

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2023-0233**COMMISSION DATE:** January 30, 2024**SUBDIVISION NAME:** Knox Preserve Preliminary Plan**ADDRESS:** 7304 Knox Lane**APPLICANT:** Chase Equities, Inc**AGENT:** Atwell Group (Connor Overby, P.E)**ZONING:** SF-3 (single family)**NEIGHBORHOOD PLAN:** n/a**AREA:** 5.828 acres (253867.68 sf)**LOTS:** 15**COUNTY:** Travis**DISTRICT:** 5**WATERSHED:** Shoal Creek**JURISDICTION:** Full Purpose**SIDEWALKS:** Sidewalks will be constructed along the street.**VARIANCE:**

1. A Land Use Commission variance is requested to the Land Development Code Section 25-4-171(A) which requires lots to abut a dedicated public street. The preliminary plan proposed for the lots to not front a dedicated public street, and for the lots to have frontage to a private street.

DEPARTMENT COMMENTS:

The request is for the approval of a variance to 25-4-171(A) to allow the lots in the preliminary plan to not front a public street and front a private street.

STAFF RECOMMENDATION:

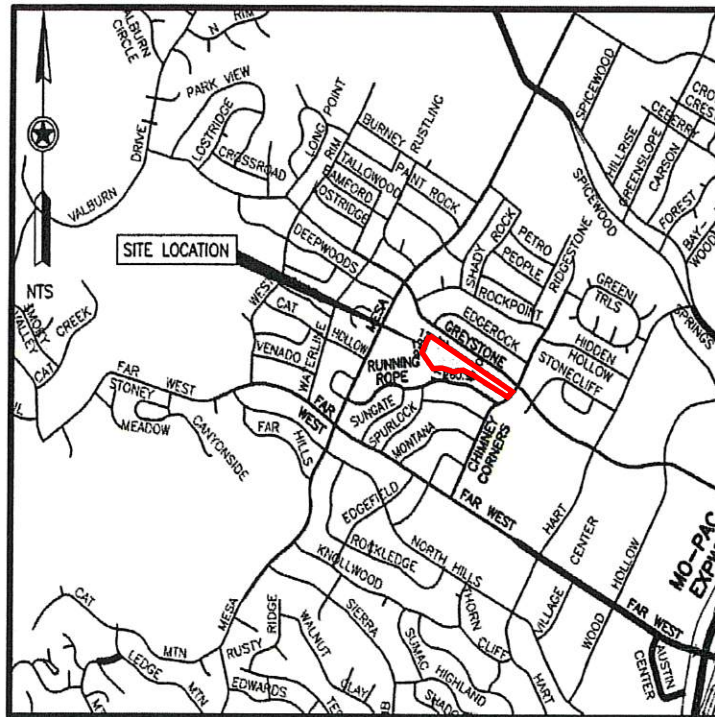
Staff recommends approval of the variance as proposed by the Austin Transportation Department (ATD). Refer Exhibit B for the recommendation from ATD for the approval of the variance to section 25-4-171(A) of the Land Development Code.

CASE MANAGER: Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: Variance Memo

Exhibit C: Proposed Preliminary Plan



NOTE: Not to Scale



TO: Members of the Zoning & Platting Commission

FROM: Renee Johns, Capital Improvement Program Manager
Austin Transportation Department

DATE: December 1, 2022

**SUBJECT: Knox Preserve: C8-2023-0233
Variance of Title 25, Section 25-4-171**

The applicant for the above referenced subdivision is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-171, which requires each lot in a subdivision abut a dedicated public street.

The proposed development is in the City of Austin's full purpose jurisdiction. The site is south of Greystone Dr. and West of Chimney Corners. The subdivision preliminary plan consists of 5.828 acres, including 12 residential lots, 2 open space/drainage easement lots, and one private street lot. The proposed subdivision will include a private street in lieu of a public ROW. The private street will be maintained privately by the Home Owners Association (HOA). The proposed street has received the required waivers from the geometric design standards for both the width of the street and cul-de-sac configuration. All other design standards for the private street meet the TCM requirements for a Level 1 street.

Staff recommends approval of the variance for the following reasons:

- The Private Street will provide direct access to a public street (Knox Ave).
- The proposed Private Street does not hinder the implementation of the Austin Strategic Mobility Plan.
- A Public Access Easement (PAE) overlays the proposed private street.
- TPW Transportation Development Services staff has not received any expressed concerns from the neighborhood group nor any opposition to the applicant's request for this variance.

If you should have any questions or require additional information, please feel free to contact me at 512-974-6486.

CC: Cesar Zavala, Senior Planner (DSD)



CONSULTING. ENGINEERING. CONSTRUCTION.

Jose Roig
Director
Development Services Department
City of Austin
6310 Wilhemina Delco Drive
Austin, TX 78752

Knox Preserve
Variance Request and Justification Letter

Dear Mr. Roig:

This project is a proposed low impact, residential subdivision located on a legal tract that has been a single-family residential lot and the remainder of the Running Rope Ranch comprised of 5.82 acres adjacent to the Highland Hills Northwest Subdivision at the end of Knox Lane. On behalf of Knox Preserve, LLC, Texas Engineering Solutions would like to request a variance and/or waiver for the following items associated with the Preliminary Plan for Knox Preserve.

1. Request that the residential lots within this subdivision have access to a private street located entirely within an access, drainage, and PUE lot which has frontage to the public right-of-way for Knox Lane. §25-4-171(A) of the Land Development Code states "each lot in a subdivision shall abut a dedicated public street".
This development is designed to utilize the area adjacent to the street for innovative water quality treatment facilities. These such facilities are not permitted within public right-of-ways under §25-6-52; however, being placed within an access, drainage, and PUE lot the City would be able to access the facilities for routine inspections.
2. Request that the subdivision be allowed to have only one access street which may be granted by the director under §25-4-157(C)(3)(a)&(D)(2)(e)&(h) of the Land Development Code.
The proposed private street is only 385 feet in length and serves only 12 residential dwellings. The only route to provide a secondary access street is through the associated critical water quality zone and several critical environmental feature buffer zones as the remaining perimeter of the site is entirely developed as SF-3 residential.

