SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0146

Z.A.P. DATE: December 17, 2019

SUBDIVISION NAME: Fort Dessau West Preliminary Plan

AREA: 57.7 acres

LOTS: 149

APPLICANT: Ruth May Mulenex, Executor of Estate

AGENT: LandDev Consulting (Keith Parkan, P.E.)

ADDRESS OF SUBDIVISION: 1208 E. Howard Lane

WATERSHED: Harris Branch

COUNTY: Travis

EXISTING ZONING: SF-2-CO

JURISDICTION: Full Purpose

PROPOSED LAND USE: Single Family

VARIANCE: none

STAFF RECOMMENDATION: Staff recommends approval of the preliminary plan, the plan meets all applicable State and City of Austin Land Development Code requirements.

DEPARTMENT COMMENTS: The request is for the approval of the Fort Dessau West Preliminary Plan composed of 149 lots on 57.7 acres. The applicant proposes to subdivide the property for residential use, open space, parkland and roads. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala

E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404
3. LAND TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS REVIEWED DURING THE REVIEW OF CONSTRUCTION PLANS.

(PAMELA ABEE-TAULLI), AN ADMINISTRATIVE MODIFICATION TO THE EASEMENT ROW LINE

APPROVED BY ZONING & PLATTING COMMISSION ON
PRELIMINARY PLAN FOR
FORT DESSAU WEST
AUSTIN, TEXAS 78753

LEGAL DESCRIPTION
A DESCRIPTION OF A 1.75 ACRES TRACT OF LAND LOCATED IN THE ALEXANDER VALLEYS
NE DEVELOPMENT DISTRICT, COUNTY, TEXAS, AND OF THE WRECKED-UP TRACT OF LAND
CONTAINING 67.93 ACRES OF LAND IN AN APPLICATION FOR PROBATE OF WILL AND
EXECUTION OF THE ESTATE OF ETTA B. SMITH DECEASED TO RUTH MAY MULENEX, OF RECORD AS DOCUMENT NO.
C9-2013-01202.

SURVEYOR'S CERTIFICATION

BENCHMARK:

FLOODPLAIN INFORMATION:

WATERSHED INFORMATION:

ENVIRONMENTAL ADMINISTRATIVE VARIANCES TO SECTIONS 25-8-341 AND 25-8-342 OF THE COA LAND DEVELOPMENT CODE,

IN ORDER TO ALLOW FOR A REDUCED WETLAND CEF BUFFER, TO MATCH THE ADMINISTRATIVELY MODIFIED CWQZ, 58,669 SF

PER AN EARLY DETERMINATION LETTER ISSUED BY THE CITY OF AUSTIN'S PARKS AND RECREATION DEPARTMENT, DATED 

LIVE TO DEDICATE LAND BLOCKS 20 AND 28 TO MATCH THE CRITICAL WATER QUALITY ZONE BUFFER AND WETLAND MITIGATION

THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

LAND TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS BLOCK A, LOT 29. LAND WILL BE DEDICATED TO THE CITY

THIS PROJECT IS LOCATED OVER THE EDGED AQUIFER RECHARGE ZONE.

A MIX OF SHADE TREE PLANTINGS, SHRUBS, AND FULL SUN AREA SEEDING (PER COA SPEC 609S). THESE MITIGATION

A PORTION OF THE TRACT IS LOCATED IN A 100-YEAR FLOODPLAIN.

THE PROJECT LOCATION IS THE SAME AS PER THE SUBMITTER'S ENGINEERING DRAWING.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

OWNER:

ENGINEER / SURVEYOR:

PRELIMINARY PLAN FOR
FORT DESSAU WEST
AUSTIN, TEXAS 78753

LEGAL DESCRIPTION
A DESCRIPTION OF A 1.75 ACRES TRACT OF LAND LOCATED IN THE ALEXANDER VALLEYS
NE DEVELOPMENT DISTRICT, COUNTY, TEXAS, AND OF THE WRECKED-UP TRACT OF LAND
CONTAINING 67.93 ACRES OF LAND IN AN APPLICATION FOR PROBATE OF WILL AND
EXECUTION OF THE ESTATE OF ETTA B. SMITH DECEASED TO RUTH MAY MULENEX, OF RECORD AS DOCUMENT NO.
C9-2013-01202.

SURVEYOR'S CERTIFICATION

BENCHMARK:

FLOODPLAIN INFORMATION:

WATERSHED INFORMATION:

ENVIRONMENTAL ADMINISTRATIVE VARIANCES TO SECTIONS 25-8-341 AND 25-8-342 OF THE COA LAND DEVELOPMENT CODE,

IN ORDER TO ALLOW FOR A REDUCED WETLAND CEF BUFFER, TO MATCH THE ADMINISTRATIVELY MODIFIED CWQZ, 58,669 SF

PER AN EARLY DETERMINATION LETTER ISSUED BY THE CITY OF AUSTIN'S PARKS AND RECREATION DEPARTMENT, DATED 

LIVE TO DEDICATE LAND BLOCKS 20 AND 28 TO MATCH THE CRITICAL WATER QUALITY ZONE BUFFER AND WETLAND MITIGATION

THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

LAND TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS BLOCK A, LOT 29. LAND WILL BE DEDICATED TO THE CITY

THIS PROJECT IS LOCATED OVER THE EDGED AQUIFER RECHARGE ZONE.

