



Project Name: Tuscany Park Tract 4

Case Number: SP-2019-0576C

Update #: 0

Case Manager: Robert Anderson

Team:

Initial Submittal: December 16, 2019

Formal Filed: January 31, 2020

Date Dist: February 03, 2020

Comments Due Date: February 27, 2020

Discipline	Name
Electric Review	Karen Palacios (3)
Drainage Engineering Review	ck Kena Pierce
City Arborist Review	City Arborist Reviewer
Environmental Review	Mike Mcdougal
Fire For Site Plan Review	Tom Migl
Flood Plain Review	Karl McArthur
Industrial Waste Review	John McCulloch
PARD / Planning & Design Review	Scott Grantham
Planner 1 Review	Ramon Rezvanipour No Distr
Site Plan Review	Robert Anderson
AW Utility Development Services	AWU-Utility Development Service
Water Quality Review	ck Kena Pierce
Wetlands Biologist Review	Staryn J. Wagner
AW Pipeline Engineering	AWU-Pipeline Engineering
Notice	

15



Report run on: 1/31/20

TO:

FROM: SITE PLAN REVIEW DIVISION

CASE # SP-2019-0576C

TYPE/SUBTYPE: Site Plan Administrative/Consolidated

PROJECT: Tuscany Park Tract 4

LOCATION: 9219 TUSCANY WAY

CASE MANAGER: Robert Anderson

PHONE 512-974-3026

FILED FOR UPDATE:

COMMENT DUE DATE

TENTATIVE PC DATE

REPORT DATE: Mar 02, 2020 12:00

TENTATIVE CC DATE

LANDUSE::

AREA: ACRES (SQ FT)

LOTS:

EXISTING ZONING:

EXISTING USE: Vacant

TRACT: ACRES/SQFT

PROPOSED ZONING

PROPOSED USE

/

Industrial - Complete Proposed Use be

WATERSHED: Walnut Creek, ,

COUNTY: TRAVIS

JURISDICTION Full-Purpose

Suburban Watershed

GRIDS:

WATER: COA

GRIDS:

ELECTRIC: COA

GRIDS:

SEWERAGE: COA

GRIDS:

PROPERTY DESCRIPTION:

PLAT: 0233280220

DEED REFERENCE:

VOL./PAGE 2008206340/

LEGAL DESCRIPTION:

ABS 29 SUR 58 APPLGATE J ACR 13.281

RELATED CASES (if any):

CONTACTS:



Applicant

BOWMAN CONSULTING GROUP

512-672-8974

Mahmoud Dehaybi

1120 S CAPITAL OF TEXAS HIGHWAY Suite 220 AUSTIN TX 78746

Owner

DALFEN INDUSTRIAL LLC

972-733-6978

Tyler McElroy

17304 Preston ROAD Suite 550 Austin TX 75252

Billed To

DALFEN LAST MILE IV CO-INVESTMENT

512--

4444 W St. Catherine STREET Suite 100 Westmount QC H3Z 1R2



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

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: Tuscany Park Tract 4

Project Street Address (or range):
9219 Tuscany Way, Austin, TX

Zip: 78710

Description of Proposed Development:

Proposing one industrial warehouse building for Dalfen Industries with all associated paving, sidewalk, landscaping, grading, utilities, and drainage improvements.

Provide either Legal Description or Subdivision Reference:

☒ Legal Description:

13.28 ACRES OUT OF THE JOHN APPLGATE SURVEY, NO. 30 ABS NO. 214

☐ Subdivision Reference

Name:

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

Plat Book: Page Number:

Document Number: 2017163006 Case Number:

Deed Reference of Deed Conveying Property to the Present Owner

Volume: 102 Document Number: 2008206340

Page(s): 238 Sq. Ft.: or Acres: 27.29

Tax Parcel Number(s): 0233280220

Section 2: Applicant/Agent Information

Applicant Name: Mahmoud Sam Dehaybi, P.E.

Firm: Bowman Consulting Group

Applicant Mailing Address: 1120 S Capital of Texas Hwy #220

City: Austin State: TX Zip: 78746

Email: sdehaybi@bowmanconsulting.com Phone 1: (512) 672-8974 Type 1: Work

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

Section 3: Owner Information

☐ Same as Applicant Owner Name: Tyler McElroy

Owner Signature: 

Firm: Dalfen Industrial LLC

Owner Mailing Address: 17304 Preston Rd #550

City: Dallas State: TX Zip: 75252

Email: _____ Phone 1: (972) 733-6978 Type 1: Work

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: Walnut Creek Watershed Class: Suburban Watershed

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: Manor Independent School District

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: _____

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 13.28 8.29 -OR- Sq. Ft. _____

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

Is Demolition proposed? N/A 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): _____

EXISTING ZONING	EXISTING USE	TRACT #	ACRES / SQ FT	PROPOSED USE
LI-CO	UNDEVELOPED	4	13.28 /	Industrial/Warehouse
			/	
			/	
			/	

Existing Impervious Cover (%): 1 Proposed Impervious Cover (%): 38

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

Section 9: Related Cases

FILE NUMBERS

Zoning Case? ☒ Yes ☐ No

C14-00-2019

Restrictive Covenant? ☐ Yes ☒ No

Subdivision? ☐ Yes ☒ No

Land Status Report? ☒ Yes ☐ No

C81-2019-0202

Existing Site Plan? ☐ Yes ☒ No

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): _____

☐ 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: TUSCANY PARK TRACT 4

Location: 9219 TUSCANY WAY, AUSTIN, TEXAS

Applicant: MAHMOUD SAM DEHAYBI, P.E.