Atwell LLC, and Knox Preserve, LLC are aware that there are a few waivers and/or variances required to meet the goals of this Low Impact Development. This project has been through the review process a few times before, and we are looking forward to continuing to work with the City staff throughout the development of this highly unique subdivision. If you should have any questions pertaining to this project or if you need further explanation, please feel free to call our office at (512) 904-0505.

Sincerely,

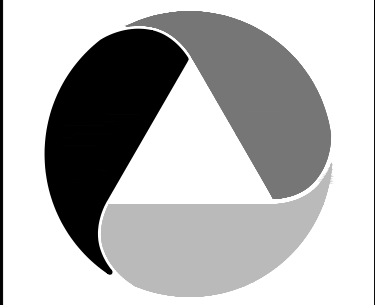


Connor J Overby, PE, CPESC
Project Manager
Atwell, LLC
TBPE Firm #12242



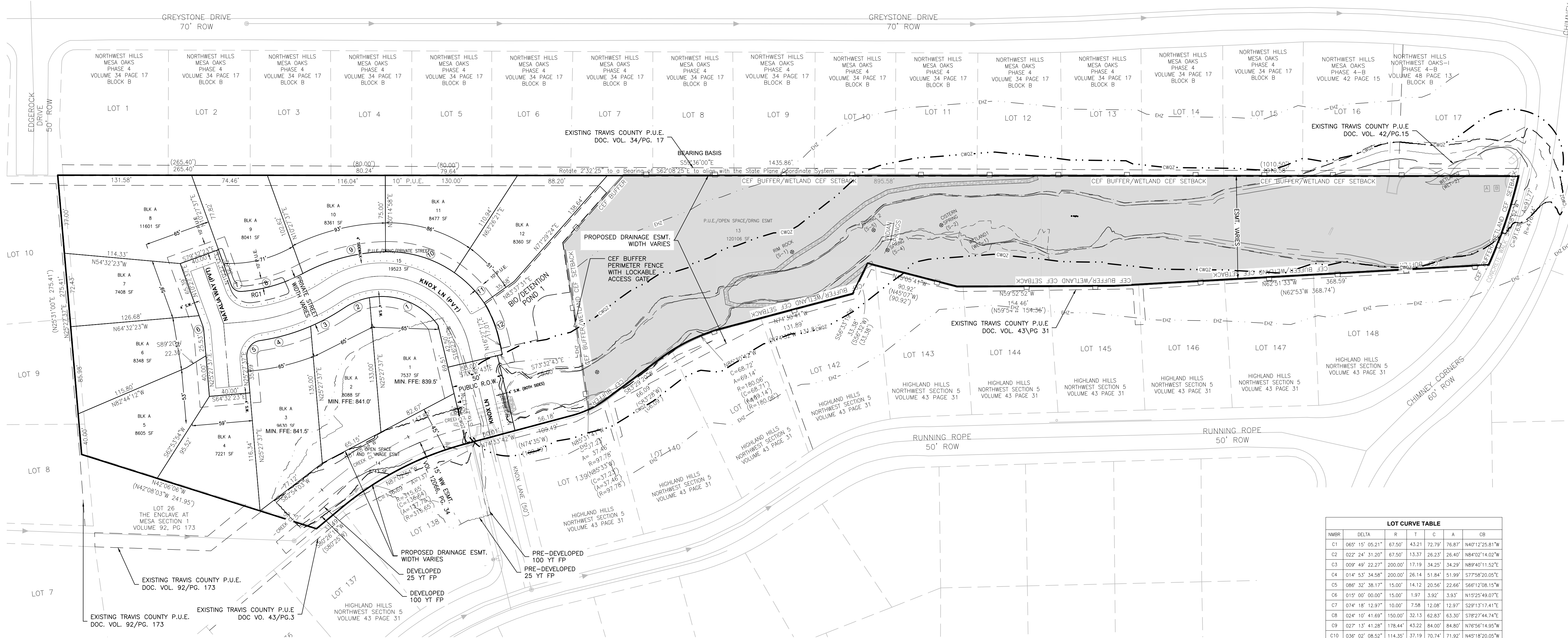
KNOX PRESERVE PRELIMINARY PLAN

EXHIBIT C



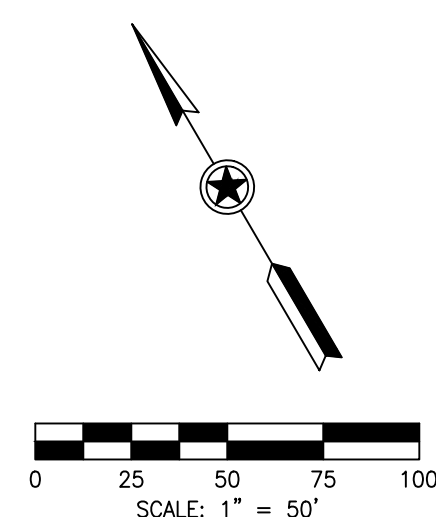
ATWELL
www.atwell-group.com
3815 S. CAPITAL OF TEXAS HIGHWAY, SUITE 300
AUSTIN, TX 78704
O: 512-904-0505
F: 512-904-0509
TBP# No. 12242

