SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0146.1A
Z.A.P. DATE: December 17, 2019

SUBDIVISION NAME: Fort Dessau West Final Plat

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 subdivision, the plat 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 Final Plat composed of 149 lots on 57.7 acres. The applicant proposes to subdivide the property for residential uses, open space, parkland and roads. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala
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PHONE: 512-974-3404
SUBJECT SITE

+/- 57.21 ACRES

DESSAU
DESSAU RD
YAGER
DESSAU RD
PARMER
HOWARD LN

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeraGRID, IGN, and the GIS User Community

Legend

[Red outline] Subject Tract

EXHIBIT A
Site Location Map

LANDDEV
CONSULTING, LLC

FORT DESSAU WEST

B-14

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1. No lot in this subdivision shall be occupied until connected to the City of Austin Water and Wastewater System.

2. The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin Utility Design Criteria. The water and wastewater utility plan must be reviewed and approved by Austin Water. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility connection.

3. All streets, drainage, sidewalks and erosion controls shall be constructed and installed to City of Austin standards. A minimum parking space shall be provided for each lot. The driveways may be counted as one of the two spaces required for each unit. For any lot with 6 or more bedrooms, the minimum parking requirements are one space per bedroom. (LDC 25-3001)

4. Public sidewalks, built to City of Austin standards, are required along the following streets: Maier Drive, Kleb Street, Lubec Drive, Zuhause Drive and Bavarian Forest Drive. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of the Occupancy Certificate of Occupancy, building permits, or utility connections by the governing body or utility company. (LDC 25-8-511)

5. Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall runoff shall be held to the amount existing at undeveloped status by ponding or other approved methods.

6. No buildings, landscaping or other obstructions are permitted in drainage easements except as approved by City of Austin or Travis County.

7. All drainage easements on private property shall be maintained by the property owner or assign. 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 vacation or replatting may be required, at the owner’s expense, if plans to construct this subdivision do not comply with regulations.

8. All property owners shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.

9. Water quality controls are required for all development pursuant to the Land Development Code.

10. The owner shall be responsible for the installation of temporary erosion control, revegetation and tree protection. In addition, the owner shall be responsible for any initial pruning and tree removal that is within ten feet from the center line of the proposed overhead electrical facilities designed to provide electric service to this project. The owner shall include Austin Energy's work within the limits of construction for this project.

11. The owner is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas State laws pertaining to clearances when working in close proximity to overhead power lines and equipment. Austin Energy will not render electric service unless required clearances are maintained. All costs incurred because of failure to comply with the required clearances will be charged to the owner.

12. All electric easements must be shown on all plan sheets, left clear for electric use and maintenance on a 24/7 basis in perpetuity and maintain necessary clearances from any proposed structures, vegetation, etc. at all times. Necessary clearance information (AE, OSHA, NESC & NEC) may be found in Austin Energy's design criteria manual - Section 1.5.3.9. The manual is available on Austin Energy’s website under contractors/electric service design and planning.

13. A ten foot electric and telecommunications easement is hereby dedicated adjacent to all right of way on this plat.

14. The water and/or wastewater easements indicated on this plat are for the purpose of construction, operation, maintenance, repair, replacement, upgrade, decontamination and removal of water and/or wastewater facilities and appurtenances. No objects, including but not limited to, buildings, retaining walls, trees or other structures are permitted in water and/or wastewater easements except as approved by the Austin Water Utility.

15. Parkland dedication is required per City Code 25-1-001, as amended. Parkland dedication has been provided for 143 units by the dedication of 5.82 acres of land. Fiscal surety was posted with the City until the land is dedicated.

16. Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin.

17. The owner shall maintain property and improvements that comply with the City of Austin regulations. The owner understands that plat vacation or replatting may be required, at the owner’s expense, if plans to construct this subdivision do not comply with regulations.

18. To the Construction Agreement pertaining to this subdivision, see the separate instrument recorded as Document No. ____________________, Official Public Records, Travis County, Texas.

19. The construction development density and intensities shall comply with those set forth in the Howard Land and Dessau Road area annexation (Ordinance #031108-18).

20. This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated _______ at _______ o'clock _______ M. and duly recorded on the _______ day of _______ at _______ o'clock _______ M. in the Official Public Records of Travis County, Texas.

21. The purpose of this plat is to create and dedicate a subdivision for residential purposes. The subdivider is responsible for the construction of all streets and facilities needed to serve the lots within the subdivision. This responsibility may be assigned in accordance with the terms of that agreement. For the Construction Agreement pertaining to this subdivision, see the separate instrument recorded as Document No. ____________________, Official Public Records, Travis County, Texas.

22. The subdivider is responsible for providing all streets, drainage, sidewalks and erosion controls as required by the City of Austin. Zuhause Drive and Bavarian Forest Drive. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of the Occupancy Certificate of Occupancy, building permits, or utility connections by the governing body or utility company. (LDC 25-8-511)

23. Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin.