SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2018-0167

Z.A.P. DATE: 6.16.2020

SUBDIVISION NAME: Addison Section 5 - Preliminary Plan

AREA: 23.718 Acres

LOT(S): 144 Total Lots

OWNER/APPLICANT: CARMA Properties Westport

AGENT: Kitchen Table Solutions

(Chad Matheson)

(Jonathan Fleming)

ADDRESS OF SUBDIVISION: Near South US Highway 183 and Dee Gabriel Collins Road

GRIDS: L:13/14

COUNTY: Travis

WATERSHED: Onion and Cottonmouth Creeks

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Single-Family Residential

ADMINISTRATIVE WAIVERS:
None

VARIANCES:
None

SIDEWALKS: Sidewalks will be provided on both sides of all internal and boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a preliminary plan located in the county and in the City of Austin’s 2 Mile ETJ. The plan is composed of 144 lots on 23.718 acres. The proposed subdivision includes 141 single-family lots and 3 open-space and landscape lot. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

COUNTY COMMENTS
This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. “Other” can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county. As part of review process, the local school district was sent a copy of the proposed preliminary plan for input, review and comment and as of today, the staff has not received any comments from the school district.
The closes school is the John Ojeda Jr. High School on McKinney Falls Parkway and the Smith Elementary School on Smith School Road. The closes fire station is EDS #11 located on FM 812.

**ISSUES:**
Staff has not received any inquiries from anyone regarding the plan.

**STAFF RECOMMENDATION:** The preliminary plan meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Jose Luis Arriaga
PHONE: 854-7562
Email address: joe.arriaga@traviscountytx.gov
ADDISON SECTION 5 PRELIMINARY PLAN
SMALL LOT SUBDIVISION
U.S. HIGHWAY 183 AND DEE GABRIEL COLLINS ROAD
TRAVIS COUNTY AND THE CITY OF AUSTIN ETJ, TEXAS
SEPTEMBER 2018

VARIANCES:

1. An administrative variance has been granted in accordance with LC2-36-0-ADD010, to allow all of not more than 2 feet.

NOTES:

The project is located in the continuously leachate watershed, which is classified as a special flood hazard. The project is located within the boundaries of the FEHA 100 year floodplain. This project was approved by the Travis County, Texas, Teenage, and Landfill Authority, January 4, 2018. The project is not located within the Travis County adjustable regulation zone.

DESIGNER:
KITCHEN TABLE CIVIL SOLUTIONS
2824 S. 19TH ST, AUSTIN, TX 78705
P: (512) 706-1714

SURVEYOR:
R. W. SMITH & SONS, INC.
2824 S. 19TH ST, AUSTIN, TX 78705
P: (512) 706-1714

CIVIL ENGINEER:
AUSTIN ENGINEERING
2824 S. 19TH ST, AUSTIN, TX 78705
P: (512) 706-1714

SENIOR CIVIL ENGINEER:
KITCHEN TABLE CIVIL SOLUTIONS
2824 S. 19TH ST, AUSTIN, TX 78705
P: (512) 706-1714

LEGAL DESCRIPTION:

23.54 ACRES IN THE ESTATES II, TRAVIS COUNTY, TRAVIS COUNTY; SEC. 12, T28S, R120E, RA, (N.E. 1/4, SW. 1/4, NW. 1/4 OF SEC. 11), BAYARD POINTE PHASE XII, ETJ, THIS PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE TRAVIS COUNTY REAL ESTATE SUBDIVISION REGULATIONS, AND ANY OTHER APPROPRIATE ORDINANCE, RULE OR REGULATION OF THE CITY OF AUSTIN AND TRAVIS COUNTY, TRAVIS COUNTY, TRAVIS COUNTY, AUSTIN, TX 78705

SEAL:

CERTIFIED COPY

ATTEST:

TRAVIS COUNTY TAX MAPS
05-03-2020
31. IN ACCORDANCE WITH TITLE 30-5-301, INDIVIDUAL DRIVEWAYS FOR SINGLE FAMILY LOTS SHALL NOT BE CONSTRUCTED ON SLOPES GREATER THAN 15%.

32. A HOME-OWNER'S ASSOCIATION WILL BE CREATED FOR THE SINGLE FAMILY AND OPEN SPACE LOTS INCLUDED IN THIS PRELIMINARY PLAN.

33. IF RESIDENTIAL BUILDING PERMITS FROM THE CITY OF AUSTIN ARE REQUIRED FOR DEVELOPMENT IN THIS SUBDIVISION, THE REQUIREMENT OF ORDINANCE

7. DRAINAGE EASEMENTS: 15 FEET IN WIDTH ARE FOR ENCLOSED STORM SEWERS. EASEMENTS FOR OPEN CHANNELS SHALL BE A MINIMUM OF 25 FEET WIDE.

34. TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH SINGLE FAMILY DWELLING UNIT.

25. THIS SUBDIVISION SHALL BE DEVELOPED AND CONSTRUCTED AS A SMALL LOT SUBDIVISION IN COMPLIANCE WITH TITLE 30-2-232.

8. FISCAL SURETY SHALL NOT BE REQUIRED UNTIL FINAL PLAT APPROVAL. FISCAL SURETY SHALL BE PROVIDED FOR THE SUBDIVISION IMPROVEMENTS:

38. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS

39. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE

40. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY

11. ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.

100 YEAR FLOOD PLAIN:

13. ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF

14. ALL DETENTION AND WATER QUALITY PONDS LOCATED IN OPEN SPACE/DRAINAGE LOTS WILL BE MAINTAINED BY THE HOMEOWNER'S

15. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OWNERSHIP, MAINTENANCE AND PAYMENT OF TAXES FOR ALL LOTS

16. THE OWNER/BUILDER OF THE LOT SHALL INSTALL AND MAINTAIN TEMPORARY EROSION Silt Fence Downhill of All Disturbed Areas during the Period of House Construction.

17. THE OWNER/BUILDER OF THE LOT SHALL INSTALL AND MAINTAIN TEMPORARY EROSION Silt Fence Downhill of All Disturbed Areas during the Period of House Construction.

18. BARRIERS AND MATTING WILL BE PROVIDED AND MAINTAINED TO LIMIT PUBLIC ACCESS TO THE SPECIAL USE AREAS OF THE SUBDIVISION.

19. WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF AUSTIN.

20. INSPECTED, AND ACCEPTED BY THE CITY OF AUSTIN.

21. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN ROADWAY STANDARDS ARE REQUIRED ALONG PROPOSED STREETS IN ACCORDANCE WITH THE CITY OF AUSTIN ROADWAY STANDARDS REQUIREMENTS.