PROJECT DATA
COUNTY: TRAVIS
CITY LIMITS/ETJ: AUSTIN
FINAL PLAT NUMBER: N/A
RELATED CASES: N/A
PROJECT ADDRESS:
7304 KNOX LANE
AUSTIN, TX 78731
GRID NUMBER: H30
MAPSCO PAGE: 524
ZONING: SF-3
USAGE: SINGLE FAMILY
FEMA MAP PANEL: 48453C0435H
OWNER / DEVELOPER
OWNER:
CHASE EQUITIES, INC.
3839 BEE CAVES ROAD, SUITE 200
AUSTIN, TX 78746
DEVELOPER:
JIMMY NASSOUR
KNOX PRESERVE, LLC
1200 SAN ANTONIO
AUSTIN, TX 78701
CONSULTANTS:



LOT CURVE TABLE						
NMBR	DELTA	R	T	C	A	CB
C1	065° 15' 05.21"	67.50'	43.21'	72.79'	76.87'	N40°12'25.81"W
C2	022° 24' 31.20"	67.50'	13.37'	26.23'	26.40'	N84°02'14.02"W
C3	009° 49' 22.27"	200.00'	17.19'	34.25'	34.29'	N89°40'11.32"E
C4	014° 53' 34.58"	200.00'	26.14'	51.84'	51.99'	S77°58'20.05"E
C5	086° 32' 38.17"	15.00'	14.12'	20.56'	22.66'	S66°12'08.15"W
C6	015° 00' 00.00"	15.00'	1.97'	3.92'	3.93'	N15°25'49.07"E
C7	074° 18' 12.97"	10.00'	7.58'	12.08'	12.97'	S29°15'17.41"E
C8	024° 10' 41.69"	150.00'	32.13'	62.83'	63.30'	S78°27'44.74"E
C9	027° 15' 41.28"	178.44'	43.22'	84.00'	84.80'	N78°56'14.95"W
C10	036° 02' 08.52"	114.35'	37.19'	70.74'	71.92'	N45°18'20.05"W
C11	021° 00' 44.34"	114.35'	21.21'	41.70'	41.94'	N16°46'53.62"W
C12	018° 12' 16.80"	117.50'	18.83'	37.18'	37.33'	N05°30'28.18"E

SHEET INDEX
1 COVER PRELIMINARY PLAN
2 GENERAL NOTES
NORTH ARROW & SCALE



PROPOSED CONTOURS
EXISTING CONTOURS
SITE BOUNDARY
RIGHT OF WAY
STREET CENTERLINE
PROPOSED SIDEWALK
CURB AND GUTTER
EXISTING EASEMENT
CWOZ 50' SETBACK
EROSION HAZARD ZONE
CREEK CENTERLINE
PRE-DEVELOPED 25 YR FLOOD PLAIN
PRE-DEVELOPED 100 YR FLOOD PLAIN
DEVELOPED 25 YR FLOOD PLAIN
DEVELOPED 100 YR FLOOD PLAIN
CEF BUFFER

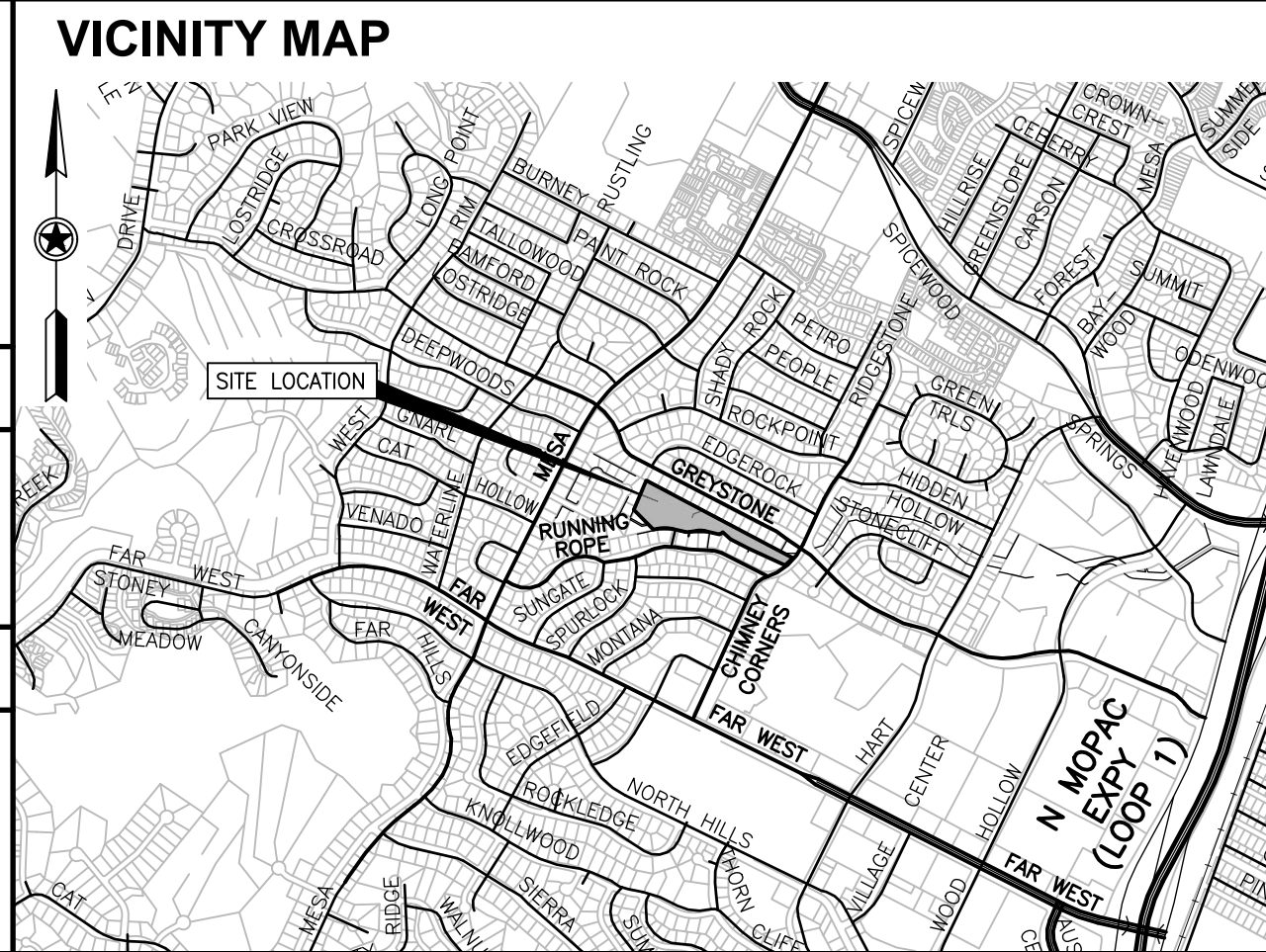
LEGAL DESCRIPTION
5.772 ACRES OF ABSTRACT 217, SURVEY 15, G.W. DAVIS, AUSTIN, TRAVIS COUNTY, TEXAS.
0.0326 ACRES OF ABSTRACT 217, SURVEY 15, G.W. DAVIS, AUSTIN, TRAVIS COUNTY, TEXAS.