Telephone No: (512) 672-8974

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
4	13.28	0.00	LI-CO	UNDEV.			0

PROPOSED:

FOR OFFICE USE ONLY

Tract Number	Tract Acres	Bldg. Sq. Ft.	Zoning	Land Use	I.T.E. Code	Trip Rate	Trips Per Day
4	13.28	101,200.00	LI-CO	OFFICE/WARE	150	FCE	205

ABUTTING ROADWAYS:

FOR OFFICE USE ONLY

Street Name	Proposed Access?	Pavement Width	Classification
Tuscany Way	Y		
Ferguson Lane	N		

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: The site must demonstrate compliance with the trip limit and final memo / TIA approved with zoning ordinance 020228-30

☐ 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:

Amrit Chahal

Date: 12-16-19

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  December 12 2019
Month Day Year

MAHMOUD SAM DEHAYBI, P.E.

Name (Typed or Printed)

BOWMAN CONSULTING GROUP

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  December 12 2019
Month Day Year

MAHMOUD SAM DEHAYBI, P.E.

Name (Typed or Printed)

BOWMAN CONSULTING GROUP

Firm

Section 15: Acknowledgment Form

I, MAHMOUD SAM DEHAYBI, P.E. have checked for any information that may
(Printed Name of Applicant)

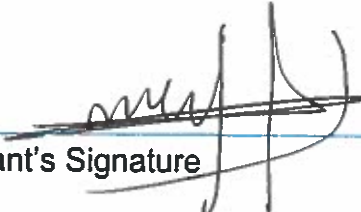
affect the review of this project, including but not limited to: subdivision plat notes, deed notes, deed restrictions, restrictive covenants, zoning conditional overlays, and/or Subchapter E design standards prohibiting certain uses and/or requiring certain development restrictions (height, access,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

(Address or Legal Description):

9219 TUSCANY WAY, AUSTIN, TEXAS

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
Month

12
Day

2019
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: 01/30/2020	
Tracking #: 12379815		Revision #: 00	
		Watershed: Walnut Creek	
Project Name: Tuscany Park Tract 4			
Ch.245 Team Review Req'd: No		Orig. Submittal Date: 12/16/2019	
Date Sent to Ch.245:		Resubmittal Date:	
Date Rec'd.back in LUR:		Current Results to Applicant: 1/22/2020	

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	Sona Singh	512-974-7632	COMPLETE
CC Flood Plain Review	Liz Johnston	512-974-2619	COMPLETE
CC Transportation Planning Review	Shamir Dorsey	512-974-6099	COMPLETE
CC Utility Coordination Review	Adam Fiss	512-974-1684	COMPLETE
CC Traffic Control Review	Sarah Doersam	512-974-6540	COMPLETE
CC City Arborist Review	Laura Roy	512-974-6012	COMPLETE
CC AW Review	Heather Berryman	512-974-1830	COMPLETE
CC RSMP Review	Bradley Barron	512-972-0078	COMPLETE

Case Manager: Robert Anderson

Formal Review:

Drainage Engineering Review
City Arborist Review
Environmental Review
Fire For Site Plan Review
Flood Plain Review
Industrial Waste Review
PARD / Planning & Design Review
AW Industrial Waste
Planner 1 Review
Site Plan Review
AW Utility Development Services
Water Quality Review
Wetlands Biologist Review
AW Pipeline Engineering

Assigned Reviewer:

Kena Pierce
City Arborist Reviewer
Mike McDougal
Tom Migl
Karl McArthur
John McCulloch
Scott Grantham
Scott McCullough
Addison Ptomey
Robert Anderson
AWU-Utility Development Service
Kena Pierce
Staryn J Wagner
AWU-Pipeline Engineering

A formal application must be filed within 45 calendar days of the initial completeness check (by 01/30/2020) 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: \$23,273.52 due at formal submittal.

Total # of Plans 17 / 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)*

CC ERM Review - ERM Review - Liz Johnston

INTAKE: Please charge for: WPD – SitePlan EnvReview (Wetland Bio)

CC Flood Plain Review - Shamir Dorsey - 512-974-6099
--

- As of 11/25/2019, the City of Austin regulates to Atlas 14 floodplains. Applicant is required to use the 500-year floodplain as a stand-in for the 100-year or calculate the location of the 100-year floodplain utilizing Atlas 14 rain fall amounts (as outlined in draft DCM guidance). Floodplain review comments are based rules in effect on Initial Submittal date. (ordinance number 20191114-064)

UPDATE 1: The City of Austin 500-year floodplain has not been delineated on the plan set. What is delineated is the City of Austin pre-atlas 14 100-year floodplain. A new floodplain study needs to be completed for the site which shows where the Atlas 14 floodplain is located. Easement must be provided to contain the Atlas 14 floodplain. Updated floodplain study must be provided for review. Location of floodplain and associated easement will be determined during formal review.

