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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0049

Z.A.P. DATE: July 2, 2013

SUBDIVISION NAME: Pioneer Hill Preliminary

AREA: 268.94 acres

LOTS: 695

OWNER/APPLICANT: DR Horton, Fred Morse, F.C. Morse Jr. and Trust.

AGENT: Randall Jones Engineering

ADDRESS OF SUBDIVISION: Dessau Rd. at Meadowmead Drive

GRIDS: M29 / N29 / N30

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-6-CO, MF-1-CO, MF-3-CO, GR-CO, and LI-CO.

PROPOSED LAND USE: 671 Single Family lots, 2 Multi-Family lots, 3 Retail lots, 6 Industrial lots, and 13 Private Open Space/ Drainage Lots.

VARIANCE: None

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

DEPARTMENT COMMENTS: The request is for approval of the Pioneer Hill Preliminary Plan. The proposed preliminary plan is new preliminary plan that is replacing an older expired preliminary plan by the same name. The original plan was designed under the Traditional Neighborhood Development zoning (TND) and approved in January of 2005. In December of 2011 the applicant rezoned the site from TND to SF-6-CO, MF-1-CO, MF-3-CO, GR-CO, and LI-CO, and changed the product mix by increasing the number of single family residences and decreasing the condominium units.

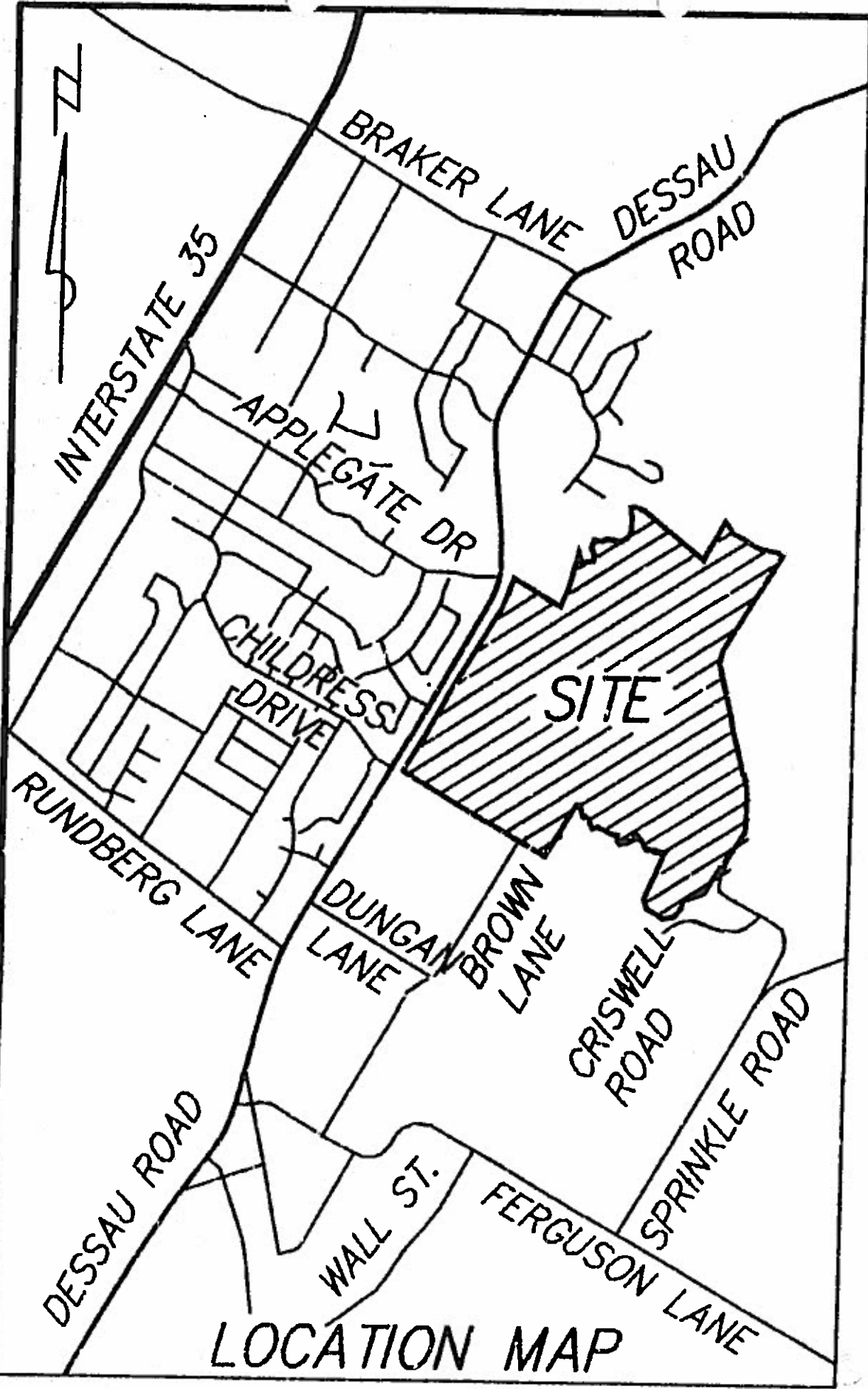
STAFF RECOMMENDATION: The staff recommends approval of the plan. This plan now meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTNG COMMISSION ACTION:

CASE MANAGER: David Wahlgren
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PHONE: 512-974-6455

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LOCATION MAP

