



Project Name: Azie Morton Condominiums

Case Number: SP-2019-0604C.SH

Update #: 0

Case Manager: Clarissa E. Davis

Team:

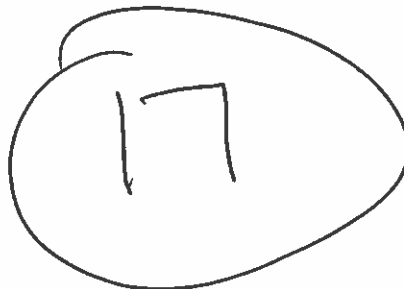
Initial Submittal: December 26, 2019

Formal Filed: February 10, 2020

Date Dist: February 11, 2020

Comments Due Date: March 06, 2020

| Discipline | Name |
|---------------------------------|----------------------------|
| Electric Review | Karen Palacios (3) |
| Drainage Engineering Review | *Laura Arthur |
| City Arborist Review | City Arborist Reviewer |
| Environmental Review | Kristy Nguyen |
| Fire For Site Plan Review | Tom Migl |
| Hydro Geologist Review | Scott Hiers |
| Industrial Waste Review | John McCulloch |
| PARD / Planning & Design Review | Scott Grantham |
| Planner 1 Review | Ramon Rezvanipour NO Dist. |
| Site Plan Review | Clarissa E. Davis |
| Site Plan Plumbing | Cory Harmon |
| R.O.W. Review | Sarah Doersam |
| Traffic Control Review | Traffic Control Review |
| Transportation Planning | Adam Fiss |
| AW Utility Development Services | Bradley Barron |
| Water Quality Review | *Laura Arthur |
| AW Pipeline Engineering | AWU-Pipeline Engineering |





Report run on: 2/10/20

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # SP-2019-0604C.SH

TYPE/SUBTYPE: Site Plan Administrative/Consolidated

PROJECT: Azie Morton Condominiums

LOCATION: 1209 AZIE MORTON RD

CASE MANAGER: Clarissa E. Davis

PHONE 512-974-1423

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE

REPORT DATE: Mar 10, 2020 12:00

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT)

LOTS:

EXISTING ZONING:

EXISTING USE: Vacant

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

/

Condominium

WATERSHED: Town Lake, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Urban Watersheds

GRIDS:

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0103060364

DEED REFERENCE:

VOL./PAGE ABS 14 SUR 21 HILL H P ACR .85/

LEGAL DESCRIPTION:

ABS 14 SUR 21 HILL H P ACR .85

RELATED CASES (if any):

CONTACTS:



Applicant

CIVILITUDE, LLC 512-761-6161
Nhat Ho
5110 LANCASTER COURT AUSTIN TX 78723

Owner

AZIE MORTON HOMES LP --

AZIE MORTON HOMES LP 706 GUADALUPE ST

Billed To

CIVILITUDE 512-761-6161
Eyad Kasemi
5110 LANCASTER COURT AUSTIN TX 78723

Billed To

CIVILITUDE 512-431-8510
John Sullivan
5110 LANCASTER COURT AUSTIN TX 78723



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

Consolidated Site Plan Application Administrative and Land Use Commission (C Plan)

PURPOSE: This application is for obtaining a consolidated site plan permit within the City of Austin jurisdiction (full-purpose and limited-purpose city limits). For the following information, please visit <http://www.austintexas.gov/page/land-use-applications#site>: See Consolidated Site Plan Overview and Review Procedures for site plan general information and review procedures; see Consolidated Site Plan 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

12384856

Development Review Type: _____

Application Accepted By: _____

Application Type: _____

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

Project Name: Azie Morton Condominiums

Project Street Address (or range):

1209 Azie Morton Rd, Austin, Texas

Zip: 78704

Description of Proposed Development:

The proposed development is a 8 unit Residential Condominium project. Proposed conditions include a public driveway .

