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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0058

ZAP DATE: November 19, 2013

SUBDIVISION NAME: Fort Dessau Preliminary Plan

AREA: 145.42 acres

LOT(S): 167

OWNER/APPLICANT: John Colbert & Dana Fish

AGENT: Continental Homes of Texas LP/ Gray Engineering Inc.

ADDRESS OF SUBDIVISION: Northwest of Dessau Road and Fish Lane

GRIDS: P34

COUNTY: Travis

WATERSHED: Harris Branch

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-2, SF-6, MF-3, GR and LR

MUD: N/A

NEIGHBORHOOD PLAN: N/A

PROPOSED LAND USE: Single Family (159 lots), Condos (86), Duplexes (50), Parkland (27.92 acres), and Open Space/PUE/Streets (3.1 acres)

VARIANCE: None

SIDEWALKS: Sidewalks are required.

DEPARTMENT COMMENTS: The request is for approval of the Fort Dessau Preliminary Plan. The proposed preliminary plan is composed of Single Family (159 lots), Condos (86), Duplexes (50), Parkland (27.92 acres), and Open Space/PUE/Streets (3.1 acres). The result is 345 dwellings on 145.42 acres (2.37 dwelling units per acre).

STAFF RECOMMENDATION: The staff recommends approval of the plan. The plan now meets all applicable State and City of Austin LDC requirements.

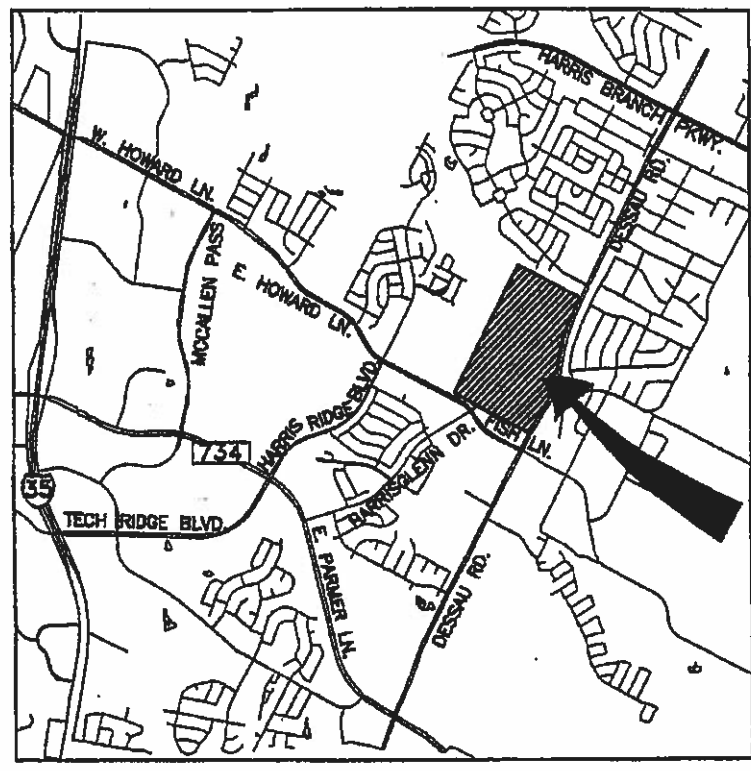
ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@austintexas.gov

