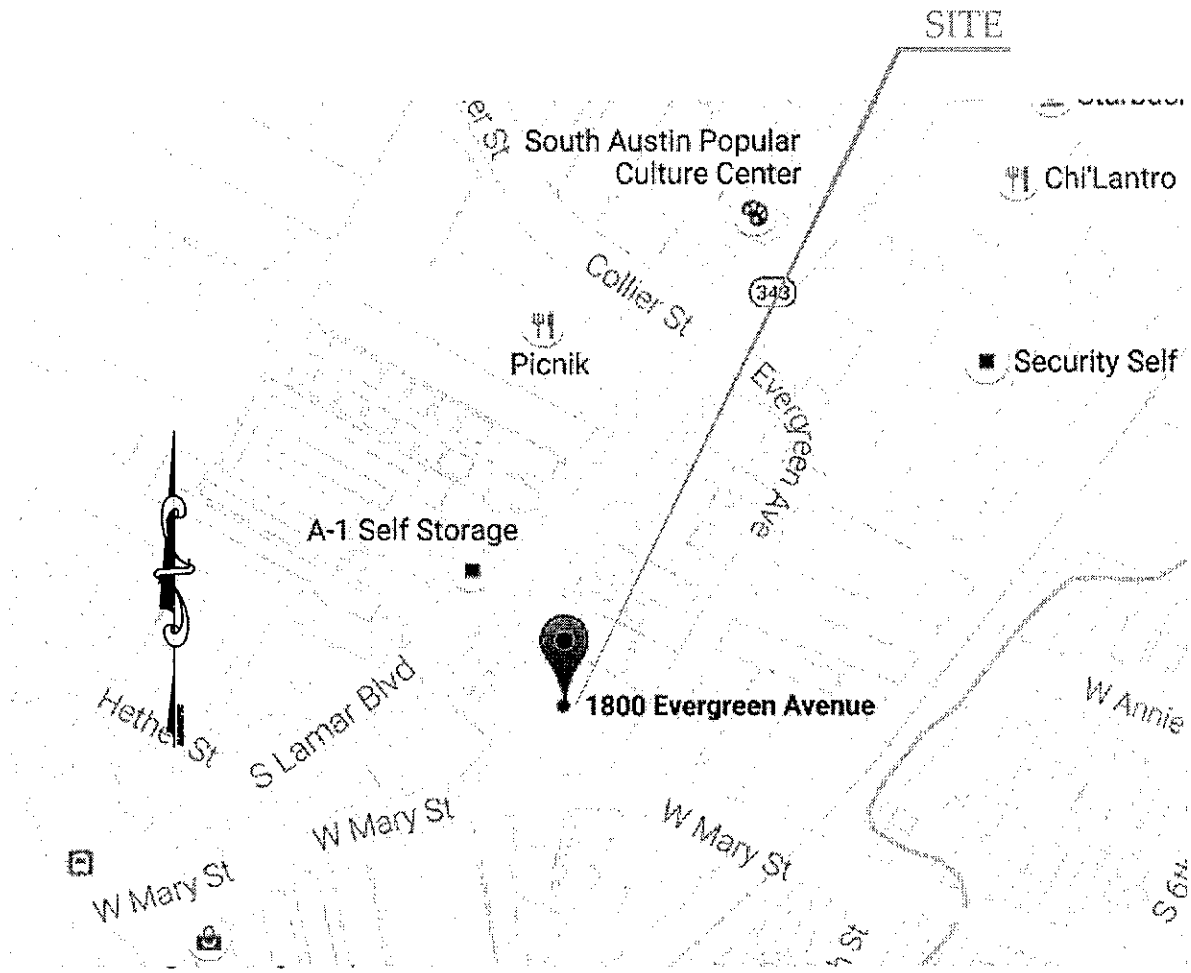
- Over the recharge zone
- Over the contributing zone
- With a gradient of more than 15%
- In a floodplain
- XXXXXXXXXX
- In a WQTZ

Traffic Control Plan Note

This note is being placed on the plan set in the absence of a temporary traffic control strategy with the full understanding that, at a minimum of 6 weeks prior to the start of construction, a temporary traffic control plan must be reviewed and approved by Right of Way Management Division. Standard Details are not a Traffic Control Plan. The owner/representative further recognizes that a review fee, as prescribed by the most current version of the City's fee ordinance, shall be paid each time a plan or plan revision is submitted to Right of Way Management Division for review.