Project Review Form (PRF) – Statement of Applicable Codes

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

For Office Use Only

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

Proposed Project Name: TUSCANY PARK TRACT 4

Address/Location: 9219 TUSCANY WAY, AUSTIN, TEXAS

Legal Description: 13.28 ACRES OUT OF THE JOHN APPLGATE SURVEY, NO. 30 ABS NO. 214

☒ A. The proposed application is submitted for review under regulations currently in effect.

*** NOTE: If "A" is checked above, proceed to the signature block at the bottom.

☐ B. The proposed application is for a project requesting review under regulations other than those currently in effect based on a claim of vested rights (i.e., "grandfathering") to earlier City of Austin regulations under Chapter 245 or Section 43.002 of the Texas Local Government code. Please list file number and type of prior permit here:

Original Application Filing Date: _____ File #: _____ Type: _____

*** NOTE: If "B" is checked above, the applicant must complete the "Information Required for Vested Rights Review" below, and attach a Vested Rights Petition that provides additional information and more fully describes the basis for the claim.

☐ C. The proposed application is for a project requesting review under regulations other than those currently in effect based on a City of Austin ordinance or agreement that establishes entitlements specific to the property which differ from those generally applicable under current regulations. Provide a brief description of the basis for this request here:

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

Information Required for Vested Rights Review

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

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

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

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

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

Commercial: _____ Industrial/R&D: 13.281 Other (specify): _____

Total acreage: 13.28 Watershed: Walnut Creek Watershed Class: Suburban Watershed

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

Property Owner/Agent Printed Name: MAHMOUD SAM DEHAYBI, P.E. Phone: (512) 327-1180

Signature:  Date: 12/12/2019

SAVE Form

December 12, 2019

City of Austin
Development Services Department
One Texas Center
505 Barton Springs Road
Austin, Texas 78704

Re: Engineer's Summary Letter
Tuscany Park Tract 4
9219 Tuscany Way, Austin, Texas

Please accept this Engineer's Summary Letter and report along with the accompanying Site Plan application submittal package for the proposed Tuscany Park Industrial office and warehouse project. The proposed project is located at 9219 Tuscany Way in Austin, Texas. The site is currently undeveloped and is approximately 13.28 acres. The proposed project will consist of constructing one 101,200 square foot industrial use building. The project includes necessary site improvements for access, utilities, parking, environmental protection, and drainage facilities.

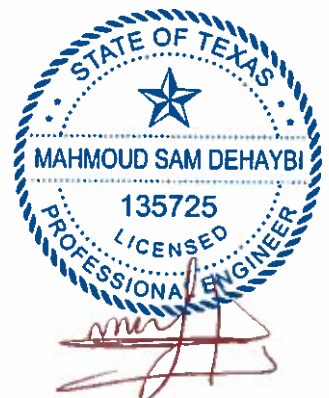
The site is located within the Walnut Creek Watershed, which is classified as a Suburban Watershed, inside City limits. No portion of the subject site is located within the Edwards Aquifer Recharge or Contributing Zone. Additionally, no portion of the tract is located within the 100-year FEMA floodplain as shown on FEMA Map Panel No. 48453C0460K, dated January 06, 2016.

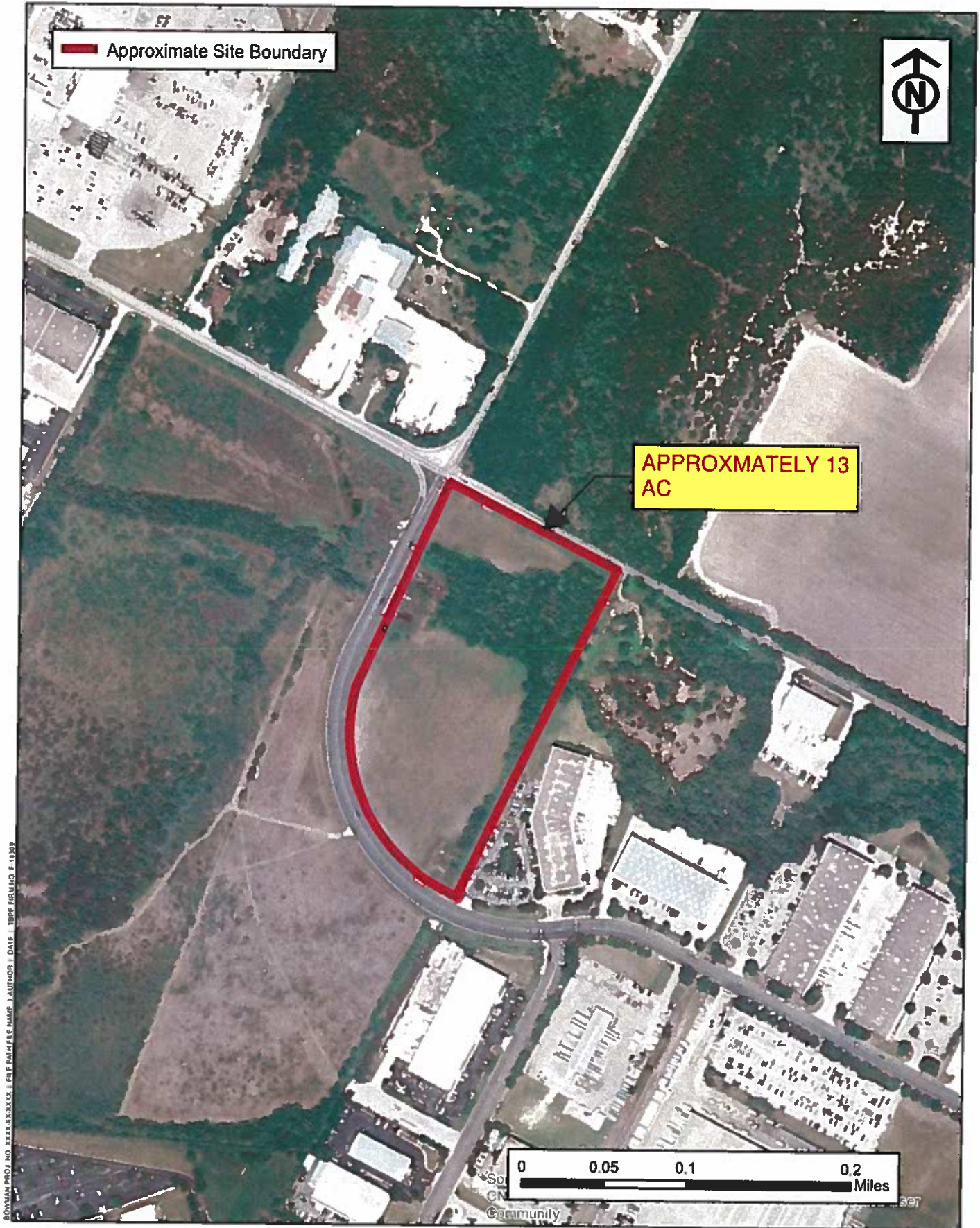
Austin Water Utility is the water and wastewater service provider. Existing water and wastewater services have been extended to the site per the approved SER and are proposed to be connected to this development.