Provide either Legal Description or Subdivision Reference:

☒ Legal Description:

ABS 14 SUR 21 HILL H P ACR 0.85

☐ Subdivision Reference

Name:

Block(s): Lot(s): Outlot:

Plat Book: Page Number:

Document Number: Case Number:

Deed Reference of Deed Conveying Property to the Present Owner

Volume: Document Number: 20190847476

Page(s): Sq. Ft.: or Acres: 0.85

Tax Parcel Number(s): 0103060364

Section 2: Applicant/Agent Information

Applicant Name: Nhat Ho

Firm: Civiltude, LLC

Applicant Mailing Address: 5110 Lancaster Ct

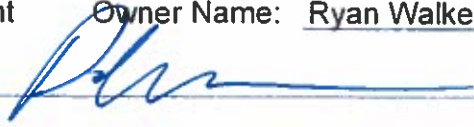
City: Austin State: TX Zip: 78723

Email: nhat@civiltude.com Phone 1: (512) 761-6161 Type 1: Work

Phone 2: Type 2: Select Phone 3: Type 3: Select

Section 3: Owner Information

☐ Same as Applicant Owner Name: Ryan Walker

Owner Signature: 

Firm: _____

Owner Mailing Address: 1201 Azie Morton Rd

City: Austin State: TX Zip: 78704

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: _____

Firm: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Email: _____ Phone 1: _____ 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: Town Lake Watershed Class: Urban Watersheds

In City of Austin Edwards Aquifer Recharge Zone? ☒ Yes ☐ No

Land Development Jurisdiction: ☒ Full-Purpose ☐ Limited-Purpose

Is your project subject to all current watershed protection regulations? ☒ Yes ☐ No

School District: AISD

On a Hill Country Roadway? ☐ Yes ☒ No

Specify Hill Country Roadway: _____

Principal Street Type (Full-Purpose): ☐ Core Transit Corridor ☒ Urban Roadway

☐ Internal Circulation Route ☐ Suburban Roadway ☐ Hill Country Roadway ☐ Highway

In a Neighborhood Plan? ☒ Yes ☐ No

If Yes, name of Neighborhood Plan: Zilker

In a Transit-Oriented Development (TOD) District, the North Burnet/Gateway (NBG), the East Riverside Corridor (ERC), or Other? ☐ Yes ☒ No

If Yes, name of TOD, NBG, ERC, or Other: _____

Is a Vertical Mixed Use building proposed? ☐ Yes ☒ No

(See Consolidated Site Plan Application Instructions for important pre-submittal requirements.)

Electric Utility Provider: Austin Energy

Water Provider: Austin Water Utility

Wastewater Disposal Provider: Austin Water Utility

Section 7: Application Assessment

Large Retail Use, as defined in Sec. 25-2-813? ☐ Yes ☒ No

Is a Traffic Impact Analysis (TIA) required? ☐ Yes ☒ No (See Section 12: TIA Determination Worksheet.)

Is this use Conditional within the site's zoning district? ☐ Yes ☒ No

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

Small Project? ☐ Yes ☒ No

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

Will all parking be located on site? ☒ Yes ☐ No (If No, an Off-Site/Shared Parking Application and fees are required.)

Shared parking? ☐ Yes ☒ No (If Yes, an Off-Site/Shared Parking Application and fees are required.)

Section 8: Site Area Information

Gross Site Area: Acres 0.85 -OR- Sq. Ft. _____

Net Site Area: Acres 0.85 -OR- Sq. Ft. _____

Is Demolition proposed? _____ If Yes, how many residential units will be demolished? _____

Number of these residential units currently occupied: _____ (If 5 or more, tenant notification may be required and a certified form may be required with your application per LDC 25-1-712.)

Number of Newly Proposed Residential Units (if applicable): _____

| <u>EXISTING ZONING</u> | <u>EXISTING USE</u> | <u>TRACT #</u> | <u>ACRES / SQ FT</u> | <u>PROPOSED USE</u> |
|------------------------|---------------------|----------------|----------------------|-------------------------|
| SF-3 | VACANT | | 0.85 / | Residential Condominium |
| | | | / | |
| | | | / | |
| | | | / | |

Existing Impervious Cover (%): _____ Proposed Impervious Cover (%): _____

Are any underground storage tanks existing or proposed? ☐ Yes ☐ No

Section 9: Related Cases

Zoning Case? ☒ Yes ☐ No

Restrictive Covenant? ☐ Yes ☐ No

Subdivision? ☐ Yes ☐ No

Land Status Report? ☒ Yes ☐ No

Existing Site Plan? ☐ Yes ☐ No

FILE NUMBERS

C14-2012-0109

C8I-2019-0193

Section 10: Land Use Site Plan Data - as applicable

Subject to Compatibility Standards? ☐ Yes ☒ No

In Combining District/Overlay Zone? (NCCD, CVC, WO, AO, etc.): ☐ Yes ☒ No

If Yes, please specify: _____

Requires a Green Building Program Rating? ☐ Yes ☒ No (If Yes, attach Letter of Intent.)

Section 11: Waiver / Variance / Etc. - as applicable

☒ Compatibility Standards Waiver - Section(s): Waived by Affordability Unlocked

☐ Driveway Spacing - Section(s): _____

☐ Hill Country - Section(s): _____

☐ Waterfront Overlay District - Section(s): _____

☐ Environmental - Section(s): _____

☐ Shared Parking Analysis ☐ Off-Site or Remote Parking

☐ Detention Pond Waiver ☐ Alternative Landscape Compliance

Section 12: Traffic Impact Analysis (TIA) Determination Worksheet

Applicant must complete this worksheet.

Project Name: 1209 Azie Morton

Location: 1209 Azie Morton Rd. Austin, TX 78704

Applicant: Nhat Ho

Telephone No: 512-761-6161

Application Status: Development Assessment Zoning ☒ Site Plan

EXISTING:

FOR OFFICE USE ONLY

| Tract Number | Tract Acres | Bldg. Sq. Ft. | Zoning | Land Use | I.T.E. Code | Trip Rate | Trips Per Day |
|--------------|-------------|---------------|--------|----------|-------------|-----------|---------------|
| 1 | 0.85 | 0.00 | SF-3 | Vacant | | | 12 |
| | | | | | | | |
| | | | | | | | |
| | | | | | | | |

PROPOSED:

FOR OFFICE USE ONLY

| Tract Number | Tract Acres | Bldg. Sq. Ft. | Zoning | Land Use | I.T.E. Code | Trip Rate | Trips Per Day |
|--------------|-------------|---------------|--------|-------------|-------------|-----------|---------------|
| 1 | 0.85 | 12,000.00 | SF-3 | Condominium | 210 | FOE | 54 |
| | | 8 Units | | 4 DU | 220 | FOE | 29 |
| | | | | | | | |
| | | | | | | total. | 83 |

ABUTTING ROADWAYS:

FOR OFFICE USE ONLY

| Street Name | Proposed Access? | Pavement Width | Classification |
|-----------------|------------------|----------------|----------------|
| Azie Morton Rd. | Yes | | |
| | | | |
| | | | |
| | | | |

FOR OFFICE USE ONLY

A traffic impact analysis is required. The consultant preparing the study must meet with a Transportation planner to discuss the scope and requirements of the study before beginning the study.

☒ A traffic impact analysis is NOT required. The traffic generated by the proposal does not exceed the thresholds established in the City of Austin Land Development Code.

The traffic impact analysis has been waived for the following reason:

A neighborhood traffic analysis will be performed by the City for this project. The applicant may have to collect existing traffic counts. See a Transportation planner for information.

Reviewed By:

Amirich

Date: 10/01/2019

Distribution: File Cap Metro TxDOT DSD Travis Co ATD Total Copies:

NOTE: A TIA Determination must be made prior to submittal of any Zoning or Site Plan application, therefore, this completed and reviewed worksheet MUST ACCOMPANY any subsequent application for the IDENTICAL project. CHANGES to the proposed project will REQUIRE a new TIA Determination.

Section 13: Submittal Verification

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that proper City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the proper review of this application.

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

Signature  September 30 2019
Month Day Year

Nhat Ho
Name (Typed or Printed)

Civiltude, LLC
Firm

Section 14: 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  September 30 2019
Month Day Year

Etad Kasemi
Name (Typed or Printed)

Civiltude
Firm

Section 15: Acknowledgment Form

I, Nhat Ho 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):

ABS 14 SUR 21 HILL H P ACR 0.85

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.