The following must be taken into consideration when developing future traffic control strategies:

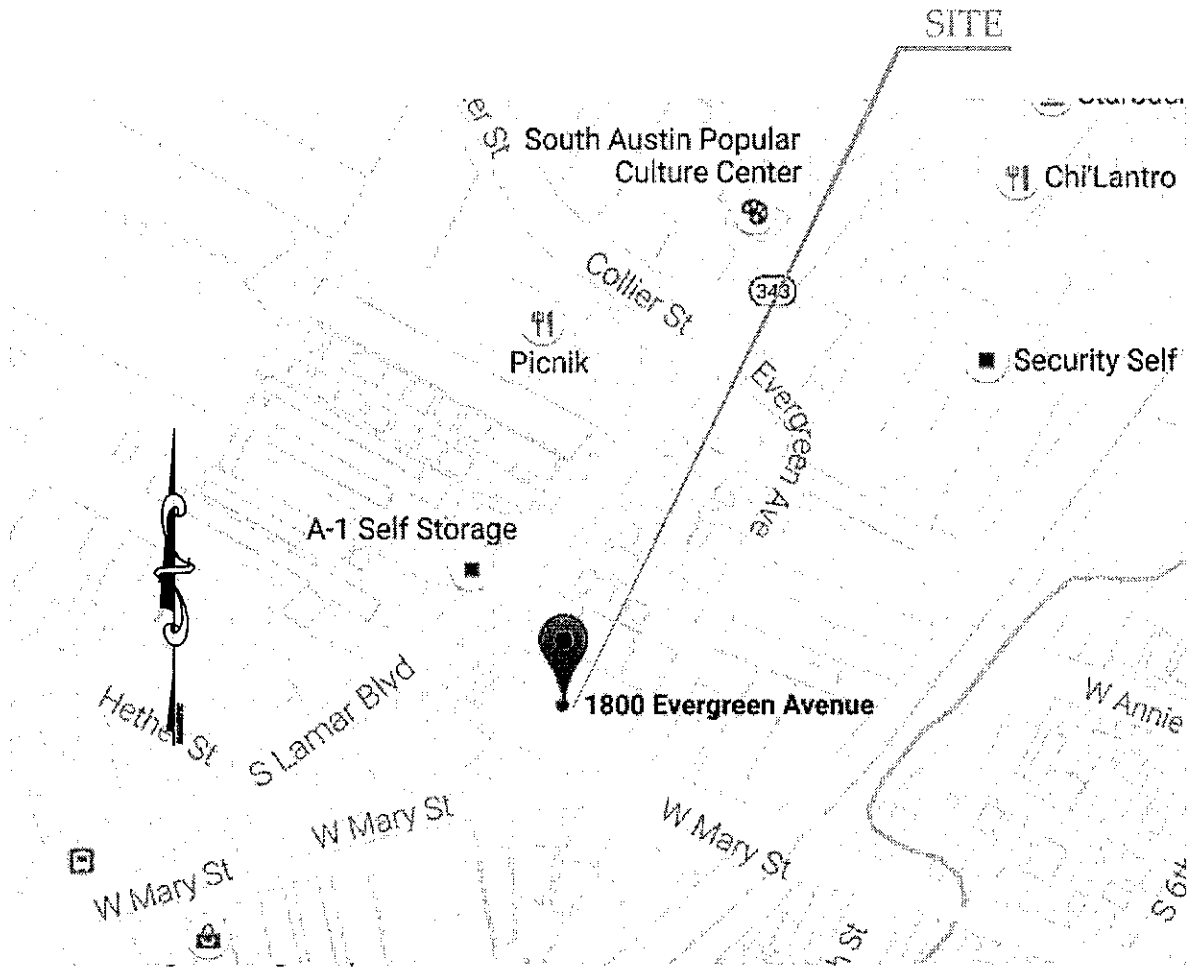
- Pedestrian and bicycle traffic access must be maintained at all times, unless otherwise authorized by Right of Way Management
- No long-term lane closures will be authorized, unless Right of Way Management determines that adequate accommodations have been made to minimize traffic impact.
- Project should be phased so that utility installation minimally impacts existing or temporary pedestrian facilities.