ENGINEER'S CERTIFICATION
I, CONNOR J. OVERBY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF (TITLE 25/TITLE 30) OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

CONNOR J. OVERBY, P.E., CPESC

NOTES
1. THIS PROJECT IS LOCATED IN THE SHOAL CREEK WATERSHED, WHICH IS CLASSIFIED AS A URBAN WATERSHED.
2. THIS PROJECT IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA ECM 1.12.0 AND COA ITEM NO. 6585 OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.E.) OR A GEOLOGIST'S REPRESENTATIVE.
4. FINISHED FLOORS MUST BE AT OR ABOVE THE IDENTIFIED ELEVATION FOR LOTS 1, 2, AND 3.
5. THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CEF AND CEF BUFFER MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.

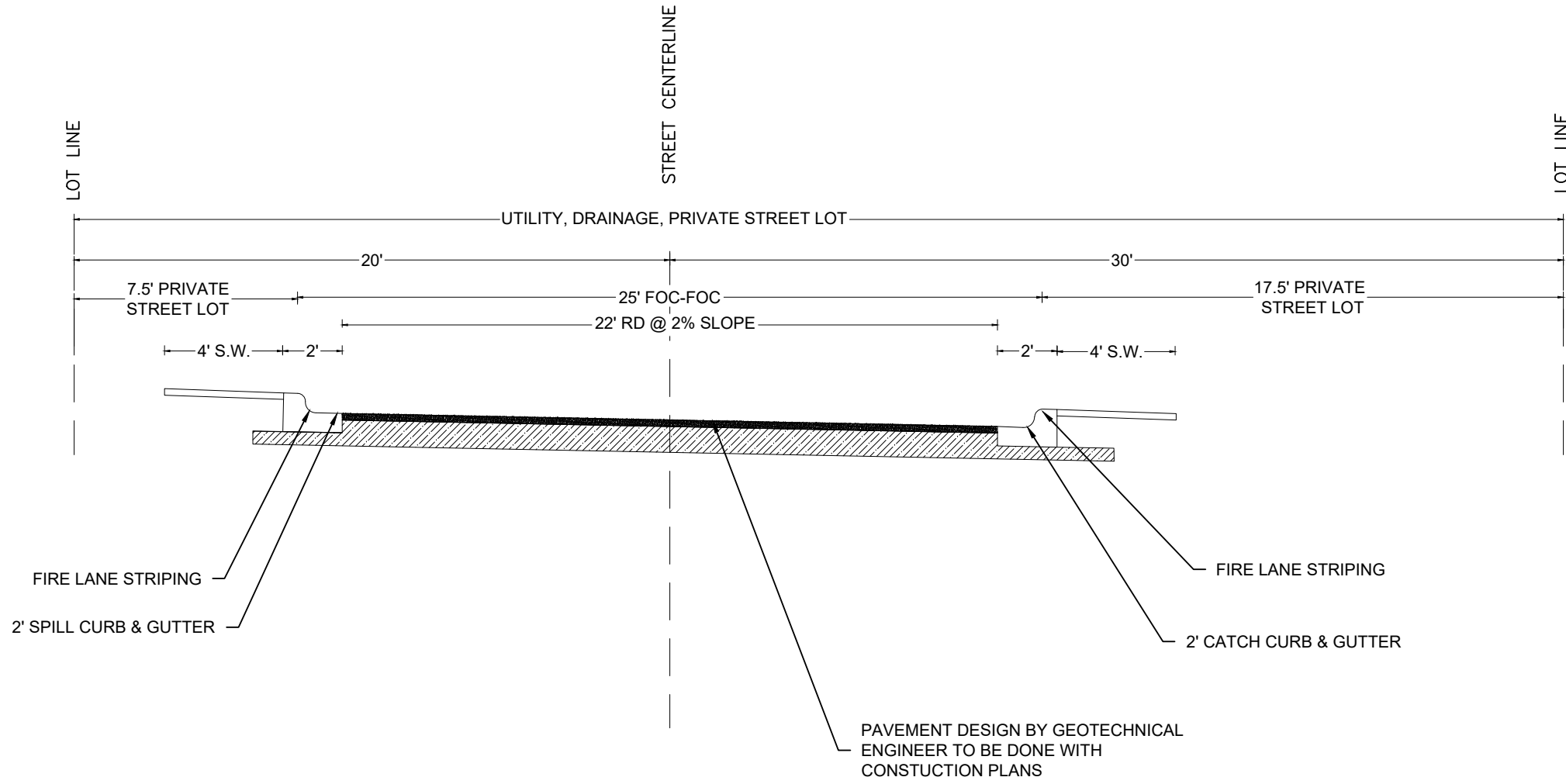
LAND USE SCHEDULE			
	AREA (SF)	AREA (AC)	LOTS
RESIDENTIAL LOTS	101,052	2,320	12
OPEN SPACE	8,743	0.201	1
DRAINAGE/OPEN SPACE/P.U.E.	120,106	2.757	1
ACCESS/DRAINAGE/P.U.E	20,231	0.464	1
NEW RIGHT—OF—WAY	3,878	0.089	—
TOTAL:	253,872	5.828	15
OWNER		DEVELOPER	
CHASE EQUITIES, INC. 3839 BEE CAVES ROAD, SUITE 200 WEST LAKE HILLS, TX 78746		JIMMY NASSOUR KNOX PRESERVE, LLC 12000 SAN ANTONIO AUSTIN, TX 78701	
CONSULTANTS / CONTRACTORS			
ENGINEER: ATWELL, LLC 805 LAS CIMAS PARKWAY, BLDG. 3, SUITE 310 AUSTIN, TEXAS 78746 PHONE: 512.904.0505		SURVEYOR: HOLT CARSON, INC. 1904 FORTVIEW RD AUSTIN, TEXAS 78704 PHONE: 512.442.0990	