The best of our knowledge, the enclosed application materials are complete, and in full compliance with Land development Code and Technical Criteria Manuals of the City of Austin. If possible, we would like to elect Robert Anderson to be the case manager, Mike McDougal for Environmental Review, and Ivan Naranjo for Transportation as they are familiar with this site during the pre-application stage. Should you have any questions regarding this project or application, please do not hesitate to contact our office.

Mahmoud Sam Dehaybi P.E.
Bowman Consulting Group

1120 S. Capital of Texas Hwy, Building 3, Suite 220, Austin, Texas 78746
p: 512.327.1180 | f: 512.327.4062
www.bowmanconsulting.com
TBPE Firm No. F-14309





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

NO 2275181

ACCOUNT NUMBER: 02-3328-0220-0000

PROPERTY OWNER:

TUSCANY PARK LLC
PO BOX 170158
AUSTIN, TX 78717-0010

PROPERTY DESCRIPTION:

ABS 29 SUR 58 APPLGATE J ACR 13.2
81

ACRES 13.2810 MIN% .000000000000 TYPE

SITUS INFORMATION: FERGUSON LN

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
2019	CITY OF AUSTIN (TRAV)	6,536.73
	TRAVIS COUNTY	5,447.91
	TRAVIS CENTRAL HEALTH	1,557.44
	MANOR ISD	21,685.84
	ACC (TRAVIS)	1,547.51
TOTAL SEQUENCE 0		36,775.43
TOTAL TAX:		36,775.43
UNPAID FEES:		* NONE *
INTEREST ON FEES:		* NONE *
COMMISSION:		* NONE *
TOTAL DUE ==>		36,775.43

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2019 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 11/05/2019

Fee Paid: \$10.00

Bruce Elfant
Tax Assessor-Collector

By: Adeline Gudino



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: Tuscany Park Tract 4
Project Street Address: 9219 Tuscany Way

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: _____
- 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: _____ 169
- Number of trees with a diameter of 8 in. or greater located immediately adjacent to the LOC: _____ 1
- Total number of trees with a diameter of 8 in. or greater: _____ 170



WATERSHED PROTECTION

RSMP Participation – Feasibility Meeting Request Form

(Instructions on next page)

	Primary Contact*	Alternate Contact
Applicant Name:*	Sam Dehaybi	Nicholas Kehl
Phone:	(512) 672-8974	(512) 672-8979
Email Address:*	sdehaybi@bowmanconsulting.com	nkehl@bowmanconsulting.com
Applicant Company Name:*	Bowman Consulting	Bowman Consulting
Company Mailing Address:*	1120 S Capital of Texas Hwy	Building 3, Ste 220
C8 or SP Case Number (if any):	SP-2019-0576C	
Drainage Reviewer (if assigned):	Sona Singh	
Project Name:*	Tuscany Park Tract 4	
Appraisal District:*	Travis CAD	
Appraisal District Parcel ID:*	0233280220	
Land Appraisal Value:*	N/A	
Property Address:*	9219 Tuscany Way	
Type of project (select one):*	commercial/multi-family residential <input checked="" type="radio"/> single family residential <input type="radio"/>	
Watershed:*	Walnut Creek	
Jurisdiction:*	Austin Full Purpose	
COA Map Grid:*	N28	
Zoning Designation:*	LI-CO	
Total Property/Project Area (acres):*	13.28	
Existing Impervious Cover (acres):**	0.00	
Existing Impervious Cover (percentage of property):**	0.00%	
Proposed Impervious Cover (acres):**	5.16	
Proposed Impervious Cover (percentage of property):**	39.00%	
Other relevant/helpful project information:		

* Field is required;

** Provide (at a minimum) either acres or percentage of existing and proposed impervious cover.

RSMP Participation – Feasibility Meeting Request Form Instructions

Submit this form via email to RSMP@austintexas.gov. Please include project identifying information in the subject line. You may also drop this form off at the Watershed Protection Department, 505 Barton Springs Road, 12th floor, Austin, TX 78704 during regular business hours. Once we have reviewed this form, we will contact you to schedule a RSMP Feasibility Meeting.

