

C11
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SUBDIVISION REVIEW SHEET

CASE NO.: C8-98-0115.08.1A

Z.A.P. DATE: November 6, 2012

SUBDIVISION NAME: Pioneer Crossing West Section 9B

AREA: 11.441 acres

LOTS: 56

APPLICANT: Pioneer Austin Development LP
(Ralph E. Reed)

AGENT: Longaro & Clarke, Inc.
(Walter Hoysa)

ADDRESS OF SUBDIVISION: E. Braker Lane

GRIDS: N30

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

EXISTING LAND USE: Vacant

PROPOSED LAND USE: Residential

ADMINISTRATIVE WAIVERS: None

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

DEPARTMENT COMMENTS: The request is for the approval of the Pioneer Crossing West Section 9B Final Plat consisting of 56 lots on 11.441 acres. The plat follows the approved preliminary plan and the Planned Unit Development requirements.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

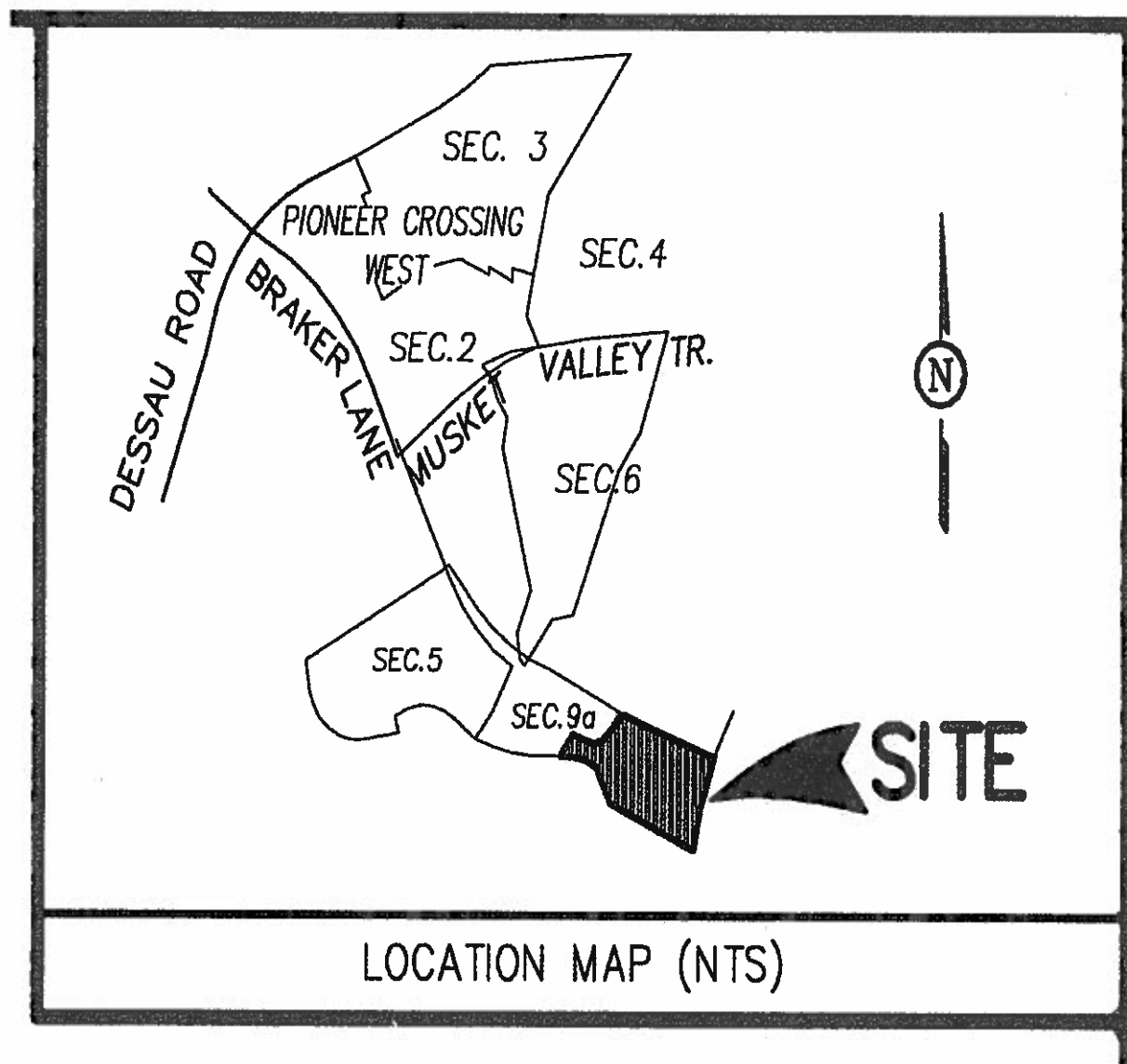
PLANNING COMMISSION ACTION:

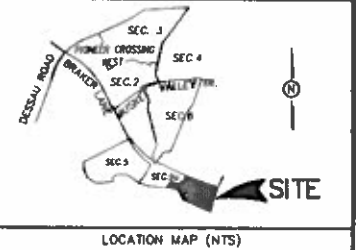
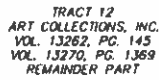
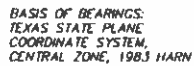
CASE MANAGER: Cesar Zavala

PHONE: 974-3404

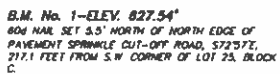
E-mail: Cesar.Zavala@austintexas.gov

C11
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$$C_{11/3}$$


- LEGEND**
- CONCRETE MONUMENT FOUND
 - 1/2" STEEL PIN FOUND
 - 1/2" STEEL PIN NOT FOUND
 - STAMPED 12ND & ASSOC.
 - PIPE FOUND
 - WALL FOUND
 - C.G.A. CITY OF AUSTIN
 - P.U.E. PUBLIC UTILITY EASEMENT
 - G.E. GRASSLAND EASEMENT
 - B.L. BUILDING LINE
 - O.S. OPEN SPACE
 - W.E. WASTE WATER EASEMENT
 - W.L. WATER LINE EASEMENT
 - E.L. ELECTRIC & TELECOMMUNICATIONS EASEMENT
 - (DTC - DUST) RECORD CALL
 - PROPOSED SIDEWALK
 - RECONSTRUCT
 - BLOCK OF SIGNATION
 - CONCRETE MONUMENT SET
 - RIGHT OF WAY
 - R.G.H. PUBLIC SIDE WALK



B.M. No. 2-ELEV. 839.24'
MAG NAIL SET IN ASPHALT AT APPROXIMATE C.I.
INTERSECTION OF BRAKER LANE AND WORN SOLE
DRIVE, N53°09'W, 705.9 FEET FROM THE N.W.
CORNER OF LOT 75, BLOCK C.

B.M. No. J-ELEV. 836.55'
SPINDLE SET IN POWER POLE, EAST SIDE OF
SPRINKLE CUT-OFF ROAD AT SOUTHERLY S.W.
CORNER OF SUBDIVISION.

LOT SUMMARY	
55 SINGLE FAMILY LOTS:	6.786 AC.
1 OPEN SPACE, LANDSCAPE, DRAINAGE EASEMENT, PEDESTRIAN ACCESS AND PUBLIC UTILITY EASEMENT LOT:	2.583 AC.
AREA IN RIGHT-OF-WAYS:	2.072 AC.
11.441 AC. TOTAL	

CB-98-0115.08.1A

LENZ & ASSOCIATES, INC.

COMPLETE PROFESSIONAL LAND SURVEYING SERVICES

(512) 443-1174
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AUSTIN, TEXAS 78704

SURVEY #: 2011-0528A