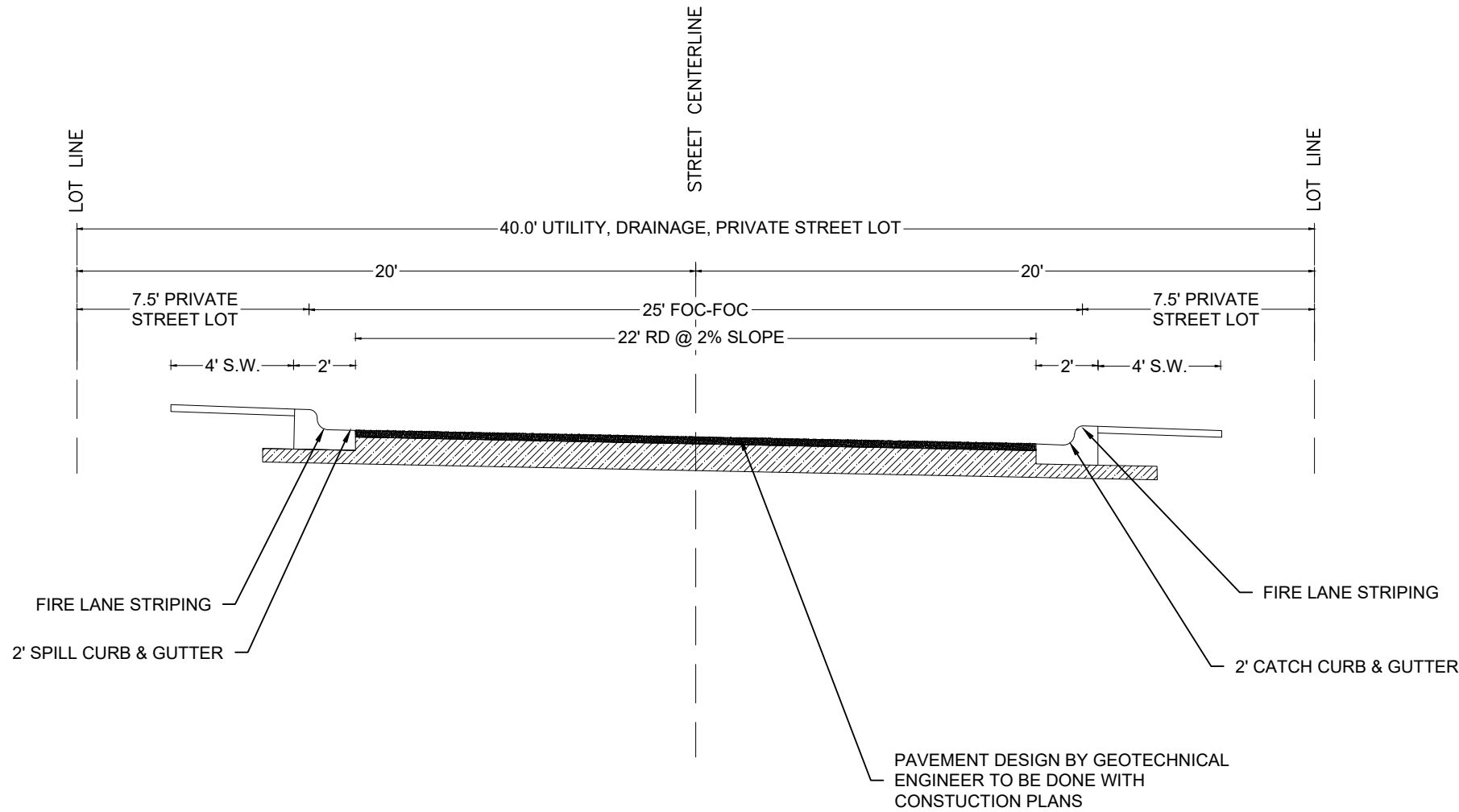
SUBMITTAL DATE: October 9, 2023
CITY APPROVAL
PRELIMINARY SUBDIVISION APPROVAL Sheet 1 of 2
FILE NUMBER: CB-2023-0233 APPLICATION DATE: October 9, 2023
APPROVED ADMINISTRATIVELY ON:
EXPIRATION DATE (LDC 25-4-65):
CASE MANAGER: C. ZAVALA
CESAR ZAVALA FOR:
JOSE ROIG, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE EXPIRATION DATE.