You can use online tools such as Property Profile, Zoning Profile Report, and “Find My Drainage Charge” to complete this form as needed. If a site has more than one TCAD ID or address, please provide all relevant items. The 10-digit ID from TCAD should be provided rather than the 6-digit property ID.

All watersheds in the City of Austin participate in the RSMP. However, some watersheds drain to other jurisdictions or otherwise require coordination from another jurisdiction. You can use the applicable calculator on the website: austintexas.gov/rsmp to obtain an estimate of the participation payment that would be required if the project is approved for participation via payment in lieu of detention. City staff will determine the final payment amount if the project is approved for participation in RSMP.

If you have questions, please send us an email at RSMP@austintexas.gov. Please make sure to include project identifying information in any email sent – this will ensure a helpful and speedy reply to your question(s). The following is a brief description of what you can expect from the RSMP process.

Step 1: Complete the RSMP Feasibility Meeting Request Form

- (a) If your project already has a COA Case Number and drainage reviewer, please include that information on the form.
- (b) If your project does not yet have a COA Case Number and/or drainage reviewer, please make a note on the form and include as much of the information as possible and any other descriptions or information that could be helpful for determining participation.

Step 2: Send completed RSMP Feasibility Meeting Form to RSMP@austintexas.gov and copy your assigned drainage reviewer (if applicable). Please also include anyone that you would like included on the meeting invite.

Step 3: You will receive a meeting invite from the RSMP Team. We will contact you with any further questions or clarifications needed before the meeting.

Step 4: Prepare for and attend feasibility meeting. There are documents available for download on the website that explain basic drainage analysis requirements depending on whether the site drainage discharges directly into a stream or creek, into existing drainage system, or if in-kind improvements are being constructed.

Typical agenda includes introductions, overview of RSMP participation options, an overview/description/explanation of your project (by applicant - you), and a discussion of possibilities for participation for your particular site and project. The goal of the meeting is to come to an agreement on whether the project will participate in RSMP, and if so, what is required for participation (analysis, payment, in-kind improvements, etc.).

Step 5: Decide whether to proceed with RSMP participation for the project

- (a) Complete formal application and send to RSMP@austintexas.gov with all supporting analysis and documentation as discussed in the Feasibility Meeting. If a follow up meeting is needed to clarify any requirements, please request one by emailing RSMP@austintexas.gov.
- (b) If the project will not participate, please send an email to RSMP@austintexas.gov.



Owners' Authorization Letter **For delegating requests and applications**

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are respectfully requesting processing and approval of the above referenced permit(s) review. I/we hereby authorize the Applicant listed on this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

Section 1: Signatures

First Owner's Signature R. Tyler McElroy

Date 12/13/2019

First Owner's printed name R. Tyler McElroy

Second Owner's Signature [Signature]

Date 12/13/2019

Second Owner's printed name Sean Wood

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: Tuscany Park Tract4
2. COUNTY APPRAISAL DISTRICT PROPERTY ID (#'s): 780173
3. ADDRESS/LOCATION OF PROJECT: Southeast Intersection of Ferguson Ln and Tuscany Way
4. WATERSHED: Walnut Creek--Colorado River
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 0 (#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):

_____(#s) Spring(s)/Seep(s) _____(#s) Point Recharge Feature(s) _____(#s) Bluff(s)
 _____(#s) Canyon Rimrock(s) _____(#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)
Houston Black soils and Urban Land, 0-8% slopes	D	0 to 80 in
Austin- Urban Land Complex, 2-5% slopes	C	0 to 57 in

***Soil Hydrologic Groups Definitions (Abbreviated)**

- A. Soils having a high infiltration rate when thoroughly wetted.
- B. Soils having a moderate infiltration rate when thoroughly wetted.
- C. Soils having a slow infiltration rate when thoroughly wetted.
- D. Soils having a very slow infiltration rate when thoroughly wetted.

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

The site has a slight gradient from 608-feet to 576-feet above mean sea level (amsl). Drainage onsite occurs primarily by sheet flow in an east to north direction. The site has two main channelized surface flow drainages. Primarily, channelized flow occurs within the Ferguson creek that runs west to east across the upper middle portion of the site. The other channelized flow is an unnamed man-made swale along the eastern boundary of the site. The swale captures and conveys the storm water from the adjacent southern and eastern properties. The swale then drains into Ferguson Creek. Ferguson Creek drains to the east into Little Walnut Creek after which Little Walnut Creek drains to the south into Walnut Creek. Lastly, Walnut Creek drains into the Colorado River (Lady Bird Lake).