MAP GRID: H20

MAPSCO PG: 614L

LOCATION MAP



MAP GRID: H20

MAPSCO PG: 614L

LOCATION MAP

12082905

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) *will be needed @ formal*
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



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt

No.: 6845569

Payment

Date: 12/31/2018

Invoice

No.: 6906949

Description: Subdivision

Sub Description: Final Plat

Work Description: Previously Unplatted

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: \$530.40

Amount Applied: \$530.40

Cash Returned: \$0.00

Comments: CK 4185

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
5090 5300 9300 4138	Completeness Check Fee	12109156	1800 EVERGREEN AVE	2018-215461-C8	\$476.00
5100 6300 9700 4256	WPD-Subdivision Completeness Check	12109156	1800 EVERGREEN AVE	2018-215461-C8	\$34.00
5090 5300 9996 4066	Development Services Surcharge	12109156	1800 EVERGREEN AVE	2018-215461-C8	\$20.40
TOTAL :					\$530.40



City of Austin

P.O. Box 1088, Austin, Texas 78767

RECEIPT

Receipt

No.: 6845578

Payment

Date: 12/31/2018

Invoice

No.: 6907142

Description: Subdivision

Sub Description: Final Plat

Work Description: Previously Unplatted

Payer Information

Company/Facility Name: 1800 EVERGREEN DEVELOPMENT LLC

Payment Made By:

815 A BRAZOS ST #215

AUSTIN TX 78701

Phone No.:

Payment Method: Check

Payment Received: \$13,102.00

Amount Applied: \$13,102.00

Cash Returned: \$0.00

Comments: CK 1219

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
5090 5300 9996 4066	Development Services Surcharge	12109156	1800 EVERGREEN AVE	2018-215461-C8	\$495.50
5090 5300 9300 4196	Finals W/O Prelim-Dev Review	12109156	1800 EVERGREEN AVE	2018-215461-C8	\$7,812.50
5090 5300 9400 4257	City Arborist Site Plan/Subdivision Review	12109156	1800 EVERGREEN AVE	2018-215461-C8	\$1,840.00
5020 2200 9050 4874	UDS Engineering Plan Review	12109156	1800 EVERGREEN AVE	2018-215461-C8	\$219.00
5090 5300 9300 4138	County Recordation Courier Fee	12109156	1800 EVERGREEN AVE	2018-215461-C8	\$1,198.00
5100 6300 9700 4196	WPD-Final w/o Prelim Wetland Biologist Review	12109156	1800 EVERGREEN AVE	2018-215461-C8	\$1,537.00
TOTAL :					\$13,102.00

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

NO 2268163

ACCOUNT NUMBER: 01-0005-0416-0000

PROPERTY OWNER:

1800 EVERGREEN DEVELOPMENT LLC
UNIT 106
169 GRIFFIN BLVD
PANAMA CITY BEACH, FL 32413-5238

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
2018	AUSTIN ISD	25,447.72
	CITY OF AUSTIN (TRAV)	9,399.86
	TRAVIS COUNTY	7,561.73
	TRAVIS CENTRAL HEALTH ACC (TRAVIS)	2,246.34
		2,237.35
TOTAL SEQUENCE	0	46,893.00
	TOTAL TAX:	46,893.00
	UNPAID FEES:	* NONE *
	INTEREST ON FEES:	* NONE *
	COMMISSION:	* NONE *
	TOTAL DUE ==>	46,893.00

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2018 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 10/05/2018

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 

OTOT 50
13-149787-AM

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: September 13, 2013

Grantor: Laurcon Capital, LP, a Texas limited partnership

Grantor's Mailing Address: 169 Griffin Blvd. #101
Panama City Beach FL 32413-5239
County

Grantee: 1800 Evergreen Development, LLC, a Texas limited liability company

Grantee's Mailing Address: 815 A Brazos St. #215
Austin Tx 78701
Travis County

Consideration: Cash and a note of even date executed by Grantee and payable to the order of Stallion Texas Real Estate Fund, LLC, a Texas limited liability company, as to an undivided 40.00% interest (\$200,000.00/\$500,000.00); Gene Swanberg, as to an undivided 7.00% interest (\$35,000.00/\$500,000.00); vKapp Global, LLC, as to an undivided 10.00% interest (\$50,000.00/\$500,000.00); Equity Trust Company, Custodian FBO Victoire Van Der Pas IRA _____, as to an undivided 20.00% interest (\$100,000.00/\$500,000.00); Hellen Kassler, as to an undivided 15.00% interest (\$75,000.00/\$500,000.00); and Akilam United, LLC, as to an undivided 8.00% interest (\$40,000.00/\$500,000.00); in the principal amount of FIVE HUNDRED THOUSAND AND NO/100 DOLLARS (\$500,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Stallion Texas Real Estate Fund, LLC, a Texas limited liability company, as to an undivided 40.00% interest (\$200,000.00/\$500,000.00); Gene Swanberg, as to an undivided 7.00% interest (\$35,000.00/\$500,000.00); vKapp Global, LLC, as to an undivided 10.00% interest (\$50,000.00/\$500,000.00); Equity Trust Company, Custodian FBO Victoire Van Der Pas IRA _____, as to an undivided 20.00% interest (\$100,000.00/\$500,000.00); Hellen Kassler, as to an undivided 15.00% interest (\$75,000.00/\$500,000.00); and Akilam United, LLC, as to an undivided 8.00% interest (\$40,000.00/\$500,000.00) and by a first-lien deed of trust of even date from Grantee to Andrea L. Bleau, trustee.