KNOX PRESERVE PRELIMINARY PLAN
COVER PRELIMINARY PLAN
1 OF 2

PRIVATE STREET CROSS SECTION
N.T.S.



PRIVATE STREET CROSS SECTION (HAMMERHEAD)
N.T.S.



STREET CLASSIFICATION (PRIVATE)	
PRIVATE STREET LOT	40' (HAMMERHEAD)
PRIVATE STREET LOT	VARIABLE
STREET WIDTH FOC-FOC	25'
PUBLIC RIGHT OF WAY (75' IN LENGTH)	
RIGHT OF WAY	50'
STREET WIDTH FOC-FOC	TAPER 31'-25'

PRIVATE STREET DESIGN

WIDTH OF ACCESS LOT: VARIES (40 FEET AT TURN-AROUND)
DRIVABLE AREA WIDTH: 25' FEET MINIMUM (SUPER-ELEVATED AT 2.0%)
PAVEMENT WIDTH: 22 FEET MINIMUM (LIP OF GUTTER TO LIP OF GUTTER)
CURB/SHOULDER: SPILL CURB & GUTTER (SAW TOOTH) UPSTREAM SIDE, CATCH CURB & GUTTER ON DOWNSTREAM SIDE
FIRE LANE: FIRE LANE MARKING SHALL BE REQUIRED ON BOTH SIDES OF THE STREET.
SIDEWALKS: 4' BOTH SIDES

PUBLIC R.O.W.

RIGHT OF WAY WIDTH: 50 FEET
PAVEMENT WIDTH: 25 FEET MINIMUM (TAPERS)
CURB/SHOULDER: CURB AND GUTTER
SIDEWALKS: 4' BOTH SIDES

LOT TABLE

LOT #	LOT AREA	LOT ACRES
LOT 1	7,651 S.F.	0.176
LOT 2	8,093 S.F.	0.186
LOT 3	9,630 S.F.	0.221
LOT 4	7,221 S.F.	0.166
LOT 5	8,605 S.F.	0.198
LOT 6	8,348 S.F.	0.192
LOT 7	7,408 S.F.	0.170
LOT 8	11,601 S.F.	0.266
LOT 9	8,040 S.F.	0.185
LOT 10	8,361 S.F.	0.192
LOT 11	8,477 S.F.	0.195
LOT 12	8,360 S.F.	0.192
LOT 13	119,886 S.F.	2.752
LOT 14	8,625 S.F.	0.203
LOT 15	20,231 S.F.	0.464
TOTAL	249,994 S.F.	5.739

NOTES

- NO BUILDING, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN OR TRAVIS COUNTY.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- THIS SUBDIVISION IS IN FULL PURPOSE JURISDICTION CITY OF AUSTIN.
- WATER & WASTEWATER SERVICE WILL BE SERVED BY THE CITY OF AUSTIN, ELECTRIC SERVICE WILL BE PROVIDED BY AUSTIN ENERGY.
- THE TOPOGRAPHY SHOWN ON THESE PLANS WAS DERIVED FROM A SITE TOPOGRAPHY SURVEY PROVIDED BY HOLT CARSON, INC.
- A 10-FOOT PUBLIC UTILITY EASEMENT SHALL BE DEDICATED AROUND THE PERIMETER OF LOT 15 ON THE FINAL PLAT.
- CITY OF AUSTIN STAFF IS GRANTED ACCESS TO MONITOR CRITICAL ENVIRONMENTAL FEATURES WITHIN THE OPEN SPACE/PUBLIC UTILITY EASEMENT/DRAINAGE EASEMENT AND CEF BUFFER AREA.
- 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 REPLATING MAY BE REQUIRED, AT THE OWNERS EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH THE REGULATIONS. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE FUTURE APPROVAL OF VARIANCES TO THE CITY OF AUSTIN REGULATIONS THAT MAY BE REQUIRED AT LATER STAGES OF DEVELOPMENT.
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHODS.
- THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THE TRACT IS WITHIN THE 100 YEAR FLOOD PLAIN OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FROM PANEL #48453C0435H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY.
- ROADWAY STANDARDS: ALL STREETS, WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED TO THE CITY OF AUSTIN'S STANDARDS INCLUDING APPROVED VARIANCES AND WAIVERS.
- NO ON-STREET PARKING WILL BE PERMITTED ALONG THE PRIVATE STREET.
- THE LAYOUT OF THE PRIVATE STREET MUST BE REVIEWED AND APPROVED BY THE CITY OF AUSTIN FIRE DEPARTMENT.
- DRIVEWAY RESTRICTIONS: FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 4% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- GREENBELT AND DRAINAGE EASEMENTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND/OR HIS/HER ASSIGNS. PUBLIC UTILITY EASEMENTS WILL BE FURTHER DEFINED ON THE FINAL PLAT. THESE LOTS ARE RESTRICTED AGAINST RESIDENTIAL DEVELOPMENT. CONSTRUCTION ON SLOPES SHALL BE IN ACCORDANCE WITH CITY OF AUSTIN LAND DEVELOPMENT CODE. A RESTRICTIVE COVENANT IS REQUIRED SIMULTANEOUSLY WITH THE PLAT.
- EROSION AND SEDIMENTATION CONTROLS FOR SINGLE FAMILY CONSTRUCTION: IT SHALL BE THE RESPONSIBILITY OF THE LOT OWNER/ BUILDER TO INSTALL AND MAINTAIN TEMPORARY EROSION AND SEDIMENTATION CONTROLS DOWNHILL OF THE DISTURBED AREAS DURING THE PERIOD OF HOUSE CONSTRUCTION.
- UTILITY SYSTEM: NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE BUILDING IS CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THE SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA INCLUDING APPROVED WAIVERS. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. THE WATER AND WASTEWATER UTILITY CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- THE PROPOSED WATER AND WASTEWATER ALIGNMENTS AND SIZING SHOWN ON THE PRELIMINARY PLAN HAVE NOT BEEN APPROVED BY AUSTIN WATER. FINAL EASEMENTS, IF NECESSARY, MUST BE APPROVED BY AUSTIN WATER AS TO FORM, TYPE, AND WIDTH.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- THIS PROJECT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE ACCORDING TO THE CITY OF AUSTIN.
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT. CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- THIS PROJECT IS SUBJECT TO THE VOID AND WATER FLOW MITIGATION RULE (COA EOM 1.12.0 AND COA ITEM NO. 6585 OF THE SSM) PROVISION THAT ALL TRENCHING GREATER THAN 5 FEET DEEP MUST BE INSPECTED BY A GEOLOGIST (TEXAS P.G.) OR A GEOLOGIST REPRESENTATIVE.
- NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOL, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER THE CITY OF AUSTIN LAND DEVELOPMENT CODE. WASTEWATER DISPOSAL IS PROHIBITED WITHIN THE CEF BUFFER ZONE AND VEGETATIVE COVER MUST BE MAINTAINED TO THE MAXIMUM EXTENT PRACTICABLE. WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED WITHIN CEF BUFFER ZONES.
- A INTEGRATED PEST MANAGEMENT PLAN (IPM) WILL BE REQUIRED. A IPM RESTRICTIVE COVENANT WILL NEED TO BE RECORDED TO TIE THE DOCUMENT TO THE PROPERTY.
- STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PRIVATE STREET INTERSECTIONS. AN ADDITIONAL "PRIVATE STREET" SIGN WILL BE POSTED AT ALL INTERSECTIONS OF PRIVATE STREETS WITH PUBLIC STREETS.
- ALL RESIDENTIAL LOTS MUST CONTAIN AT LEAST THREE TREES OF AT LEAST TWO DIFFERENT SPECIES LISTED IN EOM APPENDIX F. EACH TREE MUST HAVE A MINIMUM DIAMETER OF 2 INCHES AND EACH TREE MUST BE MAINTAINED IN ACCORDANCE WITH THE EOM.
- A FENCE SHALL BE CONSTRUCTED AT OR BEYOND THE PERIMETER OF THE CRITICAL ENVIRONMENTAL FEATURE BUFFER AT THE TIME OF SUBDIVISION CONSTRUCTION. AT LEAST ONE ACCESS GATE WITH LOCKABLE LATCH WILL BE PROVIDED. THE FENCE MUST MEET CITY OF AUSTIN STANDARDS.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