Applicant's Signature

December 20 2019
~~September~~ ~~30~~
Month Day Year

For Submittal Requirements and Exhibits

Please see Consolidated Site Plan Application Instructions at
<http://www.austintexas.gov/page/land-use-applications#site>

Section 16: Additional Space (if necessary)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well. In addition, please check the Additional Space box below.

Additional space was required to complete this application.

[illegible]**SAVE**

Land Use Review Site Plan Completeness Check



Development Services
Department

Completeness Check Results Due:

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

| | | | |
|---|--|---|--|
| Completeness Check Results: Complete | | 45 Day Expiration date: | |
| Tracking #: 12384856 | | Revision #: 00 | |
| Watershed: Town Lake | | | |
| Project Name: Azie Morton Condominiums | | | |
| Ch.245 Team Review Req'd: No | | Orig. Submittal Date: 12/26/2019 | |
| Date Sent to Ch.245: | | Resubmittal Date: | |
| Date Rec'd.back in LUR: | | Current Results to Applicant: 01/23/2020 | |

Checked for Completeness by the following reviewers:

Complete/Incomplete

| | | | |
|-----------------------------------|----------------|----------------|----------|
| CC Drainage/WQ Review | Sona Singh | 512-974-7632 | COMPLETE |
| CC Site/Sub Plan Review | Jeremy Siltala | (512) 974-2945 | COMPLETE |
| CC Environmental Review | Mike McDougal | 512-974-6380 | COMPLETE |
| CC ERM Review | Radmon Rice | 512-974-3429 | COMPLETE |
| CC Flood Plain Review | Shamir Dorsey | 512-974-6099 | COMPLETE |
| CC Transportation Planning Review | Adam Fiss | 512-974-1684 | N/A |
| CC Utility Coordination Review | | | COMPLETE |
| CC Traffic Control Review | Laura Roy | 512-974-6012 | COMPLETE |
| CC City Arborist Review | Taylor Horton | 512-974-1218 | COMPLETE |
| CC AW Review | Bradley Barron | 512-972-0078 | COMPLETE |
| CC RSMP Review | Emily Booth | 512-974-2605 | COMPLETE |
| CC ROW Review | Sarah Doersam | 512-974-6540 | COMPLETE |

Case Manager: Clarissa E. Davis

| Formal Review: | Assigned Reviewer: |
|---------------------------------|---------------------------------|
| Addressing Review | Diana Arismendez |
| Drainage Engineering Review | Laura Arthur |
| City Arborist Review | City Arborist Reviewer |
| Environmental Review | Kristy Nguyen |
| Fire For Site Plan Review | Tom Migl |
| Hydro Geologist Review | Scott Hiers |
| Industrial Waste Review | John McCulloch |
| PARD / Planning & Design Review | Scott Grantham |
| Planner 1 Review | Ramon Rezvanipour |
| Site Plan Review | Clarissa E. Davis |
| AW Utility Development Services | AWU-Utility Development Service |
| Water Quality Review | Laura Arthur |
| AW Pipeline Engineering | AWU-Pipeline Engineering |
| ATD ROW | Sarah Doersam |
| Traffic Control Review | Laura Roy |
| Electric Review | Karen Palacios |
| Site Plan Plumbing | Cory Harmon |

A formal application must be filed within 45 calendar days of the initial completeness check (by) 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.

Small Project: Yes/No

Fees: \$10,148.52

Total # of Plans 18 / Engineering Reports 4 required at formal

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 Exhibit VII of the Consolidated Site Plan Application Instructions packet. Exhibit VII Worksheet also due at time of formal submittal.

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

Comment Documents:

amanprdg



5110 Lancaster Court Phone 512 761 6161
Austin, Texas 78723 Fax 512 761 6167
Firm Registration #12469 hello@civiltude.com
www.civiltude.com

Rodney Gonzales
City of Austin Development Service Department
505 Barton Spring Road
Austin, Texas 78704

Re: Engineer's Summary Letter to accompany Small Project Site Plan Application
 Azie Morton Condominiums
 1209 Azie Morton Rd.
 Austin, Texas 78704

Dear Mr. Gonzales,

On behalf of our client Ryan Walker, Civiltude LLC has prepared the Site Plan application package for the Azie Morton Condominiums. The project proposes 8 detached condominium units on a 0.85-acre site located within the full jurisdiction of the City of Austin.