Property (including any improvements): Being 0.754 of an acre of land, more or less, out of Lot 14, of Evergreen Heights, an Addition in Travis County, Texas, according to the Map or Plat recorded in Volume Z, Page 614, Deed Records of Travis County, Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty: Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing restrictions, reservations, covenants, conditions, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property; validly existing rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines; any encroachments or overlapping of improvements; and taxes for 2013, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

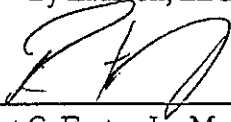
Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

Stallion Funding, at Grantee's request, has paid in cash to Grantor that portion of the purchase price of the Property that is evidenced by the note. The first and superior vendor's lien against and superior title to the Property are retained for the benefit of Stallion Funding and are transferred to Stallion Funding without recourse against Grantor.

When the context requires, singular nouns and pronouns include the plural.

Laurcon Capital, LP,
a Texas limited partnership
By Laurcon, LLC, its general partner


By: 
Robert C. Easter, Jr., Member

STATE OF TEXAS)

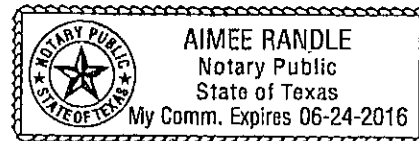
COUNTY OF TRAVIS)

Before me, Aimee Randle, on this day personally appeared Robert C. Easter, Jr., proved to me through _____ to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same as Member of Laurcon, LLC, general partner of Laurcon Capital, LP, a Texas limited partnership, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 13 day of Sept, 2013.



Notary Public, State of Texas
My commission expires: _____



AFTER RECORDING RETURN TO:
1800 Evergreen Development, LLC

BLEAU & ASSOCIATES, LTD., LLP, HAS PREPARED THE DOCUMENTS REQUESTED FOR THE HEREIN REFERENCED PROPERTY BASED SOLELY ON THE INFORMATION PROVIDED BY THE GRANTOR AND GRANTEE. BLEAU & ASSOCIATES, LTD., LLP, HAS MADE NO INDEPENDENT SEARCH ON THE TITLE TO THE SUBJECT PROPERTY AND IS MAKING NO REPRESENTATIONS AS TO THE STATUS OF THE TITLE WHATSOEVER.

Exhibit "A"
(1800 EVERGREEN AVENUE)

BEING 0.754 OF AN ACRE OF LAND, MORE OR LESS, OUT OF LOT 14, OF EVERGREEN HEIGHTS, AN ADDITION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME Z, PAGE 614, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NUMBER 2002155110, DEED RECORDS, HARRIS COUNTY TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND 1/2-INCH IRON ROD BEING THE COMMON INTERSECTION OF THE NORTHERLY R.O.W. LINE OF MARY STREET (VARIABLE WIDTH R.O.W.) AND THE NORTHWESTERLY R.O.W. LINE OF EVERGREEN AVENUE (VARIABLE WIDTH R.O.W.), SAID POINT BEING THE SOUTHEAST CORNER OF THE SUBJECT TRACT DESCRIBED HEREIN;

THENCE SOUTH 79 DEG. 40 MIN. 00 SEC. WEST, A DISTANCE OF 68.00 FEET ALONG SAID NORTHERLY LINE OF MARY STREET TO A POINT BEING THE SOUTHERN CORNER OF SAID TRACT;

THENCE NORTH 60 DEG. 00 MIN. 00 SEC. WEST, A DISTANCE OF 168.10 FEET TO A FOUND 1/2-INCH IRON ROD FOR CORNER, AND BEING THE WEST CORNER OF SAID TRACT;

THENCE NORTH 30 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 124.89 FEET TO A FOUND 1/2-INCH IRON ROD FOR CORNER, AND BEING THE NORTHWESTERN CORNER OF SAID TRACT;