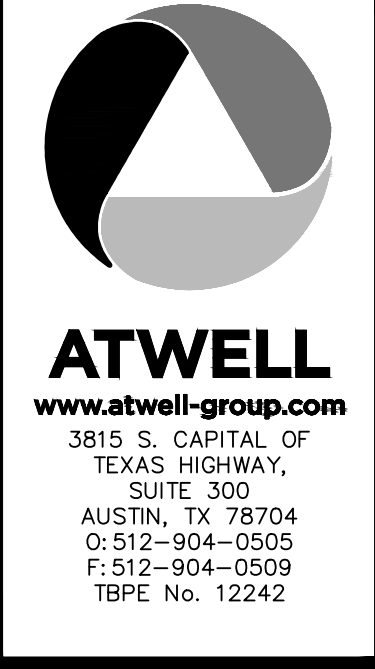
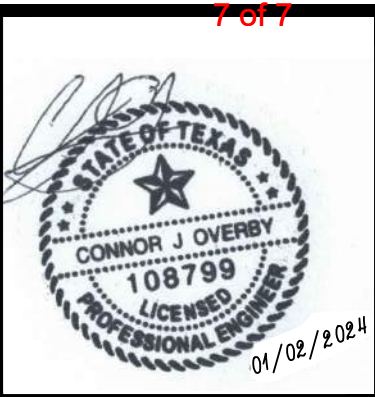
NOTES CONTINUED

- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRIC 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.
- THE OWNER OF THE PROPERTY 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 REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- LOT 13 HAS BEEN IDENTIFIED AS PUBLIC UTILITY/OPEN SPACE LOT. LOT 14 HAS BEEN IDENTIFIED AS AN OPEN SPACE LOT, AND LOT 15 HAS BEEN IDENTIFIED AS A PUBLIC UTILITY/DRAINAGE/PRIVATE STREET LOT. NO RESIDENTIAL USES ARE ALLOWED ON THESE LOTS. LOTS 13, 14, AND 15 WILL BE PRIVATELY MAINTAINED BY AN ESTABLISHED HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND ASSIGNS.
- THE PRIVATE STREET CURB SHALL BE PAINTED RED AND LABELED AS FIRE LANE.
- BUILDING SETBACKS SHALL BE IN COMPLIANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE (CEF) AND ASSOCIATED SETBACK MUST COMPLY WITH CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- A VARIANCE TO SECTION 25-4-171, OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE ZONING & PLATTING COMMISSION ON _____.
- FIRE LANE MARKINGS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE.
- THE REQUIRED VERTICAL CLEAR HEIGHT OF 14 FEET SHALL BE PROVIDED AT ALL ITEMS OVER THE FIRE LANE.
- INDIVIDUAL HOMES MAY NOT EXCEED 3,600 SF UNLESS TWO FIRE HYDRANTS ARE LOCATED WITHIN 600'. IF HOMES EXCEED 3600 SF, AN AFD FLOW TEST MUST BE OBTAINED TO HELP DEMONSTRATE THE AVAILABLE WATER SUPPLY FOR THE PROJECT. IMPACTS TO THE AUSTIN WATER UTILITY'S (AWU) PIPING SYSTEM DUE TO THE REQUIRED FIRE FLOW FOR A DEVELOPMENT PROJECT ARE EVALUATED BY AND RESOLVED THROUGH THE STAFF OF AWU. IF THERE ARE ON-SITE MAINS AND HYDRANTS, CALCULATIONS MUST BE PROVIDED TO PROVE THAT THE FIRE FLOW CAN BE DELIVERED THROUGH THE PRIVATE WATER SYSTEM. THE MAXIMUM VELOCITY PERMITTED IN PRIVATE OR PUBLIC FIRE MAINS IS 10 FEET/SECOND. FIRE FLOW INFORMATION SHALL BE SHOWN ON THE COVER SHEET, REQUIRED FIRE FLOW, REDUCED FIRE FLOW FOR SPRINKLER BUILDING, BASED ON SPRINKLER SYSTEM (FULL 1.3, 1.3D AS APPLICABLE), BUILDING CONSTRUCTION TYPE, FIRE FLOW FROM FIELD REPORT WITH STATIC AND RESIDUAL."
- THE CURB AND CURB AND GUTTER SHALL BE STRUCTURALLY DESIGNED FOR FIRE ACCESS LOADING.
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE LANDOWNER'S/DEVELOPER'S EXPENSE.
- WATERWAY SETBACKS AS DEFINED BY THE LAND DEVELOPMENT CODE MAY BE LOCATED ON THIS PROPERTY. DEVELOPMENT IS LIMITED WITHIN WATERWAY SETBACKS.
- THE PRESENCE OF A CRITICAL ENVIRONMENTAL FEATURE ON OR NEAR A PROPERTY MAY AFFECT DEVELOPMENT. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURES (CEF) SETBACK MUST COMPLY WITH THE CITY OF AUSTIN CODE AND CRITERIA. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED IN ACCORDANCE WITH LDC §25-1-112/LDC §30-1-132 OF THE LAND DEVELOPMENT CODE FOR THE FOLLOWING SUBDIVISION IMPROVEMENTS: (A) STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY AND WASTEWATER COLLECTION, FOR THE FOLLOWING STREET: KNOX LANE ROW
FISCAL SECURITY IS NOT REQUIRED FOR STREETS NOT LISTED IN SUBSECTION (A).
(B) ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDING, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS INCLUDING THE FOLLOWING STREETS: KNOX LANE ROW
A. THE PUE/DRAINAGE/PRIVATE STREET LOT 15 IS DEDICATED FOR THE PURPOSE OF ACCESSING, OPERATING, USING, MAINTAINING AND INSPECTING THE DRAINAGE AREAS DRAINAGE INFRASTRUCTURE WHICH CONVEY AND RECEIVE THE FLOW OF STORMWATER AS ESTABLISHED BY THE CITY'S DRAINAGE CRITERIA MANUAL OR SUCCESSOR MANUAL. ANY TYPE OF DRAINAGE STRUCTURE (PIPE,CULVERTS, HEADWALLS, ETC.) OR CUTS GREATER THAN 12" WILL REQUIRE APPROVAL FROM AUSTIN WATER WITH THE SUBMITTAL OF THE ASSOCIATED SUBDIVISION CONSTRUCTION PLANS.
B. THE OPEN SPACE AND DRAINAGE EASEMENT LOT 14 IS DEDICATED FOR THE PURPOSE OF ACCESSING, OPERATING, USING, MAINTAINING AND INSPECTING THE DRAINAGE AREAS DRAINAGE INFRASTRUCTURE WHICH CONVEY AND RECEIVE THE FLOW OF STORMWATER AS ESTABLISHED BY THE CITY'S DRAINAGE CRITERIA MANUAL OR SUCCESSOR MANUAL. ANY TYPE OF DRAINAGE STRUCTURE (PIPE, CULVERT, HEADWALLS, ETC.) OR CUT GREATER THAN 12" IS PROHIBITED WITHIN THE EXISTING WASTEWATER EASEMENT RECORDED IN VOLUME 12066 PG. 34 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, UNLESS APPROVED BY AUSTIN WATER WITH THE SUBMITTAL OF THE ASSOCIATED SUBDIVISION CONSTRUCTION PLANS.
- PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: KNOX LANE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC 25-6-351

CITY APPROVAL

PRELIMINARY SUBDIVISION APPROVAL Sheet 1 of 2
FILE NUMBER: C8-2023-0233 APPLICATION DATE: October 9, 2023
APPROVED ADMINISTRATIVELY ON: _____
EXPIRATION DATE (LDC 25-4-65) _____
CASE MANAGER: C. ZAVALA
CESAR ZAVALA FOR:
JOSE ROIG, DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLATS MUST BE RECORDED BY THE EXPIRATION DATE, SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE EXPIRATION DATE.



PROJECT DATA	
COUNTY:	TRAVIS
CITY LIMITS/ETJ:	AUSTIN
FINAL PLAT NUMBER:	N/A
RELATED CASES:	N/A
PROJECT ADDRESS:	7304 KNOX LANE AUSTIN, TX 78731
GRID NUMBER:	H30
MAPSCO PAGE:	524
ZONING:	SF-3
USAGE:	SINGLE FAMILY
FEMA MAP PANEL:	48453C0435H
OWNER / DEVELOPER	
OWNER:	CHASE EQUITIES, INC. SUITE 300 3839 BEE CAVES ROAD, SUITE 200 AUSTIN, TX 78746
DEVELOPER:	JIMMY MASSOUR KNOX PRESERVE, LLC 1200 SAN ANTONIO AUSTIN, TX 78701
CONSULTANTS:	

EDITED: November 24, 2023
PLOTTED: January 3, 2024
PLOTTED BY: Corinne Van Vliet

HORIZONTAL SCALE:
VERTICAL SCALE:

KNOX
PRESERVE
PRELIMINARY
PLAN

GENERAL
NOTES