A MIX OF SHADE TREE PLANTINGS, SHRUBS, AND FULL SUN AREA SEEDING (PER COA SPEC 609S). THESE MITIGATION

A PORTION OF THE TRACT IS LOCATED IN A 100-YEAR FLOODPLAIN.

THE PROJECT LOCATION IS THE SAME AS PER THE SUBMITTER'S ENGINEERING DRAWING.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

OWNER:

ENGINEER / SURVEYOR:

PRELIMINARY PLAN FOR
FORT DESSAU WEST
AUSTIN, TEXAS 78753

LEGAL DESCRIPTION
A DESCRIPTION OF A 1.75 ACRES TRACT OF LAND LOCATED IN THE ALEXANDER VALLEYS
NE DEVELOPMENT DISTRICT, COUNTY, TEXAS, AND OF THE WRECKED-UP TRACT OF LAND
CONTAINING 67.93 ACRES OF LAND IN AN APPLICATION FOR PROBATE OF WILL AND
EXECUTION OF THE ESTATE OF ETTA B. SMITH DECEASED TO RUTH MAY MULENEX, OF RECORD AS DOCUMENT NO.
C9-2013-01202.

SURVEYOR'S CERTIFICATION

BENCHMARK:

FLOODPLAIN INFORMATION:

WATERSHED INFORMATION:

ENVIRONMENTAL ADMINISTRATIVE VARIANCES TO SECTIONS 25-8-341 AND 25-8-342 OF THE COA LAND DEVELOPMENT CODE,

IN ORDER TO ALLOW FOR A REDUCED WETLAND CEF BUFFER, TO MATCH THE ADMINISTRATIVELY MODIFIED CWQZ, 58,669 SF

PER AN EARLY DETERMINATION LETTER ISSUED BY THE CITY OF AUSTIN'S PARKS AND RECREATION DEPARTMENT, DATED 

LIVE TO DEDICATE LAND BLOCKS 20 AND 28 TO MATCH THE CRITICAL WATER QUALITY ZONE BUFFER AND WETLAND MITIGATION

THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

LAND TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS BLOCK A, LOT 29. LAND WILL BE DEDICATED TO THE CITY

THIS PROJECT IS LOCATED OVER THE EDGED AQUIFER RECHARGE ZONE.

A MIX OF SHADE TREE PLANTINGS, SHRUBS, AND FULL SUN AREA SEEDING (PER COA SPEC 609S). THESE MITIGATION

A PORTION OF THE TRACT IS LOCATED IN A 100-YEAR FLOODPLAIN.

THE PROJECT LOCATION IS THE SAME AS PER THE SUBMITTER'S ENGINEERING DRAWING.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

OWNER:

ENGINEER / SURVEYOR:

PRELIMINARY PLAN FOR
FORT DESSAU WEST
AUSTIN, TEXAS 78753

LEGAL DESCRIPTION
A DESCRIPTION OF A 1.75 ACRES TRACT OF LAND LOCATED IN THE ALEXANDER VALLEYS
NE DEVELOPMENT DISTRICT, COUNTY, TEXAS, AND OF THE WRECKED-UP TRACT OF LAND
CONTAINING 67.93 ACRES OF LAND IN AN APPLICATION FOR PROBATE OF WILL AND
EXECUTION OF THE ESTATE OF ETTA B. SMITH DECEASED TO RUTH MAY MULENEX, OF RECORD AS DOCUMENT NO.
C9-2013-01202.

SURVEYOR'S CERTIFICATION

BENCHMARK:

FLOODPLAIN INFORMATION:

WATERSHED INFORMATION:

ENVIRONMENTAL ADMINISTRATIVE VARIANCES TO SECTIONS 25-8-341 AND 25-8-342 OF THE COA LAND DEVELOPMENT CODE,

IN ORDER TO ALLOW FOR A REDUCED WETLAND CEF BUFFER, TO MATCH THE ADMINISTRATIVELY MODIFIED CWQZ, 58,669 SF

PER AN EARLY DETERMINATION LETTER ISSUED BY THE CITY OF AUSTIN'S PARKS AND RECREATION DEPARTMENT, DATED 

LIVE TO DEDICATE LAND BLOCKS 20 AND 28 TO MATCH THE CRITICAL WATER QUALITY ZONE BUFFER AND WETLAND MITIGATION

THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

LAND TO BE DEDICATED IS SHOWN ON THIS PRELIMINARY PLAN AS BLOCK A, LOT 29. LAND WILL BE DEDICATED TO THE CITY

THIS PROJECT IS LOCATED OVER THE EDGED AQUIFER RECHARGE ZONE.