THENCE NORTH 50 DEG. 23 MIN. 20 SEC. EAST, A DISTANCE OF 32.12 FEET TO A FOUND 1/2-INCH IRON ROD FOR CORNER, AND BEING THE NORTH CORNER OF SAID TRACT;

THENCE SOUTH 60 DEG. 00 MIN. 00 SEC. EAST, A DISTANCE OF 209.88 FEET TO A FOUND 1/2-INCH IRON ROD ON THE AFORESAID NORTHWESTERLY R.O.W. LINE OF EVERGREEN AVENUE, SAID POINT BEING THE EASTERN CORNER OF SAID TRACT;

THENCE SOUTH 30 DEG. 35 MIN. 00 SEC. WEST, A DISTANCE OF 110.99 FEET ALONG SAID NORTHWESTERLY R.O.W. LINE OF EVERGREEN AVENUE TO THE POINT OF BEGINNING AND CONTAINING 32,843 SQUARE FEET OR 0.754 OF ONE ACRE OF LAND.

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dana Debeauvoir
DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

September 17 2013 02:18 PM

Environmental Resource Inventory

For the City of Austin
Related to LDC 25-8-121, City Code 30-5-121, ECM 1.3.0 & 1.10.0

The ERI is required for projects that meet one or more of the criteria listed in LDC 25-8-121(A), City Code 30-5-121(A).

- 1. SITE/PROJECT NAME: 1800 Evergreen
- 2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 100303
- 3. ADDRESS/LOCATION OF PROJECT: West Mary and Evergreen Avenue
- 4. WATERSHED: West Bouldin

5. THIS SITE IS WITHIN THE (Check all that apply)
- Edwards Aquifer Recharge Zone* (See note below) YES No
 - Edwards Aquifer Contributing Zone* YES No
 - Edwards Aquifer 1500 ft Verification Zone* YES No
 - Barton Spring Zone* YES No
- *(as defined by the City of Austin – LDC 25-8-2 or City Code 30-5-2)

Note: If the property is over the Edwards Aquifer Recharge zone, the Hydrogeologic Report and karst surveys must be completed and signed by a Professional Geoscientist Licensed in the State of Texas.

6. DOES THIS PROJECT PROPOSE FLOODPLAIN MODIFICATION?..... YES** NO
- If yes, then check all that apply:
- (1) The floodplain modifications proposed are necessary to protect the public health and safety;
 - (2) The floodplain modifications proposed would provide a significant, demonstrable environmental benefit, as determined by a **functional assessment** of floodplain health as prescribed by the Environmental Criteria Manual (ECM), or
 - (3) The floodplain modifications proposed are necessary for development allowed in the critical water quality zone under LDC 25-8-261 or 25-8-262, City Code 30-5-261 or 30-5-262.
 - (4) The floodplain modifications proposed are outside of the Critical Water Quality Zone in an area determined to be in poor or fair condition by a **functional assessment** of floodplain health.

** If yes, then a functional assessment must be completed and attached to the ERI (see ECM 1.7 and Appendix X for forms and guidance) unless conditions 1 or 3 above apply.

7. IF THE SITE IS WITHIN AN URBAN OR SUBURBAN WATERSHED, DOES THIS PROJECT PROPOSE A UTILITY LINE PARALLEL TO AND WITHIN THE CRITICAL WATER QUALITY ZONE? YES*** NO

***If yes, then riparian restoration is required by LDC 25-8-261(E) or City Code 30-5-261(E) and a functional assessment must be completed and attached to the ERI (see ECM1.5 and Appendix X for forms and guidance).

8. There is a total of 1 (#s) Critical Environmental Feature(s)(CEFs) on or within 150 feet of the project site. If CEF(s) are present, attach a detailed **DESCRIPTION** of the CEF(s), color **PHOTOGRAPHS**, the **CEF WORKSHEET** and provide **DESCRIPTIONS** of the proposed CEF buffer(s) and/or wetland mitigation. Provide the number of each type of CEFs on or within 150 feet of the site (Please provide the number of CEFs):

0 (#s) Spring(s)/Seep(s) 0 (#s) Point Recharge Feature(s) 0 (#s) Bluff(s)
0 (#s) Canyon Rimrock(s) 1 (#s) Wetland(s)

Note: Standard buffers for CEFs are 150 feet, with a maximum of 300 feet for point recharge features. Except for wetlands, if the standard buffer is not provided, you must provide a written request for an administrative variance from LDC 25-8-281(C)(1) and provide written findings of fact to support your request. Request forms for administrative variances from requirements stated in LDC 25-8-281 are available from Watershed Protection Department.

9. The following site maps are attached at the end of this report (Check all that apply and provide):

All ERI reports must include:

- Site Specific Geologic Map with 2-ft Topography**
- Historic Aerial Photo of the Site**
- Site Soil Map**
- Critical Environmental Features and Well Location Map on current Aerial Photo with 2-ft Topography**

Only if present on site (Maps can be combined):

- Edwards Aquifer Recharge Zone with the 1500-ft Verification Zone**
(Only if site is over or within 1500 feet the recharge zone)
- Edwards Aquifer Contributing Zone**
- Water Quality Transition Zone (WQTZ)**
- Critical Water Quality Zone (CWQZ)**
- City of Austin Fully Developed Floodplains for all water courses with up to 64-acres of drainage**

10. **HYDROGEOLOGIC REPORT** – Provide a description of site soils, topography, and site specific geology below (Attach additional sheets if needed):

Surface Soils on the project site is summarized in the table below and uses the SCS Hydrologic Soil Groups*. If there is more than one soil unit on the project site, show each soil unit on the site soils map.

Soil Series Unit Names, Infiltration Characteristics & Thickness		
Soil Series Unit Name & Subgroup**	Group*	Thickness (feet)
Urban land, 0 to 6 percent slopes (Ur)	D	0 - 3.3

*Soil Hydrologic Groups Definitions (Abbreviated)
A. Soils having a <u>high infiltration</u> rate when thoroughly wetted.
B. Soils having a <u>moderate infiltration</u> rate when thoroughly wetted.
C. Soils having a <u>slow infiltration</u> rate when thoroughly wetted.
D. Soils having a <u>very slow infiltration</u> rate when thoroughly wetted.
**Subgroup Classification – See <u>Classification of Soil Series</u> Table in County Soil Survey.

Description of Site Topography and Drainage *(Attach additional sheets if needed):*

Topography on the subject site is flat to slightly sloping towards the tributary on the southern border of the site. Drainage on the subject site occurs by overland sheetflow in a north-to-south direction towards the unnamed tributary of West Bouldin Creek.

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Washita	Buda Limestone	NA
Eagle Ford Group	Unconsolidated	NA

Brief description of site geology *(Attach additional sheets if needed):*

The subject site is underlain by Eagle Ford Group and Buda Limestone unconsolidated (Keb). Eagle Ford Group and Buda Limestone unconsolidated is described as, "Eagle Ford Group, shale and limestone. Upper part-shale, compact, silty, contains fossil fish teeth and bones, 10 feet or more thick; middle part-silty limestone grading to calcareous siltstone, flaggy, medium gray, weathers pale yellowish brown, 5 feet thick. Lower part-shale, calcareous, dark gray, 7-50 feet thick. Thickness of Eagle Ford Group 25-65 feet. Buda Limestone, fine grained, bioclastic, commonly glauconitic, pyritiferous, hard, massive, poorly bedded to nodular, thinner bedded and argillaceous near upper contact, light gray to pale orange; weathers dark gray to brown; burrows filled with chalky marl, abundant pelecypods; thickness up to 45 feet, locally absent to north" (UT-BEG, 1981).

Wells – Identify all recorded and unrecorded wells on site (test holes, monitoring, water, oil, unplugged, capped and/or abandoned wells, etc.):

There are 0 (#) wells present on the project site and the locations are shown and labeled

 (#s) The wells are not in use and have been properly abandoned.

 (#s) The wells are not in use and will be properly abandoned.

 (#s) The wells are in use and comply with 16 TAC Chapter 76.

There are 0 (#s) wells that are off-site and within 150 feet of this site.

11. THE VEGETATION REPORT – Provide the information requested below:

Brief description of site plant communities (Attach additional sheets if needed):

The subject site is located within the Blackland Prairies ecological area of Texas (Gould, 1975) and the Urban vegetation area of Texas (McMahan, 1984).

There is woodland community on site YES NO (Check one).

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Pecan	Carya illinoensis
Cedar Elm	Ulmus crassifolia
Hackberry	Celtis occidentalis
Chinese Privet	Ligustrum sinense

There is grassland/prairie/savanna on site..... YES NO (Check one).

If yes, list the dominant species below:

Grassland/prairie/savanna species	
Common Name	Scientific Name

There is hydrophytic vegetation on site YES NO (Check one).