List surface geologic units below:

Geologic Units Exposed at Surface		
Group	Formation	Member
Taylor Group	Ozan Formation	

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

Locally named Sprinkle Formation "Lower Taylor Marl", Clay, Marly, Calcareous content decreases upward, montmorillonite, some glauconite, phosphate pellets, hematite and pyrite nodules, variable amount of silt size quarts and calcite fragments, become more abundant upward, blocky with conchoidal fracture, light gray to brown; weathers light gray to grayish orange and white, develops poor fissility; thickness approximately 600 ft.

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

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

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

0 (#'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):*

A large agricultural field occupies the majority of Tuscany Park Tract 4. Over all species diversity within the field is very low. Additionally, a large dense wooded path lies in the northern portion of Tuscany Park Tract 4.

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

If yes, list the dominant species below:

Woodland species	
Common Name	Scientific Name
Honey Mesquite	Prosopis glandulosa
Soapberry	Sapindus drummondii
Hackberry	Celtis occidentalis
Cedar Elm	Ulmus crssifolia

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
Johnson Grass	Sorghum hapense

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
Black Willow	Salix nigra	OBL
Water Primrose	Ludwigia octovlavis	OBL

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. WASTE WATER 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 drain field 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.

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

Date(s) ERI Field Assessment was performed: Site Visit Sept 11, 2019
Date(s)

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

Sarah Weber

(737) 213-8557

Print Name

Telephone

Sarah Weber

Digitally signed by Sarah Weber
Date: 2019.09.17 14:59:32 -05'00'

sweber@bowmanconsulting.com

Signature

Email Address

Bowman Consulting Group

September 17, 2019

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).

THIS PROJECT IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE

1	Project Name:	Tuscany Park, Tract 4
2	Project Address:	9219 Tuscany Way, Austin, TX
3	Site Visit Date:	September 11, 2019
4	Environmental Resource Inventory Date:	September 17, 2019

5	Primary Contact Name:	Sarah Weber
6	Phone Number:	737.231.5687
7	Prepared By:	Sarah Weber
8	Email Address:	sweber@bowmanconsulting.com

[illegible]

City of Austin Use Only	
CASE NUMBER: _____	

Please state the method of coordinate data collection and the approximate precision and accuracy of the points and the unit of measurement.

Method	Accuracy
--------	----------

GPS ☐ sub-meter ☐

Surveyed ☐ meter ☐

Other ☐ > 1 meter ☐

Professional Geologists apply seal below

For rimrock, locate the midpoint of the segment that describes the feature.

For wetlands, locate the approximate centroid of the feature and the estimated area.

For a spring or seep, locate the source of ground water that feeds a pool or stream.