The site has an approved land status determination (case C81-2019-0193). There is no FEMA delineated floodplain within the site. A utility coordination case has been applied for (case 2019-222356 UC).

The site is located within the Lady Bird Lake watershed, classified as Urban. Roughly half of our site drains to a waterway located to the east where it flows north and northwest, crossing under Azie Morton Rd. at a culvert pipe. It continues parallel to Azie Morton Rd past the Zilker ball fields and eventually to Lady Bird Lake/Barton Creek downstream of the Barton Springs Dam. Another portion of our site drains directly to Azie Morton Rd, where it is contained in the gutter line until a curb inlet conveys it at the aforementioned culvert pipe. An ERI done on our site show that there are no environmentally sensitive features on site such as springs, rimrocks, wetlands or karst recharge features. According to City of Austin and TCEQ, the site is located over the Barton Springs Recharge Zone, but due to the lack of recharge potential according to the site geology, the site should not be considered part of the Barton Springs zone. Water quality requirements are proposed to be met by fee-in-lieu.

The site is zoned SF-3 which permits the proposed condominium use in conjunction with the S.M.A.R.T. Housing Plan. The maximum allowable impervious cover by SF-3 is 45% and the net proposed IC is within this limit at 44.8%. Detention requirements are met through proposed detention ponds. Drainage pattern and runoff intensity are not altered or increased by the proposed development. All runoff returns to sheet flow before leaving our property.

The current site is vacant so no buildings will be demolished. The site has frontage on Azie Morton Rd which will be the primary frontage. All parking requirements are met on site.

No offsite public water and wastewater improvements are required. Fire flow test of existing public hydrants were done to confirm ability to meet minimum fire flow for the site.



CIVILITUDE
ENGINEERS & PLANNERS

5110 Lancaster Court
Austin, Texas 78723
Firm Registration #12-i69

Phone 512 761 6161
Fax 512 761 6167
hello@civiltude.com
www.civiltude.com

If you have any questions, please do not hesitate to contact us and inquire at 512-761-6161.