A MIX OF SHADE TREE PLANTINGS, SHRUBS, AND FULL SUN AREA SEEDING (PER COA SPEC 609S). THESE MITIGATION

A PORTION OF THE TRACT IS LOCATED IN A 100-YEAR FLOODPLAIN.

THE PROJECT LOCATION IS THE SAME AS PER THE SUBMITTER'S ENGINEERING DRAWING.

NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

OWNER:

ENGINEER / SURVEYOR:

PRELIMINARY PLAN FOR
FORT DESSAU WEST
AUSTIN, TEXAS 78753

LEGAL DESCRIPTION
A DESCRIPTION OF A 1.75 ACRES TRACT OF LAND LOCATED IN THE ALEXANDER VALLEYS
NE DEVELOPMENT DISTRICT, COUNTY, TEXAS, AND OF THE WRECKED-UP TRACT OF LAND
CONTAINING 67.93 ACRES OF LAND IN AN APPLICATION FOR PROBATE OF WILL AND
EXECUTION OF THE ESTATE OF ETTA B. SMITH DECEASED TO RUTH MAY MULENEX, OF RECORD AS DOCUMENT NO.
C9-2013-01202.
Lot No.

PROPOSED IMPERVIOUS COVER WITHIN RIGHT OF WAY = 197,774 SF

TOTAL ON-SITE IMPERVIOUS COVER = 557,582 SF = 12.80 ACRES

RESIDENTIAL LOT TABLE

<table>
<thead>
<tr>
<th>Lot No.</th>
<th>BLOCK J</th>
<th>BLOCK K</th>
<th>BLOCK A</th>
<th>BLOCK H</th>
<th>Block</th>
<th>Area (AC)</th>
<th>Area (SF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>14</td>
<td>8.15</td>
<td>6.30</td>
<td>6.50</td>
<td>5.60</td>
<td>6,009.53</td>
<td>6,009.53</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>8.15</td>
<td>6.30</td>
<td>6.50</td>
<td>5.60</td>
<td>6,000.00</td>
<td>6,000.00</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>8.15</td>
<td>6.30</td>
<td>6.50</td>
<td>5.60</td>
<td>6,000.00</td>
<td>6,000.00</td>
<td></td>
</tr>
</tbody>
</table>

GENERAL NOTES:

I, Keith E. Parkan, am authorized under the laws of the State of Texas to practice the
keith.parkan@landdevconsulting.com
Texas Registration No. - P.E. 88601

The 100 year floodplain is contained within the drainage easements shown hereon. A
completed application for the determination of floodplain boundary. A copy of the
________________________________ Date: _________________

11. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF
AUSTIN ENVIRONMENTAL CRITERIA MANUAL.

12. THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION
OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT
CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY
OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR
WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO
AUSTIN ENERGY’S DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY
THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING
AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC & NEC) MAY BE FOUND IN AUSTIN ENERGY’S DESIGN
CONSULTING, LLC

13. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

14. NO RESIDENTIAL USES ARE ALLOWED ON LOTS 15 AND 16, BLOCK K, AND LOTS 13 AND 28, BLOCK H. THESE ARE OPEN SPACE
LOT NECESSARY TO KEEP EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK.

15. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS
PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

16. NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS
PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO
AUSTIN ENERGY’S DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY
THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING
AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC & NEC) MAY BE FOUND IN AUSTIN ENERGY’S DESIGN
CONSULTING, LLC

10. THE OWNER OF THIS SUBDIVISION FABER TREE AND AUSTIN, TEXAS. THESE FOUR LOTS WILL BE MANAGED BY THE CITY OF AUSTIN.

9. THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION
OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT
CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY
OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR
WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO
AUSTIN ENERGY’S DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY
THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING
AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC & NEC) MAY BE FOUND IN AUSTIN ENERGY’S DESIGN
CONSULTING, LLC

FOLLOWING SUBDIVISION IMPROVEMENTS:

EXTENT NECESSARY TO KEEP EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK.

12. THE OWNER OF THIS SUBDIVISION AND THE OWNER'S SUCCESSORS AND ASSIGNS ARE RESPONSIBLE FOR CONSTRUCTION
OF SUBDIVISION IMPROVEMENTS THAT COMPLY WITH CITY OF AUSTIN REGULATIONS. THE OWNER UNDERSTANDS THAT PLAT
CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY
OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR
WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO
AUSTIN ENERGY’S DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY
THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING
AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC & NEC) MAY BE FOUND IN AUSTIN ENERGY’S DESIGN
CONSULTING, LLC

B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS,
 Landowner must pay the City Inspection Fee with the Utility Construction.

AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY
THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS, THE MINIMUM PARKING
AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC & NEC) MAY BE FOUND IN AUSTIN ENERGY’S DESIGN
CONSULTING, LLC

AUSTIN, TEXAS