PHONE: (512)974-6455

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LOCATION MAP



NOT TO SCALE

SCANNED

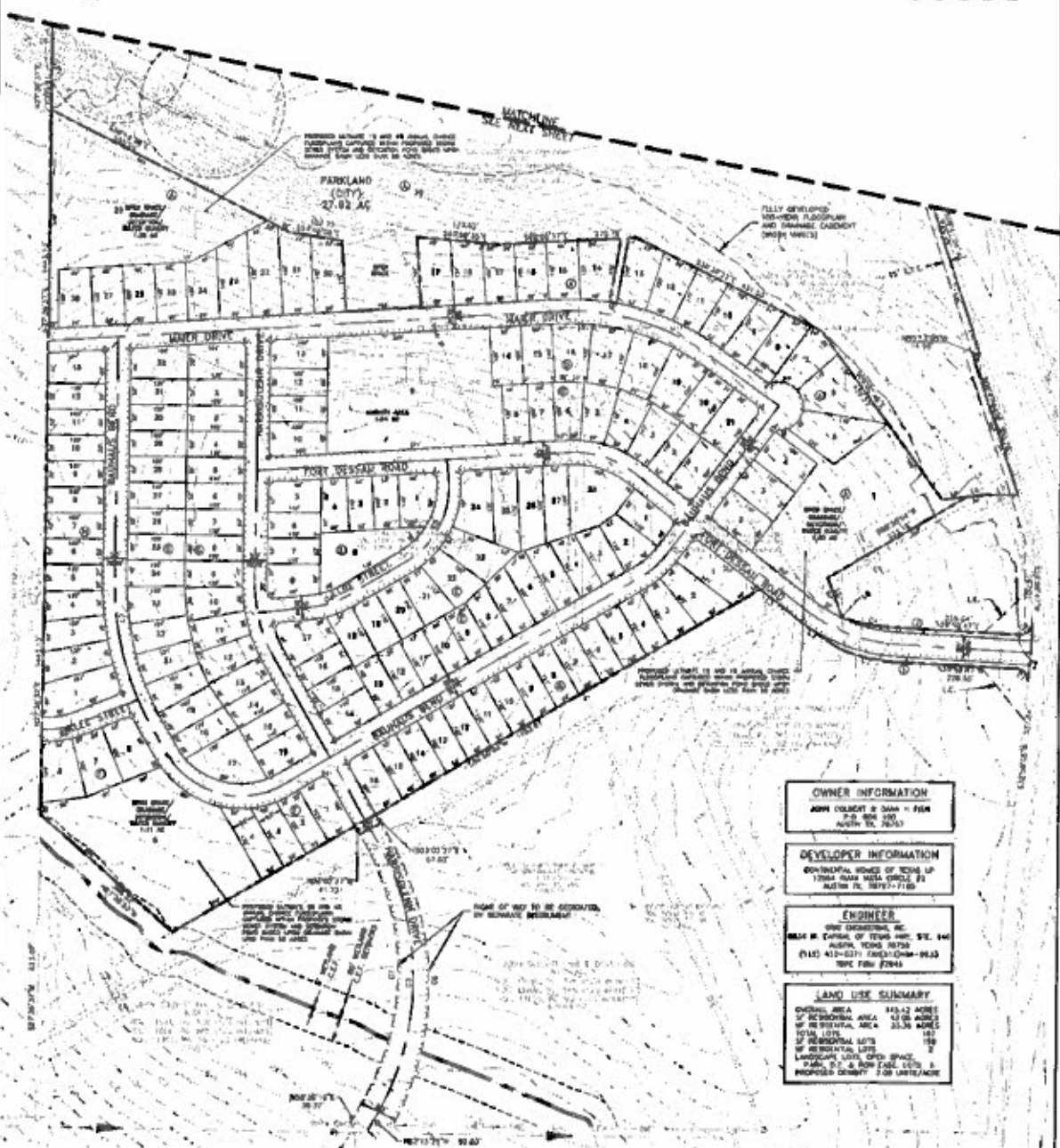
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PRELIMINARY PLAT FORT DESSAU SUBDIVISION

145.42 ACRE TRACT OF FORT DESSAU SUBDIVISION
TRAVIS COUNTY, TEXAS



LOCATION MAP



OWNER INFORMATION
JOHN COLBERT & SON - F&M
P.O. BOX 200
AUSTIN, TX 78751

DEVELOPER INFORMATION
SOUTHWEST BOUND OF TRACT 10
13000 MESA HILLS DRIVE, #1
AUSTIN, TX 78751-7100

ENGINEER
ONE ENGINEERING, INC.
5641 N. CENTRAL OF TEXAS, INC. BLDG.
AUSTIN, TEXAS 78751
(512) 412-6377 FAX: (512) 412-6343
TELEX: 25846

LAND USE SUMMARY
TOTAL AREA 145.42 ACRES
OF RESIDENTIAL AREA 141.08 ACRES
OF RESIDENTIAL AREA 33.38 ACRES
TOTAL LOTS 157
OF RESIDENTIAL LOTS 150
LANDSCAPE LOTS, OPEN SPACE, ETC. 7
PARK, ST. & ROW EASE, UTIL. & PROPOSED DRIVEWAY 7.00 ACRES

STREET SUMMARY

STREET NAME (CLASSIFICATION)	NO.	WIDTH	NO. OF LOTS	NO. OF CURBS	NO. OF SIDEWALKS
LOWER DRIVE (RD 100)	40	30'	40	80	80
FORT DESSAU ROAD (RD 100)	30	30'	30	60	60
UPPER DRIVE (RD 100)	30	30'	30	60	60
WINDY HOLLOW (RD 100)	30	30'	30	60	60
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CENTRELINE CURVE TABLE

NO.	RADIUS	CHORD	DELTA	BEARING	CHORD
C1	150.000	78.278	27.247°	107° 30' 55.294"	48.83
C2	300.000	60.316	6.7321°	107° 42' 51.773"	275.60
C3	150.000	78.278	27.247°	107° 30' 55.294"	48.83
C4	150.000	78.278	27.247°	107° 30' 55.294"	48.83
C5	150.000	78.278	27.247°	107° 30' 55.294"	48.83
C6	150.000	78.278	27.247°	107° 30' 55.294"	48.83

PRELIMINARY PLAN APPROVAL SHEET _____ OF _____
 FILE NUMBER _____ APPLICATION DATE _____
 APPROVED BY BOARD AND COMMISSIONER UNDER SECTION _____
 OF CHAPTER _____ OF THE CITY OF AUSTIN CODE, EXPLANATION _____
 DATE _____ CASE NUMBER _____
 TYPE OF REVISION MAJOR _____ MINOR _____ SECTION YES _____ NO _____

Director, Municipal Planning and Development Services

PRELIMINARY PLAN EXTENDED UNDER CHAPTER 301 OF THE _____
 BY _____ CASE NUMBER _____
 PLAN FILED AS REQUIRED BY THE DEVELOPER WITHIN THE PRESCRIBED PERIOD UNDER CHAPTER 301

COMMENTS _____

- LEGEND**
- EXISTING MAJOR CONTOURS
 - EXISTING MAJOR CONTOURS
 - SUBDIVISION BOUNDARY
 - PROPOSED STREET CENTERLINE
 - PROPOSED 4' SIDEWALK
 - ⊕ BLOCK OR LOT CORNER
 - P.A.C. PUBLIC UTILITY EASEMENT
 - W.C.L. WINDY HOLLOW CEMETERY
 - O.E. OPEN SPACE
 - N.A.T. NATURE RESERVE
 - L.L. LANDSCAPE EASEMENT
 - E.E.E. EASEMENT & TELECOMMUNICATIONS EASEMENT
 - A.P.S.T.E. REAL PROPERTY RECORDS TRACT COUNTY, TEXAS

**PRELIMINARY PLAN
FORT DESSAU SUBDIVISION
SHEET 1 OF 3**

DATE: 10/15/2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: 10/15/2011

ONE ENGINEERING, INC.
 5641 N. CENTRAL OF TEXAS, INC. BLDG.
 AUSTIN, TEXAS 78751
 (512) 412-6377 FAX: (512) 412-6343
 TELEX: 25846

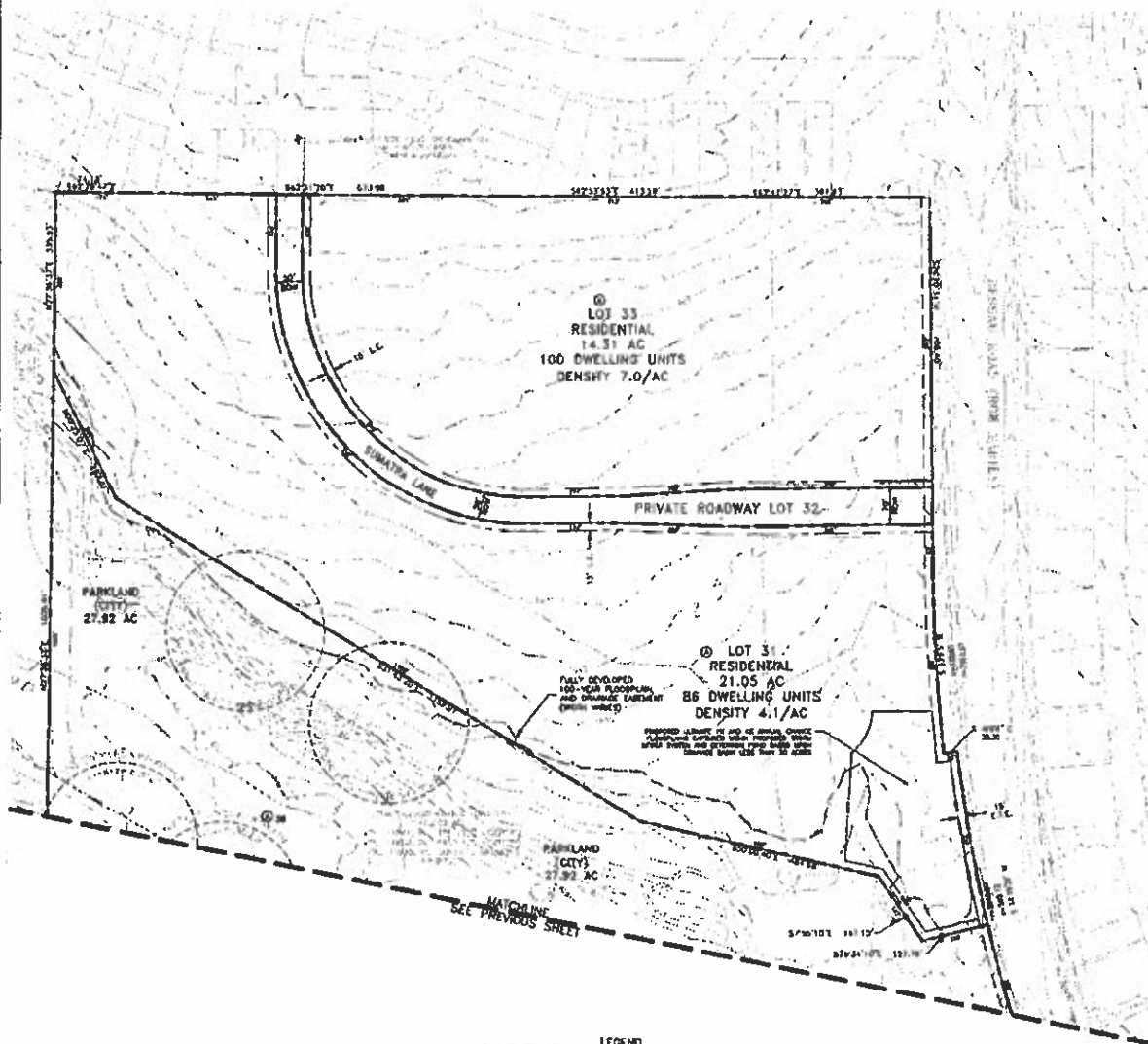
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PRELIMINARY PLAT FORT DESSAU SUBDIVISION

145.42 ACRE TRACT OF FORT DESSAU SUBDIVISION
TRAVIS COUNTY, TEXAS



LOCATION MAP
R.12



PRELIMINARY PLAN APPROVAL

FILE NUMBER _____ APPLICATION DATE _____ SHEET _____ OF _____
 APPROVED BY (NAME AND TITLE) _____ UNDER SECTION _____
 OF CHAPTER _____ OF THE CITY OF AUSTIN CODE, EXPIRATION _____
 DATE _____ CASE MANAGER _____
 IS THIS ORIGINAL APPLICATION DATE _____
 TYPE OF REVIEW: MAJOR _____ MINOR _____ SUBMITTAL YES _____ NO _____

Director, Planning and Development Review

PRELIMINARY PLAN EXTENDED (under Chapter 37) ON _____
 DATE _____ CASE MANAGER _____
 This Plat must be approved by the Commission after public exhibition under Chapter 37
 CONCURRENCY.

- LEGEND**
- DISTRICT BOUNDARY
 - EXISTING 100' CONTOURS
 - SUBDIVISION BOUNDARY
 - PROPOSED STREET CENTERLINE
 - BLOCK OR LOT DIMENSION
 - PUBLIC UTILITY EASEMENT
 - STREET USE EASEMENT
 - INTERIOR EASEMENT
 - DRAINAGE EASEMENT
 - UTILITY ACCESS EASEMENT
 - LANDSCAPE EASEMENT
 - ELECTRIC & TELECOMMUNICATIONS EASEMENT
 - REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

PRELIMINARY PLAN
FORT DESSAU SUBDIVISION
SHEET 2 OF 3

PROJECT NO. 0811-1001-10000-01
 DATE: 08/11/11
 DRAWN BY: LJB
 CHECKED BY: LJB
 REVIEWED BY: LJB

5034 N. Central Expressway
 Austin, Texas 78758
 512.453.1000
 14300000-0001
 14300000-0002
 14300000-0003
 14300000-0004

GRAY
ENGINEERING