Sincerely,

Nhat Ho, PE





Intake Submittal Checklist

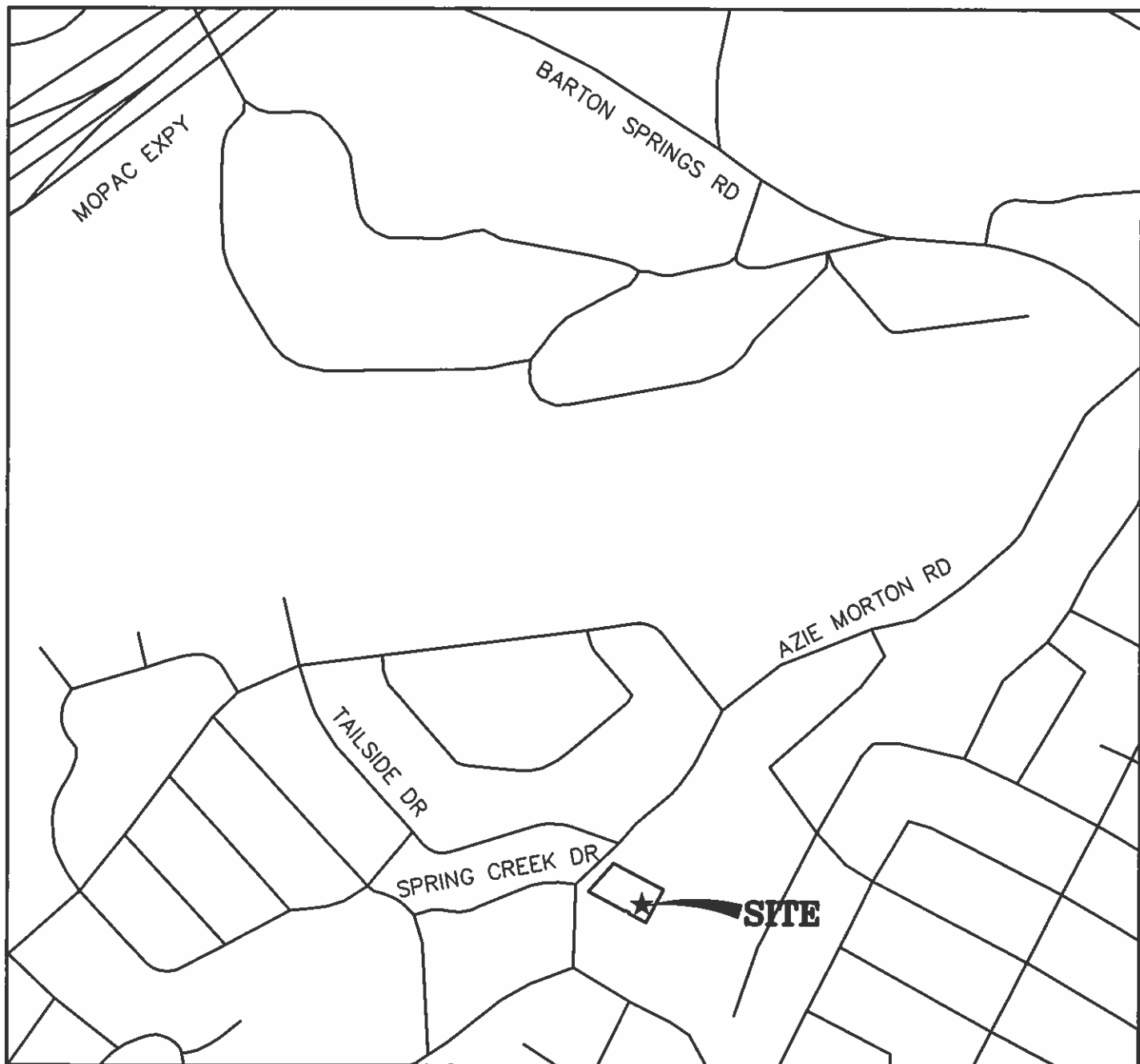
Consolidated and Non-Consolidated Site Plan

The applications below are subject to this checklist. For questions, call Intake at (512) 974-1770.

- Boat dock
- Consolidated (C Plan) Site Plan
- Non-Consolidated (B and D Site Plan)
- Extensions or Revisions
- Transportation and Parking
- Utility, Streets, and Drainage

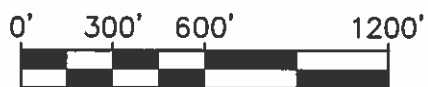
Required items – with applicable fees – due at initial submittal

- ☒ Completed application form with all appropriate signatures (Note: The owner authorization and inspection section must be signed by the owner or an agent authorization letter signed by the owner must be presented)
- ☒ Current Tax Certificates (If *exempt*, certificate still required)
- ☒ Engineering Report (Not required for utility, streets and drainage, extensions, and transportation and parking projects)
 - ☐ One (1) copy for completeness check and resubmittals
- ☒ Sealed Engineer's Summary Letter (Copy that is not in the Engineer Report)
- ☒ Completed Traffic Impact Analysis (TIA) Determination Worksheet. Worksheet must be signed by COA staff at cc submittal (Not required for boat docks, extensions, revisions and utility, streets and drainage projects)
- ☒ Project Review Form (Formerly Chapter 245 Review form, Not applicable for utility, streets and drainage, boat docks, and transportation and parking projects)
 - ☐ If B or C checked, one additional plan set and additional fee required at cc submittal
 - ☐ For Site Plan Extension – A copy of previously approved Chapter 245 form
- ☒ One (1) copy of a legible 4" x 4" Location Map on a separate 8½" x 11" sheet with red-lined site area
- ☒ City Arborist Review Form – (not required for projects in ETJ)
- ☒ Plans (24" x 36" format only)
 - ☐ Two (2) copies for initial completeness check
 - ☐ For Revisions and Extensions
 - ☐ One (1 redline, red stamped) copy for initial completeness check
 - ☐ One (1 blacklined) copy for initial completeness check