If yes, list the dominant species in table below (next page):

Hydrophytic plant species		
Common Name	Scientific Name	Wetland Indicator Status
Ornamental Umbrella Sedge	Cyperus involucratus	FACW
Green Ash	Fraxinus pennsylvanica	FAC
Water Primrose	Ludwigia octovalvis	OBL
Boxelder	Acer negundo	FAC

A tree survey of all trees with a diameter of at least eight inches measured four and one-half feet above natural grade level has been completed on the site.

YES NO (Check one).

12. WASTEWATER REPORT – Provide the information requested below.

Wastewater for the site will be treated by (Check of that Apply):

- On-site system(s)
- City of Austin Centralized sewage collection system
- Other Centralized collection system

Note: All sites that receive water or wastewater service from the Austin Water Utility must comply with City Code Chapter 15-12 and wells must be registered with the City of Austin

The site sewage collection system is designed and will be constructed to in accordance to all State, County and City standard specifications.

YES NO (Check one).

Calculations of the size of the drainfield or wastewater irrigation area(s) are attached at the end of this report or shown on the site plan.

YES NO Not Applicable (Check one).

Wastewater lines are proposed within the Critical Water Quality Zone?

YES NO (Check one). If yes, then provide justification below:

Is the project site is over the Edwards Aquifer?

YES NO (Check one).

If yes, then describe the wastewater disposal systems proposed for the site, its treatment level and effects on receiving watercourses or the Edwards Aquifer.

The subject site lies over the eastern edge of the Edwards BFZ subcrop. The subject site is planned to be connected to the City of Austin centralized sewage collection system and will have no effect on receiving watercourses over the Edwards Aquifer.

13. One (1) hard copy and one (1) electronic copy of the completed assessment have been provided.

Date(s) ERI Field Assessment was performed: 29 December 2016
Date(s)

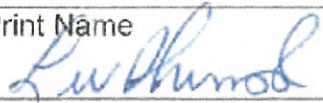
My signature certifies that to the best of my knowledge, the responses on this form accurately reflect all information requested.

Lee Sherrod

512-328-2430

Print Name

Telephone



lee_sherrod@horizon-esi.com

Signature

Email Address

Horizon Environmental Services, Inc.

19 January 2017

Name of Company

Date

For project sites within the Edwards Aquifer Recharge Zone, my signature and seal also certifies that I am a licensed Professional Geoscientist in the State of Texas as defined by ECM 1.12.3(A).

P 14
3/24/17



ENVIRONMENTAL RESOURCE INVENTORY ATTACHMENTS

**1800 EVERGREEN
WEST MARY AND EVERGREEN AVENUE
HJN 160241 EA**

DATA RESOURCES USED IN COMPLETING THIS ERI

- (COA) City of Austin. *GIS Data Sets*, Year 2012 2-foot contours of the City of Austin and ETJ only, <ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html>. Updated by City of Austin 2012.
- _____. *GIS Data Sets*, Water Quality Creek Buffers, <ftp://ftp.ci.austin.tx.us/GIS-Data/Regional/coa_gis.html>. Updated by City of Austin 2015.
- _____. *Development Web Map*, <<http://www.austintexas.gov/GIS/developmentwebmap/Viewer.aspx>>. Accessed 29 December 2016.
- Gould, F.W. *Texas Plants – A Checklist and Ecological Summary*. College Station: Texas A&M University. 1975.
- McMahan, Craig A., Roy G. Frye, and Kirby L. Brown. *The Vegetation Types of Texas – Including Cropland*. Austin: Texas Parks and Wildlife Department. 1984.
- (NRCS) Natural Resources Conservation Service (formerly Soil Conservation Service), US Department of Agriculture. Web Soil Survey, <<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>>. Accessed 28 December 2016.
- (TNRIS) Texas Natural Resources Information System. Texas Orthoimagery Program. Travis County, Texas. 2015.
- (TWDB) Texas Water Development Board. Water Information Integration and Dissemination System. TWDB Groundwater Database, <www2.twdb.texas.gov/apps/waterdatainteractive/groundwaterdataiewer>. Accessed 29 December 2016.
- (USGS) US Geological Survey. Aerial Photography, Travis County, Texas. 1995.
- (UT-BEG) University of Texas Bureau of Economic Geology, C.V. Proctor, Jr., T.E. Brown, J.H. McGowen, N.B. Waechter, and V.E. Barnes. *Geologic Atlas of Texas*, Austin Sheet. reprinted 1981.
- Werchan, Leroy E., A.C. Lowther, and Robert N. Ramsey. *Soil Survey of Travis County, Texas*. US Department of Agriculture, Natural Resources Conservation Service (formerly Soil Conservation Service), in cooperation with the Texas Agricultural Experiment Station. 1974.