FIGURE 2
TUSCANY PARK TRACT 4
AERIAL IMAGERY

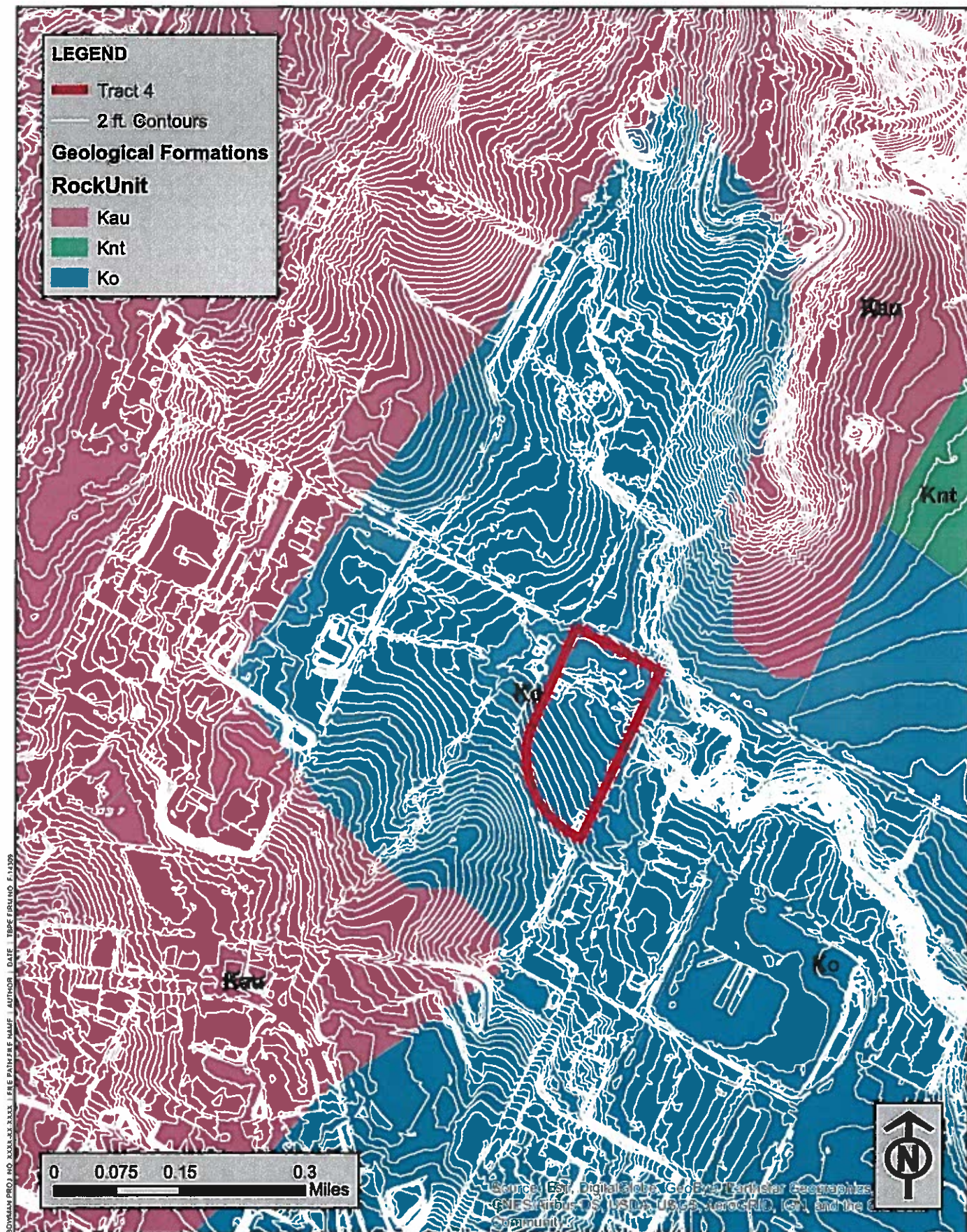
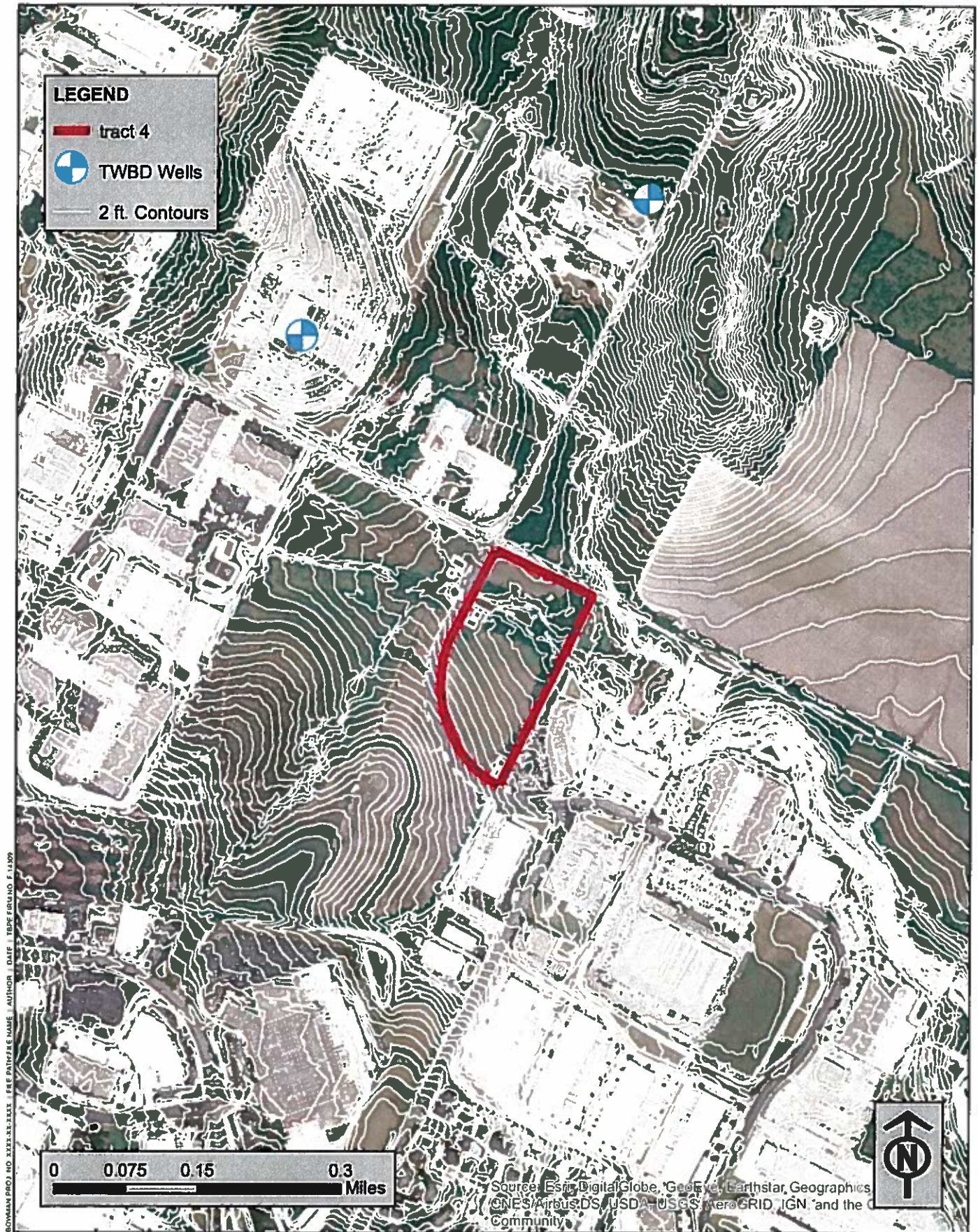