LOCATION MAP

GRID: G21
MAPSCO: 614B



SCALE: 600'

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

NO 2271139

ACCOUNT NUMBER: 01-0306-0364-0000

PROPERTY OWNER:

JOSEPH JOE & HAZEL
1201 ROBERT E LEE RD
AUSTIN, TX 78704-2029

PROPERTY DESCRIPTION:

ABS 14 SUR 21 HILL H P ACR .85

ACRES .8500 MIN% .000000000000 TYPE

SITUS INFORMATION: ROBERT E LEE RD

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 | *ALL PAID* |
| | CITY OF AUSTIN (TRAV) | *ALL PAID* |
| | TRAVIS COUNTY | *ALL PAID* |
| | TRAVIS CENTRAL HEALTH | *ALL PAID* |
| | 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 2018 \$20,389.62

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 03/26/2019

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: 



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: Azie Morton Condominiums

Project Street Address: 1209 Azie Morton Rd, Austin, Texas 78704

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: _____
- Number of trees with a diameter of 19 in. or greater located immediately adjacent to the LOC: 0
- Total number of trees with a diameter of 19 in. or greater: 0

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: 55
- Number of trees with a diameter of 8 in. or greater located immediately adjacent to the LOC: 4
- Total number of trees with a diameter of 8 in. or greater: 59



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department S.M.A.R.T. Housing Program

December 18, 2019

S.M.A.R.T. Housing Certification

Azie Morton Homes, LP – 1209 Azie Morton – (ID 683)

TO WHOM IT MAY CONCERN:

Azie Morton Homes, LP (contact Eyad Kasemi; ph: 512.512.761.6161; email eyad@civiltitude.com) is planning to develop an 8-unit single-family development at 1209 Azie Morton Road, Austin TX 78704 (TCAD Property ID# 103496). Four of these units will be sold to households at or below 80% Median Family Income (MFI). Due to the applicant applying development bonuses under the City of Austin's Affordability Unlocked Program, these units will be subject to a 99-year resale restricted, affordability period. The units will comply with sale prices established annually by Neighborhood Housing and Community Development (NHCD).

NHCD certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. This project has received a Transit Oriented Waiver, see Attachment 1. Since 50% of the units will serve households at or below 80% MFI and will have a 99-year affordability period, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance except for Austin Water Utility (AWU) Capital Recovery Fees. This development is not fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore 4 of the 8 units will not be eligible to receive Austin Water Utility Capital Recovery Fee (CRF) waivers. The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees
Building Permit
Site Plan Review
Construction Inspection
Demolition Permit Fee

Concrete Permit
Electrical Permit
Subdivision Plan Review
Parkland Dedication Fee
(by separate ordinance)
Regular Zoning Fee

Mechanical Permit
Plumbing Permit
Zoning Verification
Land Status Determination
Building Plan Review

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or greenbuilding@austinenenergy.com).
- ◆ Submit plans demonstrating compliance with the required accessibility or visitability standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility or visitability standards have been met.



5110 Lancaster Court Phone 512 761 6161
Austin, Texas 78723 Fax 512 761 6167
Firm Registration #12469 hello@civiltitude.com
www.civiltitude.com

January 20, 2020

Clarissa Davis
City of Austin Planning & Development Services Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Re: **Site Plan Comment Response Completeness Check**
Azie Morton Condominiums
1209 Azie Morton Rd. Austin, TX 78704

Dear Ms. Davis:

As part of the informal update for the above referenced site plan application, we have included this letter to address the comments below.

CC AW Review – Bradley Barron – 512-972-0078

WW1. Inclusion of current version of the Austin Water General Information and Construction Notes for Commercial Sites and Subdivision Plans sheet for stamps, latest Standard Austin Water Construction Notes, Service Extension Request documentation, meters, fire flow tests etc. All boxes from this sheet must be included for submittal. With the exception of providing the required information, do not remove, revise or reduce any text, Title Block, or tables on this sheet without prior authorization from Austin Water Pipeline Engineering. For current version of required AW General Info Sheet and other documents, please visit <http://austintexas.gov/page/pipeline-engineering>

Sheet #4 was updated to match latest Standard Austin Water format. Austin Water has been provided with updated set.