**ERI WORKSHEET SECTION 8:
CRITICAL ENVIRONMENTAL FEATURES**

CEF Descriptions
Descriptions of Proposed Buffers
Color Photographs

Critical Environmental Features

CEFs observed on or within 150 feet from the subject site include:

Springs/Seeps:	<u>0</u>
Point Recharge Features:	<u>0</u>
Bluffs:	<u>0</u>
Canyon Rimrocks:	<u>0</u>
Wetlands:	<u>1</u>

One (1) potential tributary wetland CEF was identified on the subject site (CEF-1).

The 1 tributary wetland CEF was identified outside the floodplain of West Bouldin Creek and inside the critical water quality zone (CWQZ) of an unnamed tributary on the southern portion of the subject site. Horizon observed wetland vegetation in association with the tributary.

No other potential CEFs were identified on or within 150 feet of the subject site. CEF feature dimensions and locations are provided on the attached City of Austin CEF worksheet, and photographs are attached.

Proposed Buffers

At this time, proposed development plans show potential to impact 1 jurisdictional, tributary wetland CEF. If development plans will impact the aforementioned wetland CEF, an acceptable mitigation plan will need to be negotiated with the City of Austin Watershed Protection Department.



PHOTO 1
Typical view of CEF-1 facing west



PHOTO 2
Typical view of CEF-1 facing east



PHOTO 3
View of CEF-1 with wetland vegetation



PHOTO 4
Typical view of site facing southwest



PHOTO 5
View of hydrophytic vegetation



PHOTO 6
View of Hydrophytic vegetation



PHOTO 7
View of stormwater easement near Evergreen Avenue



PHOTO 8
Typical view of site facing east

**ERI WORKSHEET SECTION 9:
SITE MAPS**

- Figure 1. Site-Specific Geologic Map
- Figure 2. Historical Aerial Photo
- Figure 3. Site Soil Map
- Figure 4. Critical Environmental Features and Well Locations Map
- Figure 5. Water Quality Zone Map




Legend

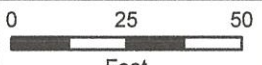
- Subject Site
- Eagle Ford Group and Buda Limestone undivided (Keb)
- 2-Foot Contours

Horizon
Environmental Services, Inc.

Date:	12/28/2016
Drawn:	JM
HJN NO:	160241
Source:	UT-BEG, 1981; COA, 2012; TNRIS, 2015

Figure 1
Site-Specific Geologic Map
1800 Evergreen
West Mary and Evergreen Avenue
Austin, Travis County, Texas





0 25 50
Feet



Legend

 Subject Site

Horizon
Environmental Services, Inc.

Date:	12/27/2016
Drawn:	JM
HJN NO:	160241
Source:	USGS, 1995



Figure 2
1995 Historical Aerial Photo
1800 Evergreen
West Mary and Evergreen Avenue
Austin, Travis County, Texas



0 50 100
Feet



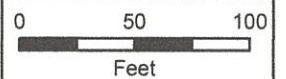
Legend

-  Subject Site
-  Urban land (Ur)

Horizon
Environmental Services, Inc.




Date:	12/28/2016
Drawn:	JM
HJN NO:	160241
Source:	TNRIS, 2015; NRCS, 2016

Figure 3
Site Soil Map
1800 Evergreen
West Mary and Evergreen Avenue
Austin, Travis County, Texas






Legend

-  Tributary Wetland CEF
-  50 ft Buffer
-  Subject Site

Horizon
Environmental Services, Inc.

Date:	1/19/2017
Drawn:	BS
HJN NO:	160241
Source:	COA, 2012; TNRIS 2015; COA, 2015

Figure 4
Critical Environmental Features
and Well Locations Map
1800 Evergreen
West Mary and Evergreen Avenue
Austin, Travis County, Texas



0 37.5 75
Feet



Legend

- Subject Site
- Critical Water Quality Zone (CWQZ)

Horizon
Environmental Services, Inc.

Date:	12/28/2016
Drawn:	JM
HJN NO:	160241
Source:	TNRIS, 2015; COA, 2015

Figure 5
Critical Water Quality Zone Map
1800 Evergreen
West Mary and Evergreen Avenue
Austin, Travis County, Texas