FIGURE 3
TUSCSANY PARK TRACT 4
GEOLOGICAL FORMATIONS WITH 2 FT CONTOURS



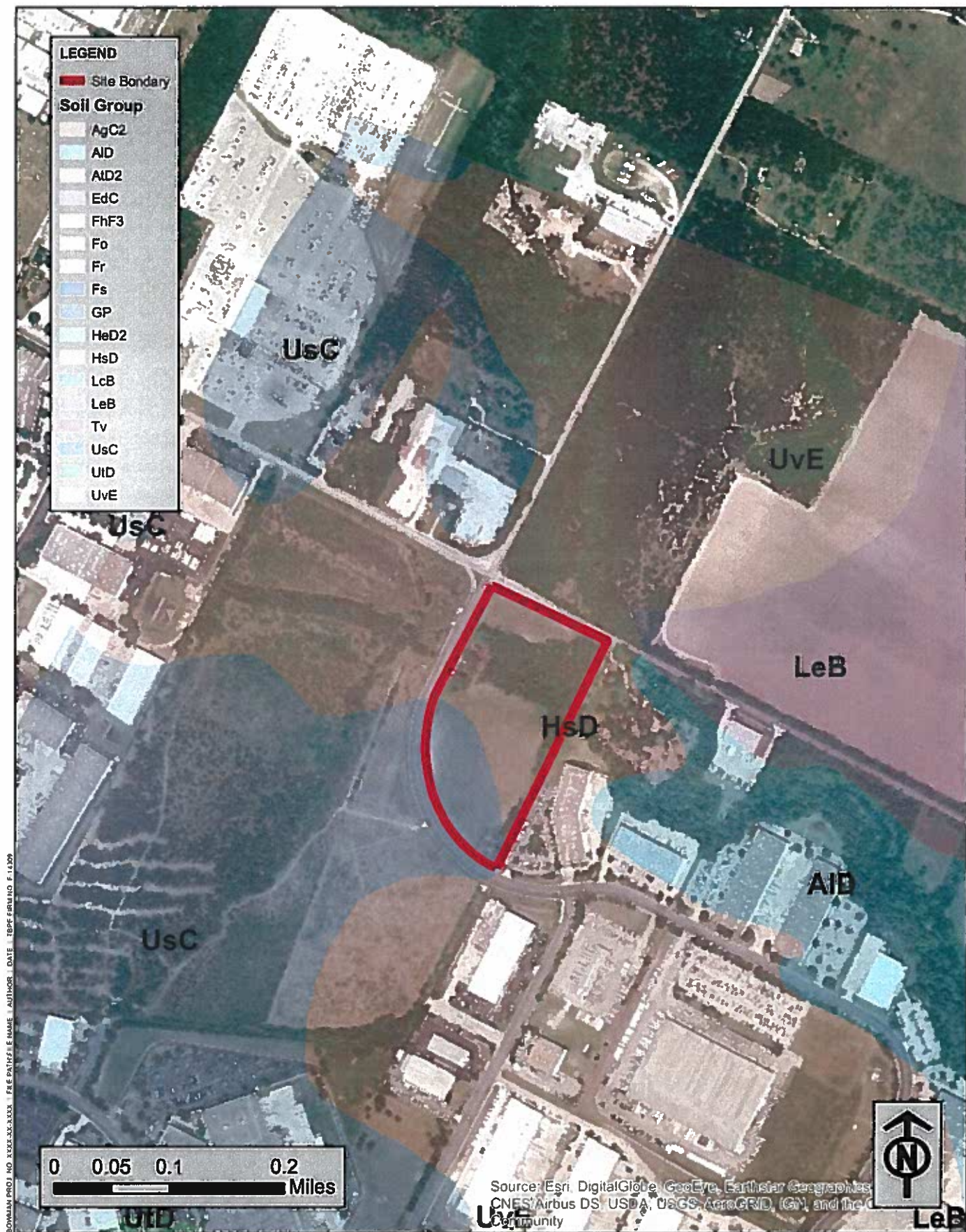
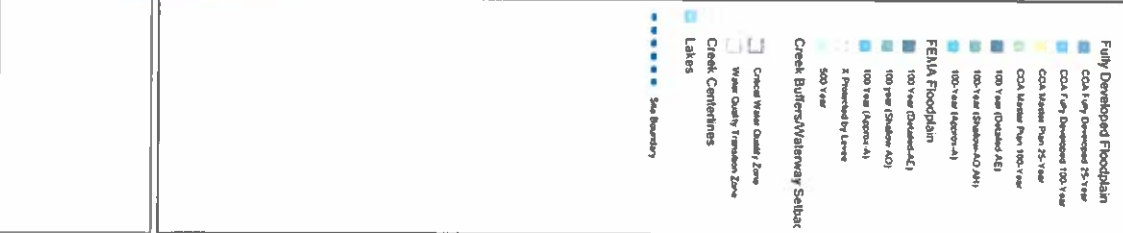


FIGURE 5
TUSCANY PARK TRACT 4
USDA SOIL ASSOCIATIONS

Legend



HISTORICAL AERIAL IMAGERY TUSCANY PARK TRACT 4



0.1
0
0.04
0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed: 1: 2,400

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