WW2. Location, size and material of all existing water and wastewater mains, lines and services. Provide AW project and/or project ID #s or intersection numbers for both water and wastewater mains.

Intersection numbers added to all relevant sheets. Austin Water has been provided with updated set.

If you have any question about any of the items included in this submittal, please call us at 512-761-6161.

Sincerely,



Nhat Ho, PE
Date: 01/20/2020



5110 Lancaster Court
Austin, Texas 78723
Firm Registration #12469

Phone 512 761 6161
Fax 512 761 6167
hello@civildute.com
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January 13, 2020

Clarissa Davis
City of Austin Planning & Development Services Department
505 Barton Springs Road, 4th Floor
Austin, Texas 78704

Re: **Site Plan Comment Response Completeness Check**
Azie Morton Condominiums
1209 Azie Morton Rd. Austin, TX 78704

Dear Ms. Davis:

As part of the informal update for the above referenced site plan application, we have included this letter to address the comments below.

CC Drainage Engineering Review – Sonah Singh – 512-974-7632

✓ *DE 1: Please include offsite flow in the drainage calculations and use fully developed conditions for proposed conditions.*

Updated drainage calculations were added to site plan. Please see Existing and Proposed Drainage sheets #8 and #9.

✓ *DE 2: Please include calculations for composite curve numbers for both existing and proposed conditions.*

Composite curve number calculations have been added for both existing and proposed conditions. Please see sheets #8 and #9.

✓ *DE 3: Please include detail of outlet structure for the detention pond.*

Detail of outlet structures for both detention ponds have been included on Sheet #10.

✓ *DE 4: How is flow discharging from the detention pond? Where is it being conveyed to? Please make sure flow discharged from the detention pond is brought back to the characteristics of existing conditions.*

Flow is discharging from a weir and an orifice from each detention pond. There is no existing storm system in the area. Outflow from the detention ponds are being released as shallow flow back to the existing drainage patterns at less than existing peak flows. Please see Sheet #10 for the outlet details for the detention ponds.

✓ **CC Water Quality Review – Sona Singh – 512-974-7632**

WQ 1: There are two R-tables in the plan set for rain gardens while water quality fee-in-lieu is being proposed. Please remove it not being used.

R-tables have been removed from the plan set.

CC Utility Coordination Review – Sarah Doersam – 512-974-6540

UC 1: Utility coordination is required for projects with greater than 25 LF of excavation in the DAPCZ zone. UC cases can be applied for through Austin Build + Connect

There is a Utility Coordination case on file (UCC-191205-02-01).

CC AW Review – Bradley Barron – 512-972-0078

WW1. Inclusion of current version of the Austin Water General Information and Construction Notes for Commercial Sites and Subdivision Plans sheet for stamps, latest Standard Austin Water Construction Notes, Service Extension Request documentation, meters, fire flow tests etc. All boxes from this sheet must be included for submittal. With the exception of providing the required information, do not remove, revise or reduce any text, Title Block, or tables on this sheet without prior authorization from Austin Water Pipeline Engineering. For current version of required AW General Info Sheet and other documents, please visit <http://austintexas.gov/page/pipeline-engineering>

Current version of the Austin Water General Information and Construction Notes is provided within the plan set. Please see Sheet #4.

WW2. Location, size and material of all existing water and wastewater mains, lines and services. Provide AW project and/or project ID #s or intersection numbers for both water and wastewater mains.

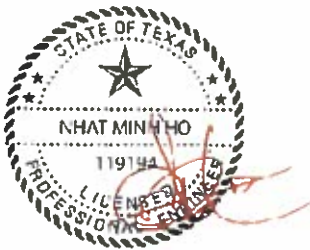
Location, size and materials of all existing mains are provided, as well as project ID #s or intersection #s.

WW3. Provide a complete set of plans. Additional comments may be generated as all sheets were not included in submittal.

Complete set of plans was submitted to AW. Sheet index was corrected to reflect actual sheets within the plan set.

If you have any question about any of the items included in this submittal, please call us at 512-761-6161.

Sincerely,



Nhat Ho, PE

Date: 01/13/2019